

**PROJECT DATA**

PROJECT ADDRESS: 7428 SE 71ST  
MERCER ISLAND, WA 98040

PROPERTY TAX ID NUMBER: 536800-0300

SCOPE OF WORK: NEW TWO STORY PLUS DAYLIGHT BASEMENT SINGLE FAMILY RESIDENCE ON AN EXISTING LOT. ATTACHED GARAGE ON MAIN LEVEL WITH NEW DRIVE ACCESS. DEMOLITION OF EXISTING RESIDENCE AND DECKS ON PARCEL.

ZONING: R-15

CONSTRUCTION TYPE: TYPE V B

SEISMIC ZONE: 3

NUMBER OF STORIES: 2 STORY + DAYLIGHT BASEMENT

FIRE PROTECTION: NEW 13D FIRE SPRINKLER SYSTEM

BUILDING HEIGHT: CITY- 30 FT ABOVE AVERAGE BUILDING ELEVATION  
CC&R- 25 FT - ABOVE MAIN FLOOR LEVEL

LOT AREA: 16,469 SF

SETBACKS: FRONT LOT LINE = 20 FT  
REAR LOT LINE = 25 FT  
SIDE LOT LINES = SUM 15 FT, MIN 5' EACH  
10FT MIN PER CC&R'S

**BUILDING AREA**

	LOWER FLOOR	MAIN FLOOR	UPPER FLOOR	HEATED SUB-TOTAL
PROPOSED HOUSE:	2,842 SF	2,940 SF	-	<b>5,782 SF</b>
	ATTACHED GARAGE		GRAND TOTAL	UNHEATED DECKS
	730 SF		6,512 SF	1,581 SF

**GROSS FLOOR AREA**

MAX GFA = 7,411 SF

6,512 SF OF GROSS FLOOR AREA IS LESS THAN MAXIMUM 7,411 SF

**LOT COVERAGE (IMPERVIOUS AREA)**

	GROSS LOT S.F.	MAIN STRUCT. & ROOF S.F.	DRIVES/WALKS S.F.	TOTAL IMPERVIOUS	% LOT COVERAGE
EXISTING IMPERVIOUS AREA	16,469 SF	TBD SF	TBD SF	TBD SF	TBD %
PROPOSED IMPERVIOUS AREA		5,273 SF	1,185 SF	6,458 SF	39.2%
% ALLOWED IMPERVIOUS AREA				6,588 SF ALLOWABLE	40 %

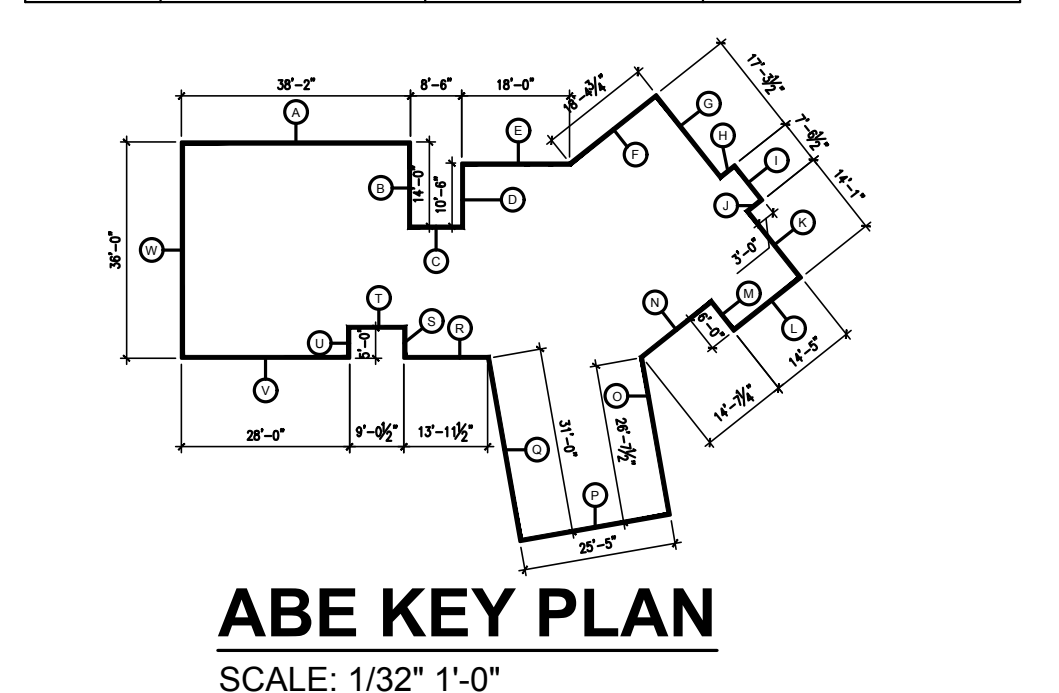
HIGHEST EL: 34.5' -  
LOWEST EL: 18.1'  
ELEVATION DIFFERENCE= 16.4'

16.4' DIVIDED BY 157.3' (HORIZ. DIST. BTWN. HIGHEST & LOWEST ELEV.) = .1042

LOT SLOPE IS 10.42%, WHICH IS LESS THAN 15% THUS LOT COVERAGE ALLOWABLE IS 40%.

**AVERAGE BUILDING ELEVATION**

	Wall Length	Elevation Pt.	Wall Length X Elev. Pt.
A	38.17	24.09	919.5153
B	14	24.72	346.08
C	8.5	29.1	247.35
D	10.5	29.43	309.015
E	18	24.3	437.4
F	18.4	23.2	426.88
G	17.29	23.79	411.3291
H	3	24.1	72.3
I	7.54	24	180.96
J	3	24.1	72.3
K	14.08	24.4	343.552
L	14.42	25.6	369.152
M	6	26	156
N	14.6	27	394.2
O	26.63	29	772.27
P	25.42	30.8	782.936
Q	31	29.1	902.1
R	13.96	29	404.84
S	5	28.75	143.75
T	9.04	28.8	260.352
U	5	28.75	143.75
V	28	27.1	758.8
W	36	24.4	878.4
	<b>367.55</b>	<b>609.53</b>	<b>9733.2314</b>
		Average Building Elevation	
9733.23	26.48		
367.55			



**LEGAL DESCRIPTION**

(PER STATUTORY WARRANTY DEED RECORDING #9604291193)

LOT 30, MCLEAN ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME 81 OF PLATS, PAGES 76 AND 77, IN KING COUNTY, WASHINGTON

**PROJECT TEAM**

OWNER: COLLIN & HAGSTROM  
7428 SE 71ST ST  
MERCER ISLAND, WA 98040  
PHONE: -

ARCHITECT: STURMAN ARCHITECTS, INC.  
9 - 103RD AVE NE SUITE 203 BELLEVUE, WA 98004  
PHONE: 425.451.7003  
CONTACT: BRAD STURMAN

STRUCTURAL: ANNÉE STRUCTURAL ENGINEERING  
1801 18TH AVENUE S  
SEATTLE, WA 98144  
PHONE: 206.658.5169  
CONTACT: MIKE ANNÉE

CONTRACTOR: GALLAGHER CO. LLC.  
ADDRESS  
PHONE: 206.232.1600  
CONTACT:

CIVIL: NICK BOSSOFF ENGINEERING, INC.  
8716 142ND AVE NE  
REDMOND, WA 98052  
PHONE: 425.881.5904  
CONTACT: NICK BOSSOFF

WATERSHED: THE WATERSHED COMPANY  
750 SIXTH STREET SOUTH  
KIRKLAND, WA 98033  
PHONE: 425.822.5242  
CONTACT: RYAN KAHL0

**SHEET INDEX**

- A1.0 COVER SHEET - GENERAL & ENERGY NOTES, LEGAL, PROJECT DATA, CUT-FILL CALC, INDEX, SITE PLAN
- W1 EXISTING CONDITIONS
- W2 IMPACTS ASSESSMENT
- W3 MITIGATION PLAN
- W4 SITE PREPARATION PLAN
- W5 PLANTING PLAN
- W6 PLANT INSTALLATION DETAILS AND NOTES
- W7 MITIGATION PLAN NOTES

**SHORELINE IMPERVIOUS**

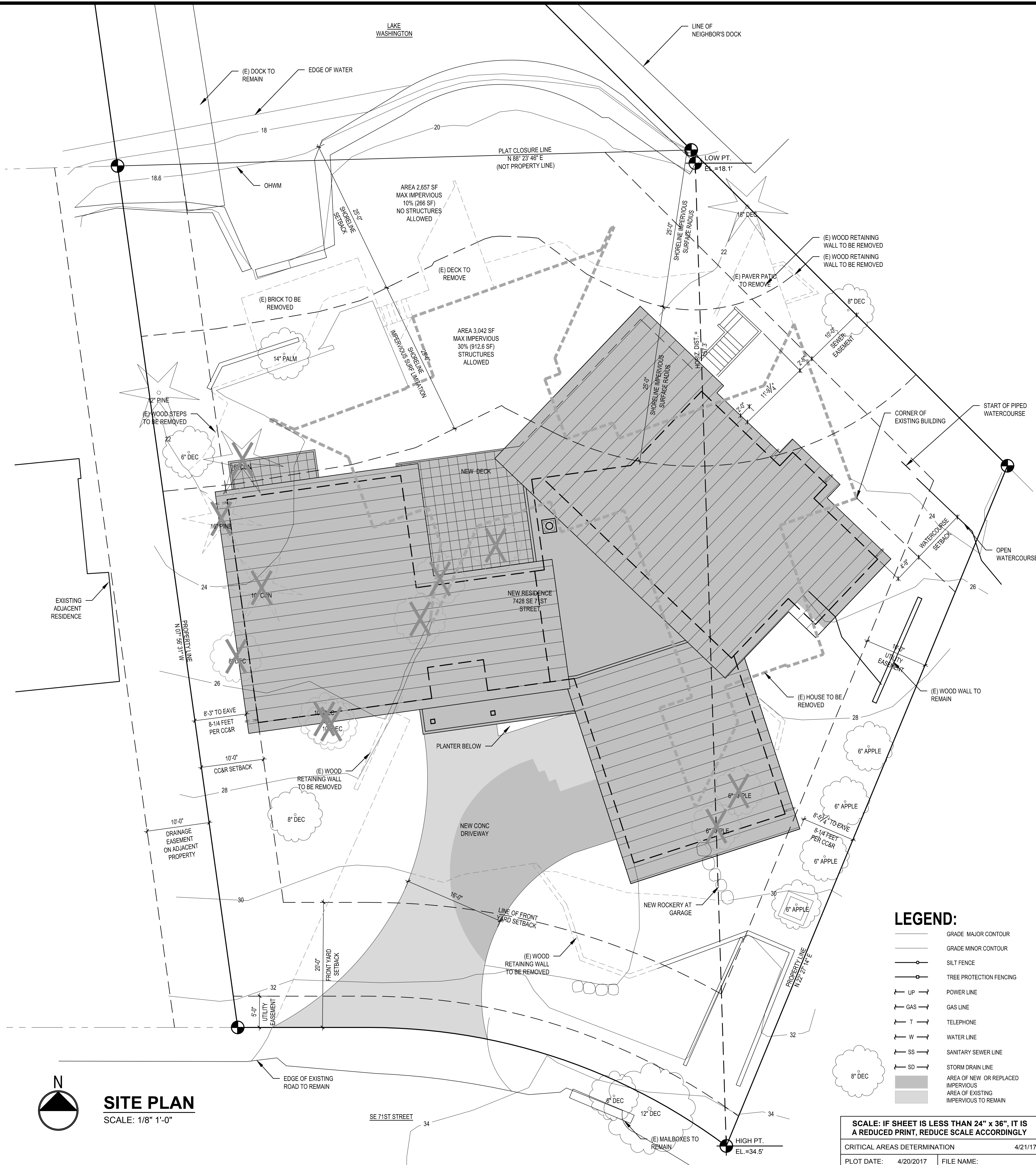
IMPERVIOUS AREA IN 10% ZONE (NO STRUCTURES):  
AREA OF ZONE: 2,657 SF  
MAX IMPERVIOUS 10%: 266 SF

TBD

IMPERVIOUS AREA IN 30% ZONE (STRUCTURES ALLOWED):  
AREA OF ZONE: 3,042 SF  
MAX IMPERVIOUS 30%: 912.6 SF

COVERED DECK: 613 SF  
MASTER DECK: 50 SF

TOTAL: 663 SF (21.7%)



