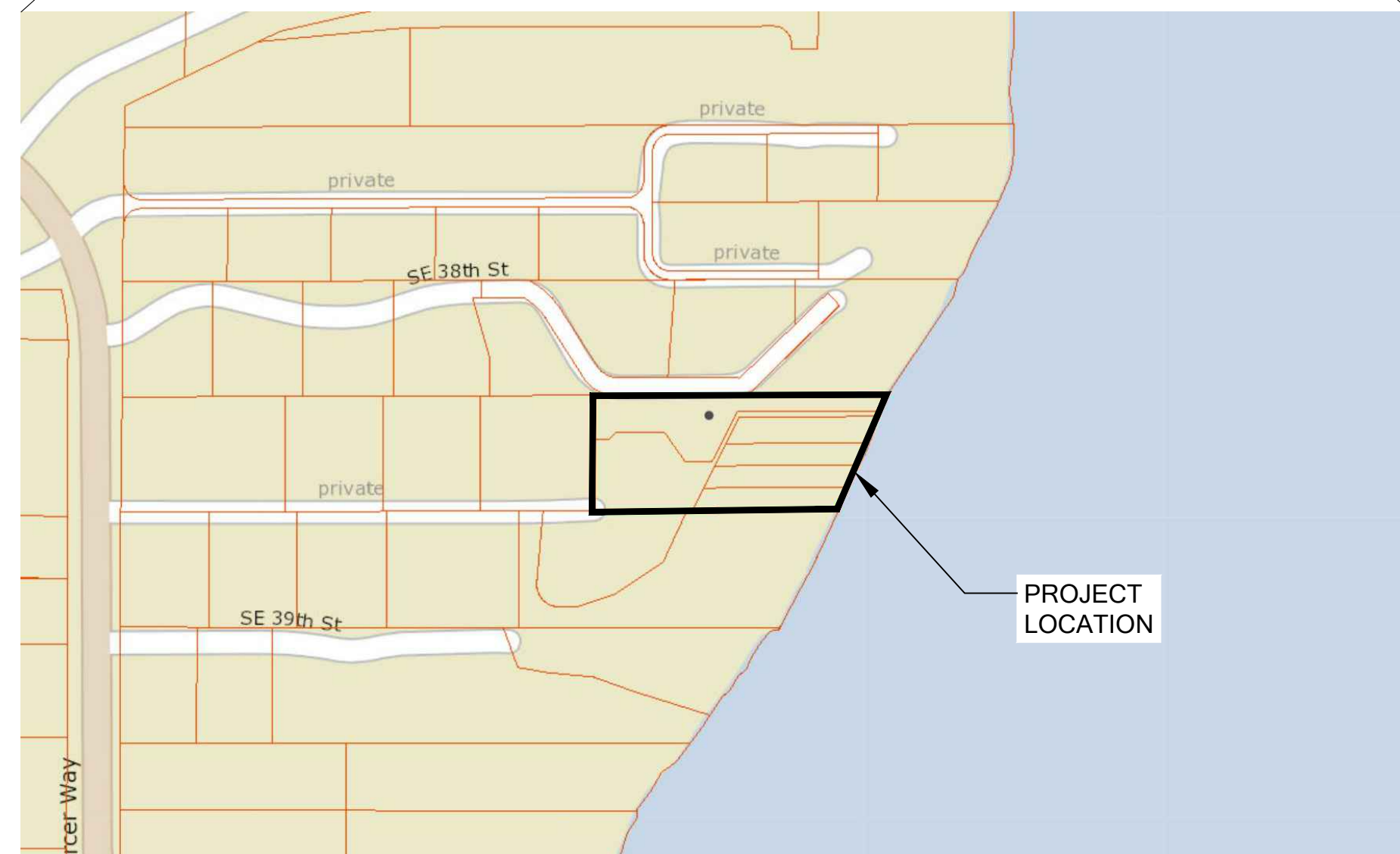
