

GENERAL NOTES

- CODE COMPLIANCE**
ALL WORK SHALL COMPLY WITH THE 2015 IBC, 2015 IRC, 2015 IMC, 2015 IFCC, 2015 NATIONAL FUEL GAS CODE, NFPA 54, 2015 LIQUEFIED PETROLEUM GAS CODE, NFPA 58, 2015 IFC, 2015 IFC, 2015 WSEC, WAC 51-11, 2015 WAC, WAC 51-13, 2015 NEC, AND WITH ALL LOCAL CODES AND ORDINANCES.
- DIMENSIONS**
A. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. NOTIFY THE ARCHITECT OF DISCREPANCIES. IF WORK IS STARTED PRIOR TO NOTIFICATION, THE GENERAL AND SUBCONTRACTOR PROCEED AT THEIR OWN RISK.
B. UNLESS OTHERWISE NOTED, PLAN DIMENSIONS ARE TO FACE OF STUDS OR FACE OF CONCRETE WALLS. FACE OF STONE VENEER LIES 6" +/- OUTSIDE THE FACE OF FRAMING. INTERIOR PLAN DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.
C. VERIFY ALL ROUGH-IN DIMENSIONS FOR WINDOWS, DOORS, PLUMBING, ELECTRICAL FIXTURES AND APPLIANCES PRIOR TO COMMITMENT OF WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES OF DIMENSIONAL TOLERANCES REQUIRED.
- DOCUMENT REVIEW/VERIFICATION**: CONSULT WITH ARCHITECT REGARDING ANY SUSPECTED ERRORS, OMISSIONS, OR CHANGES ON PLANS BEFORE PROCEEDING WITH THE WORK.
- ROUGH OPENINGS/BACKING**: VERIFY SIZE AND LOCATION, AS WELL AS PROVIDE ALL OPENINGS THROUGH FLOORS AND WALLS, FURRING, CURBS, ANCHORS, INSERTS, EQUIPMENT BASES AND ROUGH BUCKS/BACKING FOR SURFACE-MOUNTED ITEMS.
- FURRING**: PROVIDE FURRING AS REQUIRED TO CONCEAL MECHANICAL AND/OR ELECTRICAL EQUIPMENT IN FINISHED AREAS. FURRING NOT SHOWN ON PLANS SHALL BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.
- GRADES**: VERIFY ALL GRADES AND THEIR RELATIONSHIP TO THE BUILDING(S).
- FLOOR LINES**: "FLOOR LINE" REFERS TO TOP OF CONCRETE SLAB OR TOP OF WOOD SUBFLOOR.
- REPETITIVE FEATURES**: OFTEN DRAWN ONLY ONCE AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
- DOORS**: DOORS NOT DIMENSIONALLY LOCATED SHALL BE 6" FROM STUD FACE TO EDGE OF DOOR, ROUGH OPENING OR CENTERED BETWEEN WALLS AS SHOWN.
- WOOD ON CONCRETE**: WOOD MEMBERS IN CONTACT WITH CONCRETE AND/OR EXPOSED TO WEATHER PROVIDE PRESSURE TREATED SILL PLATES.

- FRAMING**: INTERIOR FURRING & PARTITION WALLS TO BE 2x4 @ 16" O.C., U.O.N.
- VENTILATION**: WHERE TOILET ROOMS AND BATHROOMS ARE MECHANICALLY VENTILATED, THE VENTILATION EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH IRC, Sect. M1507.2 & TABLE M1507.3
- FLUES**: FLUES TO BE LOCATED MINIMUM 2" FROM ALL COMBUSTIBLE MATERIALS.
- BASEMENT**: N/A (NO BASEMENT)
- OTHER DOCUMENTATION**: REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL AND/OR LANDSCAPE DRAWINGS FOR ADDITIONAL DRAWINGS, NOTES, SCHEDULES AND SYMBOLS.
- PROTECTION**: PROTECT ALL EXISTING FINISHES & SURFACES. ANY DAMAGE TO BE REPAIRED @ NO ADDITIONAL EXPENSE TO OWNER.
- PERMITS**: SEPARATE ELECTRICAL, MECHANICAL AND PLUMBING PERMITS ARE REQUIRED IN ADDITION TO THE BASIC BUILDING PERMIT.
- ROOFING**: SHEET METAL ROOFING PER IRC TABLE 905.10.3(1) & LOCAL ROOFING STANDARDS.
- FIREPLACE**: PREFABRICATED GAS FIREPLACE SHALL BE PROVIDED WITH THE FOLLOWING:
A. PREFABRICATED FIREPLACE TO BEAR STAMP OF APPROVED TESTING LAB.
B. TIGHT FITTING GLASS OR METAL DOORS
C. OUTSIDE SOURCE OF COMBUSTION AIR DUCTED INTO THE FIREBOX, PER PREFAB. GAS FIREPLACE REQUIREMENTS. (6 SQ. INCHES MIN. W/OPERABLE OUTSIDE AIR DUCT DAMPER.)
D. TIGHT FITTING FLUE DAMPERS, OPERATED BY A READILY ACCESSIBLE MANUAL.
- NOXIOUS WEEDS**
MICC 19.02.020(F)(3)(D) REQUIRES NOXIOUS WEEDS TO BE REMOVED DURING NEW DEVELOPMENT PROPOSALS.
DEVELOPMENT PROPOSALS FOR A NEW SINGLE-FAMILY HOME SHALL REMOVE JAPANESE KNOTWEED (POLYGONUM CUSPIDATUM) AND REGULATED CLASS A, REGULATED CLASS B, AND REGULATED CLASS C WEEDS IDENTIFIED ON THE KING COUNTY NOXIOUS WEED LIST, AS AMENDED, FROM REQUIRED LANDSCAPING AREAS ESTABLISHED PURSUANT TO SUBSECTION 19.02.020(F)(3)(A). NEW LANDSCAPING ASSOCIATED WITH NEW SINGLE-FAMILY HOME SHALL NOT INCORPORATE ANY WEEDS IDENTIFIED ON THE KING COUNTY NOXIOUS WEED LIST, AS AMENDED, PROVIDED THAT REMOVAL SHALL NOT BE REQUIRED IF THE REMOVAL WILL RESULT IN INCREASED SLOPE INSTABILITY OR RISK OF LANDSLIDE OR EROSION.

ENERGY CODE

HEATING SYSTEM IS A NATURAL GAS FURNACE FORCED AIR SYSTEM.
CONSTRUCTION SHALL ADHERE TO:
GLAZING RATIO
CLIMATE ZONE: 4C - MARINE NEW WINDOWS = 0.28 U-FACTOR
NEW DOORS = 0.20 U-FACTOR
PRESCRIPTIVE PATH: 4C

ENERGY CREDITS

WSEC 2015 - R406.2
DWELLING UNITS ARE REQUIRED TO DEVELOP 3-1/2 CREDITS FROM TABLE 9-1.
EFFICIENT BUILDING ENVELOPE (.5 Credit)
CREDIT OPTION (a) - VERTICAL FENESTRATION U = 0.28
- FLOOR U = R38
- PROVIDE R-10 INSULATION BELOW ENTIRE SLAB AREA
AIR LEAKAGE CONTROL & EFFICIENT VENTILATION (.5 Credit)
CREDIT OPTION (2a) - COMPLIANCE BASE ON R402.4.1.2:
REDUCE THE TESTED AIR LEAKAGE TO 3.0 AIR CHANGES PER HOUR MAXIMUM & ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M1507.3 OF THE IRC SHALL BE MET WITH A HIGH EFFICIENCY FAN (MAX 0.35 WATTS/CFM) NOT INTERLOCKED WITH THE FURNACE FAN. VENTILATION SYSTEMS USING A FURNACE INCLUDING AN ECM MOTOR ARE ALLOWED PROVIDED THAT THEY ARE CONTROLLED TO OPERATE AT LOW SPEED IN VENTILATION ONLY MODE.
HIGH EFFICIENT HVAC EQUIPMENT (1.0 Credit)
CREDIT OPTION (3a) - GAS FURNACE WITH A MINIMUM AFUE OF 94% HEATING OPTION, 3a, 3b, 3c, OR 3d. WHEN A HOUSING UNIT HAS TWO PIECES OF EQUIPMENT (IE, TWO FURNACES) BOTH MUST MEET THE STANDARD TO RECEIVE CREDIT.
HIGH EFFICIENT WATER HEATING (1.5 Credits)
CREDIT OPTION (5c) - WATER HEATING SYSTEM SHALL BE GAS HEATED

ENERGY NOTES

CODE(S): 2015 INTERNATIONAL BUILDING CODE (IBC)
2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
2015 WASHINGTON ENERGY CODE (WEC)
CLIMATE ZONE: 4C - MARINE
SPACE HEAT TYPE: NATURAL GAS, FORCED AIR
INSULATION VALUES: PRESCRIPTIVE METHOD (ALL NEW AREA)
FLOORS: R-21
FLAT ATTICS/CEILINGS: R-49/R-38 (ADV.)
OVER UNHEATED SPACES: R-38
VALUED CEILINGS: R-10
SLAB-ON-GRADE: R-10
THERMAL STANDARDS FOR OPENINGS UNLIMITED OPTION
AIR INFILTRATION: MANUFACTURED DOORS/WINDOWS: CONFORM TO SECTION 502.1.5 OF THE WASHINGTON STATE ENERGY CODE
EXTERIOR JOINTS/OPENINGS: SEAL, CAULK, GASKET OR WEATHERSTRIP TO LIMIT AIR LEAKAGE AT EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF; OPENINGS AT PENETRATIONS OF UTILITY SERVICES AND ALL OTHER SUCH OPENINGS IN THE BLDG. ENVELOPE.
MOISTURE CONTROL: VAPOR RETARDER BONDED TO BATT INSULATION. INSTALL WITH STAPLES NOT MORE THAN 8 INCHES ON CENTER AND WITH A GAP BETWEEN AND OVER FRAMING NOT GREATER THAN 1/16 OF AN INCH; OR, VAPOR RETARDER OF ONE PERM PERM CUP RATING (4 MIL POLYETHYLENE)
ATTICS/CEILINGS: VAPOR RETARDER OF ONE PERM CUP RATING (4 MIL POLYETHYLENE). INSTALL CONTINUOUSLY
CRAWL SPACE: CONT. 6 MIL POLYETHYLENE
VENTILATION: WHERE TOILET ROOMS AND BATHROOMS ARE MECHANICALLY VENTILATED, THE VENTILATION EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH IRC, Sect. M1507.2 & TABLE M1507.3
ATTICS WITH LOOSE FILL: N/A
BAFFLE VENT OPENINGS TO DEFLECT AIR ABOVE INSULATION SURFACE ENCLOSED JOIST OR RAFTER SPACES:
PROVIDE MINIMUM OF ONE INCH CLEAR VENTED AIR SPACE ABOVE INSULATION. TAPE OR COMPRESS INSULATION AT PERIMETER TO INSURE PROPER VENTILATION
HEATING & COOLING: FORCED AIR NATURAL GAS HEATING SYSTEM.
TEMP. CONTROL: FOR HEATING AND COOLING, THERMOSTAT SHALL BE CAPABLE OF BEING SET FROM 55-85 DEGREES FAHRENHEIT AND OF OPERATING THE HEATING/COOLING SYSTEM IN SEQUENCE.
THERMOSTAT TO BE AUTOMATIC DAY/NIGHT SETBACK TYPE
DUCT INSULATION: THERMALLY INSULATE ALL PLenums, DUCTS AND ENCLOSURES IN ACCORDANCE WITH TABLE 406.2 OF THE 2015 WASHINGTON