**STURMAN ARCHITECTS**  
TEL (425) 451-7003  
9 103rd Avenue NE Suite 203 Bellevue, WA 98004

REGISTERED ARCHITECT  
BRADLEY J. STURMAN  
STATE OF WASHINGTON

www.sturmanarchitects.com  
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**HAGSTROM RESIDENCE**  
CRITICAL AREAS DETERMINATION  
7428 SE 71ST STREET  
MERCER ISLAND, WA 98040

**SITE PLAN**  
DESIGN REVIEW SUBMITTAL

REVISIONS:  
 1  
 2  
 3  
 4  
 5  
 6  
 7  
 8  
 9  
 10

DRAWN BY: LG  
 CHECKED BY: BJS  
 SHEET: **A1.1**  
 OF

# TOPOGRAPHIC & BOUNDARY SURVEY

## LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED RECORDING #9604291193)  
 LOT 30, McLEAN ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME 81 OF PLATS, PAGES 76 AND 77, IN KING COUNTY, WASHINGTON

## BASIS OF BEARINGS

HELD PLAT BEARING OF N 90° W ALONG MONUMENTED CENTERLINE OF S.E. 71ST ST. PER R1, AS SHOWN HEREON

## REFERENCES

PLAT OF McLEAN ADDITION, ACCORDING TO THE PLAT THERE OF RECORDED IN VOL. 81 OF PLATS, PG 76 & 77 IN KING COUNTY WASHINGTON

## VERTICAL DATUM

NAVD88 PER GPS OBSERVATIONS

## SURVEYOR'S NOTES

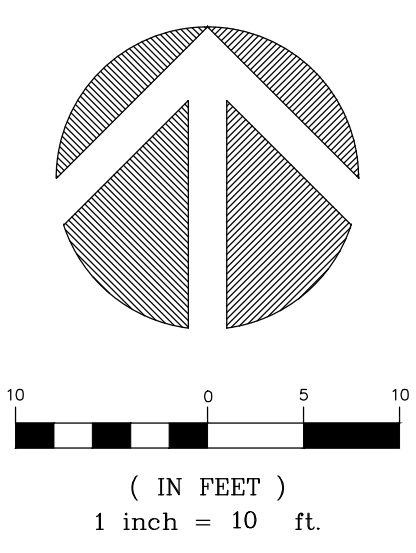
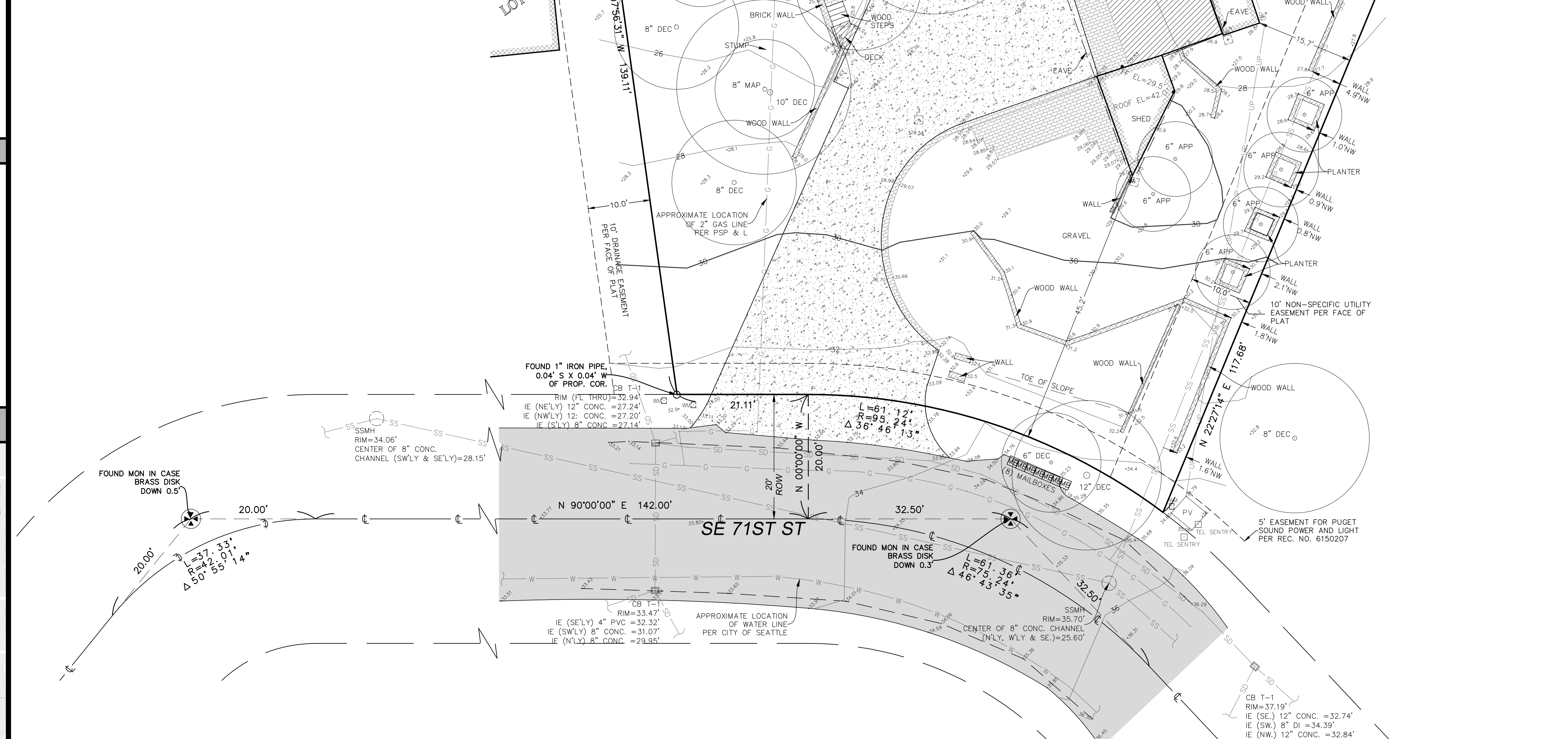
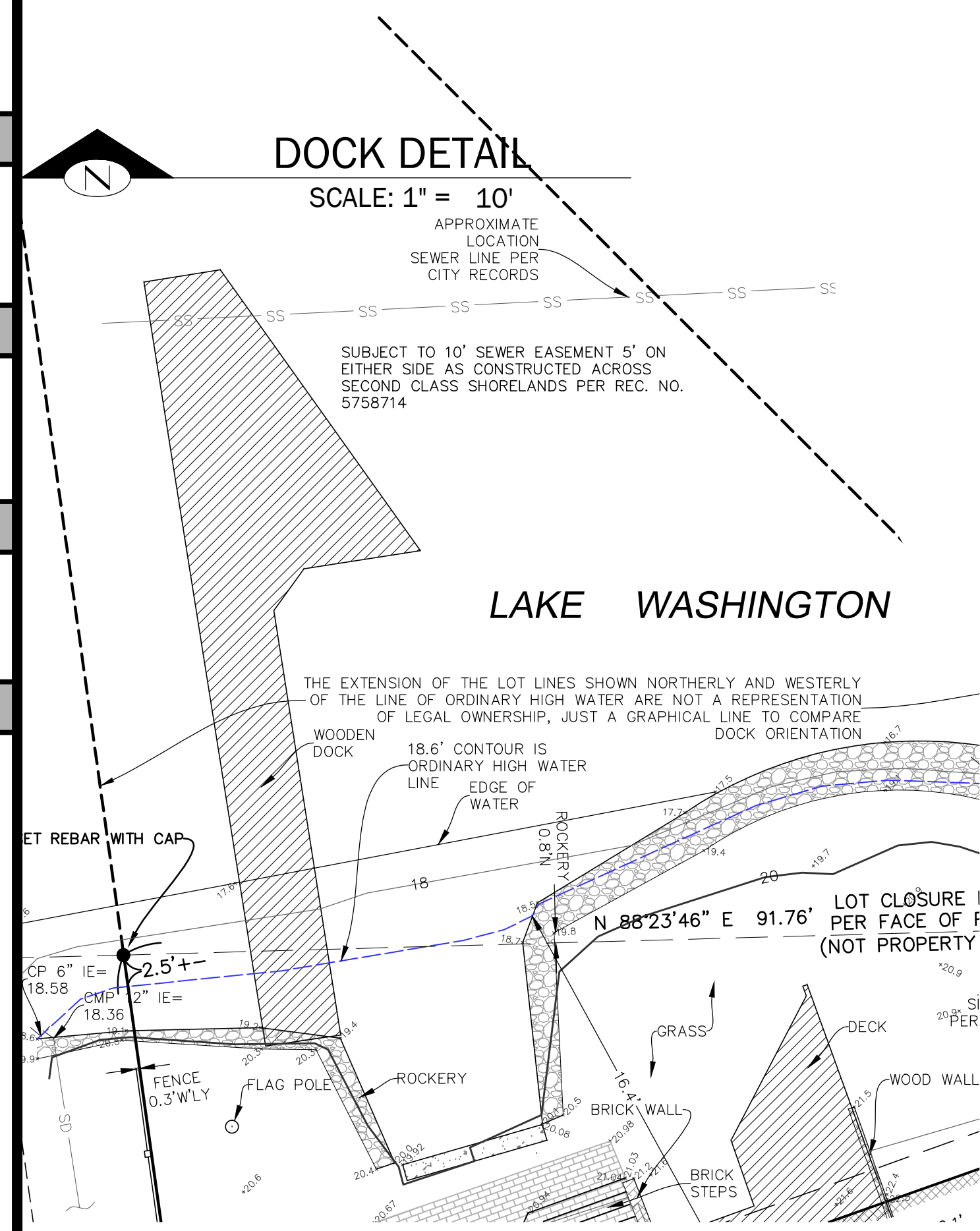
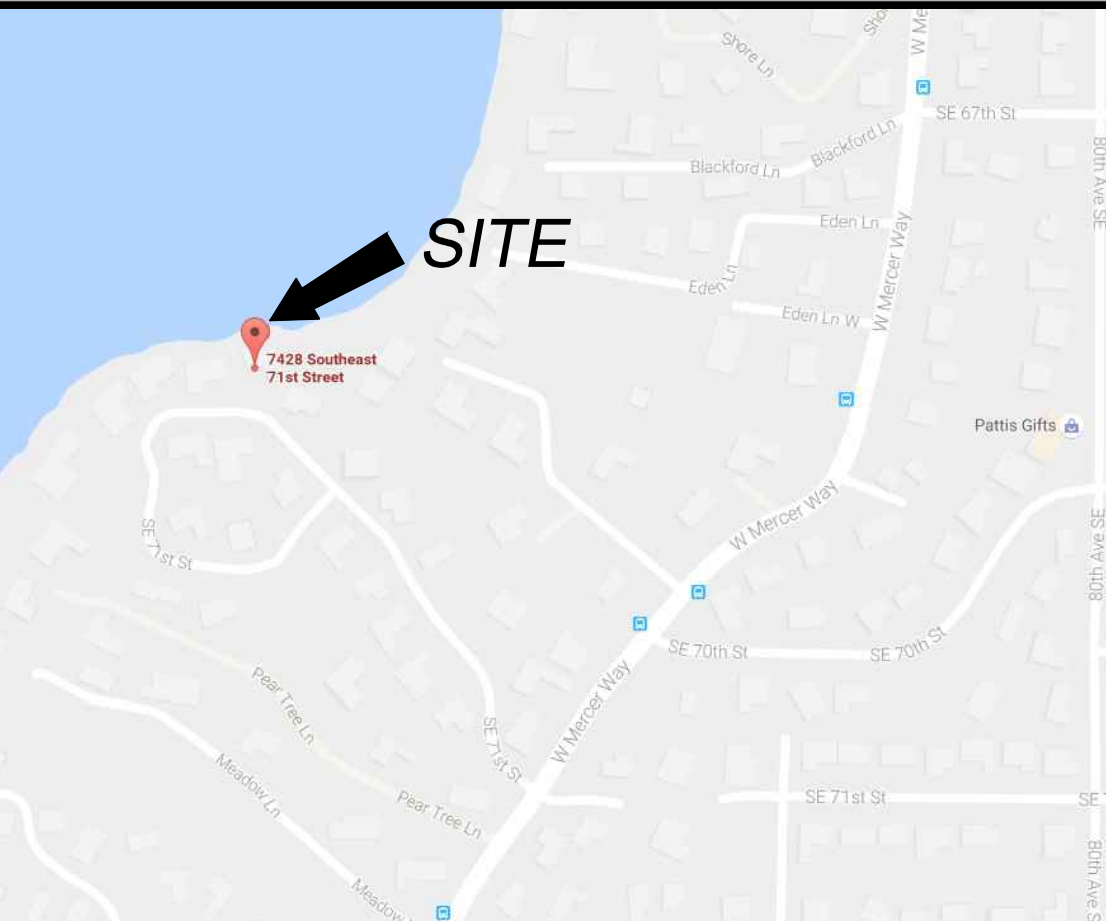
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN AUGUST OF 2016. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY 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. TERRANE 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. 536800-0300
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 16,469 ± S.F. (0.38 ± ACRES) AS MEASURED ABOVE LINE OF ORDINARY HIGH WATER.
6. THIS SURVEY WAS PERFORMED WITH REFERENCE TO A TITLE REPORT BY FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON; COMMITMENT NO. 611132273, DATED JULY 13, 2016.
6. 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

