

| PROJECT DATA | |
|-------------------------|--|
| PROJECT ADDRESS: | 6454 E MERCER WAY MERCER ISLAND, WA 98040 |
| PROPERTY TAX ID NUMBER: | 302405-9118 |
| SCOPE OF WORK: | NEW GARAGE ADDITION AND SECOND FLOOR ADDITION TO EXISTING SINGLE FAMILY RESIDENCE. NEW ROOF AND SECOND STORY FRAMING. LESS THAN 200SF OF WORK WILL BE LOCATED IN WETLAND BUFFER AT ENTRY AND ABOVE EXISTING HOUSE TO REMAIN. |
| ZONING: | R-15 |
| CONSTRUCTION TYPE: | TYPE V B |
| CLIMATE ZONE: | 4C |
| SEISMIC ZONE: | 3 |
| NUMBER OF STORIES: | 2 STORY PROPOSED, 1 STORY EXISTING RESIDENCE |
| BUILDING HEIGHT LIMIT: | 30 FT ABOVE AVERAGE BUILDING ELEVATION |
| LOT AREA: | 20,717 SF |
| SETBACKS: | FRONT LOT LINE = 20 FT REAR LOT LINE = 25 FT SIDE LOT LINES = SUM 15 FT, MIN 5' EACH |
| GROSS FLOOR AREA: | LESSER OF 40.0% OR 12,000 SF = 8,286.8 SF |
| FIRE PROTECTION: | NEW 13D FIRE SPRINKLER SYSTEM W/ ALL INTERNAL SOUNDERS CONNECTED TO WATER FLOW DEVICE |

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED RECORDING# 20170303001060) THAT PORTION OF THE NORTH HALF OF THE NORTH HALF OF THAT PORTION OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, WM, IN KING COUNTY, WASHINGTON, AND ADJOINING SHORE LANDS LYING BETWEEN THE NORTH 496 FEET THEREOF AND THE SOUTH 471 FEET THEREOF LYING EASTERLY OF A LINE WHICH IS 1,646.58 FEET EAST OF AND PARALLEL TO THE NORTH-SOUTH CENTER LINE OF SAID SECTION 30; CENTER LINE OF SAID SECTION 30;

EXISTING WALL INSULATION

EXISTING CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION PROVIDED THAT THESE CAVITIES ARE FILLED WITH INSULATION WHILE MAINTAINING CODE REQUIRED VENTILATION CLEARANCES. 2X4 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-15 AND 2X6 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-21.

ENERGY NOTES

| | |
|---------------------------------|--|
| CODE: | 2018 W.S.E.C. & 2018 IRC, WAC 51-11R |
| CLIMATIC ZONE: | ZONE #4C |
| SPACE HEAT TYPE: | ELECTRIC DUCTLESS HEAT PUMP |
| INSULATION VALUES: | WALLS: R-21 FLAT ATTICS/CEILINGS: R-49 VAULTED CEILINGS: R-38 FLOORS (OVER UNHEATED SPACES): R-30 SLAB-ON-GRADE: R-10 (NONE IN THIS PROJECT) |
| THERMAL STANDARDS FOR OPENINGS: | UNLIMITED OPTION |
| AIR INFILTRATION: | MANUFACTURED DOORS/WINDOWS; CONFORM TO SECTION R402.4.3 OF THE WASHINGTON STATE ENERGY CODE |
| MOISTURE CONTROL: | 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 BUILDING ENVELOPE WALLS: 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 CUP RATING (4 MIL POLYETHYLENE) ATTICS/CEILINGS: VAPOR RETARDER OF ONE PERM CUP RATING (4 MIL POLYETHYLENE). INSTALL CONTINUOUSLY CRAWL SPACE: 6 MIL POLYETHYLENE |
| VENTILATION: | 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. TAPER OR COMPRESS INSULATION AT PERIMETER TO INSURE PROPER VENTILATION |
| HEATING & COOLING: | NEW AIR SOURCE DUCTLESS HEAT PUMP USING EXISTING DUCT SYSTEM. |
| TEMP. CONTROL: | FOR HEATING AND COOLING, THERMOSTAT SHALL BE CAPABLE OF BEING SET FROM 55-85 DEGREES FARENHEIT 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 R403.3.1 OF THE 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. b. DUCTS WITHIN A CONCRETE SLAB OR IN THE GROUND SHALL BE INSULATED TO R-10, WITH INSULATION DESIGNED TO BE USED BELOW GRADE. |
| 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. PLUMBING OR MECHANICAL CANNOT DISPLACE THE REQUIRED INSULATION. |
| PLUMBING FIXTURES: | ALL SHOWERHEADS SHALL BE RATED AT 1.8 GPM OR LESS. KITCHEN SINK FAUCETS SHALL BE RATED AT 1.8 GPM OR LESS. TEMPORARY FLOW INCREASE SHALL BE LIMITED TO 2.2 GPM. ALL LAVATORY FAUCETS SHALL BE RATED AT 1.2 GPM OR LESS WATER CLOSETS SHALL NOT EXCEED 1.28 GPF |

DUTY OF COOPERATION

RELEASE AND ACCEPTANCE OF THESE DOCUMENTS INDICATES COOPERATION AMONG THE OWNER, CONTRACTOR, AND STURMAN ARCHITECTS. ANY ERRORS, OMISSIONS, OR DISCREPANCIES DISCOVERED IN THE USE OF THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO STURMAN ARCHITECTS. FAILURE TO DO SO SHALL RELIEVE STURMAN ARCHITECTS FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES.

ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT THE CONSENT OF STURMAN ARCHITECTS ARE UNAUTHORIZED. FAILURE TO OBSERVE THESE PROCEDURES SHALL RELIEVE STURMAN ARCHITECTS OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING FROM SUCH ACTIONS.

GENERAL NOTES

- CODE COMPLIANCE: ALL WORK SHALL COMPLY WITH THE 2018 IRC, 2018 IMC, 2018 IFGC, 2018 IFB, 2018 UPC, 2018 IPMC, 2020 NEC, 2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH WASHINGTON STATE AMENDMENTS, 2009 ICC A117.1, 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 PROVIDED AS IF FULLY DRAWN.
- DOORS: DOORS NOT DIMENSIONALLY LOCATED SHALL BE 6" FROM STUD FACE TO EDGE OF DOOR. ROUGH OPENING OR CENTERED BETWEEN WALLS AS SHOWN.
- WOOD MEMBERS IN CONTACT WITH CONCRETE, AND/OR EXPOSED TO WEATHER: TO BE PRESSURE TREATED, TYPICAL. PROVIDE PRESSURE TREATED SILL PLATE IF FINISH GRADE IS WITHIN 8", TYPICAL.
- FRAMING: ALL NEW INTERIOR FRAME PARTITIONS TO BE 2X4 @ 16" O.C., & ALL NEW EXTERIOR FRAME PARTITIONS TO BE 2X6 @ 16" O.C., UNLESS OTHERWISE NOTED. VERIFY W/ STRUCTURAL DRAWINGS.
- VENTILATION: VENT ALL BATHROOM FANS, LAUNDRY FANS, RANGE HOODS AND DRYERS TO OUTSIDE ATMOSPHERE. BATHROOM/UTILITY ROOM FANS SHALL BE CAPABLE OF 5 AIR CHANGES PER HOUR AND SHALL BE VENTED DIRECTLY TO THE OUTSIDE THROUGH SMOOTH, RIGID, NON-CORROSIVE METAL, 24 GA. DUCTWORK. FLEX DUCTING IS NOT ALLOWED. ALL EXHAUST FANS/VENT HOODS OVER 400CFM SHALL HAVE A MAKE-UP AIR DEVICE W/ DAMPER STARTING AUTOMATICALLY AND RUNNING CONTINUOUSLY WITH THE FAN CAPABLE OF SUPPLYING AN EQUIVALENT AMOUNT OF AIR.
- FLUES: FLUES TO BE LOCATED MINIMUM 2" FROM ALL COMBUSTIBLE MATERIALS.
- DOWNSPOUTS: LOCATE NEW DOWNSPOUTS AS SHOWN ON ROOF PLAN, FLOOR PLANS & ELEVATIONS.
- OTHER DOCUMENTATION: REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL, AND/OR LANDSCAPE DRAWINGS FOR ADDITIONAL DRAWINGS, NOTES, SCHEDULES, AND SYMBOLS.
- PROTECTION: PROTECT ALL EXISTING FINISHES AND SURFACES. ANY DAMAGE WILL BE REPAIRED WITHOUT ADDITIONAL COST TO OWNER.
- PERMITS: SEPARATE ELECTRICAL, MECHANICAL, AND PLUMBING PERMITS ARE REQUIRED IN ADDITION TO THE BASIC BUILDING PERMIT.
- ROOFING: PROVIDE NEW ROOFING TO MATCH EXISTING.
- EXHAUST DUCTS: PROVIDE BACKDRAFT DAMPERS AT ALL EXHAUST DUCTS.
- PROVIDE COMBUSTION AIR OPENINGS INTO FURNACE ROOM PER UMC 703.
- APPLIANCES: CLEARANCES OF UL LISTED APPLIANCES FROM COMBUSTIBLE MATERIALS SHALL BE AS SPECIFIED IN UL LISTING.
- WATER FLOW: SHOWER SHALL BE EQUIPPED WITH FLOW CONTROL DEVICE TO LIMIT WATER FLOW TO 2.5 GALLONS PER MINUTE.
- SMOKE DETECTORS: SMOKE & CARBON MONOXIDE THROUGH NEW CONSTRUCTION. TO BE MONITORED PER FIRE DEPARTMENT REQUIREMENTS.
- FIRE BLOCKING: FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS AND FORM A VERTICAL AND HORIZONTAL FIRE BARRIER BETWEEN STORIES AND THE TOP STORY TO ROOF SPACE PER IRC R302.11 AND R302.7

2018 WSEC CREDITS

CREDITS REQUIRED:
PROJECT IS AN ADDITION CREATING MORE THAN 500 SF OF NEW CONDITIONED SPACE BUT DOES NOT EXCEED 5,000 SF OF HEATED FLOOR AREA SO IS A MEDIUM DWELLING UNIT
6.0 CREDITS NEEDED
FUEL NORMALIZATION CREDITS (NEW ELECTRIC HEAT PUMP)
1.0 CREDITS
REMAINING CREDITS REQUIRED
5.0 CREDITS

| CREDITS | OPTION | DESCRIPTION |
|-------------------------------|--------|---|
| 0.5 | 1.3 | VERTICAL FENESTRATION U = .28, UNDER FLOOR INSULATION-R-38 R-10 RIGID INSULATION ENTIRE PERIMETER AND UNDER ENTIRE SLAB |
| 1.5 | 2.3 | AIR LEAKAGE TEST < 1.5 ACH WHOLE HOUSE VENTILATION BY HRV W/ MIN .75 HRE |
| 1.5 | 3.5 | AIR SOURCE CENTRALLY DUCTED HEAT PUMP MIN HSPF 11 |
| 1.0 | 5.3 | GAS WATER HEATER MIN UEF 0.91 |
| 0.5 | 7.1 | ENERGY STAR APPLIANCE PACKAGE VENTLESS DRYER |
| TOTAL CREDITS SELECTED 5.0 | | |