STATE ENERGY CODE
a. ALL HEATING DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED WITH A MIN. OF R-8. ALL SEAM JOINTS SHALL BE TAPED, SEALED AND FASTENED WITH THE MINIMUM OF FASTENERS PER WSEC.
LIGHTING: RECESSED LIGHTING FIXTURES INSTALLED IN BUILDING ENVELOPE SHALL COMPLY WITH WSEC PROVISIONS AND SHALL BE IC LISTED.
PIPE INSULATION: NON RECIRCULATING HOT AND COLD WATER PIPES LOCATED IN UNCONDITIONED SPACE SHALL BE INSULATED TO R-3 MIN.**WHOLE HOUSE VENTILATION**: WHOLE HOUSE VENTILATION TO BE PROVIDED BY A FORCED AIR FURNACE W/ DUCT LOCATIONS TO EACH NEW ROOM PER 2015 IRC M1507.3.5
a. FAN SIZE TO BE DESIGNED BY MECHANICAL CONTRACTOR, TO MEET CURRENT WSEC REQUIREMENTS.
b. MECHANICAL CONTRACTOR TO PROVIDE A PROGRAMMABLE THERMOSTAT, WHERE THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY. THE THERMOSTAT SHALL ALLOW FOR, AT A MINIMUM, A 5-2 PROGRAMMABLE SCHEDULE (WEEKDAYS/WEEKENDS) & BE CAPABLE OF PROVIDING AT LEAST TWO PROGRAMMABLE SETBACK PERIODS PER DAY. THIS THERMOSTAT SHALL INCLUDE THE CAPABILITY TO SET BACK OR TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPERATURES DOWN TO 55°F (13°C) OR UP TO 85°F (29°C). THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED BY THE MANUFACTURER WITH A HEATING TEMPERATURE SET POINT NO HIGHER THAN 70°F (21°C) AND A COOLING TEMPERATURE SET POINT NO LOWER THAN 78°F (26°C). THE THERMOSTAT AND/OR CONTROL SYSTEM SHALL HAVE AN ADJUSTABLE DEADBAND OF NOT LESS THAN 10°F.
EXCEPTIONS: 1. SYSTEMS CONTROLLED BY AN OCCUPANT SENSOR THAT IS CAPABLE OF SHUTTING THE SYSTEM OFF WHEN NO OCCUPANT IS IN SENSED FOR A PERIOD UP TO 30 MINUTES.
2. SYSTEMS CONTROLLED SOLELY BY A MANUALLY OPERATED TIMER CAPABLE OF OPERATING THE SYSTEM FOR NO MORE THAN TWO HOURS.
CONTINUOUS MECHANICAL MINIMUM AIR FLOW RATE PER M1507.3.3(1)
(5) BEDROOMS
4,538 S.F. HEATED SPACE = 105 CFM.
WITH RUN-TIME PERCENTAGE IN EACH 4-HR. SEGMENT AT 50%. THE INTERMITTENT MECHANICAL VENTILATION RATE FACTOR PER TABLE M1507.3.3(2) IS 2. THE FAN CAPACITY IS INCREASED TO 210 CFM.
PROVIDE DUCT INSULATION AT MINIMUM R-8

SITE INFORMATION

PARCEL No. 239600-005
LOT AREA : 18,580 S.F.
LEGAL DESCRIPTION :
(PER LOT LINE REVISION RECORDING NO. 9412229001)
THAT PORTION OF LOTS 4 AND 5, EVAN'S ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 101 OF PLATS, PAGES 91 AND 92, IN KING COUNTY, WASHINGTON, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 4, EVAN'S ADDITION WHICH BEARS S88°41'26"E, DISTANCE 103.38' FROM THE NORTHWEST CORNER OF SAID LOT 4; THENCE S05°41'39"W A DISTANCE OF 102.56' TO THE SOUTH LINE OF SAID LOT 4 AND THE TERMINUS OF THIS LINE.
TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING AS DELINEATED ON THE FACE OF THE PLAT;
AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES OVER THE 10 FOOT PRIVATE ROAD AS DELINEATED ON THE FACE OF THE PLAT.
SUBJECT TO: ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.

GROSS FLOOR AREA

MAIN FLOOR = 2,364 s.f.
UPPER FLOOR = 2,174 s.f.
(STAIRCASE GFA MOD.) = (-78) s.f.
GARAGE = 484 s.f.
TOTAL FLR. AREA = 4,944 s.f.

AVERAGE BLDG. ELEVATION

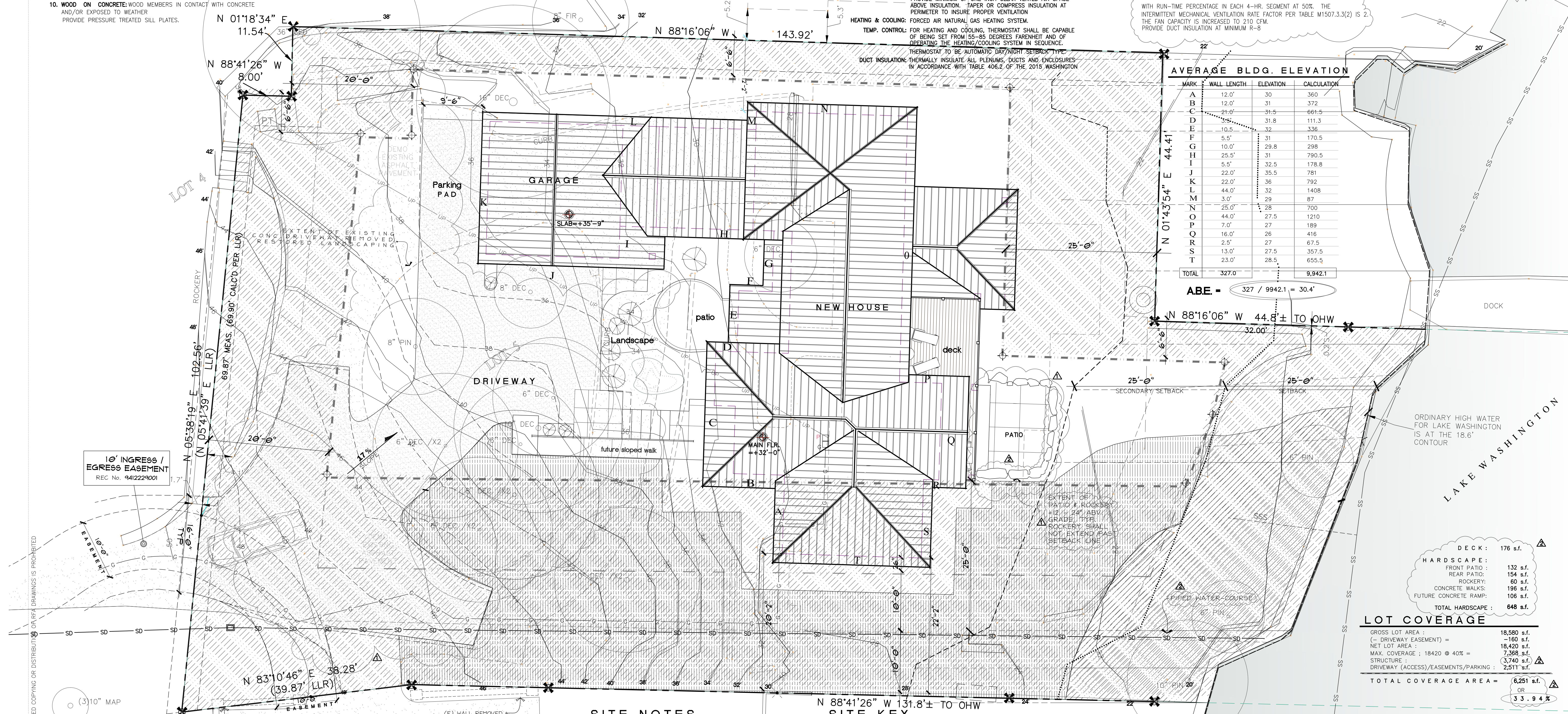
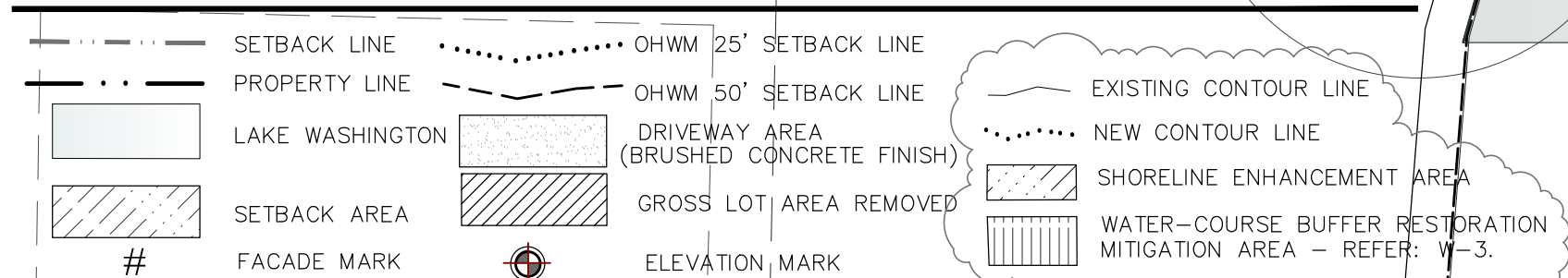
MARK	WALL LENGTH	ELEVATION	CALCULATION
A	12.0'	30	360
B	12.0'	31	372
C	21.0'	31.5	661.5
D	31.8	111.3	3539.54
E	10.5	32	336
F	5.5'	31	170.5
G	10.0'	29.8	298
H	25.5'	31	790.5
I	5.5'	32.5	178.8
J	22.0'	35.5	781
K	22.0'	36	792
L	44.0'	32	1408
M	3.0'	29	87
N	25.0'	28	700
O	44.0'	27.5	1210
P	7.0'	27	189
Q	16.0'	26	416
R	2.5'	27	67.5
S	13.0'	27.5	357.5
T	23.0'	28.5	655.5
TOTAL	327.0'		9,942.1

ABE = 327 / 9942.1 = 30.4'

SITE NOTES

- NO SITE GRADING WORK OUTSIDE OF STRUCTURE AREA
- DRIVEWAY EASEMENT REDUCED FROM CALCULATED GROSS LOT AREA TO ACHIEVE NET LOT AREA CALC. (160 S.F.)
- DRIVEWAY SURFACE SHALL BE BRUSHED CONCRETE CEMENT.