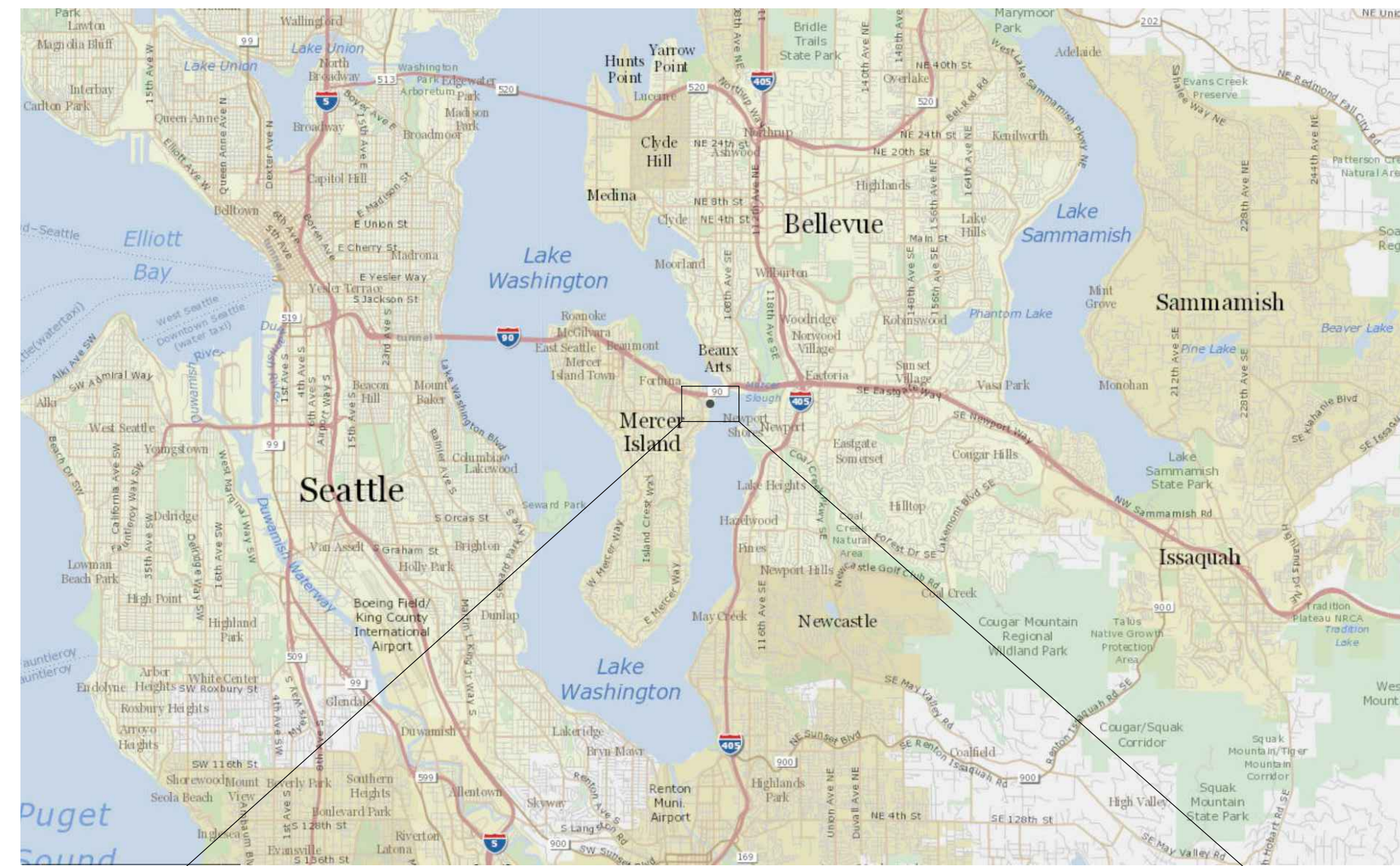