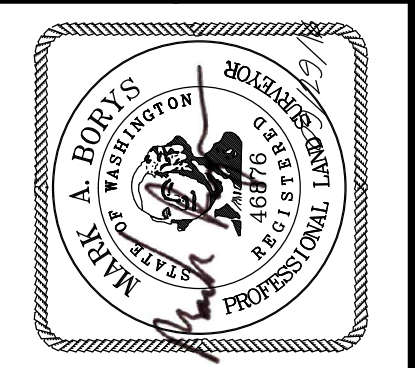
	AREA DRAIN		POWER (UNDERGROUND)
	ASPHALT SURFACE		POWER VAULT
	BRICK SURFACE		REBAR AS NOTED (FOUND)
	BUILDING		REBAR & CAP (SET)
	CENTERLINE ROW		ROCKERY
	CULVERT		SEWER LINE
	CONCRETE SURFACE		SEWER MAINTENANCE
	WALL AS DESCRIBED		STORM CATCH BASIN
	100 CONTOUR (MAJOR)		STORM DRAIN LINE
	102 CONTOUR (MINOR)		TELEPHONE SENTRY
	DECK/DOCK		TREE (AS NOTED)
	DITCH (FLOWLINE)		WATER LINE
	FENCE LINE (CHAIN LINK)		WATER METER
	FENCE LINE (WOOD)		WETLAND FLAG
	GAS LINE		MONUMENT IN CASE (FOUND)
	GAS METER		MAILBOX (RESIDENTIAL)
	NAIL AS NOTED		
	POWER METER		

## VICINITY MAP

N.T.S.



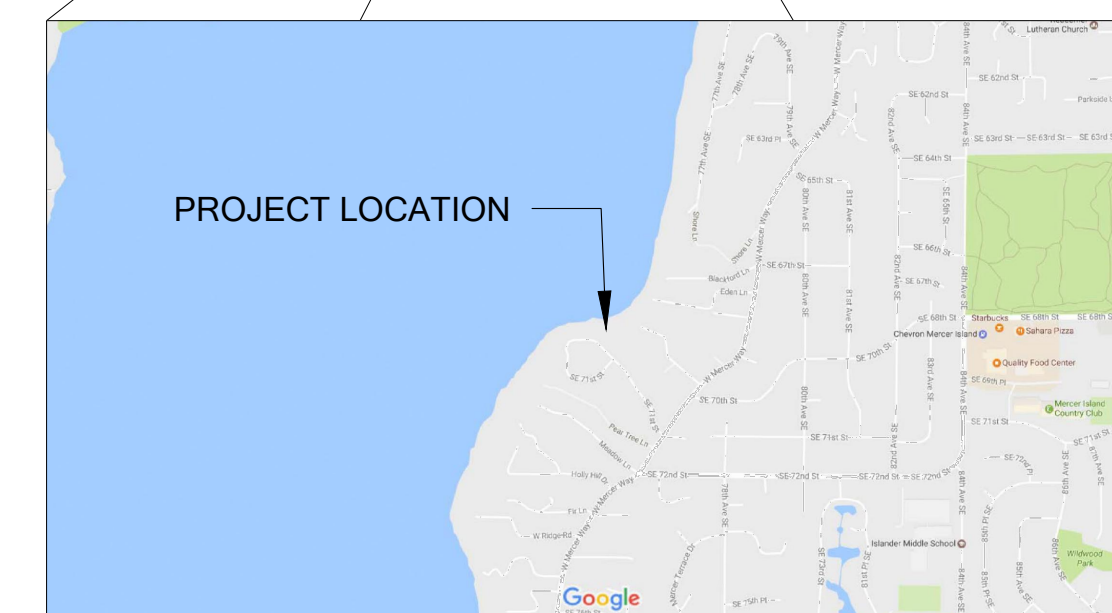
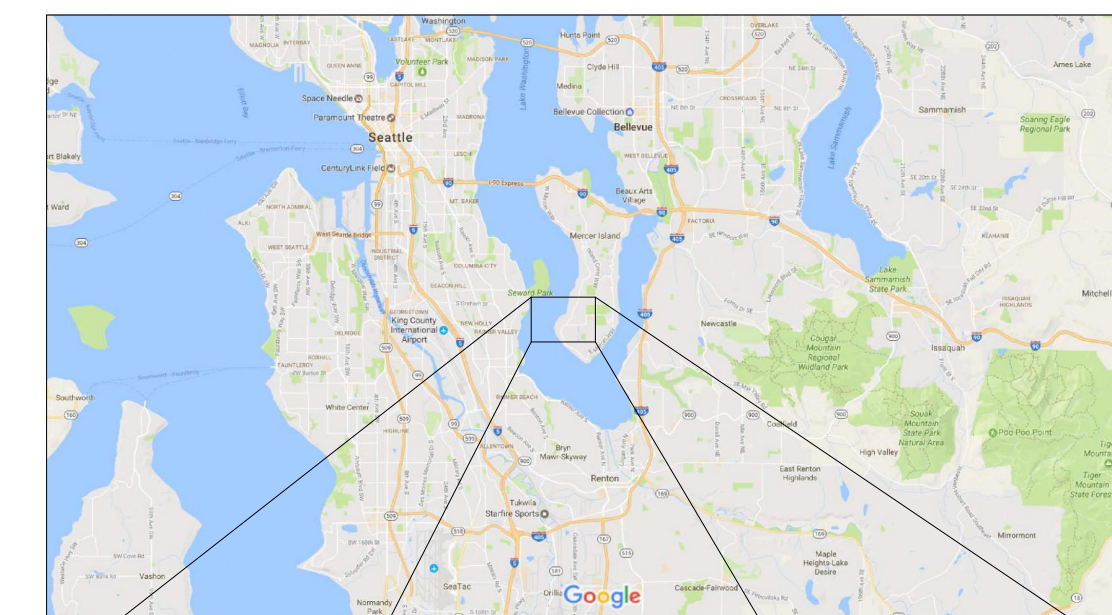
TOPOGRAPHIC & BOUNDARY SURVEY  
 SE 1/4 OF NW 1/4 SEC 25, TWP. 24N., RGE 04E., W.M.  
 PARCEL NO. 5368000300



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

JOB NUMBER:	160954
DATE:	9/26/2016
DRAFTED BY:	IDV-PSC
CHECKED BY:	MAB/TMM
SCALE:	1" = 10'
REVISION HISTORY	
SHEET NUMBER	
1 OF 1	

measure success



VICINITY MAPS

**SHEET INDEX**

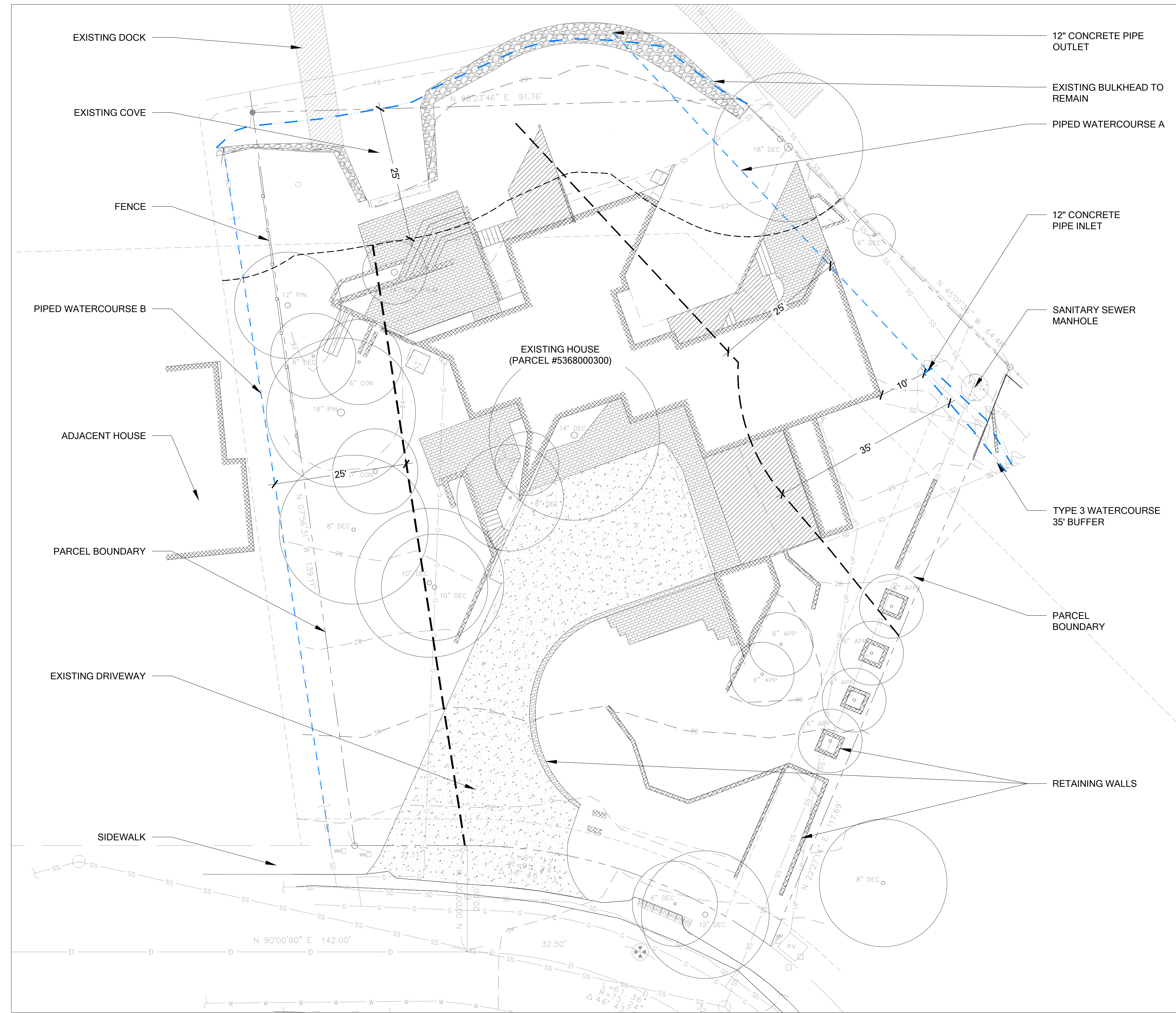
- 1 EXISTING CONDITIONS
- 2 TESC PLAN
- 3 IMPACTS AND MITIGATION PLAN
- 4 MITIGATION PLAN NOTES
- 5 GRADING PLAN
- 6 LARGE WOODY DEBRIS DETAILS
- 7 PLANTING PLAN
- 8 PLANT INSTALLATION DETAILS AND NOTES

**NOTES**

1. CRITICAL AREAS DELINEATED BY THE WATERSHED COMPANY ON JULY 27, 2016. THIS DID NOT INCLUDE THE DELINEATION OF THE LAKE WASHINGTON ORDINARY HIGH WATER MARK.
2. SURVEY RECEIVED ON SEPTEMBER 13, 2016 FROM TERRANE, 10801 MAIN STREET, SUITE 102, BELLEVUE, WA 98004. (425)-458-4488
3. VERTICAL DATUM: NAD83

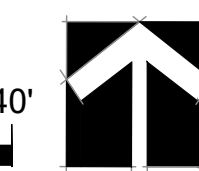
**LEGEND**

- OHWM (FROM OTHERS)
- PIPED WATERCOARSE
- SHORELINE SETBACK
- STREAM BUFFER



**EXISTING CONDITIONS**

SCALE: 1" = 10'-0"



Know what's below.  
Call before you dig.