SITE KEY



LOT COVERAGE

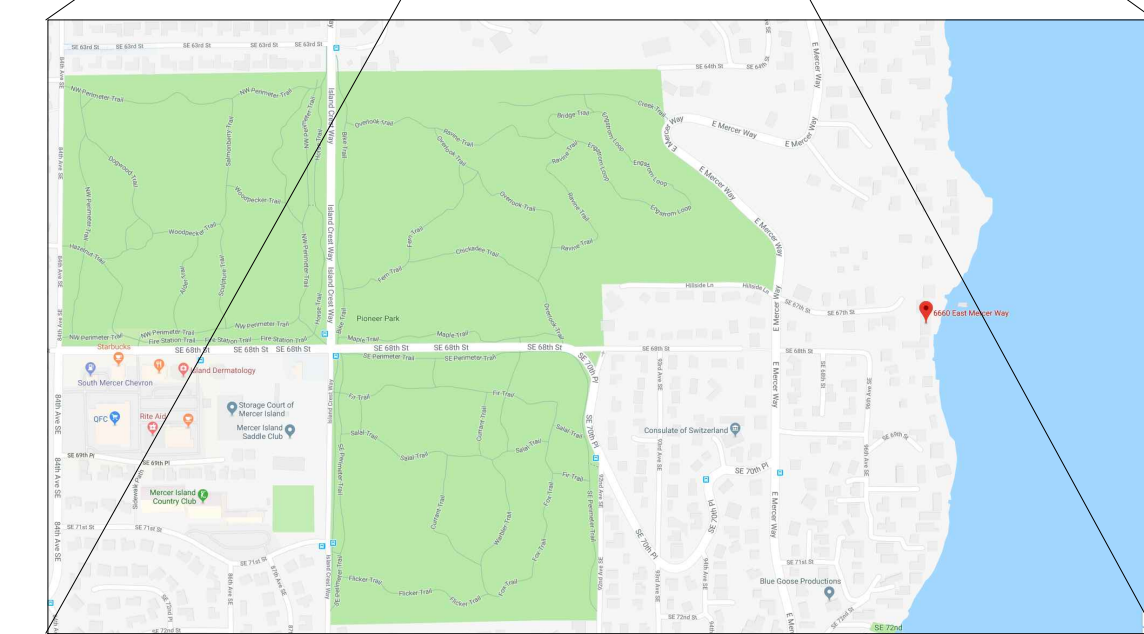
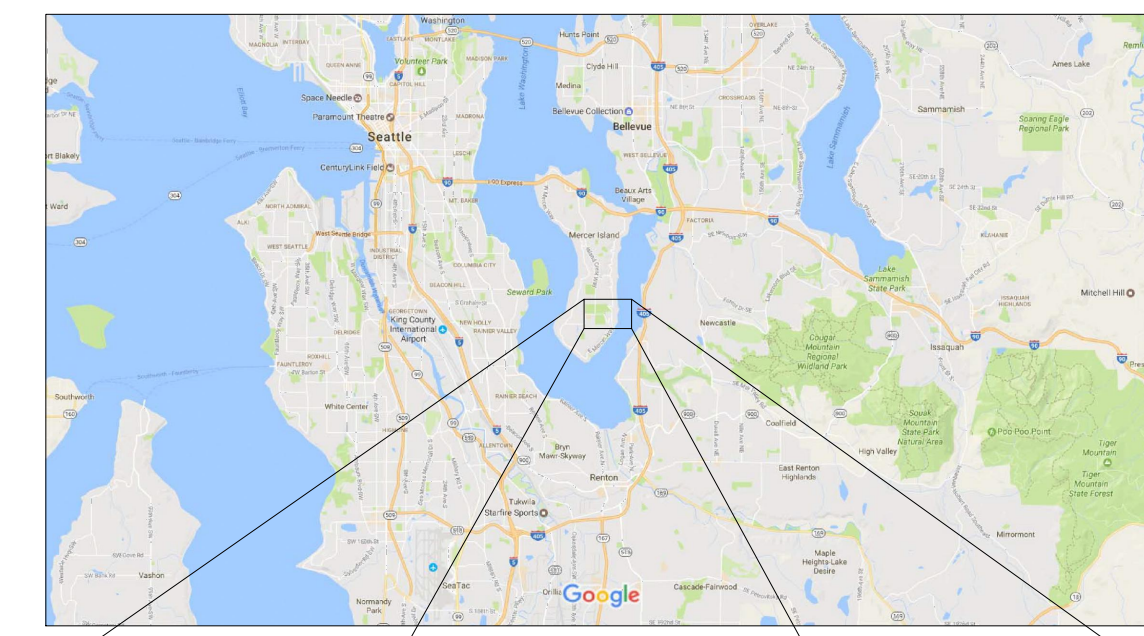
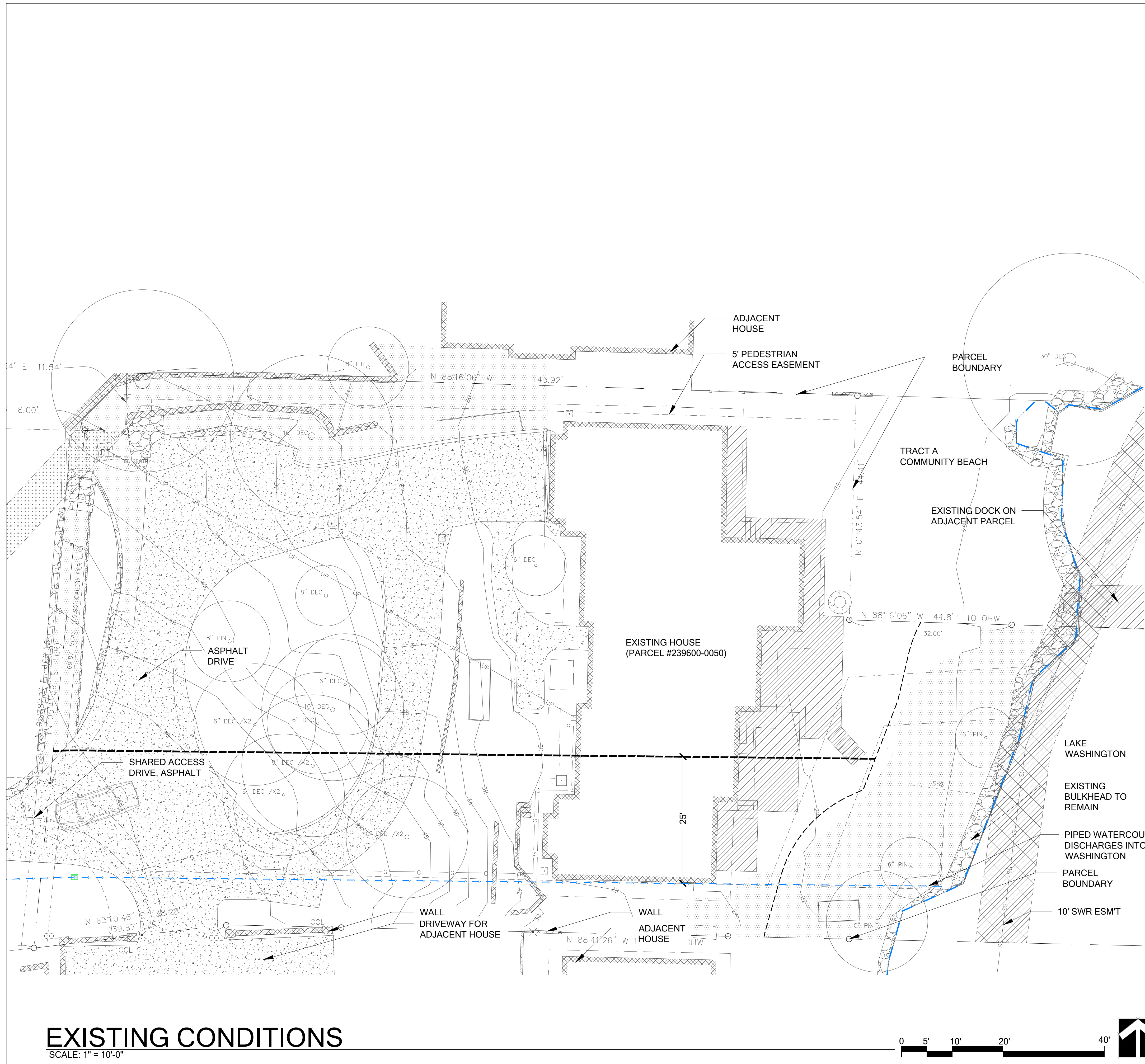
DECK: 176 s.f.
HARDSCAPE: 132 s.f.
FRONT PATIO: 154 s.f.
REAR PATIO: 60 s.f.
ROCKERY: 196 s.f.
CONCRETE WALKS: 106 s.f.
FUTURE CONCRETE RAMP:
TOTAL HARDSCAPE = 648 s.f.
GROSS LOT AREA: 18,580 s.f.
(- DRIVEWAY EASEMENT) = -160 s.f.
NET LOT AREA: 18,420 s.f.
MAX. COVERAGE: 18420 @ 40% = 7,368 s.f.
STRUCTURE: 3,740 s.f.
DRIVEWAY (ACCESS)/EASEMENTS/PARKING: 2,511 s.f.
TOTAL COVERAGE AREA = 6,251 s.f.
OR 33.94%

SITE PLAN
6660 MERCER WAY
Mercer Is., WA 98040
SCALE: 1/8" = 1'-0"

RFA ARCHITECTS
RICHARD A FISHER ARCHITECTS
1932 1ST AVE SUITE 601 SEATTLE, WASHINGTON 98101
TEL: (206) 441-0442 FAX: (206) 441-9947
EMAIL: RICHARDFISHER@RICHARDFISHER.COM WEB: RICHARDFISHER.COM
WOLF CREEK RANCH WINTHROP, WASHINGTON 98862 TEL: (509) 996-2669

YANING RESIDENCE
6660 East Mercer Way
Mercer Island, WA 98040

PROJECT NAME: PROJECT ADDRESS:
SET TITLE: PERMIT SET
SHEET TITLE: SITE PLAN
STAMP: 4884 RICHARD A. FISHER STATE OF WASHINGTON
PROJECT #: 18020
DATE: JAN. 21, 2019
DRAWN BY: N.F.W.
REVISIONS:
Description
1. M.I. BLDG. DEPT. REVIEW 6-10-19
2. M.I. BLDG. DEPT. REVIEW 8-21-19
SHEET No.: **A1.0**



VICINITY MAPS

SHEET INDEX

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- 2 IMPACTS ASSESSMENT
- 3 MITIGATION PLAN
- 4 SITE PREPARATION PLAN
- 5 PLANTING PLAN
- 6 PLANT INSTALLATION DETAILS AND NOTES
- 7 MITIGATION PLAN NOTES

NOTES

1. CRITICAL AREAS DELINEATED BY THE WATERSHED COMPANY ON JUNE 19, 2018.
2. SURVEY PERFORMED DECEMBER 2017, BY TERRANE, 10801 MAIN STREET, SUITE 102, BELLEVUE, WA 98004. (425)-458-4488
3. VERTICAL DATUM: NAD88

LEGEND

- OHWM (FROM OTHERS)
- PIPED WATERCOURSE
- SHORELINE BUFFER
- WATERCOURSE BUFFER

**YANG RESIDENCE
 BUFFER AVERAGING PLAN
 PREPARED FOR
 STEVE AND SOPHIE YANG
 6660 EAST MERCER WAY
 MERCER ISLAND, WA 98040**

SUBMITTALS & REVISIONS	
NO.	DESCRIPTION
1	07-11-2019 REVIEW SET
2	10-04-2019 REVISIONS TO CITY COMMENTS

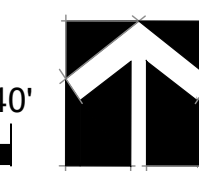
SHEET SIZE:
 ORIGINAL PLAN IS 22" x 34".
 SCALE ACCORDINGLY.