PROJECT TEAM

| | | | |
|------------|--|-------------|---|
| OWNER: | TYLER & ANDREA SIMPSON 6454 E MERCER WAY MERCER ISLAND, WA 98040 PHONE: - | STRUCTURAL: | SWENSON SAY FAGET 2124 THIRD AVE SUITE 100 SEATTLE, WA 98121 PHONE: 206.443.6212 CONTACT: BLAZE BRESKO |
| ARCHITECT: | STURMAN ARCHITECTS, INC. 9-103RD AVE NE SUITE 203 BELLEVUE, WA 98004 PHONE: 425.451.7003 CONTACT: BRAD STURMAN | CONTRACTOR: | MARCH-MACDONALD, INC. 9725 SE 36TH ST, STE. 401 MERCER ISLAND, WA 98040 PHONE: 206.232.8464 CONTACT: CLAY MARCH |
| SURVEYOR: | TERRANE 10801 MAIN ST SUITE 102 BELLEVUE, WA 98040 PHONE: 425.458.4488 | WETLAND: | THE WATERSHED COMPANY 750 SIXTH STREET SOUTH KIRKLAND, WA 98033 PHONE: 425.822.5242 CONTACT: RYAN KAHLO |

SHEET INDEX

| | |
|--------|---|
| A1.0 | PROJECT DATA, INDEX, ENERGY INFO |
| A1.1 | SITE PLAN |
| SURVEY | |
| C-1 | TESS PLAN |
| C-2 | DRAINAGE PLAN |
| C-3 | DETAILS |
| L001 | EXISTING CONDITIONS |
| L002 | IMPACT ASSESSMENT |
| L003 | MITIGATION PLANTING PLAN |
| L004 | PLANT SCHEDULE & INSTALL DETAILS |
| L005 | PLANT INSTALLATION SPECIFICS & MITIGATION NOTES |

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AVERAGE BUILDING ELEVATION

| Wall Length | Elevation Pt. | Wall Length X Elev. Pt. |
|-------------|---------------|-------------------------|
| A | 12.92 | 22.91 |
| B | 4.46 | 26.36 |
| C | 22.75 | 26.3 |
| D | 4.50 | 26.26 |
| E | 16.29 | 26.27 |
| F | 11.08 | 26.5 |
| G | 21.08 | 26.63 |
| H | 1.50 | 26.62 |
| I | 2.00 | 26.45 |
| J | 20.71 | 26.77 |
| K | 0.42 | 26.93 |
| L | 28.00 | 27.17 |
| M | 29.08 | 27.1 |
| N | 11.33 | 26.6 |
| O | 20.13 | 26.45 |
| P | 3.33 | 26.5 |
| Q | 2.42 | 26.6 |
| R | 5.67 | 25.9 |
| S | 22.96 | 25.8 |
| T | 40.96 | 22.29 |
| | 281.59 | 522.41 |
| | | 7259.0047 |

| | | |
|---------|-------|----------------------------|
| 7259.00 | 25.78 | Average Building Elevation |
| 281.59 | | |

BUILDING AREA

| | MAIN FLOOR | UPPER FLOOR | HEATED SUB-TOTAL | ATTACHED GARAGE | GRAND TOTAL |
|-----------------|------------|-------------|--------------------|-----------------|-------------|
| EXISTING HOUSE: | 2,105.2 SF | 0 SF | 2,105.2 SF | 0 SF | 2,105.2 SF |
| PROPOSED HOUSE: | 2,579.4 SF | 2,209.9 SF | 4,789.3 SF | 784.3 SF | 5,573.6 SF |
| CHANGE: | +474.2 SF | +2,209.9 SF | +2,684.1 SF | +784.3 SF | 3,468.4 SF |

NOTE: BUILDING AREA IS USEABLE CONDITIONED FLOOR SPACE AND DOES NOT INCLUDE EXTERIOR WALLS, TWO STORY OPEN AREAS, AND SPACE ABOVE STAIRS.

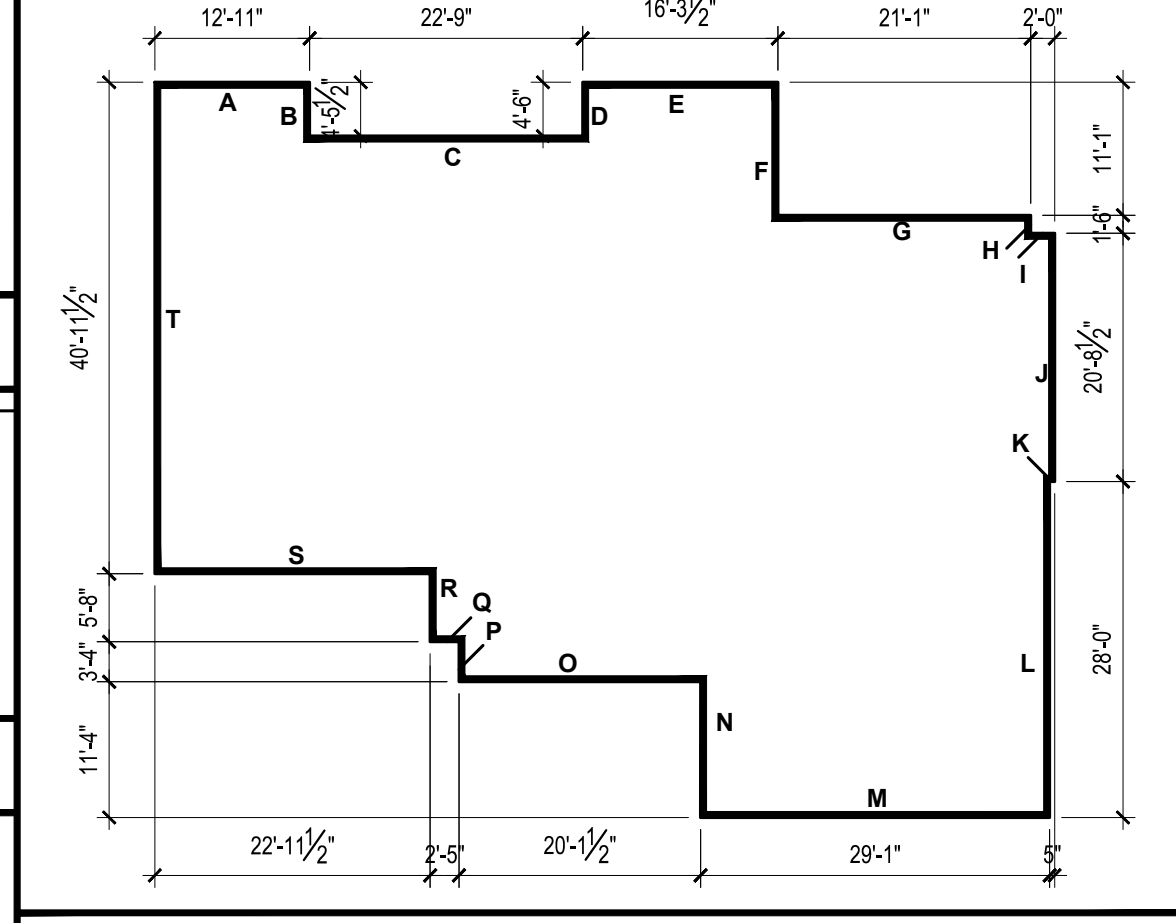
WHOLE HOUSE VENTILATION

| | |
|---|----------------|
| BEDROOMS | 6 |
| HEATED SQUARE FOOTAGE | 4,789.3 SF |
| CFM = (0.01 * 4789.3 SF) + (7.5 * (6+1 BEDROOMS)) | |
| AIRFLOW (CFM) | 100.4 CFM MIN. |

- WHOLE HOUSE VENTILATION SHALL BE PROVIDED BY ERV/HRV W/ INTEGRAL FANS, PROVIDING MIN. 104 CFM RUNNING CONTINUOUSLY PER 2018 IRC TABLES M1505.4.3 (1&2). FAN SHALL BE LESS THAN .35 WATT PER CFM AND RUN CONTINUOUSLY, AND HAVE A SONE RATING OF LESS THAN 1.0. VENTILATION SHALL BE ABLE TO OPERATE INDEPENDENTLY OF HEATING SYSTEM.
- SYSTEM SHALL HAVE A 5"Ø SMOOTH FRESH AIR DUCT W/ LOUVER & SCREEN CONNECTED TO THE RETURN AIR STREAM 4' UPSTREAM OF THE AIR HANDLER AND INSULATED W/ R-4 MIN IN HEATED AREAS. ALL SUPPLY DUCTS IN CONDITIONED SPACE SHALL BE INSULATED TO MIN. R-4 PER IRC M1507.3.5.2.
- SHALL HAVE A FILTER WITH A MERV OF AT LEAST 6 INSTALLED IN AN EASILY ACCESSIBLE LOCATION.
- FRESH AIR VENT SHALL BE LOCATED AWAY FROM SOURCES OF ODORS OR FUMES, MIN 10" FROM PLUMBING OR APPLIANCE VENTS, AWAY FROM ROOMS W/ FUEL BURNING APPLIANCES, AND OUT OF ATTICS, CRAWL SPACES, AND GARAGES.
- AIRFLOW FOR WHOLE HOUSE VENTILATION FAN SHALL BE PROVIDED BY UNDERCUTTING INTERIOR DOORS 1/2" ABOVE FINISHED FLOOR, TYP.
- WHOLE HOUSE VENTILATION SHALL BE TESTED, BALANCED AND VERIFIED AND A WRITTEN REPORT SHALL BE POSTED AND PROVIDED THE BUILDING OFFICIAL AND CERTIFICATION COMPLETED PER WSEC SECTIONS M1505.4.1.6 AND M1505.4.1.7.
- AN EXHAUST FAN WHOLE HOUSE VENTILATION IS NOT ALLOWED WITH AN ERV SYSTEM.
- HRV/ERV SHALL HAVE A MINIMUM HRE OF .75

AVERAGE BUILDING ELEVATION

| Wall Length | Elevation Pt. | Wall Length X Elev. Pt. |
|-------------|---------------|-------------------------|
| A | 12.92 | 22.91 |
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| R | 5.67 | 25.9 |
| S | 22.96 | 25.8 |
| T | 40.96 | 22.29 |
| | 281.59 | 522.41 |
| | | 7259.0047 |



GROSS FLOOR AREA (GFA)

| | EXISTING FLOOR AREA | ADDITIONAL FLOOR AREA | TOTAL | NET LOT AREA | ALLOWED MAX. % GFA COVERAGE |
|------------------|---------------------|-----------------------|------------|--------------|--------------------------------------|
| MAIN FLOOR | 2,178.3 SF | 719.6 SF | 2,897.9 SF | 20,717 SF | 40.0% OR 12,000 SF |
| UPPER FLOOR | 0 SF | 2,542.5 SF | 2,542.5 SF | | ALLOWED GROSS FLOOR AREA 8,286.8 SF |
| GARAGE | 0 SF | 800.7 SF | 800.7 SF | | EXISTING GROSS FLOOR AREA 2,178.3 SF |
| GROSS FLOOR AREA | 2,178.3 SF | 4,062.8 SF | 6,241.1 SF | | EXISTING % GFA COVERAGE 10.5% |
| | | | | | PROPOSED GROSS FLOOR AREA 6,241.1 SF |
| | | | | | PROPOSED % GFA COVERAGE 30.1% |