**HAGSTROM RESIDENCE  
MITIGATION PLAN  
PREPARED FOR  
COLLIN HAGSTROM  
7428 SE 71ST STREET  
MERCER ISLAND, WA 98040**

NO.	DATE	DESCRIPTION	BY
1	03-29-2017	REVIEW SET	KMB

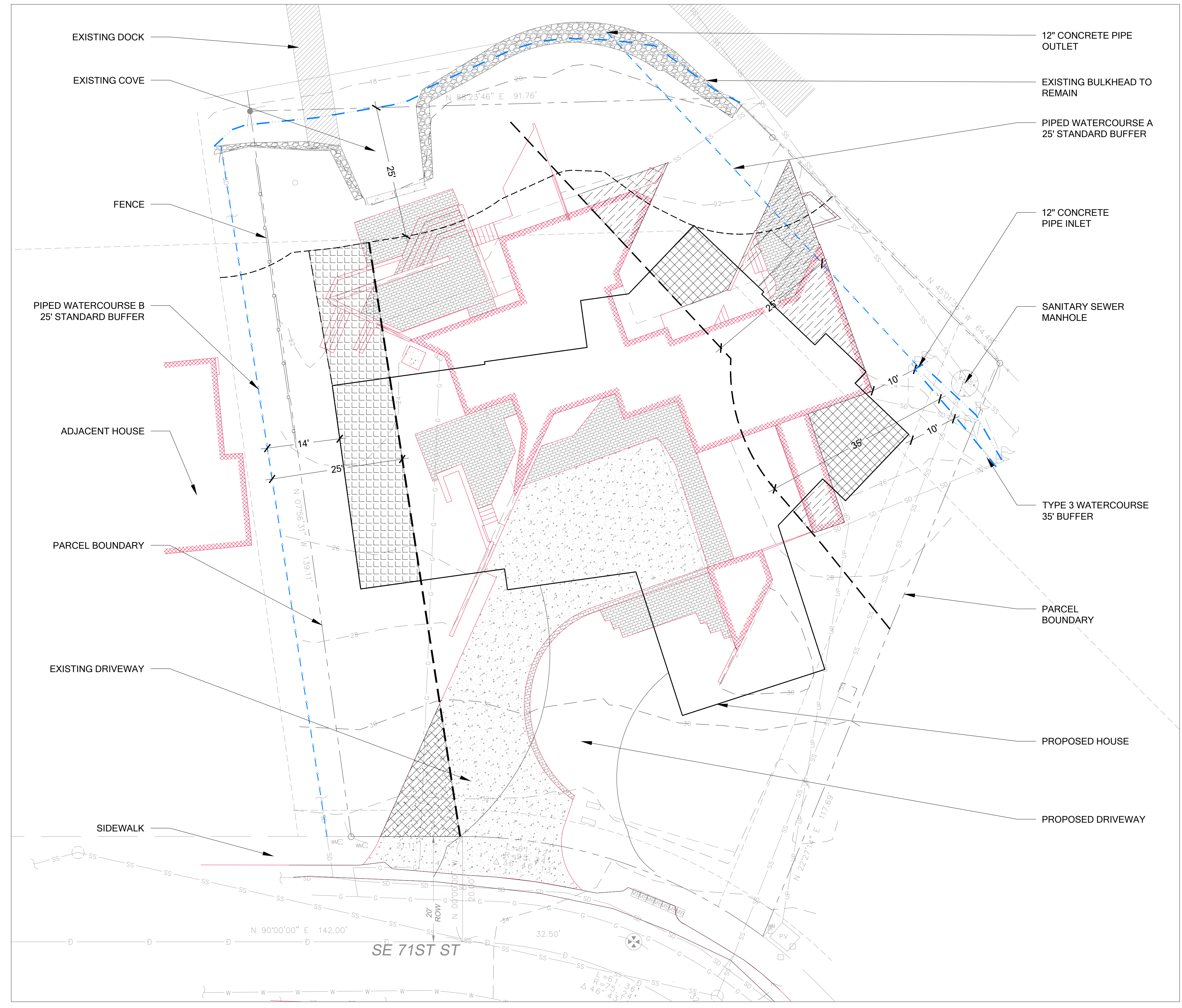
**SHEET SIZE:**  
ORIGINAL PLAN IS 22" x 34".  
SCALE ACCORDINGLY.

PROJECT MANAGER: RK  
DESIGNED: KMB  
DRAFTED: KMB  
CHECKED: MF

JOB NUMBER:  
160735

SHEET NUMBER:  
W1 OF 7

**HAGSTROM RESIDENCE  
MITIGATION PLAN  
PREPARED FOR  
COLLIN HAGSTROM  
7428 SE 71ST STREET  
MERCER ISLAND, WA 98040**



- NOTES**
1. A TOTAL OF 144 SQUARE FEET OF IMPERVIOUS SURFACE WILL BE REMOVED FROM WATERCOURSE A BUFFER.
  2. A TOTAL OF 190 SQUARE FEET OF IMPERVIOUS SURFACE WILL BE REMOVED FROM WATERCOURSE B BUFFER.
  3. EXISTING HOUSE FOOTPRINT IS SHOWN IN RED.

- LEGEND**
- OHWM (FROM OTHERS)
  - SHORELINE SETBACK
  - STREAM BUFFER
- WATERCOURSE A BUFFER IMPACTS**
- IMPERVIOUS TO BE REMOVED FROM BUFFER (501 SF)
  - IMPERVIOUS PROPOSED WITHIN BUFFER (357 SF)
- WATERCOURSE B BUFFER IMPACTS**
- BUFFER TO BE REDUCED (732 SF)
  - REDUCED BUFFER
  - IMPERVIOUS TO BE REMOVED FROM BUFFER (190 SF)

NO.	DATE	DESCRIPTION	BY
1	03-29-2017	REVIEW SET	KMB

**SHEET SIZE:**  
ORIGINAL PLAN IS 22" x 34".  
SCALE ACCORDINGLY.

PROJECT MANAGER: RK  
DESIGNED: KMB  
DRAFTED: KMB  
CHECKED: MF

JOB NUMBER:  
160735

SHEET NUMBER:  
W2 OF 7

**IMPACTS ASSESSMENT**  
SCALE: 1" = 10'-0"



**HAGSTROM RESIDENCE  
MITIGATION PLAN  
PREPARED FOR  
COLLIN HAGSTROM  
7428 SE 71ST STREET  
MERCER ISLAND, WA 98040**



**NOTES**  
1. PROPOSED RAIN GARDEN IS NOT PART OF THE PROPOSED MITIGATION. IT SHALL TREAT STORMWATER RUN-OFF FROM PROPOSED DRIVEWAY.

**LEGEND**  
 - - - - OHWM (FROM OTHERS)  
 - - - - SHORELINE SETBACK  
 - - - - STREAM BUFFER  
 [Blue Hatched] SHORELINE SETBACK MITIGATION  
 [Blue Hatched] BUFFER ENHANCEMENT (1,819 SF)  
 [Blue Hatched] WATERCOURSE A BUFFER MITIGATION  
 [Green +] BUFFER ENHANCEMENT (1,535 SF)  
 [Green +] WATERCOURSE B BUFFER MITIGATION  
 [Green Grid] BUFFER ENHANCEMENT (1,411 SF)  
 - - - - REDUCED BUFFER

NO.	DATE	DESCRIPTION	BY
1	03-29-2017	REVIEW SET	KMB

**SHEET SIZE:**  
ORIGINAL PLAN IS 22" x 34".  
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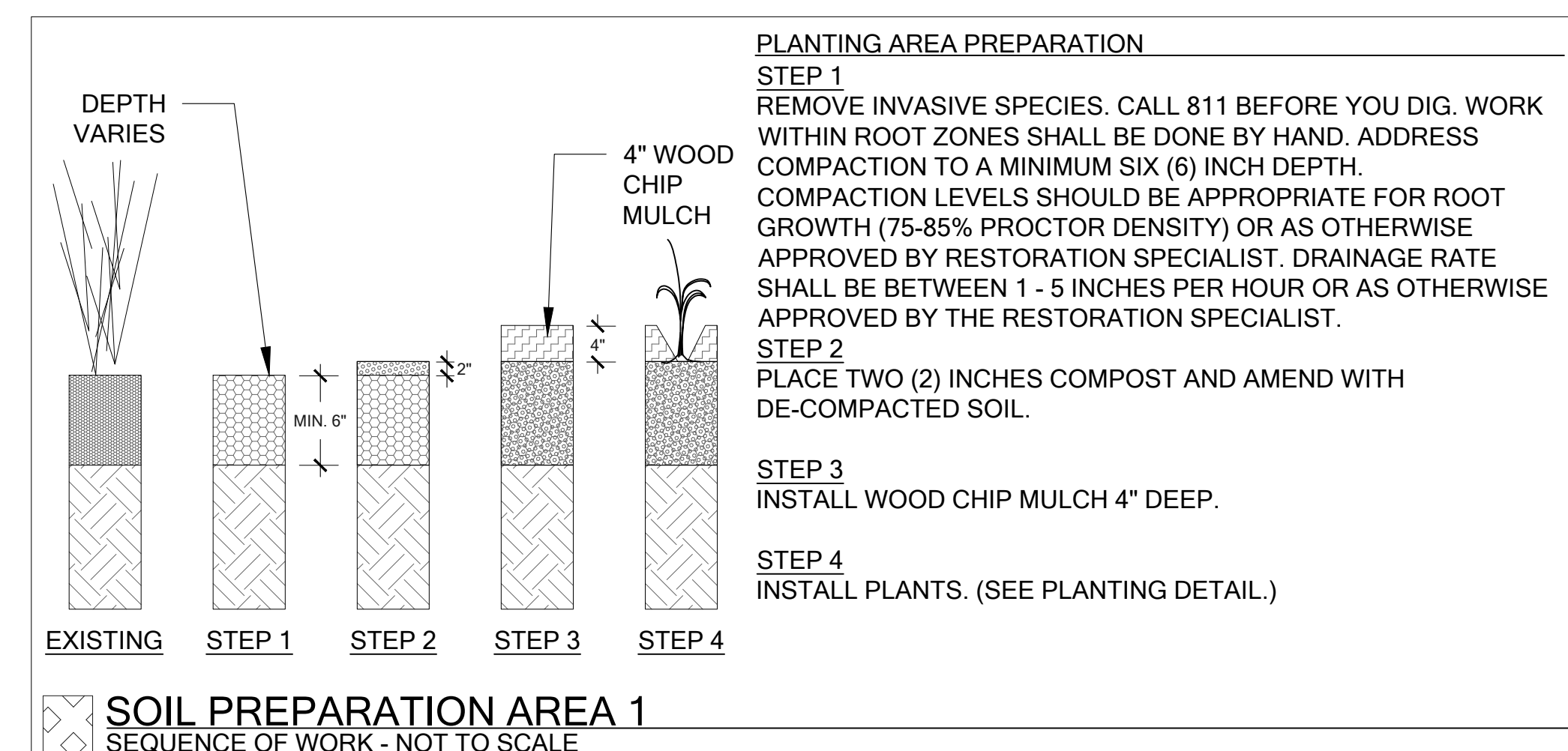
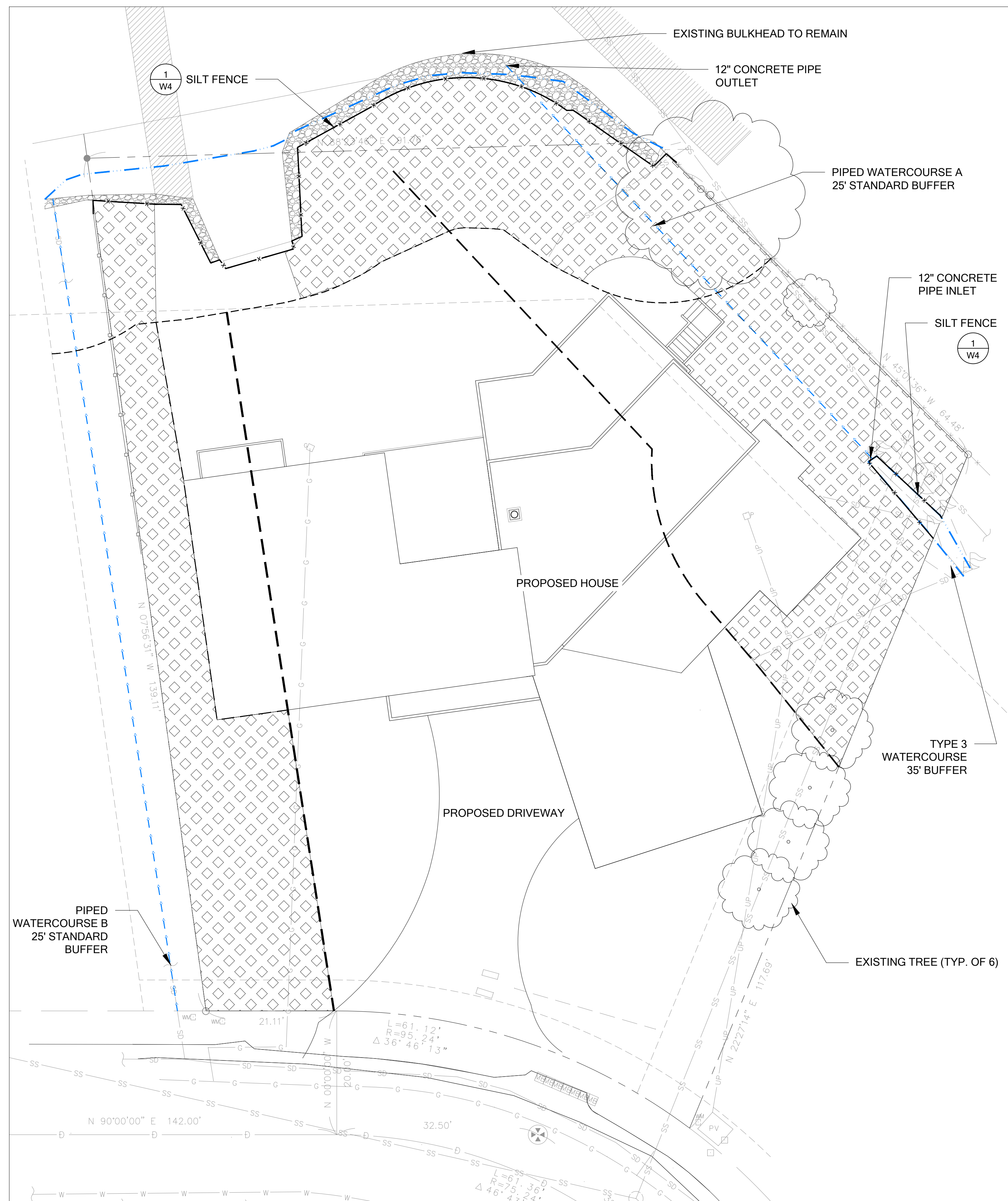
PROJECT MANAGER: RK  
DESIGNED: KMB  
DRAFTED: KMB  
CHECKED: MF