PROJECT MANAGER: RK
DESIGNED: RK/KMB/GM
DRAFTED: GM
CHECKED: RK/KMB
JOB NUMBER: 180605
SHEET NUMBER: W1 OF 7

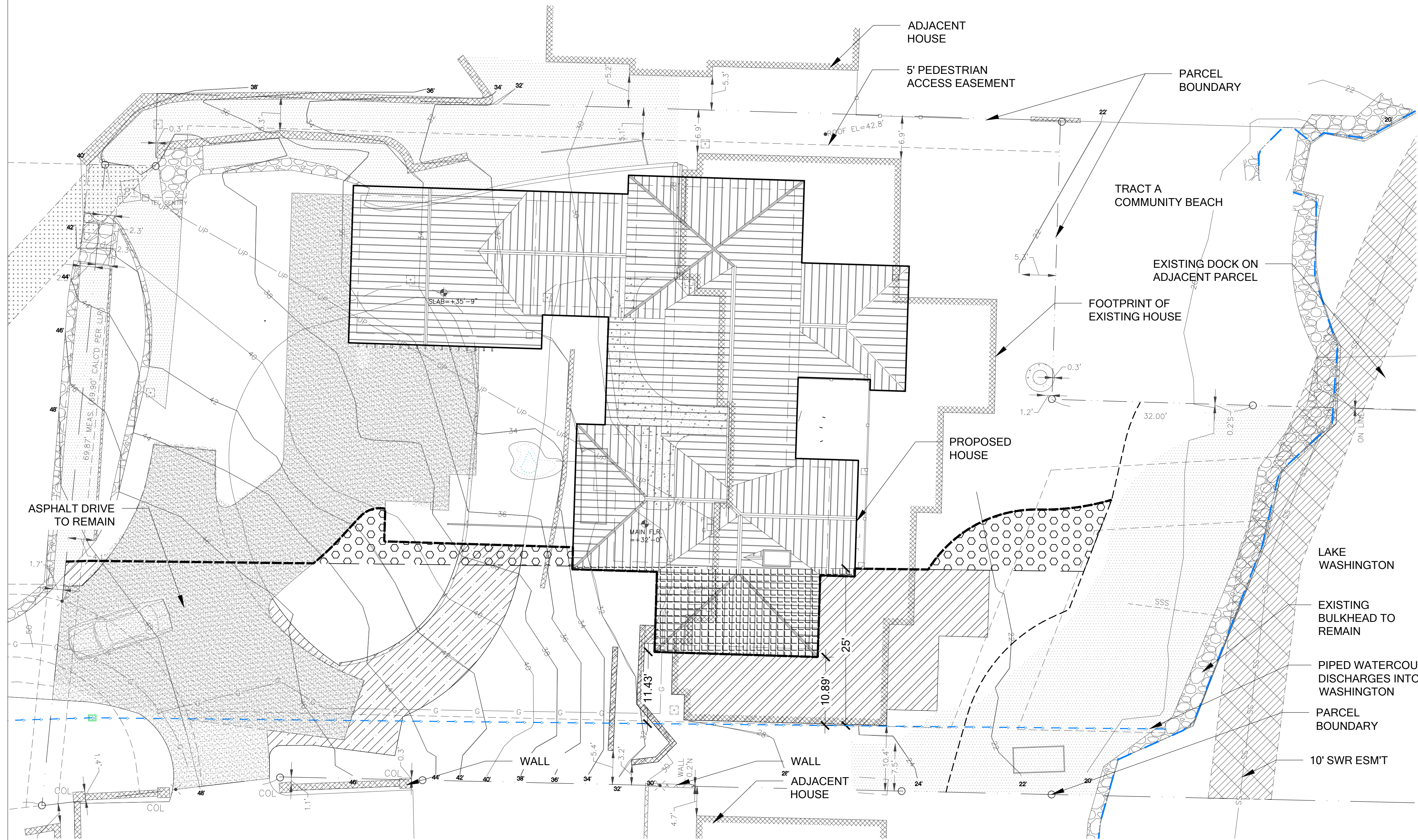


Know what's below.
 Call before you dig.

EXISTING CONDITIONS
 SCALE: 1" = 10'-0"



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PREPARED FOR
STEVE AND SOPHIE YANG
6660 EAST MERCER WAY
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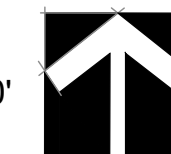


LEGEND

- OHWM (FROM OTHERS)
 - PIPED WATERCOURSE
 - SHORELINE BUFFER
 - PROPOSED WATERCOURSE BUFFER
- WATERCOURSE B BUFFER IMPACTS**
- BUFFER TO BE REDUCED (374 SF)
 - BUFFER TO BE ADDED (375 SF)
 - REDUCTION OF STRUCTURE WITHIN BUFFER (812 SF)
 - IMPERVIOUS TO BE REMOVED FROM BUFFER (467 SF)

IMPACTS ASSESSMENT

SCALE: 1" = 10'-0"



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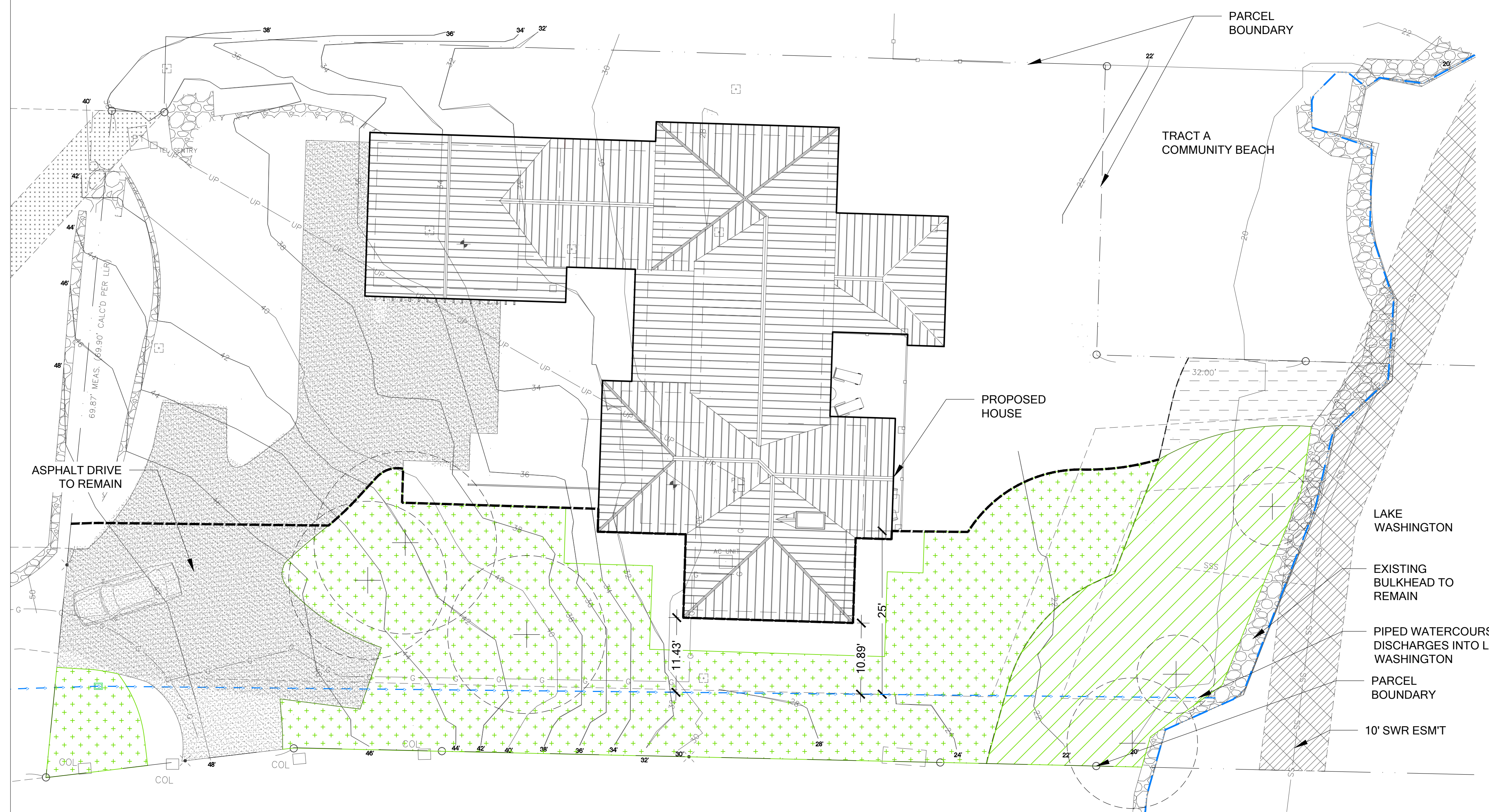
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180605
SHEET NUMBER:
W2 OF 7

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STEVE AND SOPHIE YANG
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LEGEND

- OHWM (FROM OTHERS)
- PIPED WATERCOURSE
- SHORELINE BUFFER
- PROPOSED WATERCOURSE BUFFER
- WATERCOURSE BUFFER MITIGATION FOR ALLOWED RECONSTRUCTION WITHIN BUFFER BUFFER ENHANCEMENT (3,624 SF)
- SHORELINE ENHANCEMENT AREA (1,350 SF)
- OWNER SELECTED LANDSCAPE AREA
- EXISTING TREE TO REMAIN

SUBMITTALS & REVISIONS	
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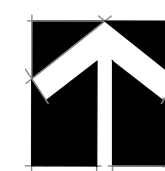
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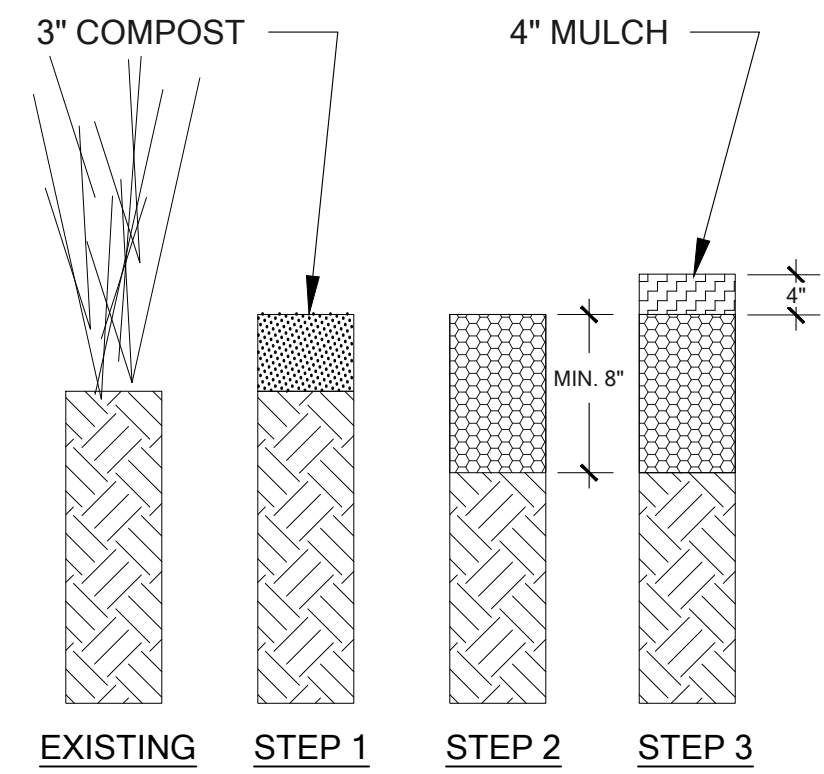
W3 OF 7