BLACKBERRY BEACH

SHORELINE IMPROVEMENTS

3820 EAST MERCER WAY

MERCER ISLAND, WASHINGTON 98040



PROJECT INFORMATION

SITE ADDRESS:

3820 EAST MERCER WAY
 MERCER ISLAND, WA 98040
 PARCEL NUMBERS: 0824059185, 0824059184, 0824059189, 0824059029, 0824059181, AND
 0824059240
 ZONING: RSA 6

VERTICAL DATUM

NAVD88

SITE LEGAL DESCRIPTION

JUANITA POINT A RESIDENCE PARK NELY 54.605 FT OF SWLY 109.21 FT MEAS ALG NLY LN
 TGW UND INT IN COMMUNITY BEACH FOR ASSESSMENT PURPOSES ONLY.

PROJECT DESCRIPTION

FAILING TIMBER BULKHEAD WILL BE REMOVED FROM THE SHORELINE OF THE PROPERTY,
 AND REPLACED WITH A 2-4 MAN ROCK NATURAL STONE BULKHEAD CREATING COVE
 BEACH. TWO TREES WILL BE REMOVED AND REPLACED WITH 9 NATIVE TREES. NATIVE
 GROUND COVERS WILL ALSO BE PLACED ADJACENT TO THE NEW BULKHEAD TO PROVIDE
 STABILIZATION.

PROJECT DIRECTORY

APPLICANT

KEN LUSTIG

PERMITTING & LANDSCAPE ARCHITECT

DEVIN MELVILLE
 AMANDA SANELLI, PLA
 FACET
 750 SIXTH STREET SOUTH
 KIRKLAND, WA 98033
 (425) 822-5242

SURVEY

APEX ENGINEERING LLC.
 2601 S 35TH ST #200,
 TACOMA, WA 98409
 (253) 473-4494

SHEET INDEX

1	G001	PROJECT COVER SHEET
2	G002	PROJECT SPECIFICATIONS
3	L001	EXISTING CRITICAL AREA CONDITIONS
4	L101	SITE PREPARATION AND DEMOLITION PLAN
5	L111	SHORELINE PLAN
6	L161	PLANTING PLAN AND SCHEDULE
7	L200	SITE SECTIONS
8	L311	PLANTING INSTALLATION NOTES AND DETAILS

PRINCIPAL: JKB PROJECT MANAGER: DM DESIGNED BY: AS, MF DRAWN BY: AS CHECKED BY: MF, DM

NO. DATE BY REVISION

FACET



**CALL 811
 2 BUSINESS DAYS
 BEFORE YOU DIG**
(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

BLACKBERRY BEACH
 3820 EAST MERCER WAY
 MERCER ISLAND, WA 98040
 210930

DESIGN DEVELOPMENT

COVERSHEET

DATE: 04/24/2024
 PLAN NUMBER:

G001

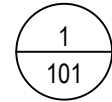
SHEET 1 OF 8

BASE MAP TOPOGRAPHY PROVIDED BY OTHERS. DRAINAGE CANNOT BE HELD
 LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES AND
 ALL OTHER EXISTING FEATURES AND CONDITIONS. IF CONDITIONS ARE NOT AS
 SHOWN AND/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT
 DRAINAGE ENGINEER PRIOR TO CONSTRUCTION.

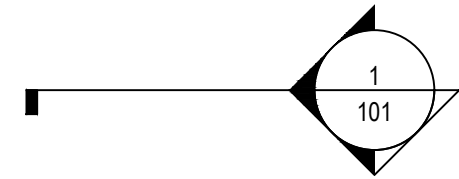
COMMONLY USED SYMBOLS AND ABBREVIATIONS



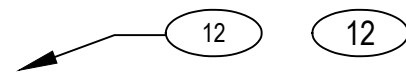
DETAIL TITLE BLOCK. NUMBER KEYS TO *DETAIL BUG OR SECTION CUT VIEW* NUMBER.



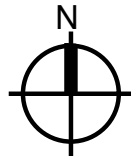
DETAIL BUG. NUMBER KEYS TO *DETAIL TITLE BLOCK*.



SECTION CUT VIEW KEY. NUMBER KEYS TO *DETAIL TITLE BLOCK*.



NUMBER KEY CALLOUTS. NUMBER IN SHEET LEGEND KEYS TO NUMBER ON CALL OUT. NUMBER KEY ONLY APPLIES TO ONE SHEET.