JOB NUMBER: 160735  
SHEET NUMBER: W3 OF 7

**MITIGATION PLAN**  
SCALE: 1" = 10'-0"

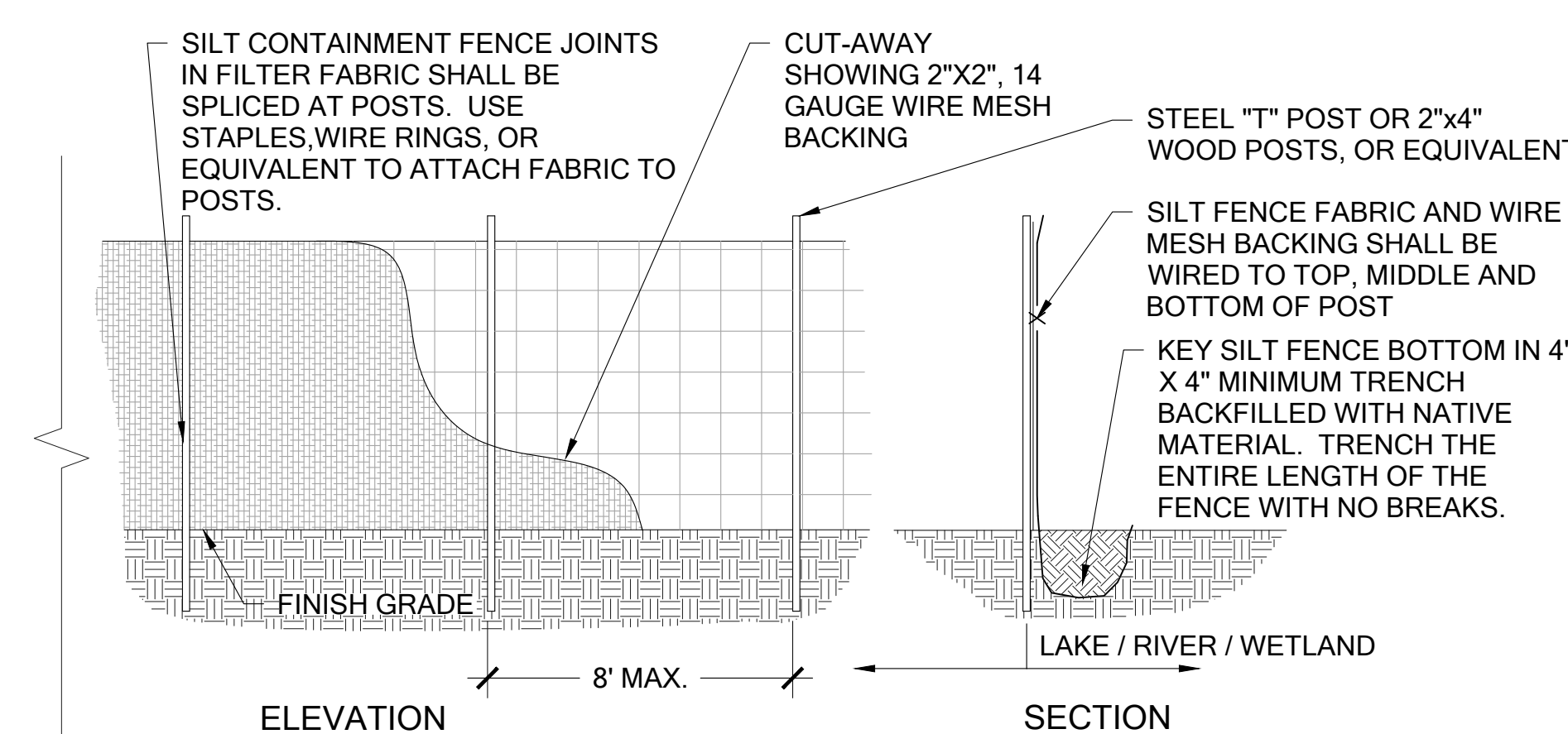


**HAGSTROM RESIDENCE  
MITIGATION PLAN  
PREPARED FOR  
COLLIN HAGSTROM  
7428 SE 71ST STREET  
MERCER ISLAND, WA 98040**



**SILT FENCE MAINTENANCE STANDARDS:**

1. ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.
2. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATION EXCEEDS 6" IN DEPTH.



**1 SILT FENCE** Scale: NTS

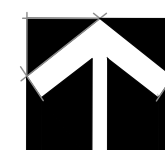
- LEGEND**
- OHWM (FROM OTHERS)
  - SHORELINE SETBACK
  - STREAM BUFFER
  - REDUCED WATERCOURSE B BUFFER
  - SOIL PREPARATION AREA 1
  - SILT FENCE (DETAIL 1 SHEET W4)

**NOTES**

1. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES.

**SITE PREPARATION PLAN**

SCALE: 1" = 10'-0"



Know what's below.  
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**SUBMITTALS & REVISIONS**

NO.	DATE	DESCRIPTION	BY
1	03-29-2017	REVIEW SET	KMB

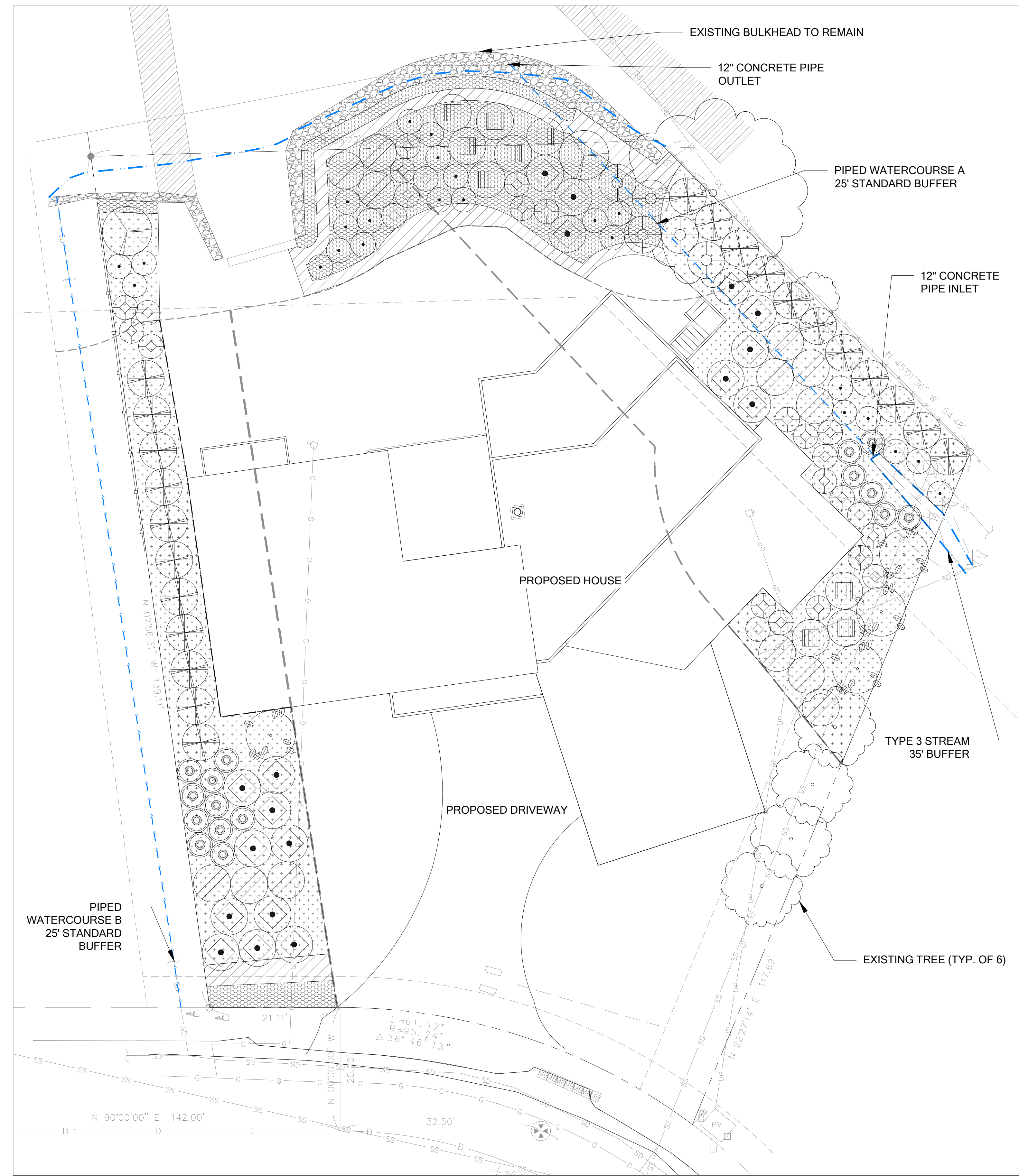
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**PROJECT MANAGER:** RK  
**DESIGNED:** KMB  
**DRAFTED:** KMB  
**CHECKED:** MF

**JOB NUMBER:** 160735  
**SHEET NUMBER:** W4 OF 7

DATE: 3/29/2017 FILENAME: 160735\_HAGSTROM\_MITIGATION.DWG PRINTED BY: KYLE BROWN

**HAGSTROM RESIDENCE  
MITIGATION PLAN  
PREPARED FOR  
COLLIN HAGSTROM  
7428 SE 71ST STREET  
MERCER ISLAND, WA 98040**



**PLANTING SCHEDULE**

SHRUBS	QTY	SPACING	SIZE
ACER CIRCINATUM / VINE MAPLE	4	ALL SHRUBS TO BE SPACED PER PLAN	5 GAL.
AMELANCHIER ALNIFOLIA / SERVICEBERRY	2		5 GAL.
CORNUS SERICEA / RED-OSIER DOGWOOD	5		1 GAL.
RIBES SANGUINEUM / RED-FLOWERING CURRANT	18		1 GAL.
ROSA PISOCARPA / CLUSTERED ROSE	13		1 GAL.
MYRICA CALIFORNICA / PACIFIC WAX MYRTLE	22		5 GAL.
VIBURNUM EDULE / Highbush-Cranberry	9		2 GAL.
VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	16		1 GAL.
SYMPHORICARPOS ALBUS / SNOWBERRY	24		1 GAL.
GAULTHERIA SHALLON / SALAL	27		1 GAL.
<b>GROUNDCOVER AND PERENNIALS*</b> *ALL SPECIES TO BE SPACED TRIANGULARLY			
DELPHINIUM MENZIESII / WESTERN LARKSPUR	30	24" O.C.	1 GAL.
FESTUCA IDAHOENSIS / ROEMER'S FESTCUE	90	24" O.C.	1 GAL.
ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	180	24" O.C.	1 GAL.
POLYSTICHUM MUNITUM / SWORD FERN	150	24" O.C.	1 GAL.
MAHONIA NERVOSA / DULL MAHONIA (DWARF OREGON GRAPE)	150	24" O.C.	1 GAL.