MITIGATION PLAN

SCALE: 1" = 10'-0"

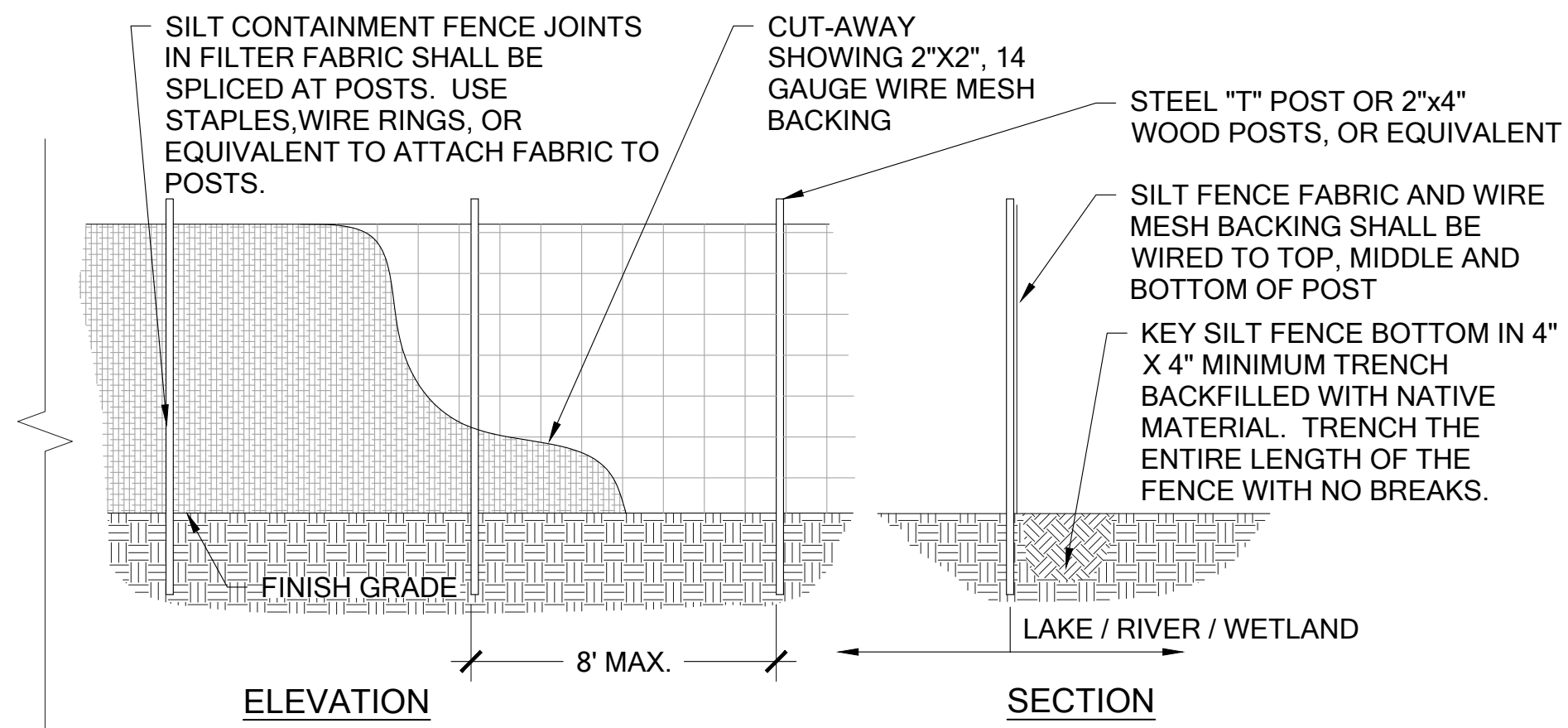


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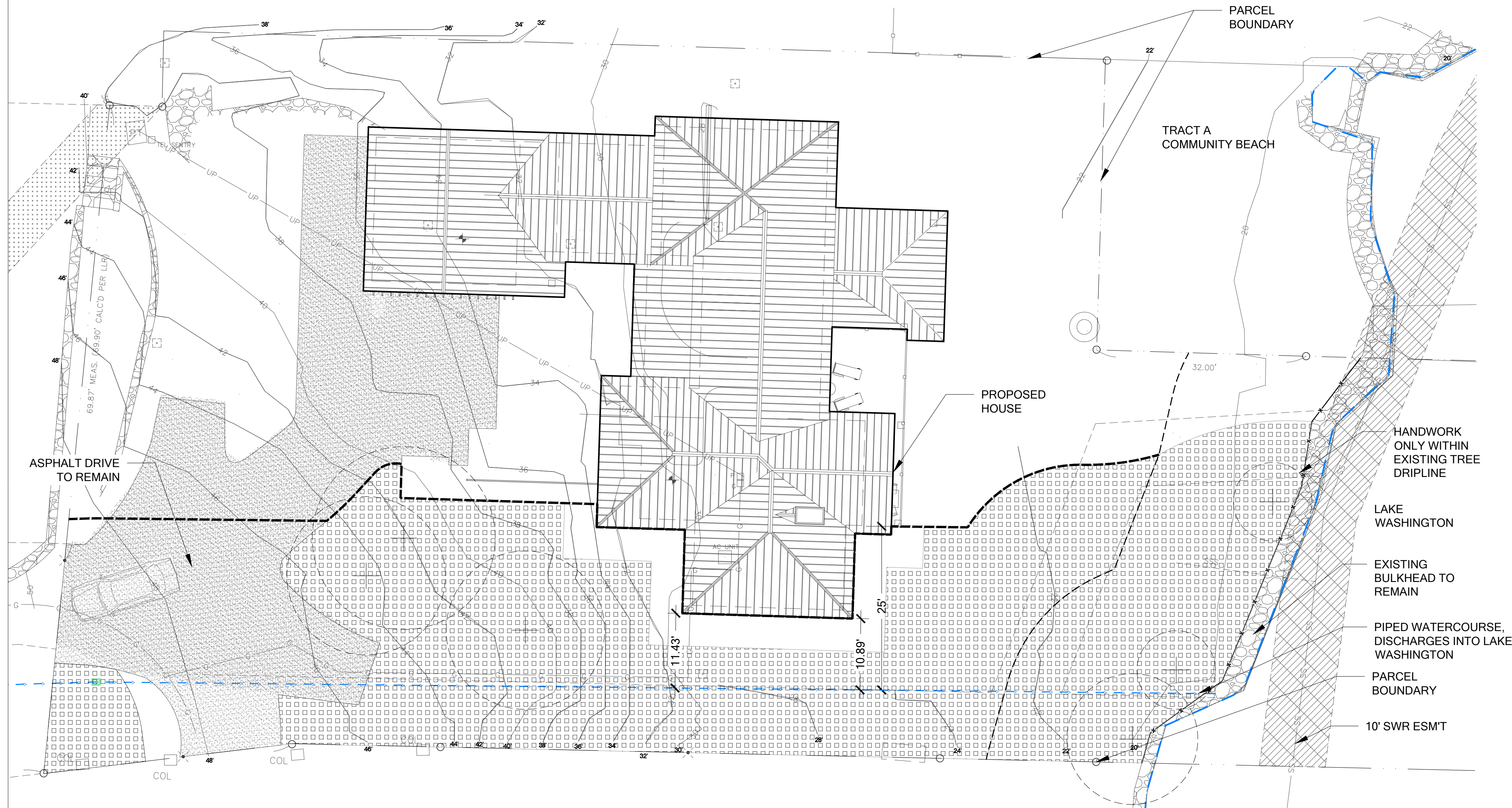
PLANTING AREA PREPARATION
STEP 1
 REMOVE UNDESIRABLE SPECIES. WORK WITHIN EXISTING ROOT ZONES SHALL BE DONE BY HAND. PLACE THREE (3) INCHES COMPOST.
STEP 2
 INCORPORATE COMPOST TO AN EIGHT (8) INCH DEPTH.
STEP 3
 INSTALL MULCH LAYER FOUR (4) INCHES DEEP AND INSTALL PLANTS. (SEE PLANTING DETAIL.)

SOIL PREPARATION: AMEND EXISTING SOILS
 SEQUENCE OF WORK - NOT TO SCALE



1 SILT FENCE

Scale: NTS



NOTES

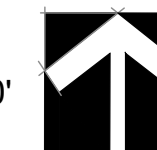
- SILT FENCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES.
- ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.
- SEDIMENT SHALL BE REMOVED WHEN ACCUMULATION EXCEEDS 6" IN DEPTH.
- TOP DRESS SOIL BY HAND WITH COMPOST MULCH WITHIN DRIPLINES OF EXISTING TREES TO REMAIN.