NORTH ARROW



SCALE BAR (FEET)

GENERAL CONDITION NOTES

CONTRACTOR SHALL:

- PERFORM ALL WORK ACCORDING TO THE MOST-RECENT PLANS AND SPECIFICATIONS.
- HOLD A PRE-CONSTRUCTION MEETING WITH PROJECT RESTORATION CONSULTANT AND OWNERS REPRESENTATIVE BEFORE BEGINNING SHORELINE CONSTRUCTION WORK.
- ENSURE COPIES OF ALL PERMITS AND CONDITIONS FROM LOCAL, STATE AND FEDERAL AGENCIES ARE PRESENT ON-SITE FOR THE DURATION OF THE WORK.
- LOCATE ALL EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION. NO EXCAVATION SHALL BEGIN UNTIL ALL KNOWN UTILITIES IN THE VICINITY OF THE EXCAVATION AREA HAVE BEEN LOCATED AND MARKED. LOCATION OF EXISTING UTILITIES AS SHOWN ON THE PLANS MAY VARY IN RELATION TO ON-SITE LOCATION, AND ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THE DRAWINGS. FIELD VERIFY UTILITY LOCATIONS SHOWN. ANY DAMAGE TO UTILITIES, EVEN IF NOT IDENTIFIED ON PLAN, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- INSTALL ANY CONSTRUCTION ENTRANCE(S), SILT FENCING, CATCH BASIN INSERTS, AND ALL OTHER TEMPORARY EROSION CONTROL MEASURES, GENERAL AND SITE-SPECIFIC, AS NOTED ON THE PLANS AND SUPPORTING DOCUMENTS OR AS REQUIRED BY VARIOUS PERMITS AND AUTHORIZATIONS. MAINTAIN AS NECESSARY FOR THE DURATION OF THE PROJECT. SUPPLEMENTAL TESC MEASURES, WHICH MAY BE REQUIRED, ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- EQUIPMENT USED ON THIS PROJECT MUST BE IN EXCELLENT WORKING CONDITION, WELL MAINTAINED, AND COMPLETELY FREE OF FLUID LEAKS OF ANY KIND.

CONSTRUCTION SEQUENCE

- ESTABLISH THE BOUNDARIES OF THE CONSTRUCTION AREA IN FIELD. IDENTIFY AND PROTECT ALL UTILITIES THAT MAY EXIST IN THE CONSTRUCTION AREA. ANY DAMAGE TO UTILITIES, EVEN IF NOT IDENTIFIED ON PLAN, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- DEPLOY FLOATING SEDIMENT CURTAIN AND WATTLE AS SHOWN ON TESC AND DEMOLITION PLAN.
- EXCAVATE AND REMOVE BULKHEAD PER THE DESIGN DRAWINGS. APPROXIMATELY 146 LINEAR FEET OF THE TIMBER BULKHEAD WILL BE REMOVED. EXCAVATE LANDWARD OF REMOVED BULKHEAD FOR BEACH COVE CREATION.
- PLACE BOULDERS ACCORDING TO THE SHORELINE PLAN. BOULDERS ARE TO BE OF MIXED SIZES, TYPICALLY 2-4 MAN. PUSH ALL ROCKS INTO PLACE UNTIL STABLE AND POSITION IN A TIERED FASHION IF MORE THAN ONE ROCK IS NECESSARY FOR VERTICAL STABILITY, SLOPING LANDWARD ACCORDING TO DESIGN PLACEMENT.
- ADD SHORELINE GRAVEL ACROSS THE SHORELINE. THE SHORELINE GRAVEL IS TO BE WASHED, ROUNDED ROCK OF MIXED SIZES. APPROXIMATELY 56 CUBIC YARDS OF SHORELINE GRAVEL AND 28 CUBIC YARDS OF COARSE COBBLE WILL BE PLACED BELOW THE OHWM AND 33 CUBIC YARDS OF SHORELINE GRAVEL AND 16.5 CUBIC YARDS OF COARSE COBBLE WILL BE PLACED ABOVE THE OHWM.
- COMPLETE GRADING ABOVE THE OHWM.
- ADD COARSE SAND OVERLAY PER PLAN WITH BASE LAYER OF SHORELINE GRAVEL (SEE SECTION ON SHEET L200). APPROXIMATELY 11 CUBIC YARDS OF SHORELINE GRAVEL (IN ADDITION TO THE QUANTITIES NOTED ABOVE IN STEP 5) AND 11 CUBIC YARDS OF COARSE SAND WILL BE PLACED ABOVE THE OHWM FOR THE BEACH CREATION.
- INSTALL SHORELINE LOGS, AS INDICATED ON PLANS.
- INSTALL PLANTS PER THE PLANTING PLAN. PLANT THE AREAS INDICATED ON THE PLANTING PLAN DURING THE FIRST DORMANT SEASON (NOVEMBER THROUGH MARCH). USE SIZING AND CONDITION INFORMATION PROVIDED IN THE PLANTING LEGEND. IF PLANTS ARE INSTALLED OUTSIDE OF THE DORMANT SEASON, THEN A WATER DELIVERY SYSTEM MUST BE IN PLACE THAT IS CAPABLE OF PROVIDING A MINIMUM OF 1 INCH OF WATER PER WEEK TO ALL PLANTING AREAS.
- REMOVE CONTAINMENT BOOM AND SEDIMENT CURTAIN AFTER WATER IS CLEAR OF DEBRIS AND TURBIDITY.