NOTE: SEE SHEET A2.4 FOR GROSS FLOOR AREA DIAGRAMS

LOT COVERAGE & HARDSCAPE

| LOT COVERAGE | NET LOT S.F. | MAIN STRUCT. & ROOF S.F. | DRIVES/ PARKING | TOTAL LOT COVERAGE | % LOT COVERAGE | HIGHEST EL: 30.6' LOWEST EL: 18.6' ELEVATION DIFFERENCE= 12.0' |
|------------------------------|--------------|--------------------------|-----------------|----------------------|----------------|--|
| EXISTING IMPERVIOUS AREA | 20,717 SF | 2,933.0 SF | 2,751.5 SF | 5,684.5 SF | 27.4 % | 12.0' DIVIDED BY 217.29 (HORIZ. DIST. BTWN. HIGHEST & LOWEST ELEV.) = .055 |
| PROPOSED IMPERVIOUS AREA | | 4,529.1 SF | 1,628.7 SF | 6,157.8 SF | 29.7 % | LOT SLOPE IS 5.5%, WHICH IS LESS THAN 15% SO LOT COVERAGE ALLOWED IS 40%. |
| NET GAINLOSS IMPERVIOUS AREA | | +1,596.1 SF | -1,122.8 SF | +473.3 SF | +2.3 % | ADDITIONAL 9% OF LOT SIZE WILL DETERMINE ALLOWABLE HARDSCAPE SURFACE |
| % ALLOWED IMPERVIOUS AREA | | | | 8,286.8 SF ALLOWABLE | 40 % | |

| HARDSCAPE | DOCK | WALKS | STEPS | PATIO | RETAINING WALLS | TOTAL HARDSCAPE | % HARDSCAPE |
|---|----------|-----------|----------|----------|-----------------|----------------------|-------------|
| EXISTING HARDSCAPE AREA | 359.3 SF | 566.6 SF | 28.4 SF | 546.9 SF | 125.3 SF | 1,627.5 SF | 7.9 % |
| PROPOSED HARDSCAPE AREA | 359.3 SF | 406.8 SF | 64.5 SF | 513.8 SF | 125.3 SF | 1,469.7 SF | 7.1% |
| NET GAINLOSS HARDSCAPE AREA | +0 SF | -159.8 SF | +35.1 SF | -33.1 SF | +0 SF | -157.8 SF | -0.8 % |
| % ALLOWED HARDSCAPE AREA | | | | | | 1,884.5 SF ALLOWABLE | 9 % |
| UNUSED LOT COVERAGE AVAILABLE FOR HARDSCAPE | | | | | | 2,129.0 SF | 10.3 % |
| TOTAL ALLOWED HARDSCAPE AREA | | | | | | 3,993.5 SF ALLOWABLE | 19.3 % |

GROSS FLOOR AREA (GFA)

| | EXISTING FLOOR AREA | ADDITIONAL FLOOR AREA | TOTAL | NET LOT AREA | ALLOWED MAX. % GFA COVERAGE |
|------------------|---------------------|-----------------------|------------|--------------|--------------------------------------|
| MAIN FLOOR | 2,178.3 SF | 719.6 SF | 2,897.9 SF | 20,717 SF | 40.0% OR 12,000 SF |
| UPPER FLOOR | 0 SF | 2,542.5 SF | 2,542.5 SF | | ALLOWED GROSS FLOOR AREA 8,286.8 SF |
| GARAGE | 0 SF | 800.7 SF | 800.7 SF | | EXISTING GROSS FLOOR AREA 2,178.3 SF |
| GROSS FLOOR AREA | 2,178.3 SF | 4,062.8 SF | 6,241.1 SF | | EXISTING % GFA COVERAGE 10.5% |
| | | | | | PROPOSED GROSS FLOOR AREA 6,241.1 SF |
| | | | | | PROPOSED % GFA COVERAGE 30.1% |

NOTE: SEE SHEET A2.4 FOR GROSS FLOOR AREA DIAGRAMS

SITE PLAN

| | | | | | |
|-------------|----------|----|----|----|----|
| REVISIONS: | ▲▲ | ▲▲ | ▲▲ | ▲▲ | ▲▲ |
| PLOT DATE: | 6/2/2022 | | | | |
| DRAWN BY: | LG | | | | |
| CHECKED BY: | BJS | | | | |
| SHEET | | | | | |

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

CRITICAL AREA REVIEW 6/2/22

STURMAN ARCHITECTS

9-103RD AVE NE SUITE 203 BELLEVUE, WA 98004
TEL: 425-451-7003

REGISTERED ARCHITECT
BRADLEY J. STURMAN
PART OF WASHINGTON

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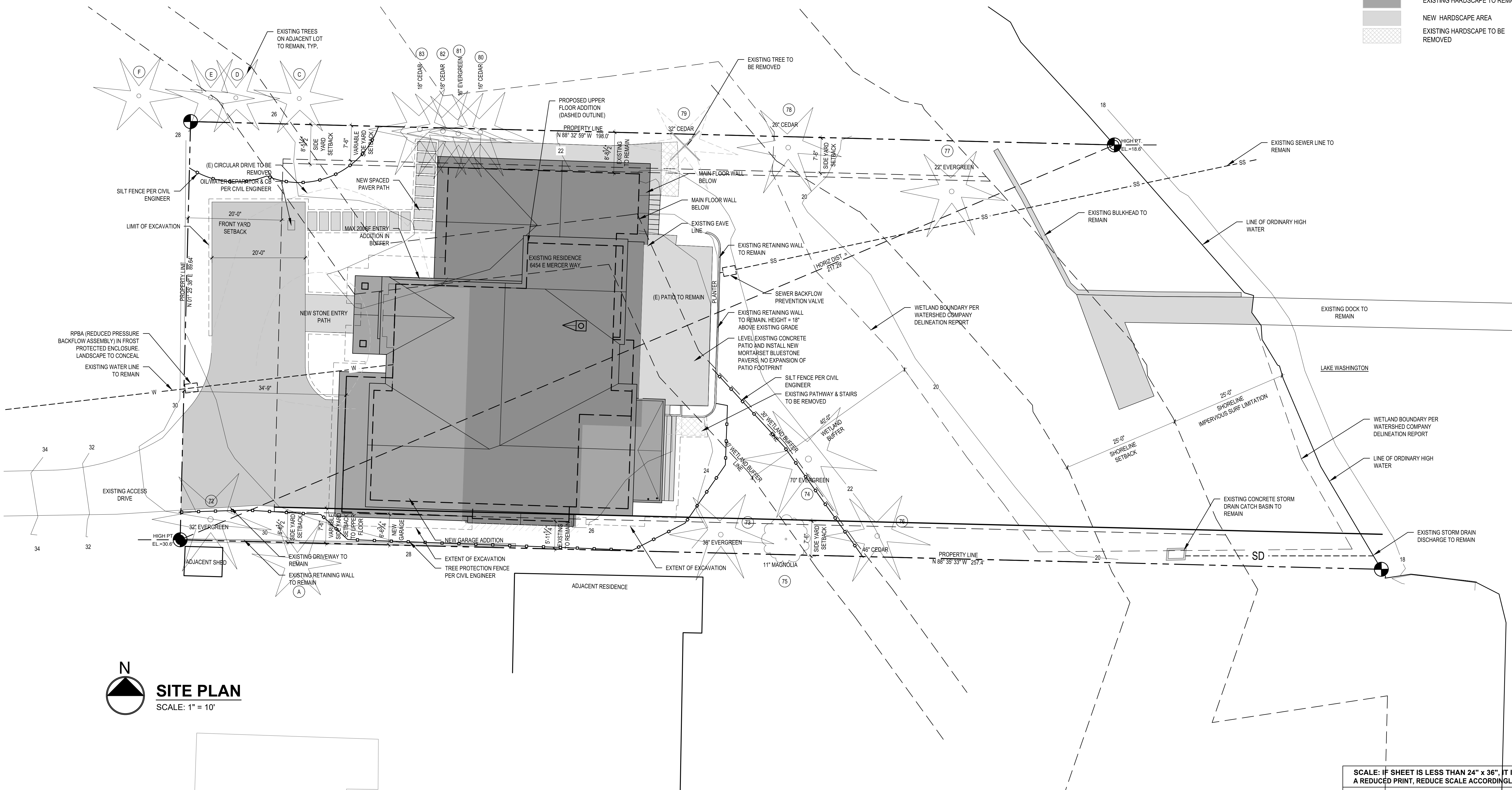
SIMPSON RESIDENCE
CRITICAL AREA REVIEW
6454 E MERCER WAY
MERCER ISLAND, WA 98040

SITE PLAN

A1.0

| | |
|-------------|----------|
| REVISIONS: | |
| | |
| | |
| | |
| | |
| PLOT DATE: | 6/2/2022 |
| DRAWN BY: | LG |
| CHECKED BY: | BJS |
| SHEET | |

- LEGEND:**
- GRADE MAJOR CONTOUR
 - GRADE MINOR CONTOUR
 - SILT FENCE
 - TREE PROTECTION FENCING
 - P — POWER LINE
 - GAS — GAS LINE
 - T — TELEPHONE
 - W — WATER LINE
 - SS — SANITARY SEWER LINE
 - SD — STORM DRAIN LINE
 - EXISTING (HOUSE) LOT COVERAGE TO REMAIN
 - NEW (HOUSE) LOT COVERAGE
 - ▨ EXISTING (HOUSE) LOT COVERAGE TO BE REMOVED
 - ▩ NEW & REPLACED LOT COVERAGE (DRIVEWAY)
 - EXISTING HARDSCAPE TO REMAIN
 - NEW HARDSCAPE AREA
 - ▨ EXISTING HARDSCAPE TO BE REMOVED



SITE PLAN
 SCALE: 1" = 10'

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
 CRITICAL AREA REVIEW 6/2/22

TOPOGRAPHIC & BOUNDARY SURVEY

measure success

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED RECORDING# 20170303001060)

THAT PORTION OF THE NORTH HALF OF THE NORTH HALF OF THAT PORTION OF GOVERNMENT LOT 1 OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, AND ADJOINING SHORE LANDS LYING BETWEEN THE NORTH 496 FEET THEREOF AND THE SOUTH 471 FEET THEREOF LYING EASTERLY OF A LINE WHICH IS 1,646.58 FEET EAST OF AND PARALLEL TO THE NORTH-SOUTH CENTER LINE OF SAID SECTION 30;

BASIS OF BEARINGS

SOUTH LINE OF SUBJECT PROPERTY HELD AT BEARING S 88°35'33" E AS SHOWN HEREON AND AS BASED UPON EXISTING MONUMENTATION FOUND IN THE PLAT OF GREGORY ADDITION AS RECORDED IN VOL. 72 OF PLATS, PG 66.