LEGEND

- OHWM (FROM OTHERS)
- PIPED WATERCOURSE
- SHORELINE BUFFER
- PROPOSED WATERCOURSE BUFFER
- REDUCED WATERCOURSE B BUFFER
- SOIL PREPARATION AREA (4,973 SF)
- SILT FENCE, 73 LF (DETAIL 1 SHEET W4)

SITE PREPARATION PLAN

SCALE: 1" = 10'-0"



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SUBMITTALS & REVISIONS

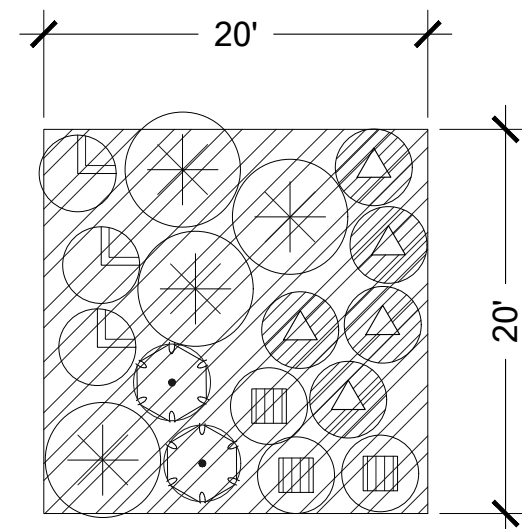
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1	07-11-2019	REVIEW SET	GM	AAM
2	10-04-2019	REVISIONS TO CITY COMMENTS		

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180605
 SHEET NUMBER:
W4 OF 7

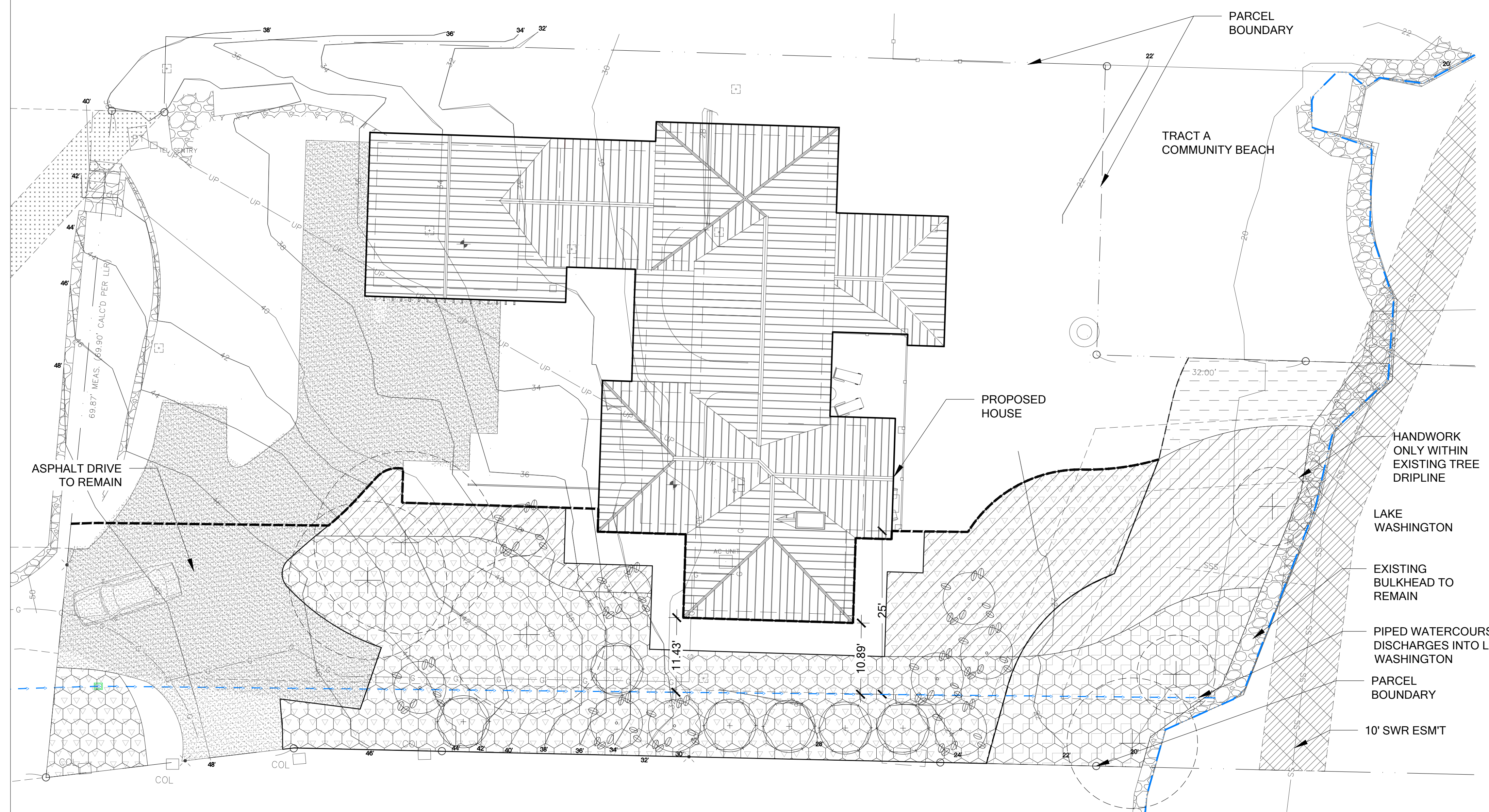
ENHANCEMENT NATIVE MIX PLANTING SCHEDULE (3,304 SF)



TREES	QTY	SPACING	SIZE
ACER CIRCINATUM / VINE MAPLE	9	8'	1 GAL. MIN.
RHAMNUS PURSHIANA / CASCARA	6	8'	1 GAL. MIN.
SHRUBS			
CORNUS SERICEA / RED-OSIER DOGWOOD	33	6'	1 GAL. MIN.
SYMPHORICARPUS ALBUS / SNOWBERRY	25	4'	1 GAL. MIN.
RIBES SANGUINEUM / RED-FLOWERING CURRANT	17	4'	1 GAL. MIN.
VIBURNUM EDULE / HIGHBUSH CRANBERRY	42	4'	1 GAL. MIN.
VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	25	4'	1 GAL. MIN.
GROUNDCOVER		48" O.C.	
*ALL SPECIES TO BE SPACED TRIANGULARLY			
MAHONIA NERVOSA / DULL MAHONIA	120		4" POT MIN.
POLYSTICHUM MUNITUM / SWORD FERN	120		4" POT MIN.
397 TOTAL			

VIEW PRESERVATION NATIVE PLANT MIX (1,740 SF)

SHRUBS	QTY	SPACING	SIZE
*ALL SPECIES TO BE SPACED TRIANGULARLY NOTE: GROUP INTO SAME SPECIES CLUSTERS OF 6-8			
SPIRAEA DENSIFLORA	74	3'	1 GAL. MIN.
GAULTHERIA SHALLON / SALAL	74	3'	1 GAL. MIN.
CORNUS SERICEA 'KELSEY'	74	3'	1 GAL. MIN.
GROUNDCOVER			
*ALL SPECIES TO BE SPACED TRIANGULARLY NOTE: GROUP INTO SAME SPECIES CLUSTERS OF 9-15			
DELPHINIUM MENZIESII / WESTERN LARKSPUR	167	24" O.C.	4" POT MIN.
FESTUCA IDAHOENSIS / ROEMER'S FESCUE	167	24" O.C.	4" POT MIN.
ARCTOSTAPHYLOS UVA-URSI / KINNICKINICK	167	24" O.C.	4" POT MIN.
723 TOTAL			



- 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.
 3. REFER TO DETAIL 1, SHEET W6 FOR CONTAINER PLANTING DETAIL.
 4. INSTALL SHRUBS AROUND EXISTING TREES (6), TO REMAIN. PLANT ONLY GROUNDCOVERS WITHIN THE DRIPLINES OF EXISTING TREES TO REMAIN.
 5. FINAL PLANT PLACEMENT SHOULD BE DETERMINED BY RESTORATION SPECIALIST OR LANDSCAPE DESIGNER.

LEGEND

- OHWM (FROM OTHERS)
- PIPED WATERCOURSE
- SHORELINE BUFFER
- PROPOSED WATERCOURSE BUFFER
- WATERCOURSE BUFFER PLANTING AREA (3,624 SF)
NUMBER OF PLANTS WITHIN AREA = 703
- SHORELINE SETBACK NATIVE PLANTING AREA (1,350 SF)
EQUALS 83% OF TOTAL SHORELINE AREA (1,627 SF)
- OWNER SELECTED LANDSCAPE AREA (277 SF)
- EXISTING TREE TO REMAIN
- BUFFER ENHANCEMENT NATIVE PLANTS
- VIEW PRESERVATION NATIVE PLANTS

**YANG RESIDENCE
BUFFER AVERAGING PLAN
PREPARED FOR
STEVE AND SOPHIE YANG
6660 EAST MERCER WAY
MERCER ISLAND, WA 98040**

SUBMITTALS & REVISIONS

NO.	DATE	DESCRIPTION	BY	GM
1	07-11-2019	REVIEW SET		GM
2	10-04-2019	REVISIONS TO CITY COMMENTS		AAM

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

PROJECT MANAGER: RK
DESIGNED: RK/KMB/GM
DRAFTED: GM
CHECKED: RK/KMB
JOB NUMBER: 180605
SHEET NUMBER: **W5 OF 7**

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



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 DEAD BRANCHES OR ROOTS. PLANTS SHALL BE 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

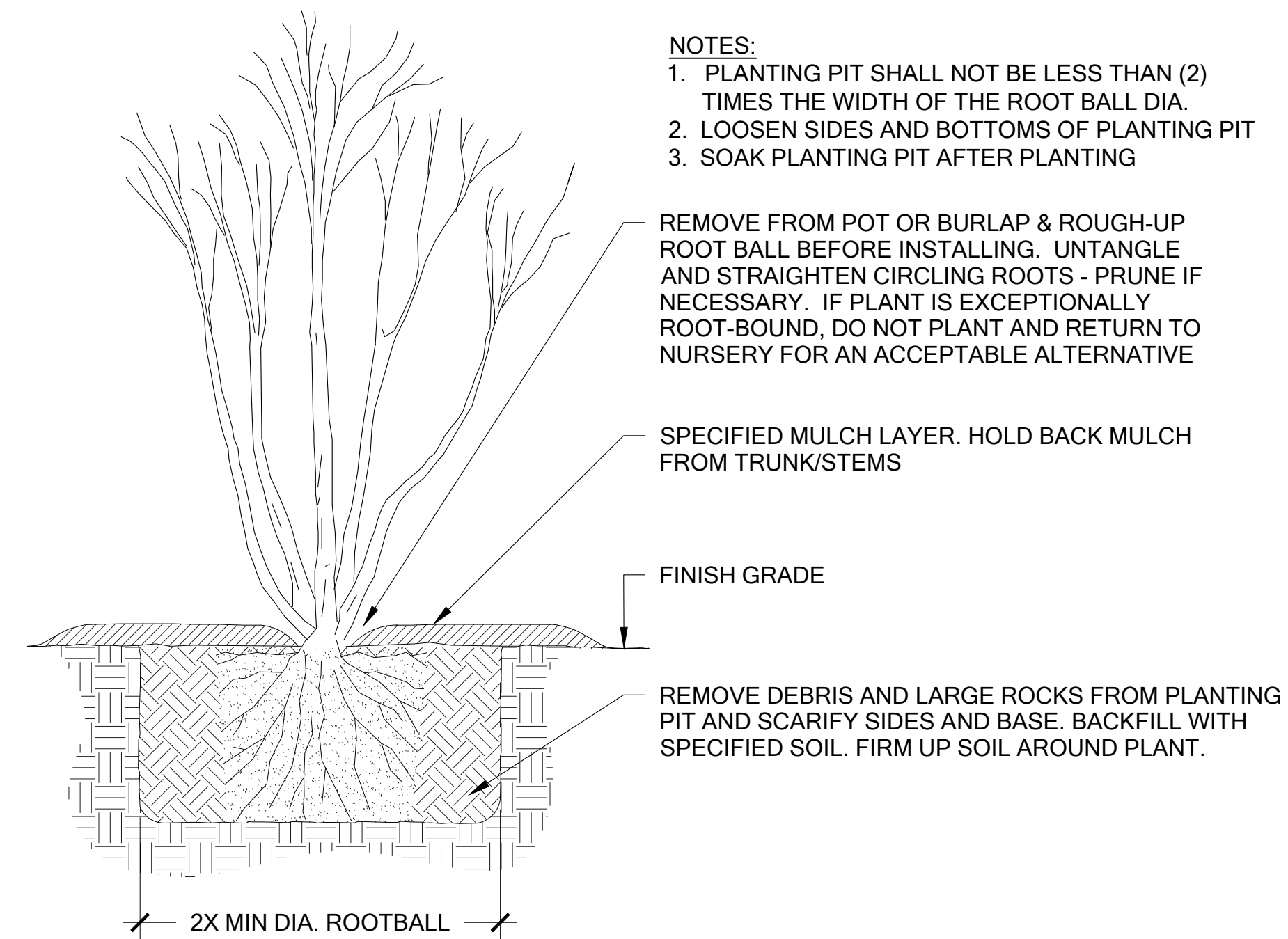
- PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO OR MORE SEVERE THAN THOSE OF THE PROJECT SITE.
- PLANTS SHALL BE TRUE TO SPECIES AND VARIETY OR SUBSPECIES. NO CULTIVARS OR NAMED VARIETIES SHALL BE USED UNLESS SPECIFIED AS SUCH.