ANNUAL SHORELINE MAINTENANCE

FOR THE DURATION OF THE PERMIT (OR AS OTHERWISE SPECIFIED BY PERMIT APPROVALS), THE SHORELINE WILL BE ANNUALLY INSPECTED. SPECIFICALLY NOTING AREAS WHERE PROJECT MATERIAL (I.E. GRAVELS) MAY HAVE WASHED AWAY AND WHERE SHORELINE ELEMENTS (I.E. ROCKS) HAVE BECOME UNSTABLE AS A RESULT OF WAVE ACTION. UP TO 25 CUBIC YARDS OF SHORELINE GRAVEL MAY BE INSTALLED ANNUALLY TO RE-NOURISH THE SHORELINE. SHORELINE ELEMENTS MAY BE ADJUSTED AND RE-SECURED AS NEEDED TO MAINTAIN THE SHORELINE STRUCTURE AS IDENTIFIED ON THE APPROVED PLANS. ALL IN-WATER WORK WILL COMPLY WITH APPROVED IN-WATER WORK WINDOWS.

PLANT MAINTENANCE

THE SITE SHALL BE MAINTAINED FOR FIVE YEARS FOLLOWING SUCCESSFUL INSTALLATION

- REPLACE EACH PLANT FOUND DEAD IN THE MONITORING VISITS IN THE FOLLOWING DORMANT SEASON (OCTOBER 15 - MARCH 1). REPLACEMENT SHALL BE OF THE SAME SPECIES AND SIZE PER PLAN UNLESS OTHERWISE APPROVED BY THE RESTORATION SPECIALIST.
- GENERAL WEEDING FOR ALL PLANTED AREAS:
 - AT LEAST TWICE ANNUALLY, REMOVE COMPETING GRASSES AND WEEDS FROM AROUND THE BASE OF EACH INSTALLED PLANT TO A RADIUS OF 12 INCHES. WEEDING SHOULD OCCUR AT LEAST ONCE IN THE SPRING AND ONCE IN THE SUMMER. THOROUGH WEEDING WILL RESULT IN LOWER PLANT MORTALITY AND ASSOCIATED PLANT REPLACEMENT COSTS.
 - MORE FREQUENT WEEDING MAY BE NECESSARY DEPENDING ON WEED CONDITIONS THAT DEVELOP AFTER PLANT INSTALLATION.
 - NOXIOUS WEEDS MUST BE REMOVED FROM THE ENTIRE MITIGATION AREA, AT LEAST TWICE ANNUALLY.
 - DO NOT USE STRING TRIMMERS IN THE VICINITY OF INSTALLED PLANTS, AS THEY MAY DAMAGE OR KILL THE PLANTS.
- MAINTAIN A A 18-INCH WOODCHIP MULCH RING ACROSS THE ENTIRE PLANTING AREA. MULCH SHOULD BE PULLED BACK TWO INCHES FROM THE PLANT STEMS.
- INSPECT AND REPAIR THE WATER DELIVERY SYSTEM AS NECESSARY EACH SPRING. DURING AT LEAST THE FIRST TWO GROWING SEASONS, MAKE SURE THAT THE ENTIRE PLANTING AREA RECEIVES A MINIMUM OF ONE INCH OF WATER PER WEEK FROM JUNE 1ST THROUGH SEPTEMBER 30TH.

PERFORMANCE STANDARDS

THE FOLLOWING PERFORMANCE STANDARDS WILL BE USED TO GAUGE THE SUCCESS OF PROJECT OVER TIME. IF ALL PERFORMANCE STANDARDS HAVE BEEN SATISFIED BY THE END OF YEAR FIVE, THE PROJECT SHALL BE CONSIDERED COMPLETE.