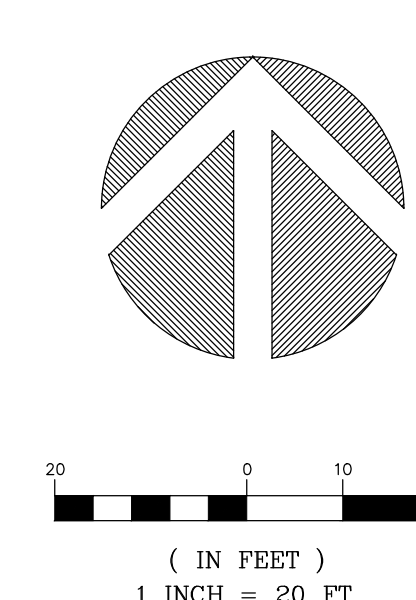
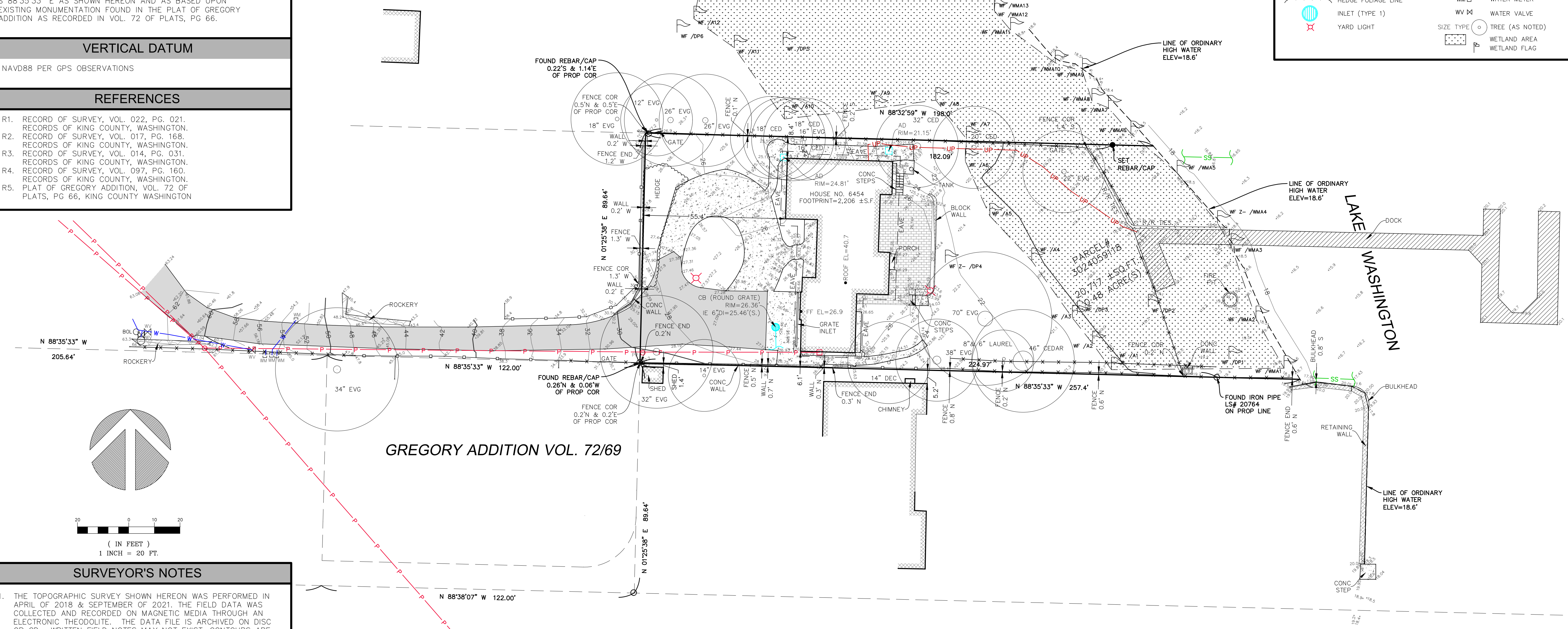
VERTICAL DATUM

NAVD88 PER GPS OBSERVATIONS

REFERENCES

- R1. RECORD OF SURVEY, VOL. 022, PG. 021, RECORDS OF KING COUNTY, WASHINGTON.
- R2. RECORD OF SURVEY, VOL. 017, PG. 168, RECORDS OF KING COUNTY, WASHINGTON.
- R3. RECORD OF SURVEY, VOL. 014, PG. 031, RECORDS OF KING COUNTY, WASHINGTON.
- R4. RECORD OF SURVEY, VOL. 097, PG. 160, RECORDS OF KING COUNTY, WASHINGTON.
- R5. PLAT OF GREGORY ADDITION, VOL. 72 OF PLATS, PG 66, KING COUNTY WASHINGTON

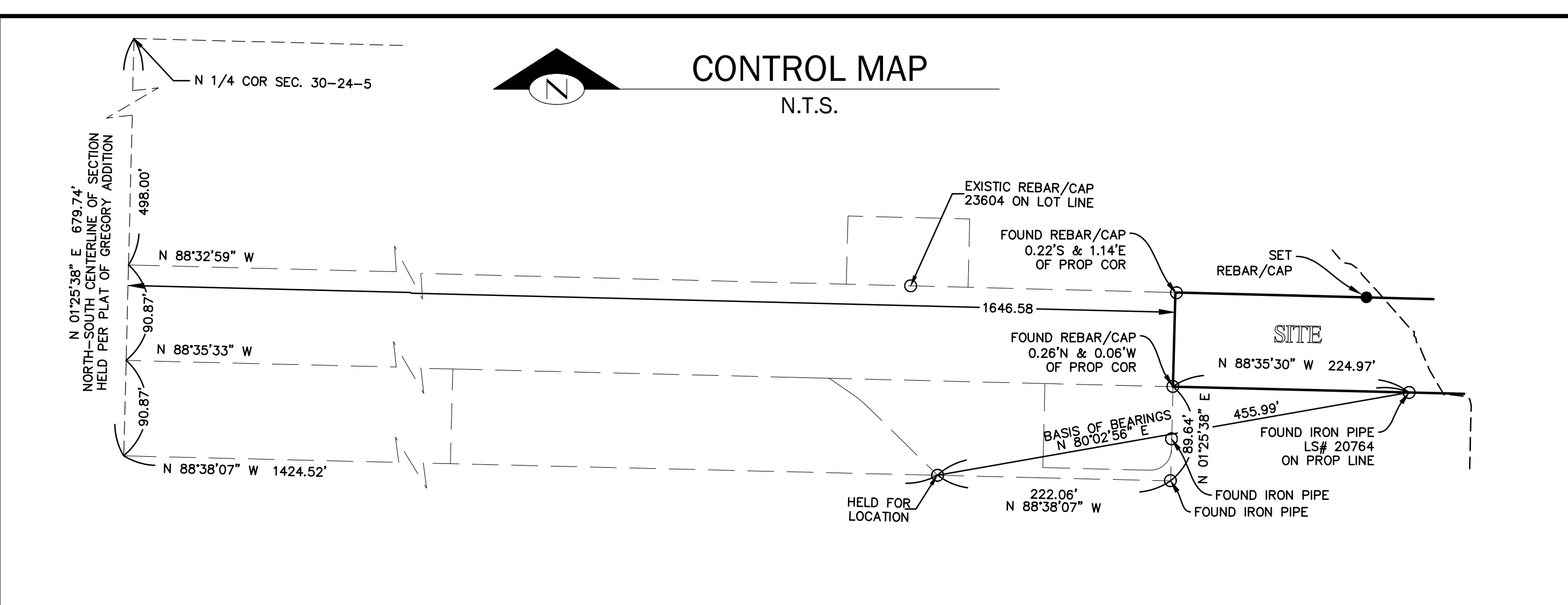
| LEGEND | | | |
|--------|-------------------------|--|------------------------|
| | AREA DRAIN | | POWER METER |
| | ASPHALT SURFACE | | POWER (OVERHEAD) |
| | BRICK SURFACE | | POWER (UNDERGROUND) |
| | BUILDING | | POWER POLE |
| | CENTERLINE ROW | | REBAR AS NOTED (FOUND) |
| | CONCRETE SURFACE | | REBAR & CAP (SET) |
| | RETAINING WALL | | ROCKERY |
| | DECK | | SEWER LINE |
| | FENCE LINE (CHAIN LINK) | | STORM DRAIN LINE |
| | FENCE LINE (WOOD) | | WATER LINE |
| | HEDGE FOLIAGE LINE | | WATER METER |
| | INLET (TYPE 1) | | WATER VALVE |
| | YARD LIGHT | | TREE (AS NOTED) |
| | | | WETLAND AREA |
| | | | WETLAND FLAG |



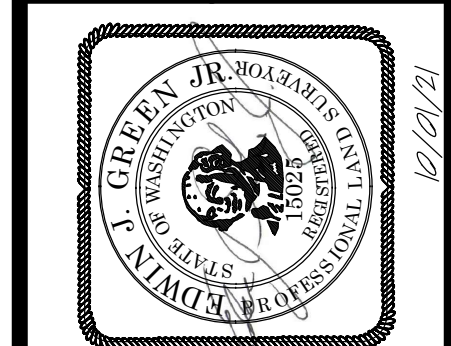
GREGORY ADDITION VOL. 72/69

SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN APRIL OF 2018 & SEPTEMBER OF 2021. 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. 302405-9118
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 20,717 ± S.F. (0.48 ACRES) AS MEASURED ABOVE THE LINE OF ORDINARY HIGH WATER AS SHOWN HEREON. (ELEV=18.6')
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. 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.
8. 9/30/2021 WETLAND INFORMATION ADDED. NO OTHER SITE CONDITIONS VERIFIED.