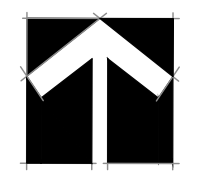
**LEGEND**

- OHWM (FROM OTHERS)
- SHORELINE SETBACK
- STREAM BUFFER
- REDUCED WATERCOURSE B BUFFER

**NOTES**

1. APPLICABLE EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES.
2. REFER TO DETAIL 2, SHEET W6 FOR PLANT SPACING LAYOUT. DETAIL.
3. REFER TO DETAIL 2, SHEET W6 FOR CONTAINER PLANTING DETAIL.

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



Know what's below.  
Call before you dig.

NO.	DATE	DESCRIPTION	BY
1	03-29-2017	REVIEW SET	KMB

**SHEET SIZE:**  
ORIGINAL PLAN IS 22" x 34".  
SCALE ACCORDINGLY.

**PROJECT MANAGER:** RK  
**DESIGNED:** KMB  
**DRAFTED:** KMB  
**CHECKED:** MF

**JOB NUMBER:** 160735  
**SHEET NUMBER:** W4 OF 7

# PLANT INSTALLATION SPECIFICATIONS

## GENERAL NOTES

### QUALITY ASSURANCE

- PLANTS SHALL MEET OR EXCEED THE SPECIFICATIONS OF FEDERAL, STATE, AND LOCAL LAWS REQUIRING INSPECTION FOR PLANT DISEASE AND INSECT CONTROL.
- PLANTS SHALL BE HEALTHY, VIGOROUS, AND WELL-FORMED, WITH WELL DEVELOPED, FIBROUS ROOT SYSTEMS, FREE FROM DAMAGE CAUSED BY TEMPERATURE EXTREMES, LACK OR EXCESS OF MOISTURE, INSECTS, DISEASE, AND MECHANICAL INJURY. PLANTS IN LEAF SHALL BE WELL FOLIATED AND OF GOOD COLOR. PLANTS SHALL BE HABITUATED TO THE OUTDOOR ENVIRONMENTAL CONDITIONS INTO WHICH THEY WILL BE PLANTED (HARDENED-OFF).
- TREES WITH DAMAGED, CROOKED, MULTIPLE OR BROKEN LEADERS WILL BE REJECTED. WOODY PLANTS WITH ABRASIONS OF THE BARK OR SUN SCALD WILL BE REJECTED.
- NOMENCLATURE: PLANT NAMES SHALL CONFORM TO FLORA OF THE PACIFIC NORTHWEST BY HITCHCOCK AND CRONQUIST, UNIVERSITY OF WASHINGTON PRESS, 1973 AND/OR TO A FIELD GUIDE TO THE COMMON WETLAND PLANTS OF WESTERN WASHINGTON & NORTHWESTERN OREGON, ED. SARAH SPEAR COOKE, SEATTLE AUDUBON SOCIETY, 1997.

### DEFINITIONS

- PLANTS/PLANT MATERIALS. PLANTS AND PLANT MATERIALS SHALL INCLUDE ANY LIVE PLANT MATERIAL USED ON THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO CONTAINER GROWN, B&B OR BAREROOT PLANTS; LIVE STAKES AND FASCINES (WATTLES); TUBERS, CORMS, BULBS, ETC.; SPRIGS, PLUGS, AND LINERS.
- CONTAINER GROWN. CONTAINER GROWN PLANTS ARE THOSE WHOSE ROOTBALLS ARE ENCLOSED IN A POT OR BAG IN WHICH THAT PLANT GREW.

### SUBSTITUTIONS

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN SPECIFIED MATERIALS IN ADVANCE IF SPECIAL GROWING, MARKETING OR OTHER ARRANGEMENTS MUST BE MADE IN ORDER TO SUPPLY SPECIFIED MATERIALS.
- SUBSTITUTION OF PLANT MATERIALS NOT ON THE PROJECT LIST WILL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE RESTORATION CONSULTANT.
- IF PROOF IS SUBMITTED THAT ANY PLANT MATERIAL SPECIFIED IS NOT OBTAINABLE, A PROPOSAL WILL BE CONSIDERED FOR USE OF THE NEAREST EQUIVALENT SIZE OR ALTERNATIVE SPECIES, WITH CORRESPONDING ADJUSTMENT OF CONTRACT PRICE.
- SUCH PROOF WILL BE SUBSTANTIATED AND SUBMITTED IN WRITING TO THE CONSULTANT AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION.

### INSPECTION

- PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE RESTORATION CONSULTANT FOR CONFORMANCE TO SPECIFICATIONS, EITHER AT TIME OF DELIVERY ON-SITE OR AT THE GROWER'S NURSERY. APPROVAL OF PLANT MATERIALS AT ANY TIME SHALL NOT IMPAIR THE SUBSEQUENT RIGHT OF INSPECTION AND REJECTION DURING PROGRESS OF THE WORK.
- PLANTS INSPECTED ON SITE AND REJECTED FOR NOT MEETING SPECIFICATIONS MUST BE REMOVED IMMEDIATELY FROM SITE OR RED-TAGGED AND REMOVED AS SOON AS POSSIBLE.
- THE RESTORATION CONSULTANT MAY ELECT TO INSPECT PLANT MATERIALS AT THE PLACE OF GROWTH. AFTER INSPECTION AND ACCEPTANCE, THE RESTORATION CONSULTANT MAY REQUIRE THE INSPECTED PLANTS BE LABELED AND RESERVED FOR PROJECT. SUBSTITUTION OF THESE PLANTS WITH OTHER INDIVIDUALS, EVEN OF THE SAME SPECIES AND SIZE, IS UNACCEPTABLE.

### MEASUREMENT OF PLANTS

- PLANTS SHALL CONFORM TO SIZES SPECIFIED UNLESS SUBSTITUTIONS ARE MADE AS OUTLINED IN THIS CONTRACT.
- HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO MAIN BODY OF PLANT AND NOT BRANCH OR ROOT TIP TO TIP. PLANT DIMENSIONS SHALL BE MEASURED WHEN THEIR BRANCHES OR ROOTS ARE IN THEIR NORMAL POSITION.
- WHERE A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND AT LEAST 50% OF THE PLANTS SHALL BE AS LARGE AS THE MEDIAN OF THE SIZE RANGE. (EXAMPLE: IF THE SIZE RANGE IS 12" TO 18", AT LEAST 50% OF PLANTS MUST BE 15" TALL.)

## SUBMITTALS

### PROPOSED PLANT SOURCES

- WITHIN 45 DAYS AFTER AWARD OF THE CONTRACT, SUBMIT A COMPLETE LIST OF PLANT MATERIALS PROPOSED TO BE PROVIDED DEMONSTRATING CONFORMANCE WITH THE REQUIREMENTS SPECIFIED. INCLUDE THE NAMES AND ADDRESSES OF ALL GROWERS AND NURSERIES.

### PRODUCT CERTIFICATES

- PLANT MATERIALS LIST - SUBMIT DOCUMENTATION TO CONSULTANT AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION THAT PLANT MATERIALS HAVE BEEN ORDERED. ARRANGE PROCEDURE FOR INSPECTION OF PLANT MATERIAL WITH CONSULTANT AT TIME OF SUBMISSION.
- HAVE COPIES OF VENDOR'S OR GROWERS' INVOICES OR PACKING SLIPS FOR ALL PLANTS ON SITE DURING INSTALLATION. INVOICE OR PACKING SLIP SHOULD LIST SPECIES BY SCIENTIFIC NAME, QUANTITY, AND DATE DELIVERED (AND GENETIC ORIGIN IF THAT INFORMATION WAS PREVIOUSLY REQUESTED).

### DELIVERY, HANDLING, & STORAGE

### NOTIFICATION

CONTRACTOR MUST NOTIFY CONSULTANT 48 HOURS OR MORE IN ADVANCE OF DELIVERIES SO THAT CONSULTANT MAY ARRANGE FOR INSPECTION.

### PLANT MATERIALS

- TRANSPORTATION - DURING SHIPPING, PLANTS SHALL BE PACKED TO PROVIDE PROTECTION AGAINST CLIMATE EXTREMES, BREAKAGE AND DRYING. PROPER VENTILATION AND PREVENTION OF DAMAGE TO BARK, BRANCHES, AND ROOT SYSTEMS MUST BE ENSURED.
- SCHEDULING AND STORAGE - PLANTS SHALL BE DELIVERED AS CLOSE TO PLANTING AS POSSIBLE. PLANTS IN STORAGE MUST BE PROTECTED AGAINST ANY CONDITION THAT IS DETRIMENTAL TO THEIR CONTINUED HEALTH AND VIGOR.
- HANDLING - PLANT MATERIALS SHALL NOT BE HANDLED BY THE TRUNK, LIMBS, OR FOLIAGE BUT ONLY BY THE CONTAINER, BALL, BOX, OR OTHER PROTECTIVE STRUCTURE, EXCEPT BAREROOT PLANTS SHALL BE KEPT IN BUNDLES UNTIL PLANTING AND THEN HANDLED CAREFULLY BY THE TRUNK OR STEM.
- LABELS - PLANTS SHALL HAVE DURABLE, LEGIBLE LABELS STATING CORRECT SCIENTIFIC NAME AND SIZE. TEN PERCENT OF CONTAINER GROWN PLANTS IN INDIVIDUAL POTS SHALL BE LABELED. PLANTS SUPPLIED IN FLATS, RACKS, BOXES, BAGS, OR BUNDLES SHALL HAVE ONE LABEL PER GROUP.

### WARRANTY

### PLANT WARRANTY

PLANTS MUST BE GUARANTEED TO BE TRUE TO SCIENTIFIC NAME AND SPECIFIED SIZE, AND TO BE HEALTHY AND CAPABLE OF VIGOROUS GROWTH.

### REPLACEMENT

- PLANTS NOT FOUND MEETING ALL OF THE REQUIRED CONDITIONS AT THE CONSULTANT'S DISCRETION MUST BE REMOVED FROM SITE AND REPLACED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- PLANTS NOT SURVIVING AFTER ONE YEAR TO BE REPLACED AT THE CONTRACTOR'S EXPENSE.