- SURVIVAL
 - ACHIEVE 100% SURVIVAL OF ALL INSTALLED TREES AND SHRUBS THROUGHOUT THE 5 YEAR MONITORING PERIOD THIS STANDARD CAN BE MET THROUGH PLANT ESTABLISHMENT OR THROUGH REPLANTING AS NECESSARY TO ACHIEVE THE REQUIRED NUMBERS.
- COVER
 - NO MORE THAN 10% COVER BY INVASIVE SPECIES LISTED AS CLASS A, B, OR C BY THE KING COUNTY NOXIOUS WEED CONTROL BOARD IN ANY MONITORING YEAR.

MONITORING REQUIREMENTS

PRIOR TO THE COMMENCEMENT OF THE MONITORING PHASE, AN AS-BUILT PLAN DOCUMENTING THE SUCCESSFUL INSTALLATION OF THE PROJECT WILL BE SUBMITTED TO THE CITY. IF NECESSARY, THE AS-BUILT REPORT MAY INCLUDE A MARK-UP OF THE ORIGINAL PLAN THAT NOTES ANY SIGNIFICANT CHANGES OR SUBSTITUTIONS THAT OCCURRED. DURING THE AS-BUILT INSPECTION, THE RESTORATION SPECIALIST WILL ESTABLISH AT LEAST FOUR PERMANENT PHOTO-POINTS.

THE SITE WILL BE MONITORED ANNUALLY FOR FIVE YEARS BEGINNING WITH APPROVAL OF THE AS-BUILT REPORT. THE FORMAL LATE-SEASON MONITORING INSPECTION WILL TAKE PLACE ONCE ANNUALLY DURING LATE SUMMER OR EARLY FALL. DURING EACH LATE-SEASON MONITORING INSPECTION, THE FOLLOWING DATA WILL BE COLLECTED:

- PERCENT SURVIVAL OF ALL INSTALLED PLANTINGS, INCLUDING SPECIES SPECIFIC COUNTS OF INSTALLED TREE AND SHRUB PLANTINGS
- NATIVE WOODY COVER AS DETERMINED USING VISUAL COVER CLASS ESTIMATES.
- THE GENERAL HEALTH AND VIGOR OF THE INSTALLED VEGETATION.
- PHOTOGRAPHS FROM FIXED PHOTO-POINTS ESTABLISHED DURING THE AS-BUILT INSPECTION.
- ANY EVIDENCE OF WILDLIFE USAGE IN THE MITIGATION AREA.
- MONITORING REPORTS SHALL BE SUBMITTED ANNUALLY TO THE US ARMY CORPS OF ENGINEERS. REPORTS SHALL DOCUMENT THE CONDITIONS OF THE SITE; INCLUDING QUANTITATIVE DATA COLLECTED DURING THE MONITORING INSPECTION, AND SHALL PROVIDE MAINTENANCE RECOMMENDATIONS THAT MAY BE NECESSARY TO HELP THE SITE ACHIEVE THE STATED PERFORMANCE STANDARDS.

CONTINGENCY PLAN

IF ANY MONITORING REPORT REVEALS THAT THE RESTORATION PLAN HAS FAILED IN WHOLE OR IN PART, AND SHOULD THAT FAILURE BE BEYOND THE SCOPE OF ROUTINE MAINTENANCE, THE APPLICANT WILL SUBMIT A CONTINGENCY PLAN TO THE US ARMY CORPS OF ENGINEERS FOR APPROVAL. THIS PLAN MAY INCLUDE REPLANTING, SOIL AMENDMENTS OR TOPDRESSING, SUBSTITUTIONS FOR SPECIES SELECTED IN THE ORIGINAL PLAN, AND ADAPTIVE WEED CONTROL METHODS.