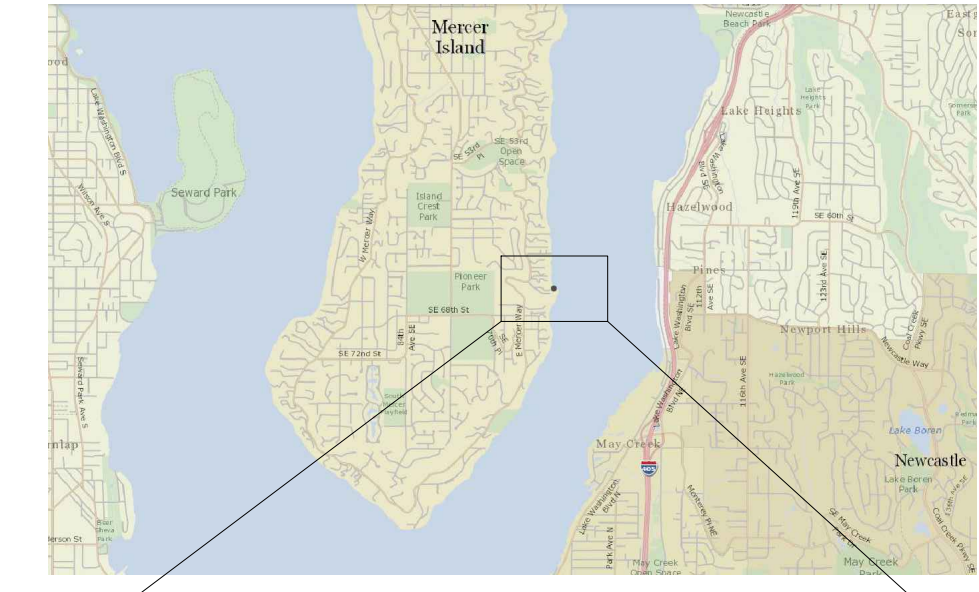
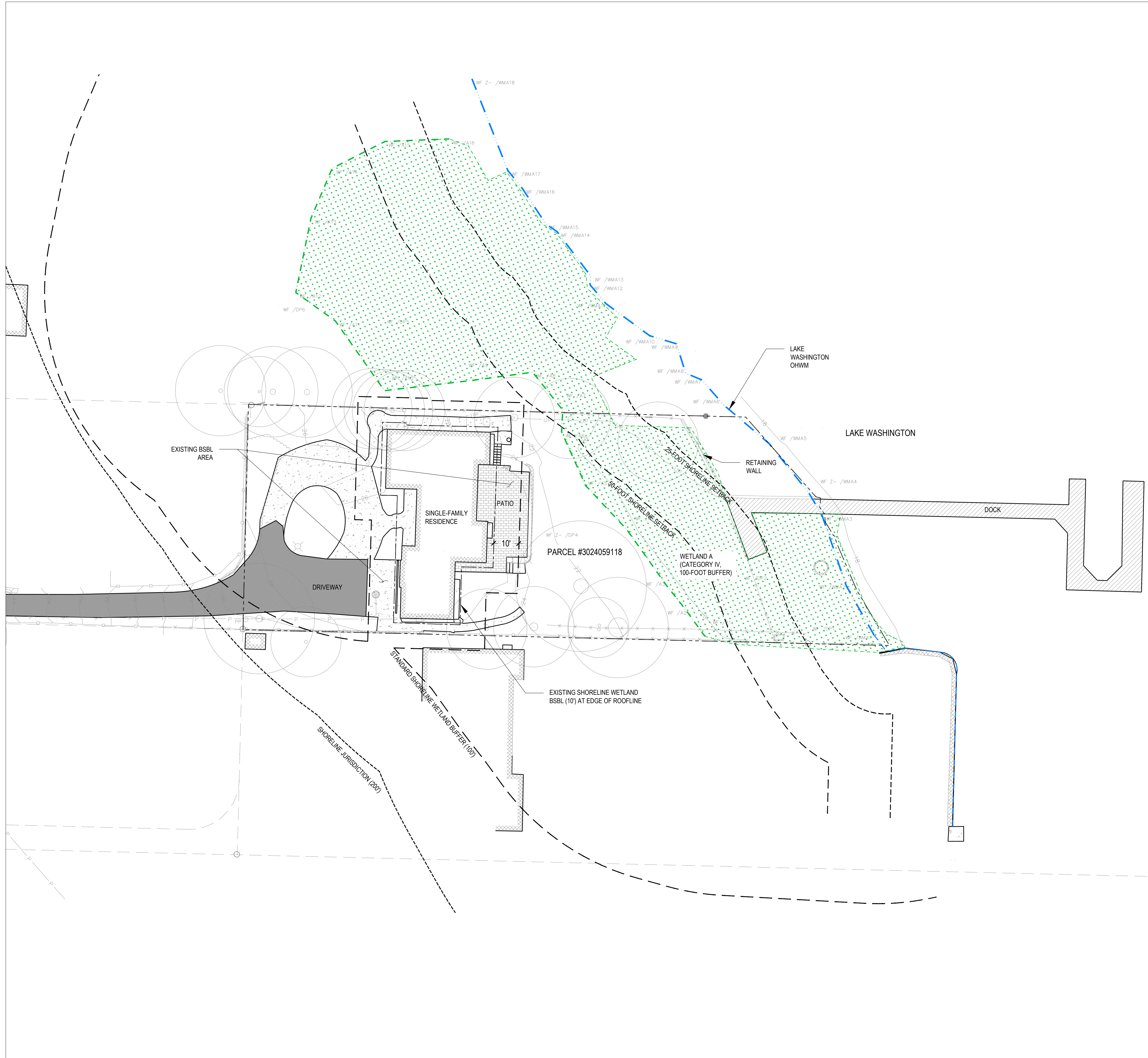


TOPOGRAPHIC & BOUNDARY SURVEY
 NE 1/4 OF NE 1/4 SEC 30, TWP. 24 N., RGE 05 E., W.M.
 PARCEL NO. 3024059118
WANG RESIDENCE
 6454 E MERCER WAY
 MERCER ISLAND, WA 98040



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

| JOB NUMBER: | 180028 |
|------------------|--------------------|
| DATE: | 05/03/18 |
| DRAFTED BY: | IDV/PSC |
| CHECKED BY: | EJG/TMM |
| SCALE: | 1" = 20' |
| REVISION HISTORY | |
| 11/20/19 | REMVD 14" CED-SNAG |
| 09/30/21 | ADDTL TOPO |
| SHEET NUMBER | |
| 1 OF 1 | |



VICINITY MAP

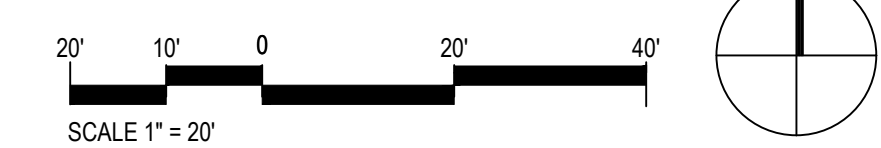
LEGEND

- PARCEL BOUNDARY
- DELINEATED WETLAND BOUNDARY
- APPROXIMATE WETLAND BOUNDARY
- DELINEATED OHWM
- APPROXIMATE OHWM
- STANDARD SHORELINE WETLAND BUFFER (100')
- EXISTING SHORELINE WETLAND BSBL (10')
- SHORELINE JURISDICTION (200')
- SHORELINE SETBACK (25')
- SHORELINE SETBACK (50')

SHEET INDEX

| | |
|------|--|
| L001 | EXISTING CONDITIONS |
| L002 | IMPACTS ASSESSMENT |
| L003 | MITIGATION PLANTING PLAN |
| L004 | PLANT SCHEDULE AND INSTALLATION DETAILS |
| L005 | PLANT INSTALLATION SPECIFICATIONS AND MITIGATION NOTES |

- NOTES**
- CRITICAL AREAS DELINEATED BY THE WATERSHED COMPANY ON AUGUST 20, 2021 (750 6TH STREET, KIRKLAND, WA 98033; 425-822-5242).
 - SURVEY (DATED MAY 3, 2018) RECEIVED FROM TERRANE (10801 MAIN STREET, SUITE 102, BELLEVUE, WA 98004; 425-458-4488).



REVISIONS:

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REVISIONS:

| NO. | DESCRIPTION | DATE |
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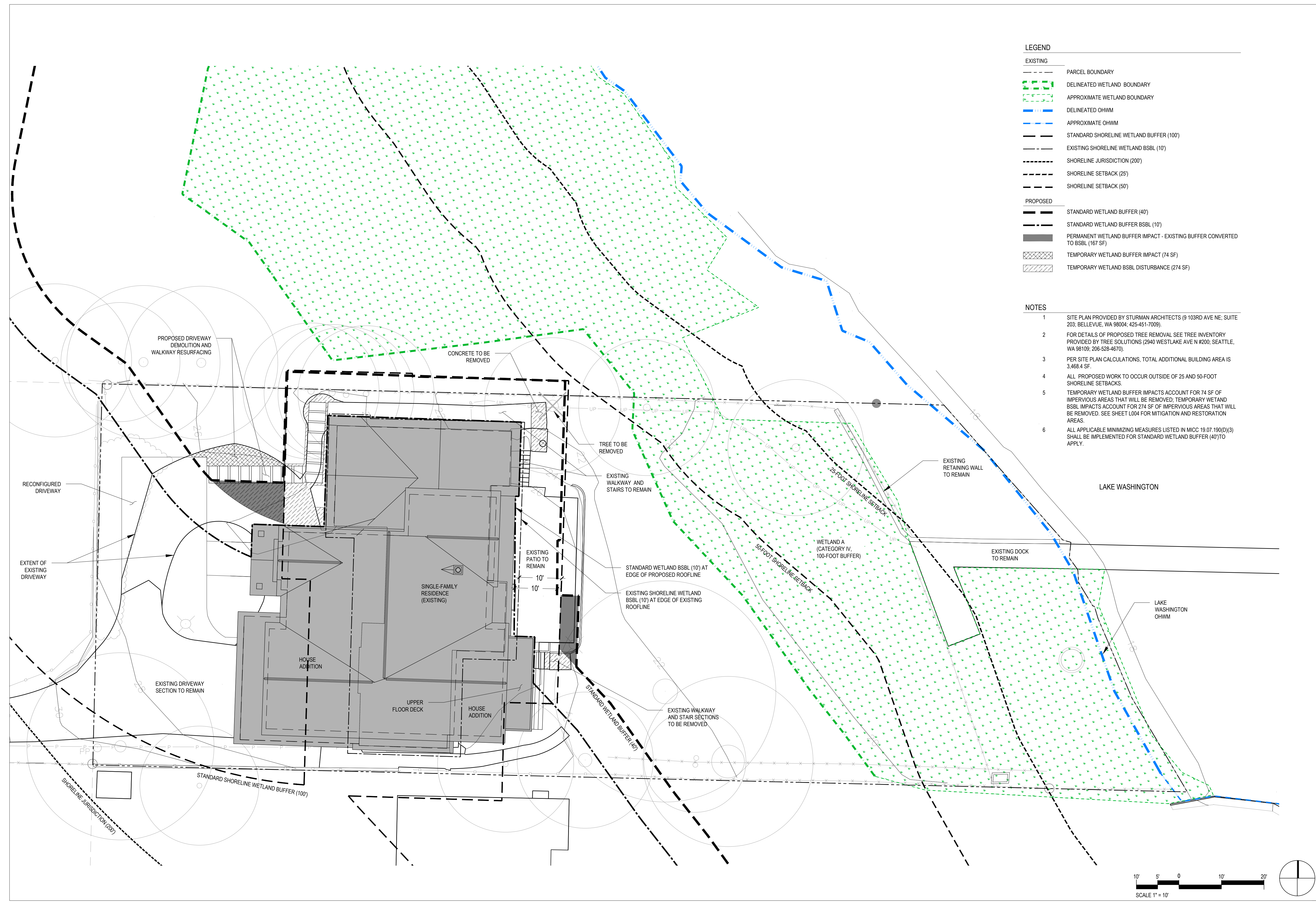
SCHEMATIC DESIGN