### PLANT MATERIAL

### GENERAL

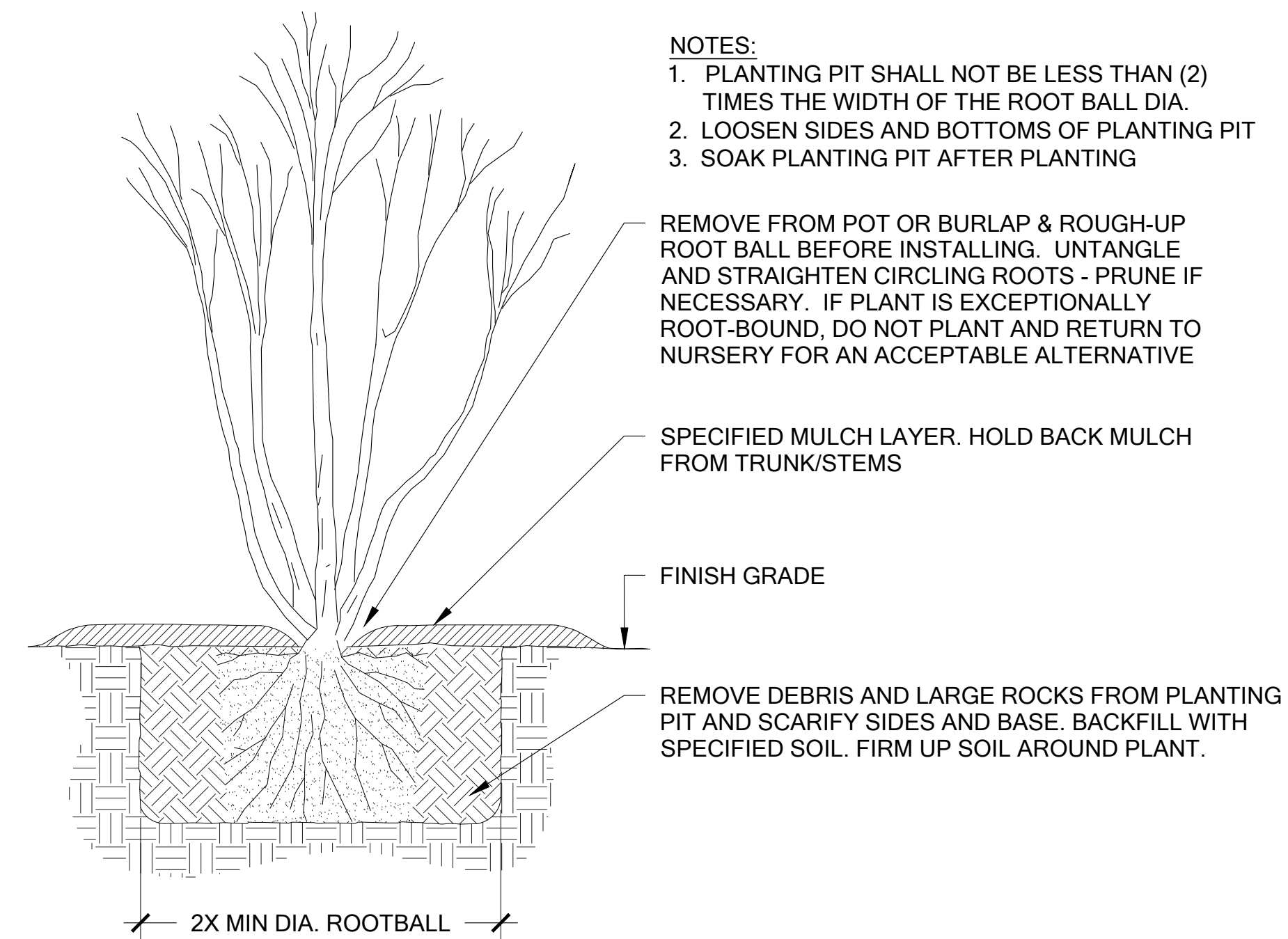
- PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO OR MORE SEVERE THAN THOSE OF THE PROJECT SITE.
- PLANTS SHALL BE TRUE TO SPECIES AND VARIETY OR SUBSPECIES. NO CULTIVARS OR NAMED VARIETIES SHALL BE USED UNLESS SPECIFIED AS SUCH.

### QUANTITIES

SEE PLANT LIST ON ACCOMPANYING PLANS AND PLANT SCHEDULES.

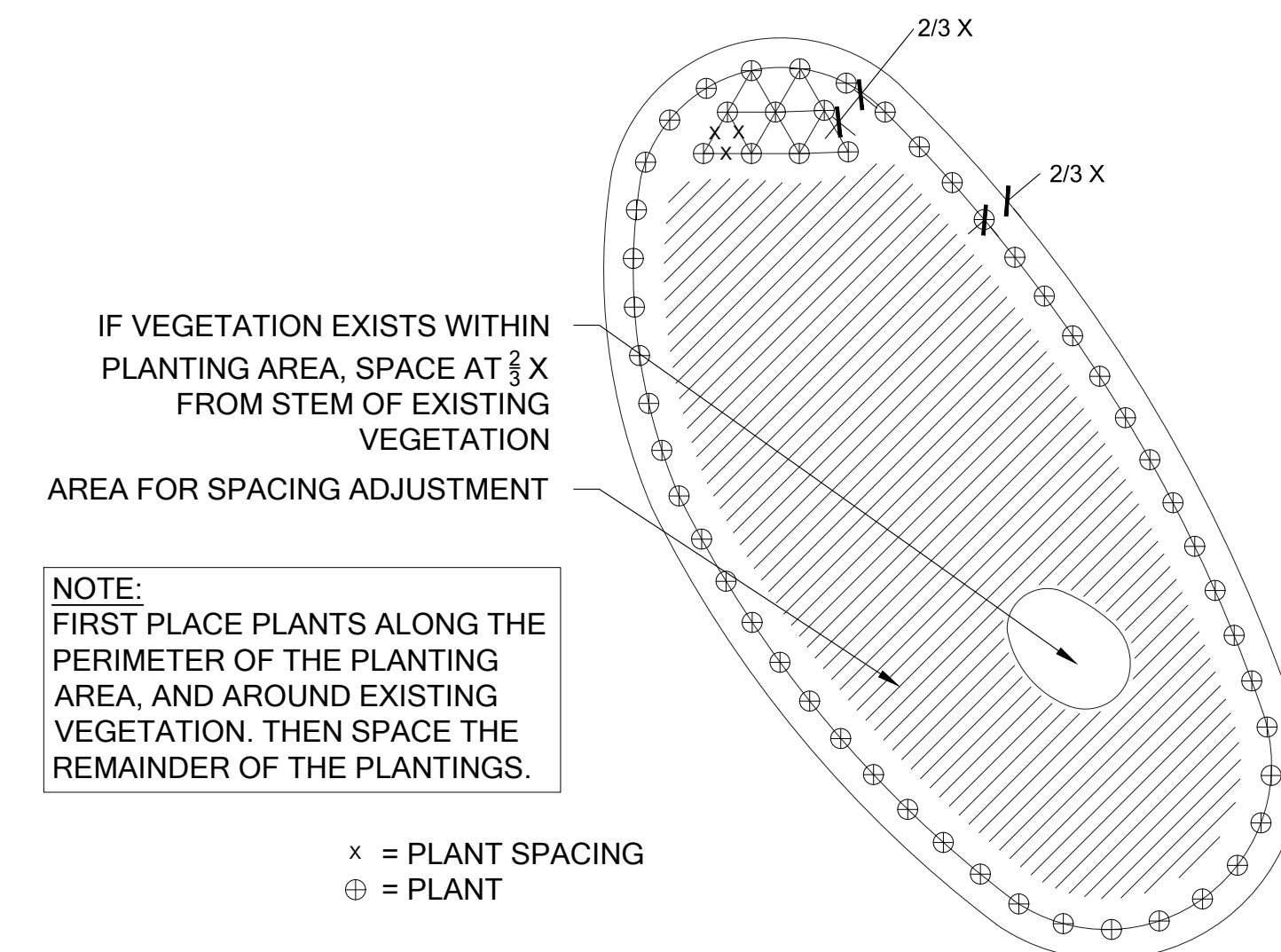
### ROOT TREATMENT

- CONTAINER GROWN PLANTS (INCLUDES PLUGS): PLANT ROOT BALLS MUST HOLD TOGETHER WHEN THE PLANT IS REMOVED FROM THE POT, EXCEPT THAT A SMALL AMOUNT OF LOOSE SOIL MAY BE ON THE TOP OF THE ROOTBALL.
- PLANTS MUST NOT BE ROOT-BOUND; THERE MUST BE NO CIRCLING ROOTS PRESENT IN ANY PLANT INSPECTED.
- ROOTBALLS THAT HAVE CRACKED OR BROKEN WHEN REMOVED FROM THE CONTAINER SHALL BE REJECTED.



1 TREE AND SHRUB PLANTING

Scale: NTS



2 PLANT SPACING

Scale: NTS

# PLANT INSTALLATION DETAILS AND NOTES

SCALE AS NOTED

NO.	DATE	DESCRIPTION	BY
1	03-29-2017	REVIEW SET	KMB

SHEET SIZE:  
ORIGINAL PLAN IS 22" x 34".  
SCALE ACCORDINGLY.

PROJECT MANAGER: RK  
DESIGNED: KMB  
DRAFTED: KMB  
CHECKED: MF

JOB NUMBER:  
160735

SHEET NUMBER:  
W6 OF 7



Know what's below.  
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# MITIGATION PLAN NOTES

## OVERVIEW

A COMPREHENSIVE FIVE-YEAR MAINTENANCE AND MONITORING PLAN IS INCLUDED AS PART OF THE BUFFER ENHANCEMENT. THE PLAN SPECIFIES APPROPRIATE SPECIES FOR PLANTING AND PLANTING TECHNIQUES, DESCRIBES PROPER MAINTENANCE ACTIVITIES, AND SETS FORTH PERFORMANCE STANDARDS TO BE MET YEARLY DURING MONITORING. THIS WILL ENSURE THAT ENHANCEMENT/RESTORATION PLANTINGS WILL BE MAINTAINED, MONITORED, AND SUCCESSFULLY ESTABLISHED WITHIN THE FIRST FIVE YEARS FOLLOWING IMPLEMENTATION.

PROPOSED RESTORATION BEGINS WITH INCORPORATING COMPOST INTO THE ENHANCEMENT AREA. THIS WILL BE FOLLOWED BY INSTALLATION OF NATIVE SHRUB AND GROUND COVER SPECIES SUITABLE TO THE SITE (APPENDIX A). NINE NATIVE SMALL TREE/SHRUB SPECIES FIVE NATIVE GROUND COVER, PERENNIAL, OR GRASS SPECIES ARE PROPOSED IN THE MITIGATION AREA. THE PLAN CALLS FOR NEW PLANTINGS WITHIN THE INNER 25-FOOT SHORELINE AREA AND THE WATERCOURSE BUFFERS. NATIVE PLANTINGS ARE INTENDED TO INCREASE NATIVE PLANT COVER, IMPROVE NATIVE SPECIES DIVERSITY, INCREASE VEGETATIVE STRUCTURE, AND PROVIDE FOOD AND OTHER HABITAT RESOURCES FOR WILDLIFE.

## GOALS

1. ENHANCE SHORELINE AND WATERCOURSE BUFFERS.
  - a. REDUCE THE AMOUNT OF IMPERVIOUS SURFACE AREA WITHIN WATERCOURSE BUFFERS.
  - b. ESTABLISH DENSE AND DIVERSE NATIVE SMALL TREE, SHRUB, AND GROUND COVER VEGETATION THROUGHOUT THE MITIGATION AREAS.

## PERFORMANCE STANDARDS

THE STANDARDS LISTED BELOW WILL BE USED TO JUDGE THE SUCCESS OF THE PLAN OVER TIME. IF THE STANDARDS ARE MET AT THE END OF THE FIVE-YEAR MONITORING PERIOD, THE CITY SHALL ISSUE RELEASE OF THE PERFORMANCE BOND.