QUANTITIES

SEE PLANT LIST ON ACCOMPANYING PLANS AND PLANT SCHEDULES.

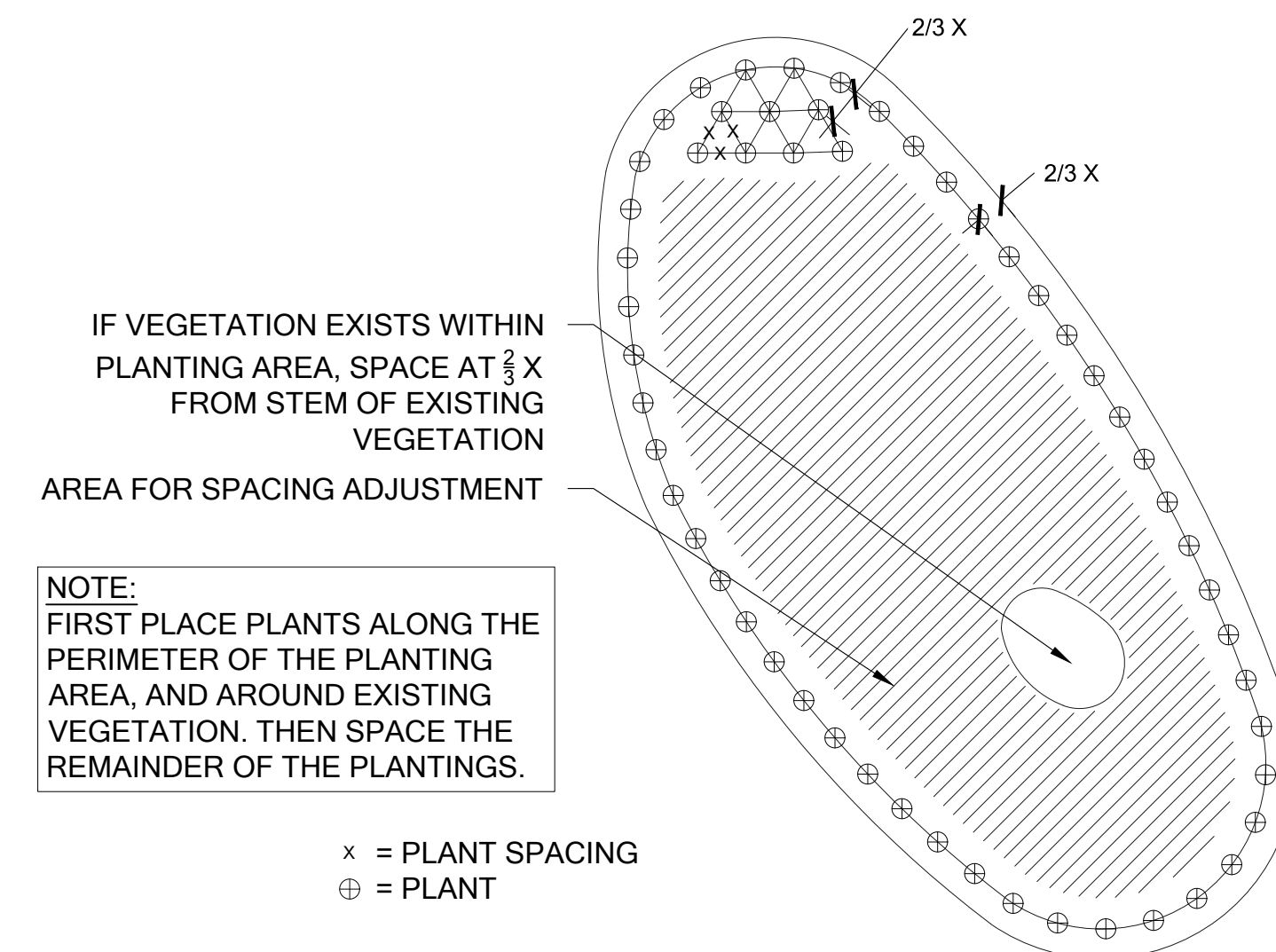
ROOT TREATMENT

- 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

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 DRAFTED: GM
 CHECKED: RK/KMB

JOB NUMBER:
 180605

SHEET NUMBER:
 W6 OF 7



Know what's below.
 Call before you dig.

PLANT INSTALLATION DETAILS AND NOTES

SCALE AS NOTED

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 TREE SHRUB AND GROUND COVER SPECIES SUITABLE TO THE SITE. TEN NATIVE SMALL TREE/SHRUB SPECIES AND FIVE NATIVE GROUND COVER SPECIES ARE PROPOSED IN THE MITIGATION AREA. THE PLAN CALLS FOR NEW PLANTINGS WITHIN THE INNER 25-FOOT SHORELINE BUFFER AREA AND THE WATERCOURSE BUFFER. 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 INSTALLED 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.
 - c. 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 TOWARD 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 TOWARD 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 TOWARD THIS STANDARD. "ESTABLISHMENT" IS CONSIDERED AT LEAST FIVE HEALTHY, INDIVIDUAL PLANTS OF A GIVEN SPECIES PRESENT WITHIN THE MITIGATION 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, PHOTOPPOINTS, 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 PHOTOPPOINTS.
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

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 3 INCHES OF COMPOST INTO THE UPPER 8 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 ENSURE 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. 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.
7. 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: 56 CUBIC YARDS.
2. RESTORATION SPECIALIST: THE WATERSHED COMPANY [(425) 822-5242] PERSONNEL OR OTHER PERSON QUALIFIED TO EVALUATE ENVIRONMENTAL RESTORATION PROJECTS.
3. 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 [(800) 844-7645] SELLS SUITABLE WOODCHIP MULCH CALLED "WOOD CHIP MULCH" AT MANY OF THEIR LOCATIONS. NOTE: ARBORIST WOODCHIPS GENERALLY CONTAIN WEED SEEDS AND ARE NOT A RELIABLE ALTERNATIVE. QUANTITY REQUIRED: 4 CUBIC YARDS.



750 Sixth Street South
Kirkland WA 98033

p 425.822.5242
www.watershedco.com

Science & Design

YANG RESIDENCE
BUFFER AVERAGING PLAN
PREPARED FOR
STEVE AND SOPHIE YANG
 6660 EAST MERCER WAY
 MERCER ISLAND, WA 98040

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SHEET NUMBER:
W7 OF 7



Know what's below.
Call before you dig.

MITIGATION PLAN NOTES

LEGAL DESCRIPTION

(PER LOT LINE REVISION RECORDING NO. 9412229001)

THAT PORTION OF LOTS 4 AND 5, EVAN'S ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 101 OF PLATS, PAGES 91 AND 92, IN KING COUNTY, WASHINGTON, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 4, EVAN'S ADDITION WHICH BEARS S88°41'26"E, DISTANCE 103.38' FROM THE NORTHWEST CORNER OF SAID LOT 4; THENCE S05°41'39"W A DISTANCE OF 102.56' TO THE SOUTH LINE OF SAID LOT 4 AND THE TERMINUS OF THIS LINE.

TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING AS DELINEATED ON THE FACE OF THE PLAT;

TOGETHER WITH AN UNDIVIDED INTEREST IN TRACT A (COMMUNITY BEACH) AND SECOND CLASS SHORELANDS ADJACENT TO AND ABUTTING THEREON;

AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES OVER THE 10 FOOT PRIVATE ROAD AS DELINEATED ON THE FACE OF THE PLAT.

SUBJECT TO: ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.

BASIS OF BEARINGS

A BEARING OF N 88°41'26" W ON THE MONUMENT LINE OF S.E. 68TH ST PER PLAT.

REFERENCES

PLAT OF EVANS ADDITION, VOL. 101, PGS. 91-92;
LOT LINE REVISION, VOL 101, PG. 185;
ALL RECORDS OF KING COUNTY, WASHINGTON.