05/11/2022

IMPACTS ASSESSMENT

L002

2 OF 5



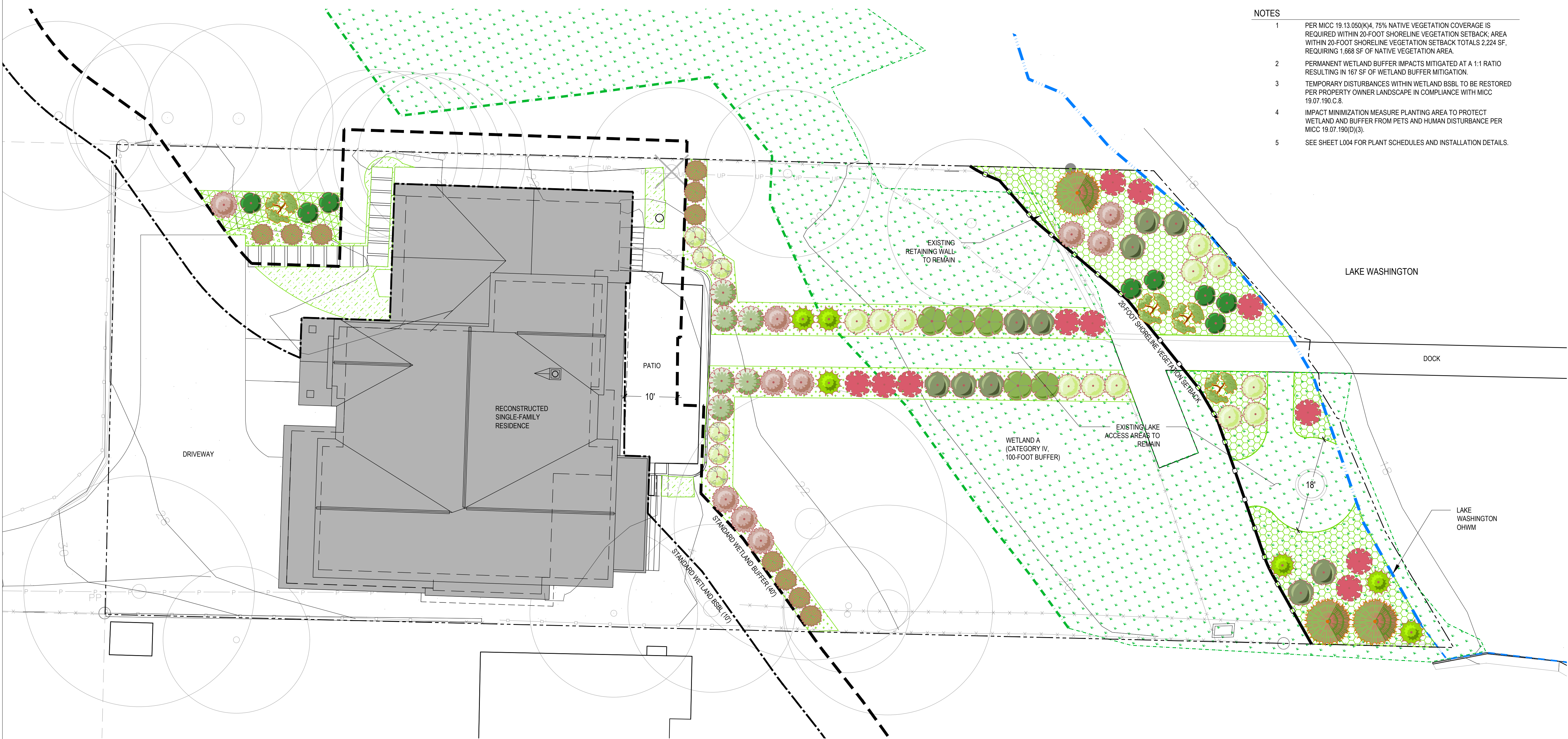
LEGEND

| | |
|-----------------|--|
| EXISTING | |
| | PARCEL BOUNDARY |
| | DELINEATED WETLAND BOUNDARY |
| | APPROXIMATE WETLAND BOUNDARY |
| | DELINEATED OHWM |
| | APPROXIMATE OHWM |
| | STANDARD SHORELINE WETLAND BUFFER (100') |
| | EXISTING SHORELINE WETLAND BSBL (10') |
| | SHORELINE JURISDICTION (200') |
| | SHORELINE SETBACK (25') |
| | SHORELINE SETBACK (50') |
| PROPOSED | |
| | STANDARD WETLAND BUFFER (40') |
| | STANDARD WETLAND BUFFER BSBL (10') |
| | PERMANENT WETLAND BUFFER IMPACT - EXISTING BUFFER CONVERTED TO BSBL (167 SF) |
| | TEMPORARY WETLAND BUFFER IMPACT (74 SF) |
| | TEMPORARY WETLAND BSBL DISTURBANCE (274 SF) |

- NOTES**
1. SITE PLAN PROVIDED BY STURMAN ARCHITECTS (9 103RD AVE NE; SUITE 203; BELLEVUE, WA 98004; 425-451-7009).
 2. FOR DETAILS OF PROPOSED TREE REMOVAL SEE TREE INVENTORY PROVIDED BY TREE SOLUTIONS (2940 WESTLAKE AVE N #200; SEATTLE, WA 98109; 206-528-4670).
 3. PER SITE PLAN CALCULATIONS, TOTAL ADDITIONAL BUILDING AREA IS 3,468.4 SF.
 4. ALL PROPOSED WORK TO OCCUR OUTSIDE OF 25 AND 50-FOOT SHORELINE SETBACKS.
 5. TEMPORARY WETLAND BUFFER IMPACTS ACCOUNT FOR 74 SF OF IMPERVIOUS AREAS THAT WILL BE REMOVED; TEMPORARY WETLAND BSBL IMPACTS ACCOUNT FOR 274 SF OF IMPERVIOUS AREAS THAT WILL BE REMOVED. SEE SHEET L004 FOR MITIGATION AND RESTORATION AREAS.
 6. ALL APPLICABLE MINIMIZING MEASURES LISTED IN MICC 19.07.190(D)(3) SHALL BE IMPLEMENTED FOR STANDARD WETLAND BUFFER (40') TO APPLY.

- LEGEND**
- EXISTING**
- PARCEL BOUNDARY
 - - - DELINEATED WETLAND BOUNDARY
 - · - · - APPROXIMATE WETLAND BOUNDARY
 - · — · — DELINEATED OHWM
 - · - · - APPROXIMATE OHWM
- PROPOSED**
- STANDARD WETLAND BUFFER (40')
 - - - STANDARD WETLAND BSBL (10')
 - SHORELINE VEGETATION SETBACK (20')
 - ◻ SHORELINE VEGETATION AREA (1,668 SF)
 - ◻ WETLAND BUFFER MITIGATION AREA (167 SF)
 - ◻ WETLAND BUFFER TEMPORARY IMPACT RESTORATION AREA (74 SF)
 - ◻ WETLAND BSBL RESTORATION AREA (274 SF)
 - ◻ IMPACT MINIMIZATION MEASURE PLANTING AREA (1,323 SF)

- NOTES**
- 1 PER MICC 19.13.050(K)4, 75% NATIVE VEGETATION COVERAGE IS REQUIRED WITHIN 20-FOOT SHORELINE VEGETATION SETBACK; AREA WITHIN 20-FOOT SHORELINE VEGETATION SETBACK TOTALS 2,224 SF, REQUIRING 1,668 SF OF NATIVE VEGETATION AREA.
 - 2 PERMANENT WETLAND BUFFER IMPACTS MITIGATED AT A 1:1 RATIO RESULTING IN 167 SF OF WETLAND BUFFER MITIGATION.
 - 3 TEMPORARY DISTURBANCES WITHIN WETLAND BSBL TO BE RESTORED PER PROPERTY OWNER LANDSCAPE IN COMPLIANCE WITH MICC 19.07.190.C.8.
 - 4 IMPACT MINIMIZATION MEASURE PLANTING AREA TO PROTECT WETLAND AND BUFFER FROM PETS AND HUMAN DISTURBANCE PER MICC 19.07.190(D)(3).
 - 5 SEE SHEET L004 FOR PLANT SCHEDULES AND INSTALLATION DETAILS.



SIMPSON RESIDENCE MITIGATION PLAN
645 E MERCER WAY, MERCER ISLAND, WA 98040

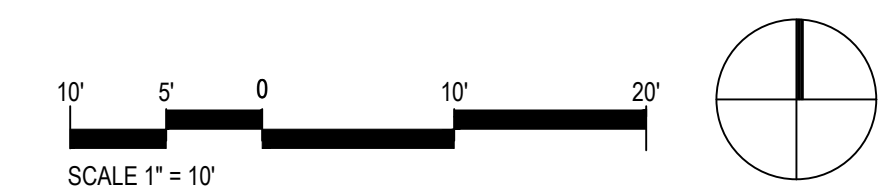
PROJECT: _____
PRINCIPAL: LM
PROJECT MANAGER: RK
DRAWN BY: RH
CHECKED BY: GM, RK
JOB NO.: 219734
DATE: 05/11/2022

REVISIONS:

| NO. | DESCRIPTION | DATE |
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SCHEMATIC DESIGN
05/11/2022

MITIGATION PLANTING PLAN
L003



PLANT SCHEDULE

| TREES | BOTANICAL / COMMON NAME | QTY | | |
|---|---|----------|----------|-----|
|  | ACER CIRCINATUM / VINE MAPLE | 4 | | |
|  | PINUS CONTORTA / SHORE PINE | 3 | | |
| SHRUBS | BOTANICAL / COMMON NAME | SIZE | SPACING | QTY |
|  | CORNUS SERICEA / RED TWIG DOGWOOD | 1 GALLON | 60" o.c. | 11 |
|  | LONICERA INVOLUCRATA / TWINBERRY | 1 GALLON | 60" o.c. | 5 |
|  | MORELLA CERIFERA / WAX MYRTLE | 1 GALLON | 60" o.c. | 6 |
|  | PHYSOCARPUS CAPITATUS / PACIFIC NINEBARK | 1 GALLON | 60" o.c. | 10 |
|  | RIBES SANGUINEUM / RED FLOWERING CURRANT | 1 GALLON | 60" o.c. | 10 |
|  | ROSA NUTKANA / NOOTKA ROSE | 1 GALLON | 60" o.c. | 6 |
|  | RUBUS PARVIFLORUS / THIMBLEBERRY | 1 GALLON | 48" o.c. | 8 |
|  | RUBUS SPECTABILIS / SALMONBERRY | 1 GALLON | 60" o.c. | 12 |
|  | SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY | 1 GALLON | 48" o.c. | 6 |
|  | VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY | 1 GALLON | 36" o.c. | 10 |