1. SURVIVAL:
  - a. 100% SURVIVAL OF ALL INSTALLED TREES AND SHRUBS AT THE END OF YEAR ONE. THIS STANDARD MAY BE MET THROUGH ESTABLISHMENT OF INSTALLED PLANTS OR BY REPLANTING AS NECESSARY TO ACHIEVE THE REQUIRED NUMBERS.
  - b. 80% SURVIVAL OF ALL TREES AND SHRUBS AT THE END OF YEAR TWO. THIS STANDARD MAY BE MET THROUGH ESTABLISHMENT OF INSTALLED PLANTS OR BY REPLANTING AS NECESSARY TO ACHIEVE THE REQUIRED NUMBERS.
  - i. SURVIVAL BEYOND YEAR TWO IS DIFFICULT TO TRACK. THEREFORE, A DIVERSITY STANDARD IS PROPOSED IN PLACE OF SURVIVAL (SEE #3, BELOW).
2. NATIVE VEGETATION COVER IN PLANTED AREAS:
  - a. ACHIEVE AT LEAST 60% COVER OF NATIVE PLANTS BY THE END OF YEAR 3. VOLUNTEER SPECIES MAY COUNT TOWARDS THIS STANDARD. TOTAL NATIVE PLANT COVER MUST INCLUDE A MINIMUM OF 40% TREE AND SHRUB COVER.
  - b. ACHIEVE AT LEAST 80% COVER OF NATIVE PLANTS BY THE END OF YEAR 5. VOLUNTEER SPECIES MAY COUNT TOWARDS THIS STANDARD. TOTAL NATIVE PLANT COVER MUST INCLUDE A MINIMUM OF 60% TREE AND SHRUB COVER.
3. SPECIES DIVERSITY IN PLANTED AREAS:
  - a. ESTABLISH AT LEAST SIX NATIVE SMALL TREE/SHRUB SPECIES AND FOUR NATIVE GROUND COVER, SPECIES THROUGHOUT THE ENHANCEMENT AREAS BY YEAR 5. VOLUNTEER SPECIES MAY COUNT TOWARDS THIS STANDARD. "ESTABLISHMENT" IS CONSIDERED AT LEAST FIVE HEALTHY, INDIVIDUAL PLANTS OF A GIVEN SPECIES PRESENT WITHIN THE ENHANCEMENT AREAS.
4. INVASIVE SPECIES STANDARD: NO MORE THAN 10% COVER OF INVASIVE SPECIES IN THE PLANTING AREA, IN ANY MONITORING YEAR. INVASIVE SPECIES ARE DEFINED AS ANY CLASS A, B, OR C NOXIOUS WEEDS AS LISTED BY THE KING COUNTY NOXIOUS WEED CONTROL BOARD.

## MONITORING METHODS

THIS MONITORING PROGRAM IS DESIGNED TO TRACK THE SUCCESS OF THE MITIGATION SITE OVER TIME BY MEASURING THE DEGREE TO WHICH THE PERFORMANCE STANDARDS LISTED ABOVE ARE BEING MET. AN AS-BUILT PLAN WILL BE PREPARED WITHIN 30 DAYS OF SUBSTANTIALLY COMPLETE CONSTRUCTION OF THE MITIGATION AREAS. THE AS-BUILT PLAN WILL DOCUMENT CONFORMANCE WITH THESE PLANS AND WILL DISCLOSE ANY SUBSTITUTIONS OR OTHER NON-CRITICAL DEPARTURES. THE AS-BUILT PLAN WILL ESTABLISH BASELINE PLANT INSTALLATION QUANTITIES, PHOTOPOINTS, AND THREE 50-FOOT MONITORING TRANSECTS THAT WILL BE USED THROUGHOUT THE MONITORING PERIOD TO MEASURE THE PERFORMANCE STANDARDS.

MONITORING WILL OCCUR TWICE ANNUALLY FOR FIVE YEARS. THE FIRST MONITORING VISIT WILL TAKE PLACE IN THE SPRING. THIS VISIT WILL RECORD NECESSARY WEEDING, INVASIVE CONTROL, AND OTHER MAINTENANCE NEEDS. THE RESTORATION SPECIALIST WILL THEN NOTIFY THE OWNER AND/OR MAINTENANCE CREWS OF NECESSARY EARLY SEASON MAINTENANCE. THE LATE-SEASON VISIT WILL OCCUR IN LATE SUMMER OR FALL AND WILL RECORD THE FOLLOWING AND BE SUBMITTED IN AN ANNUAL REPORT TO THE CITY:

1. GENERAL SUMMARY OF THE SPRING VISIT.
2. FIRST- AND SECOND-YEAR COUNTS OF SURVIVING AND DEAD/DYING PLANTS BY SPECIES IN THE PLANTING AREAS.
3. ESTIMATES OF NATIVE SPECIES COVER USING COVER CLASS METHOD.
4. ESTIMATES OF INVASIVE SPECIES COVER USING COVER CLASS METHOD.
5. COUNTS OF ESTABLISHED NATIVE SPECIES TO DETERMINE SPECIES RICHNESS.
6. PHOTOGRAPHIC DOCUMENTATION AT PERMANENT PHOTOPOINTS.
7. INTRUSIONS INTO THE PLANTING AREAS, EROSION, VANDALISM, TRASH, AND OTHER ACTIONS DETRIMENTAL TO THE OVERALL HEALTH OF THE MITIGATION AREAS.
8. RECOMMENDATIONS FOR MAINTENANCE IN THE MITIGATION AREAS.
9. RECOMMENDATIONS FOR REPLACEMENT OF ALL DEAD OR DYING PLANT MATERIAL WITH SAME OR LIKE SPECIES AND NUMBER AS ON THE APPROVED PLAN.

## CONSTRUCTION NOTES AND SPECIFICATIONS

SPECIFICATIONS FOR ITEMS IN BOLD CAN BE FOUND UNDER "MATERIAL SPECIFICATIONS AND DEFINITIONS."

### GENERAL NOTES

THE RESTORATION SPECIALIST WILL OVERSEE THE FOLLOWING:

1. CLEARING, SOIL DECOMPACTION, AND COMPOST INCORPORATION.
  2. INVASIVE WEED CLEARING; AND
  3. PLANT MATERIAL INSPECTION.
    - a) PLANT DELIVERY INSPECTION.
    - b) 50% PLANT INSTALLATION/LAYOUT INSPECTION.
    - c) 100% PLANT INSTALLATION INSPECTION.
- ### WORK SEQUENCE
1. CLEAR THE PLANTING AREA OF ALL INVASIVE WOODY VEGETATION INCLUDING BUT NOT LIMITED TO HIMALAYAN BLACKBERRY, ENGLISH IVY, AND ENGLISH LAUREL.
  2. ROTO-TILL 2 INCHES OF COMPOST INTO THE UPPER 9 INCHES OF THE SOIL.
  3. ALL PLANT INSTALLATION WILL TAKE PLACE DURING THE DORMANT SEASON (OCTOBER 15TH TO MARCH 1ST).
  4. LAYOUT VEGETATION TO BE INSTALLED PER THE PLANTING PLAN AND PLANT SCHEDULE.
  5. PREPARE A PLANTING PIT FOR EACH PLANT AND INSTALL PER THE PLANTING DETAILS.
  6. MULCH EACH TREE AND SHRUB WITH A CIRCULAR WOOD CHIP MULCH RING, 4 INCHES THICK AND EXTENDING 9 INCHES FROM THE BASE OF THE PLANT (18-INCH DIAMETER).
  7. INSTALL A TEMPORARY OR PERMANENT IRRIGATION SYSTEM AS NEEDED TO INSURE THAT ALL PLANTS RECEIVE AT LEAST ONE INCH OF WATER PER WEEK FROM JUNE 1ST - SEPTEMBER 30TH. MAINTAIN IRRIGATION SYSTEM IN WORKING CONDITION FOR AT LEAST TWO SUMMERS AFTER INITIAL PLANT INSTALLATION.

## MAINTENANCE

THIS SITE WILL BE MAINTAINED FOR FIVE YEARS FOLLOWING COMPLETION OF THE PLANT INSTALLATION.

1. REPLACE EACH PLANT FOUND DEAD IN THE SUMMER MONITORING VISIT DURING THE UPCOMING FALL DORMANT SEASON (OCTOBER 15TH TO MARCH 1ST).
2. FOLLOW THE RECOMMENDATIONS NOTED IN THE SPRING MONITORING SITE VISIT.
3. INVASIVE SPECIES MAINTENANCE PLAN:
  - a) HIMALAYAN BLACKBERRY, ENGLISH IVY, ENGLISH LAUREL, AND OTHER INVASIVE WOODY VEGETATION WILL BE GRUBBED OUT BY HAND ON AN ONGOING BASIS, WITH CARE TAKEN TO GRUB OUT ROOTS EXCEPT WHERE SUCH WORK WILL JEOPARDIZE THE ROOTS OF INSTALLED OR VOLUNTEER NATIVE PLANTS.
  - b) IF IT IS LIKELY THAT HAND REMOVAL WILL NOT BE COMPLETELY EFFECTIVE OR WILL DAMAGE DESIRABLE SPECIES, THEN APPLICATION OF AN HERBICIDE APPROVED FOR USE IN AQUATIC AREAS MAY BE USED. HERBICIDE APPLICATIONS MUST BE CONDUCTED ONLY BY A STATE-LICENSED APPLICATOR. APPLICATIONS SHOULD BE DONE BETWEEN MID-SPRING AND MID-SUMMER TO MAXIMIZE UPTAKE BY PLANTS. APPLICATION SHOULD BE A TARGETED METHOD SUCH AS SPOT SPRAY (PREFERRED FOR HIMALAYAN BLACKBERRY), OR WICK.
4. AT LEAST TWICE YEARLY, REMOVE BY HAND ALL COMPETING WEEDS AND WEED ROOTS FROM BENEATH EACH INSTALLED PLANT AND ANY DESIRABLE VOLUNTEER VEGETATION TO A DISTANCE OF 12 INCHES FROM THE MAIN PLANT STEM. WEEDING SHOULD OCCUR AS NEEDED DURING THE SPRING AND SUMMER. FREQUENT WEEDING WILL RESULT IN LOWER MORTALITY AND LOWER PLANT REPLACEMENT COSTS.
5. DO NOT WEED THE AREA NEAR THE PLANT BASES WITH STRING TRIMMER (WEED WHACKER). NATIVE PLANTS ARE EASILY DAMAGED OR KILLED, AND WEEDS EASILY RECOVER AFTER TRIMMING.
6. APPLY SLOW RELEASE GRANULAR FERTILIZER TO EACH INSTALLED PLANT ANNUALLY IN THE SPRING (BY JUNE 1) OF YEARS 2 THROUGH 5.
7. MULCH THE WEEDED AREAS BENEATH EACH PLANT WITH WOOD CHIP MULCH AS NECESSARY TO MAINTAIN A MINIMUM 4-INCH-THICK, 18-INCH-DIAMETER MULCH RING.
8. THE TEMPORARY IRRIGATION SYSTEM WILL BE OPERATED TO ENSURE THAT PLANTS RECEIVE A MINIMUM OF ONE INCH OF WATER PER WEEK FROM JUNE 1ST THROUGH SEPTEMBER 30TH FOR THE FIRST TWO YEARS FOLLOWING INSTALLATION. IRRIGATION BEYOND THE SECOND YEAR MAY BE NEEDED BASED ON SITE PERFORMANCE OR SIGNIFICANT REPLANTING.

## MATERIAL SPECIFICATIONS AND DEFINITIONS

1. COMPOST: CEDAR GROVE COMPOST OR EQUIVALENT PRODUCT. 100% VEGETABLE COMPOST WITH NO APPRECIABLE QUANTITIES OF SAND, GRAVEL, SAWDUST, OR OTHER NON-ORGANIC MATERIALS. QUANTITY REQUIRED: 30 CUBIC YARDS.
2. FERTILIZER: SLOW RELEASE GRANULAR PHOSPHOROUS-FREE FERTILIZER. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR APPLICATION. KEEP FERTILIZER IN A WEATHER-TIGHT CONTAINER WHILE ON SITE. NOTE THAT FERTILIZER IS TO BE APPLIED ONLY IN YEARS 2 THROUGH 5 AND NOT IN THE FIRST YEAR.
3. RESTORATION SPECIALIST: THE WATERSHED COMPANY [(425) 822-5242] PERSONNEL OR OTHER PERSON QUALIFIED TO EVALUATE ENVIRONMENTAL RESTORATION PROJECTS.
4. WOOD CHIP MULCH: CHIPPED WOODY MATERIAL APPROXIMATELY 1 INCH MINIMUM TO 3 INCHES IN MAXIMUM DIMENSION (NOT SAWDUST OR COARSE HOG FUEL). MULCH SHALL NOT CONTAIN APPRECIABLE QUANTITIES OF GARBAGE, PLASTIC, METAL, SOIL, AND DIMENSIONAL LUMBER OR CONSTRUCTION/ DEMOLITION DEBRIS. PACIFIC TOPSOIL SELLS SUITABLE WOODCHIP MULCH CALLED "WOOD CHIP MULCH" AT MANY OF THEIR LOCATIONS. PACIFIC TOPSOIL: (800) 884-7645. NOTE: ARBORIST WOODCHIPS GENERALLY CONTAIN WEED SEEDS AND ARE NOT A RELIABLE ALTERNATIVE. QUANTITY REQUIRED: 3.2 CUBIC YARDS

# MITIGATION PLAN NOTES



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**HAGSTROM RESIDENCE**  
**MITIGATION PLAN**  
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**COLLIN HAGSTROM**  
**7428 SE 71ST STREET**  
**MERCER ISLAND, WA 98040**

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**W7 OF 7**



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