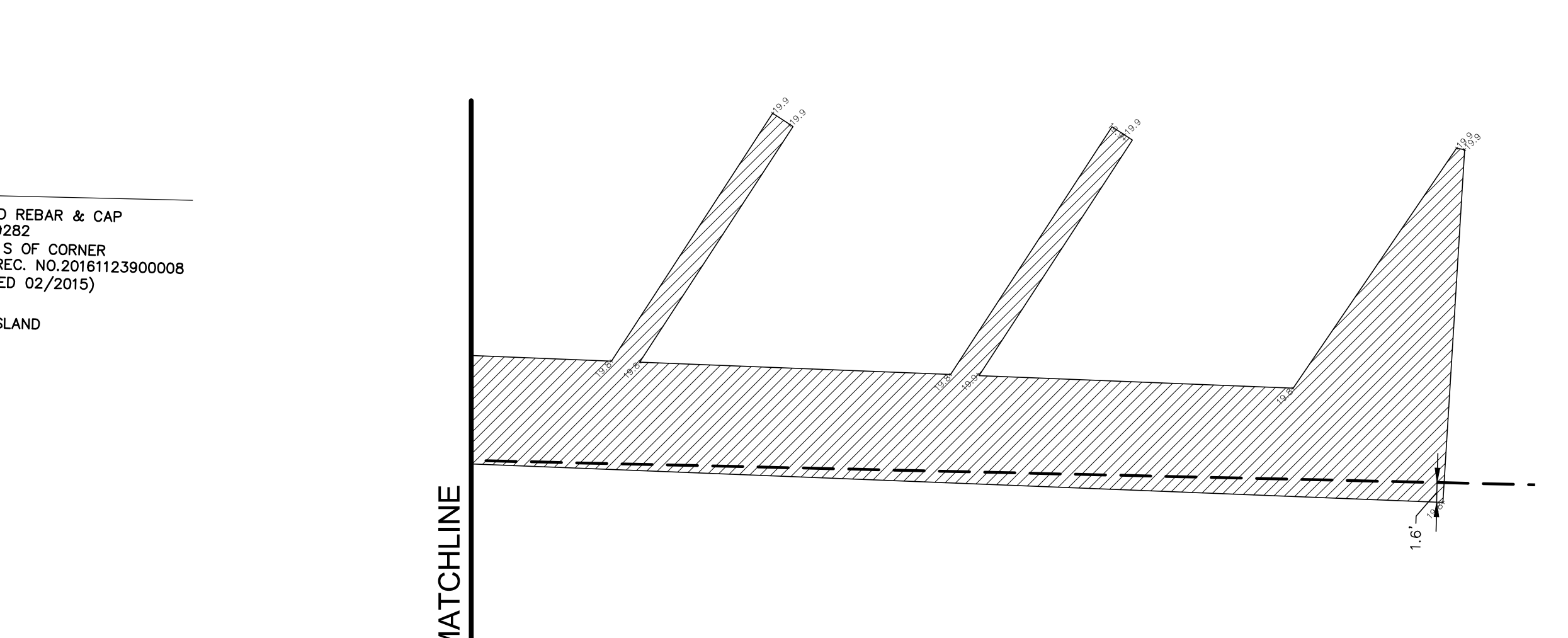
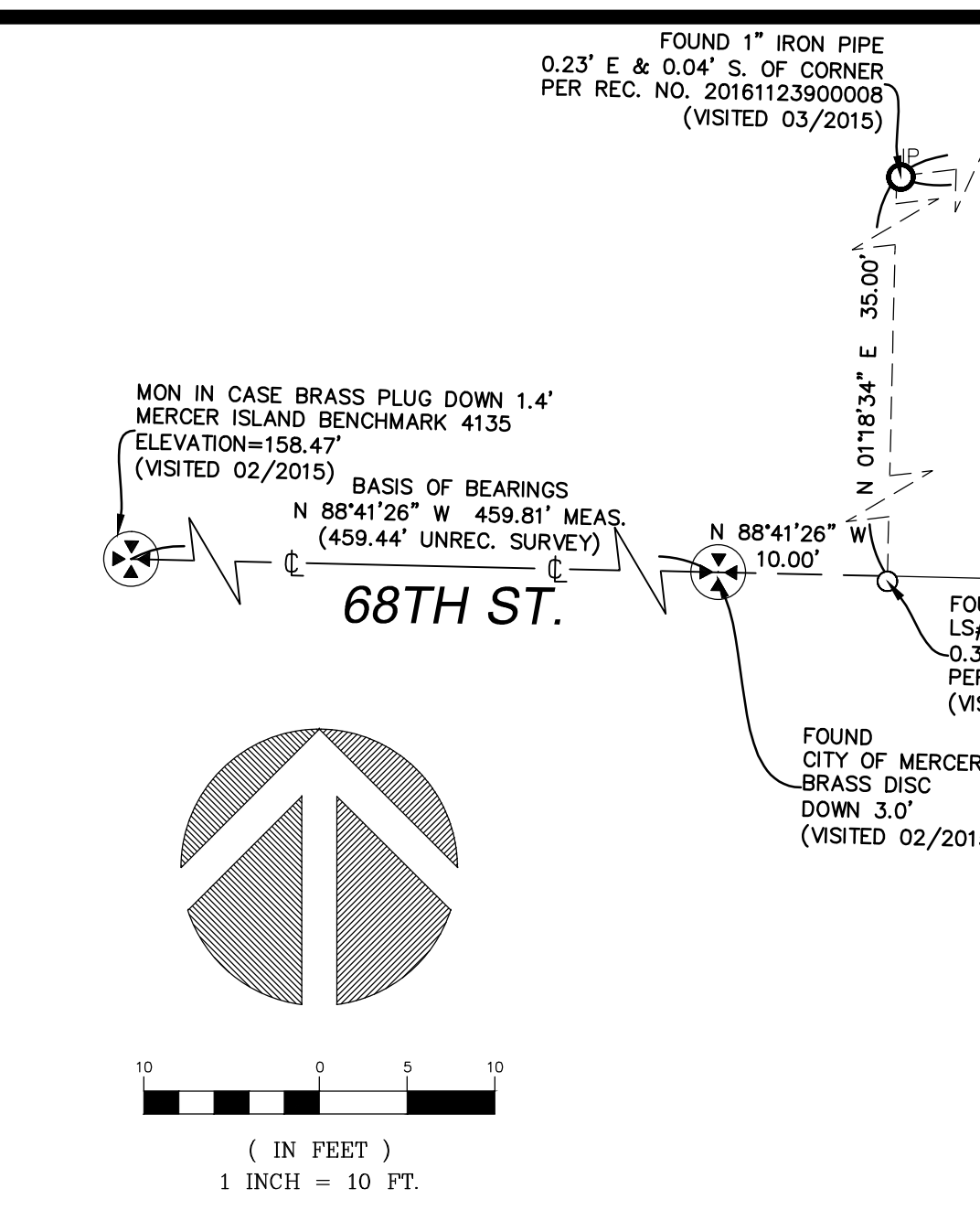
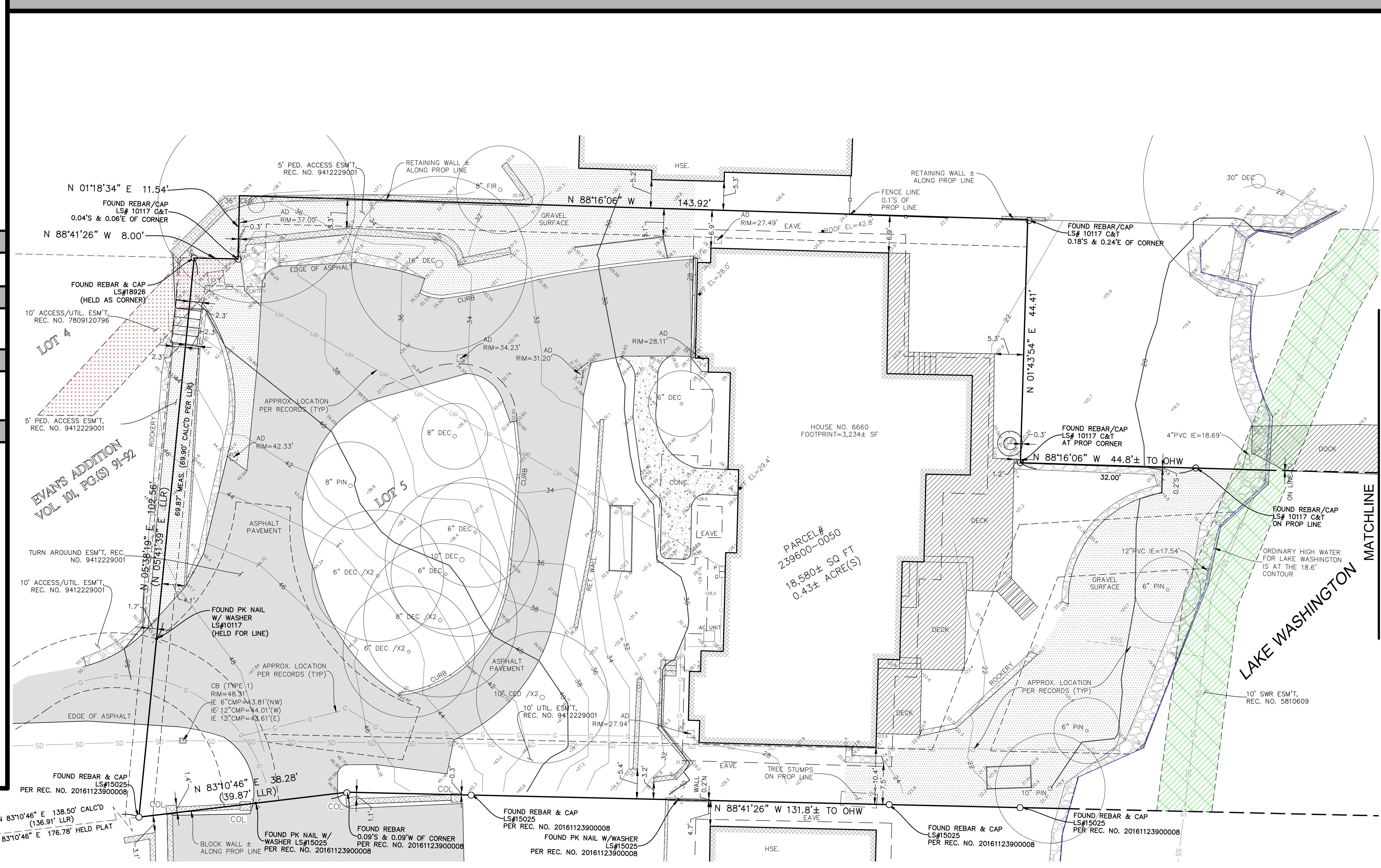
VERTICAL DATUM

NAVD 88 PER CITY OF MERCER ISLAND BENCHMARK 4135
FOUND 1/4" BRASS PIN IN CONC INTERSECTION OF E MERCER WAY & SE 68TH ST
ELEVATION ON PIN = 158.465'

SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN DECEMBER OF 2017. 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. 239600-0050
5. SUBJECT PROPERTY UPLAND AREA PER THIS SURVEY IS 18,580± S.F. (0.43± ACRES)
6. THIS SURVEY WAS PERFORMED WITH CHICAGO TITLE INSURANCE COMPANY'S GUARANTEE NO. 0119418-ETU, DATED FEBRUARY 22, 2018. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

TOPOGRAPHIC & BOUNDARY SURVEY



LEGEND

[Symbol]	AREA DRAIN
[Symbol]	ASPHALT SURFACE
[Symbol]	BRICK SURFACE
[Symbol]	BUILDING
[Symbol]	CENTERLINE ROW
[Symbol]	CULVERT PIPE
[Symbol]	CONCRETE SURFACE
[Symbol]	RETAINING WALL
[Symbol]	EASEMENT AREA
[Symbol]	DECK
[Symbol]	FENCE LINE (WOOD)
[Symbol]	FLAGSTONE SURFACE
[Symbol]	GAS METER
[Symbol]	GAS LINE
[Symbol]	GRAVEL SURFACE
[Symbol]	INLET (TYPE 1)
[Symbol]	IRON PIPE (FOUND)
[Symbol]	NAIL AS NOTED
[Symbol]	MONUMENT IN CASE (FOUND)
[Symbol]	POWER METER
[Symbol]	POWER (UNDERGROUND)
[Symbol]	POWER TRANSFORMER
[Symbol]	REBAR AS NOTED (FOUND)
[Symbol]	REBAR & CAP (SET)
[Symbol]	ROCKERY
[Symbol]	SEWER LINE
[Symbol]	STORM DRAIN LINE
[Symbol]	TEL SENTRY
[Symbol]	TELEPHONE SENTRY
[Symbol]	SIZE TYPE
[Symbol]	TREE (AS NOTED)

measure success

TOPOGRAPHIC & BOUNDARY SURVEY
NE 1/4 OF NE 1/4 SEC. 30, TWP. 24 N., RGE. 5 E., W.M.
PARCEL NO. 239600-0050

YANG RESIDENCE
6660 E. MERCER WAY
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: 170442
DATE: 12/20/17
DRAFTED BY: LCH
CHECKED BY: EJG/JGM
SCALE: 1" = 10'

REVISION HISTORY

NO.	DATE	DESCRIPTION

SHEET NUMBER
1 OF 1