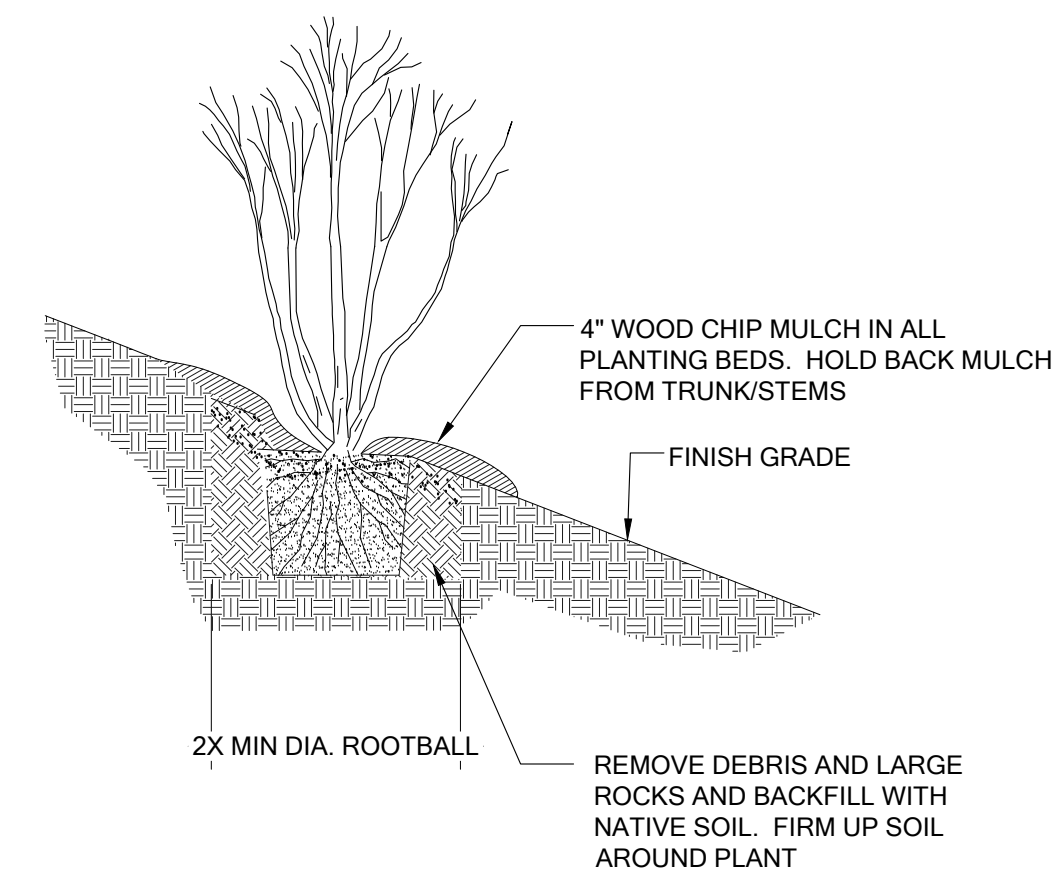
| GROUNDCOVERS | BOTANICAL / COMMON NAME | SIZE | SPACING | QTY. |
|---|---|----------|----------|------|
|  | ARCTOSTAPHYLOS LIVA-URSI / KINNIKINNICK | 1 GALLON | 36" O. C | 30 |
| | FRAGARIA CHILOENSIS / BEACH STRAWBERRY | 1 GALLON | 36" O. C | 30 |
| | GAULTHERIA SHALLON / SALAL | 1 GALLON | 36" O. C | 30 |
| | POLYSTICHUM MUNITUM / WESTERN SWORD FERN | 1 GALLON | 36" O. C | 30 |
| EMERGENTS | BOTANICAL / COMMON NAME | SIZE | SPACING | QTY. |
|  | ATHYRIUM FILIX-FEMINA / COMMON LADY FERN | 1 GALLON | 36" O. C | 20 |
| | CAREX OBNUPTA / SLOUGH SEDGE | 1 GALLON | 36" O. C | 20 |
| | DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS | 1 GALLON | 36" O. C | 20 |
| | JUNCUS EFFUSUS / COMMON RUSH | 1 GALLON | 36" O. C | 20 |
| | SCIRPUS MICROCARPUS / SMALL-FRUITED BULRUSH | 1 GALLON | 36" O. C | 20 |

NOTES

- EMERGENT PLANT SPECIES TO BE PLANTED ONLY WITHIN WETLAND PORTION OF MITIGATION AREA; GROUNDCOVER SPECIES TO BE PLANTED ONLY OUTSIDE OF WETLAND PORTION OF MITIGATION AREA.
- EMERGENT AND GROUNDCOVER PLANTS TO BE SPACED TRIANGULARLY AND ARRANGED BY SPECIES IN GROUPS OF 5-9 PLANTS.
- SEE SHEET L003 FOR MITIGATION PLANTING PLAN.

NOTES:

- PLANTING PIT SHALL NOT BE LESS THAN (2) TIMES THE WIDTH OF THE ROOT BALL DIA.
- LOOSEN SIDES AND BOTTOM OF PLANT PIT
- REMOVE FROM POT & ROUGH-UP ROOT BALL BEFORE INSTALLING. IF PLANT IS EXCEPTIONALLY ROOT-BOUND OR CONTAINS CIRCLING ROOTS, DO NOT PLANT AND RETURN TO NURSERY FOR AN ACCEPTABLE ALTERNATIVE. IF B&B STOCK, REMOVE ALL TWINE/WIRE, & REMOVE BURLAP FROM TOP 1/3RD OF ROOTBALL PRIOR TO PLANTING (NOTE: CONTAINER STOCK PREFERRED)
- SOAK PLANTING PIT AFTER PLANTING



1 CONTAINER PLANTING DETAIL

Scale: NTS

PROJECT:

PRINCIPAL: LHM
PROJECT MANAGER: RK
DRAWN BY: RH
CHECKED BY: GM, RK
JOB NO.: 210734
DATE: 05/11/2022

REVISIONS:

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NOT FOR CONSTRUCTION

SCHEMATIC DESIGN

05/11/2022

PLANT SCHEDULE AND INSTALLATION DETAILS

L004

MITIGATION NOTES

THE PROPOSED ADDITION TO A SINGLE FAMILY RESIDENCE AND ASSOCIATED SITE IMPROVEMENTS WILL INCREASE IMPERVIOUS SURFACE WITHIN THE 200-FOOT SHORELINE JURISDICTION BY 995 SQUARE FEET. ALL PROPOSED IMPROVEMENTS WILL OCCUR OUTSIDE OF THE 25-FOOT AND 50-FOOR SHORELINE SETBACKS AND COMPLY WITH ALLOWED IMPERVIOUS SURFACE MAXIMUMS IN THESE INNER AND OUTER SHORELINE SETBACKS. PROPOSED SITE IMPROVEMENTS AS CALCULATED BY STURMAN ARCHITECTS WILL INCREASE IMPERVIOUS LOT COVERAGE BY 13,468.4 SQUARE FEET. THEREFORE, 75% OF THE VEGETATION AREA (THE 20-FT SETBACK FROM THE LAKESHORE) WILL BE ENHANCED WITH NATIVE VEGETATION AS REQUIRED BY CITY CODE.

ALL IMPROVEMENTS WILL AVOID DIRECT WETLAND IMPACTS. PERMANENT WETLAND BUFFER IMPACTS RESULTING FROM CONVERTING THE EXITING BUFFER TO BBSL TOTAL 167 SQUARE FEET AND WILL BE MITIGATED FOR AT A ONE-TO-ONE RATIO. TEMPORARY WETLAND BUFFER IMPACTS TOTAL 74 SQUARE FEET, RESULTING FROM THE REMOVAL OF EXISTING IMPERVIOUS AREAS; TEMPORARY WETLAND BUFFER IMPACTS WILL BE RESTORED WITH NATIVE GROUNDCOVERS. ADDITIONALLY, 1,323 SQUARE FEET OF AREA LOCATED ALONG THE WETLAND BUFFER AND LAKE ACCESS PATH WILL BE PLANTED WITH A DENSE HEDGEROW OF NATIVE SHRUBS AS AN IMPACT MINIMIZATION MEASURE TO REDUCE BUFFER DISTURBANCES.

MAINTENANCE AND MONITORING PLAN

THE SITE SHALL BE MAINTAINED AND MONITORED FOR FIVE YEARS FOLLOWING SUCCESSFUL INSTALLATION. COMPONENTS OF THE 5-YEAR MAINTENANCE AND MONITORING PLAN ARE DETAILED BELOW.

GOALS

- 1. MAINTAIN NO NET LOSS OF SHORELINE SETBACK FUNCTIONS.
2. RESTORE TEMPORARY DISTURBANCE AREAS TO AN EQUIVALENT OR GREATER CONDITION.
3. INCREASE NATIVE PLANT COVER AND DIVERSITY IN THE SHORELINE.
4. MAINTAIN LOW INVASIVE PLANT COVER IN THE MITIGATION AREAS.

PERFORMANCE STANDARDS

THE PERFORMANCE OF THE MITIGATION AREA WILL BE GAUCED USING STANDARDS DESIGNED TO MEASURE ITS SUCCESS. IF PERFORMANCE STANDARDS ARE MET AT THE END OF YEAR 5, THE SITE WILL THEN BE DEEMED SUCCESSFUL. THE PERFORMANCE STANDARDS BELOW ONLY APPLY TO PLANTINGS WITHIN THE WETLAND BUFFER MITIGATION AREA AND SHORELINE VEGETATION AREAS.

SURVIVAL:

- 1. ACHIEVE 100% SURVIVAL OF INSTALLED TREES AND SHRUBS BY THE END OF YEAR 1. THIS STANDARD CAN BE MET THROUGH PLANT ESTABLISHMENT OR THROUGH REPLANTING AS NECESSARY TO ACHIEVE THE REQUIRED NUMBERS.
2. A SURVIVAL STANDARD OF 80% OF NATIVE TREES, SHRUBS, GROUNDCOVER, AND EMERGENT PLANTS BY YEAR 5 MAY APPLY IN LIEU OF STANDARD 4, BELOW, IN THE CASE THAT STANDARD 4 IS NOT ACHIEVED.

NATIVE VEGETATION COVER:

- 3. ACHIEVE 60% COVER OF TREES, SHRUBS, GROUNDCOVER, AND EMERGENT PLANTS BY YEAR 3.NATIVE VOLUNTEER SPECIES MAY COUNT TOWARDS THIS COVER STANDARD.
4. ACHIEVE 80% COVER OF NATIVE TREES, SHRUBS, GROUNDCOVER, AND EMERGENT PLANTS BY YEAR 5. NATIVE VOLUNTEER SPECIES MAY COUNT TOWARDS THIS COVER STANDARD.

INVASIVE VEGETATION COVER:

- 5. INVASIVE COVER: NO MORE THAN 10% COVER BY INVASIVE WEED SPECIES IN THE WETLAND BUFFER MITIGATION AREA OR SHORELINE VEGETATION AREAS IN ANY MONITORING YEAR.

SPECIES DIVERSITY:

- 6. ESTABLISH AT LEAST TWO SPECIES OF NATIVE TREES, EIGHT SPECIES OF NATIVE SHRUBS, THREE SPECIES OF NATIVE GROUNDCOVER, AND THREE SPECIES OF NATIVE EMERGENT PLANTS WITHIN THE WETLAND BUFFER MITIGATION AREA AND SHORELINE VEGETATION AREAS.

MAINTENANCE AND MONITORING

MONITORING PLAN

THIS MONITORING PROGRAM IS DESIGNED TO TRACK THE SUCCESS OF THE MITIGATION SITE OVER TIME AND TO MEASURE THE DEGREE TO WHICH IT IS MEETING THE PERFORMANCE STANDARDS OUTLINED ELSEWHERE IN THIS DOCUMENT.

AN AS-BUILT PLAN WILL BE PREPARED BY THE RESTORATION SPECIALIST PRIOR TO THE BEGINNING OF THE MONITORING PERIOD. THE AS-BUILT PLAN WILL BE A MARK-UP OF THE PLANTING PLANS INCLUDED IN THIS PLAN SET. THE AS-BUILT PLAN WILL DOCUMENT ANY DEPARTURES IN PLANT PLACEMENT OR OTHER COMPONENTS FROM THE ACCEPTED MITIGATION PLAN.

MONITORING WILL TAKE PLACE TWICE ANNUALLY FOR FIVE YEARS. DURING EACH YEAR THERE WILL BE A SPRING AND A LATE SUMMER OR FALL VISIT. FIRST-YEAR MONITORING WILL BE PERFORMED IN THE FIRST SPRING SUBSEQUENT TO INSTALLATION. IN YEAR 1, A TOTAL PLANT COUNT WILL BE CONDUCTED. IN YEARS 2 AND 3, REPRESENTATIVE SAMPLES OF THE MITIGATION AREA WILL BE ASSESSED AND PROGRESS TOWARD THE PERFORMANCE STANDARDS MEASURED. VISUAL COVER CLASS ESTIMATES WILL BE USED TO EVALUATE NATIVE COVER. IF 80% COVER BY NATIVE TREES AND SHRUBS IS NOT ACHIEVED IN YEAR 5, A FULL PLANT COUNT WILL BE CONDUCTED TO MEASURE SURVIVAL (SEE PERFORMANCE STANDARD 2.). INVASIVE SPECIES COVER WILL BE VISUALLY ESTIMATED IN EACH YEAR.

THE SPRING MONITORING VISIT WILL RECORD MAINTENANCE ISSUES SUCH AS THE NEED FOR PLANT REPLACEMENT AND INVASIVE SPECIES REMOVAL. FOLLOWING THE SPRING VISIT, THE RESTORATION SPECIALIST WILL NOTIFY THE OWNER AND/OR MAINTENANCE CREWS OF NECESSARY EARLY GROWING SEASON MAINTENANCE NEEDS. THE LATE SUMMER/EARLY FALL MONITORING VISIT WILL INCLUDE PERFORMANCE STANDARD MEASUREMENTS AND A SUBSEQUENT ANNUAL REPORT SUBMITTED TO THE CITY OF MERCER ISLAND. THE REPORT WILL CONTAIN:

- 1. GENERAL SUMMARY OF THE SPRING VISIT.
2. FIRST-YEAR COUNTS OF PLANTS BY SPECIES IN THE PLANTED AREA.
3. COUNTS OF DEAD PLANTS WHERE MORTALITY IS SIGNIFICANT IN ANY MONITORING YEAR.
4. ESTIMATE OF NATIVE SAPLING TREE AND SHRUB COVER USING VISUAL COVER CLASS ESTIMATES.
5. ESTIMATE OF INVASIVE WEEDY COVER USING VISUAL COVER CLASS ESTIMATES.
6. PHOTOGRAPHIC DOCUMENTATION FROM FIXED REFERENCE POINTS.
7. RECOMMENDATIONS FOR MAINTENANCE OR REPAIR OF ANY PORTION OF THE MITIGATION AREA.

MAINTENANCE PLAN

THE SITE WILL BE MAINTAINED FOR FIVE YEARS FOLLOWING COMPLETION OF THE CONSTRUCTION. NOTE: SPECIFICATIONS FOR ITEMS IN BOLD CAN BE FOUND ABOVE UNDER "MATERIAL SPECIFICATIONS AND DEFINITIONS."

- 1. REPLACE EACH PLANT FOUND DEAD IN THE SUMMER MONITORING VISITS DURING FROST-FREE PERIODS ONLY IN THE UPCOMING FALL DORMANT SEASON (OCTOBER 15 TO MARCH 1) FOR THE FIRST MONITORING YEAR. REPLACE PLANTS AS DIRECTED IN MONITORING REPORTS.
2. FOLLOW THE RECOMMENDATIONS NOTED IN THE SPRING MONITORING SITE VISIT.
3. GENERAL WEEDING FOR ALL PLANTED AREAS.
4. AT LEAST TWICE YEARLY, REMOVE ALL COMPETING GRASS AND WEEDS, INCLUDING ROOTS, FROM BENEATH EACH INSTALLED PLANT AND ANY DESIRABLE VOLUNTEER VEGETATION TO A DISTANCE OF 18 INCHES FROM THE MAIN PLANT STEM. WEEDING SHOULD OCCUR AT LEAST TWICE DURING THE SPRING AND SUMMER. FREQUENT WEEDING WILL RESULT IN LOWER MORTALITY AND LOWER PLANT REPLACEMENT COSTS.
5. MORE FREQUENT WEEDING MAY BE NECESSARY DEPENDING ON WEED CONDITIONS THAT DEVELOP AFTER PLAN INSTALLATION.
6. DO NOT WEED THE AREA NEAR THE PLANT BASES WITH STRING TRIMMER (WEED WHACKER/WEED EATER). NATIVE PLANTS ARE EASILY DAMAGED OR KILLED, AND WEEDS EASILY RECOVER AFTER TRIMMING.
7. TO KEEP WEED COVERAGE THROUGHOUT THE PLANTING AREA BELOW THE 10% THRESHOLD.

- 8. APPLY SLOW RELEASE GRANULAR FERTILIZER TO EACH INSTALLED PLANT ANNUALLY IN THE SPRING (BY JUNE 1) OF YEARS 2 THROUGH 5.
9. MULCH THE WEEDED AREAS BENEATH EACH PLANT WITH WOOD CHIPS AS NECESSARY TO MAINTAIN A 4-INCH-THICK WOOD CHIP MULCH LAYER AND KEEP DOWN WEEDS.
10. THE APPLICANT SHALL ENSURE THAT WATER IS PROVIDED FOR THE ENTIRE PLANTED AREA WITH A MINIMUM OF 2 INCHES OF WATER PROVIDED PER WEEK FROM JUNE 1 THROUGH SEPTEMBER 30 FOR AT LEAST THE FIRST TWO YEARS FOLLOWING INSTALLATION.

MITIGATION AREA WORK SEQUENCE (SEE MATERIALS FOR ITEMS IN BOLD)

A RESTORATION SPECIALIST SHALL MAKE SITE VISITS TO VERIFY THE FOLLOWING PROJECT MILESTONES:

- 1. MARK THE CLEARING LIMITS WITH HIGH VISIBILITY FENCING OR SIMILAR MEANS.
2. INSTALL NATIVE PLANTS PER MITIGATION PLANTING PLAN AND PLANTING SCHEDULE AND INSTALLATION DETAILS ON SHEETS L003 AND L004.
a. NATIVE PLANT INSTALLATION SHALL OCCUR DURING THE DORMANT SEASON (OCTOBER 15TH THROUGH MARCH 1ST) IN FROST-FREE PERIODS ONLY.
b. LAYOUT PLANT MATERIAL PER PLAN FOR INSPECTION BY THE RESTORATION SPECIALIST. PLANT SUBSTITUTIONS WILL NOT BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE RESTORATION SPECIALIST.
c. INSTALL PLANTS PER PLANTING DETAILS
3. WATER IN EACH PLANT THOROUGHLY TO REMOVE AIR POCKETS.
4. INSTALL A TEMPORARY IRRIGATION SYSTEM CAPABLE OF SUPPLYING AT LEAST 1-INCH OF WATER PER WEEK TO THE ENTIRE PLANTED AREA DURING THE DRY SEASON (JUNE 1ST THROUGH SEPTEMBER 30TH).

MATERIAL SPECIFICATIONS AND DEFINITIONS

- 1. RESTORATION SPECIALIST: WATERSHED COMPANY [(425) 822-5242] PERSONNEL, OR OTHER PERSONS QUALIFIED TO EVALUATE ENVIRONMENTAL RESTORATION PROJECTS.
2. IRRIGATION SYSTEM: A SYSTEM CAPABLE OF DELIVERING AT LEAST TWO INCHES OF WATER PER WEEK FROM JUNE 1 THROUGH SEPTEMBER 30 FOR THE FIRST TWO YEARS FOLLOWING INSTALLATION.
3. WOOD CHIP MULCH: 9-14.4(3) BARK OR WOOD CHIPS- WSDOT STANDARD SPEC. BARK OR WOOD CHIP MULCH SHALL BE DERIVED FROM DOUGLAS FIR, PINE, OR HEMLOCK SPECIES. IT SHALL NOT CONTAIN RESIN, TANNIN, OR OTHER COMPOUNDS IN QUANTITIES THAT WOULD BE DETRIMENTAL TO PLANT LIFE. SAWDUST SHALL NOT BE USED AS MULCH.

BARK OR WOOD CHIPS WHEN TESTED SHALL BE ACCORDING TO WSDOT TEST METHOD T 123 PRIOR PLACEMENT AND SHALL MEET THE FOLLOWING LOOSE VOLUME GRADATION:

Table with 3 columns: SIEVE SIZE, PERCENT PASSING, MINIMUM, MAXIMUM. Rows for 2" and NO. 4 sieves.

CONTINGENCIES

IF THERE IS A SIGNIFICANT PROBLEM WITH THE RESTORATION AREAS MEETING PERFORMANCE STANDARDS, A CONTINGENCY PLAN WILL BE DEVELOPED AND IMPLEMENTED. CONTINGENCY PLANS CAN INCLUDE, BUT ARE NOT LIMITED TO: SOIL AMENDMENT, ADDITIONAL PLANT INSTALLATION, AND PLANT SUBSTITUTIONS OF TYPE, SIZE, QUANTITY, AND LOCATION.

PLANT INSTALLATION SPECIFICATIONS

GENERAL NOTES

QUALITY ASSURANCE

- 1. PLANTS SHALL MEET OR EXCEED THE SPECIFICATIONS OF FEDERAL, STATE, AND LOCAL LAWS REQUIRING INSPECTION FOR PLANT DISEASE AND INSECT CONTROL.
2. 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).
3. TREES WITH DAMAGED, CROOKED, MULTIPLE OR BROKEN LEADERS WILL BE REJECTED. WOODY PLANTS WITH ABRASIONS OF THE BARK OR SUN SCALD WILL BE REJECTED.
4. NOMENCLATURE: PLANT NAMES SHALL CONFORM TO FLORA OF THE PACIFIC NORTHWEST BY HITCHCOCK AND CRONQUIST, UNIVERSITY OF WASHINGTON PRESS, 2018 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

- 1. 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.
2. CONTAINER GROWN. CONTAINER GROWN PLANTS ARE THOSE WHOSE ROOTBALLS ARE ENCLOSED IN A POT OR BAG IN WHICH THAT PLANT GROWS.

SUBSTITUTIONS

- 1. 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.
2. SUBSTITUTION OF PLANT MATERIALS NOT ON THE PROJECT LIST WILL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE RESTORATION CONSULTANT.
3. 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.
4. 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

- 1. 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.
2. 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.
3. 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

- 1. PLANTS SHALL CONFORM TO SIZES SPECIFIED UNLESS SUBSTITUTIONS ARE MADE AS OUTLINED IN THIS CONTRACT.
2. 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.
3. 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

- 1. 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

- 1. 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.
2. 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

- 1. 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.
2. 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.
3. 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.
4. 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

- 1. 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.
2. PLANTS NOT SURVIVING AFTER ONE YEAR TO BE REPLACED AT THE CONTRACTOR'S EXPENSE.

PLANT MATERIAL

GENERAL

- 1. 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.
2. 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

- 1. 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.
2. PLANTS MUST NOT BE ROOT-BOUND; THERE MUST BE NO CIRCLING ROOTS PRESENT IN ANY PLANT INSPECTED.
3. ROOTBALLS THAT HAVE CRACKED OR BROKEN WHEN REMOVED FROM THE CONTAINER SHALL BE REJECTED.



SIMPSON RESIDENCE MITIGATION PLAN
6045 E MERCER WAY, MERCER ISLAND, WA 98040

PROJECT:

PRINCIPAL: LM
PROJECT MANAGER: RK
DRAWN BY: RH
CHECKED BY: GM, RK
JOB NO.: 219734
DATE: 05/11/2022

REVISIONS:

Table with 3 columns: NO., DESCRIPTION, DATE. Contains one row for revision 1.

NOT FOR CONSTRUCTION

SCHEMATIC DESIGN

05/11/2022

PLANT INSTALLATION SPECIFICATIONS AND MITIGATION NOTES

L005