MATERIAL SPECIFICATIONS

1	SHORELINE GRAVEL: SHORELINE GRAVEL MIX SHALL BE WELL-GRADED AND CONFORM CLOSELY TO THE FOLLOWING SIZE GRADATIONS:	<u>SIEVE SIZE (INCHES)</u>	<u>PERCENT PASSING</u>
		4" SQUARE	100
		3" SQUARE	80 - 95
		2" SQUARE	50 - 80
		1½" SQUARE	30 - 50
		¾" SQUARE	0 - 5
	GRAVEL SHALL BE NATURALLY OCCURRING WATER ROUNDED AGGREGATES.		
2	COURSE COBBLE LAYER: SHALL BE 4" D50 ROCK. MIX SHALL BE WELL-GRADED AND CONFORM CLOSELY TO THE FOLLOWING SIZE GRADATIONS:	<u>SIEVE SIZE (INCHES)</u>	<u>PERCENT PASSING</u>
		8" SQUARE	100
		6" SQUARE	80 - 95
		3" SQUARE	50 - 80
		3" SQUARE	30 - 50
		2" SQUARE	0 - 5
3	COARSE SAND OVERLAY - SAND SHALL BE CLEAN, SCREENED, AND FREE FROM WOOD, BARK, OR OTHER EXTRANEIOUS MATERIAL.		
4	MODIFICATION OF EXISTING PLANTING SOIL: MIXING OF EXISTING SOIL, COARSE SAND, AND/OR ORGANIC AMENDMENT TO MAKE A NEW SOIL THAT MEETS THE PROJECT GOALS FOR THE INDICATED PLANTING AREA, AND RESULTS IN LONG-TERM SUCCESS OF EXISTING AND INSTALLED VEGETATION. ACTUAL QUANTITY WILL VARY BASED ON CONSTRUCTION DISTURBANCE. TEST EXISTING PLANTING SOIL AS NECESSARY TO DETERMINE TYPE AND QUANTITY OF MIX COMPONENT NEEDED TO ACHIEVE DESIRED SOIL PROFILE. PLANTING SOIL SHALL BE MODERATELY SLOW DRAINING SOIL FOR TREES AND SHRUB BEDS. THE APPROXIMATE MIX RATIO SHALL BE:	<u>MIX COMPONENT</u>	<u>PERCENT BY MOIST VOLUME</u>
		EXISTING TOPSOIL UNSCREENED	45 - 50%
	COARSE SAND	40 - 45%	
	ORGANIC AMENDMENT	10%	
5	SOIL: PLANTING MEDIA SHALL CONSIST OF EXISTING TOPSOIL OR IMPORT TOPSOIL THAT COMPLIES WITH THE FOLLOWING:		
	A) WHERE USED, EXISTING TOPSOIL SHALL BE MODIFIED AS NECESSARY TO ACHIEVE SOIL PROFILE DESCRIBED IN MODIFICATION OF EXISTING PLANTING SOIL SECTION ABOVE. INCORPORATE 2" OF ORGANIC AMENDMENT TO AN 8-INCH DEPTH BY AMENDING WITH TEETH OF BACK HOE OR LOADER BUCKET, TILLER, OR OTHER SUITABLE DEVICE.		
	B) WHERE USED, IMPORT TOPSOIL SHALL BE UNSCREENED "3-WAY TOPSOIL" BY CEDAR GROVE		
6	LANDSCAPE MULCH: MULCH SHALL BE "LANDSCAPE MULCH" BY CEDAR GROVE.		
7	COMPOST: CEDAR GROVE COMPOST OR EQUIVALENT "COMPOSTED MATERIAL" PER WASHINGTON ADMIN. CODE 173-350-220.		
8	BULKHEAD: BOULDERS TO BE SELECTED BY LANDSCAPE ARCHITECT. PRIOR TO INSTALLATION, CONTRACTOR SHALL COORDINATE ONSITE WITH OWNER TO MARK PLACEMENT OF BOULDERS IN THE FIELD. BOULDERS SHALL BE WELL GRADED, BETWEEN 2-4 MAN BOULDER SIZE.		

PRINCIPAL: JKB PROJECT MANAGER: DM DESIGNED BY: AS, MF DRAWN BY: AS CHECKED BY: MF, DM

NO. DATE BY REVISION

FACET



**CALL 811
2 BUSINESS DAYS
BEFORE YOU DIG**
(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

BLACKBERRY BEACH
 3820 EAST MERCER WAY
 MERCER ISLAND, WA 98040
 210930

DESIGN DEVELOPMENT

PROJECT SPECIFICATIONS

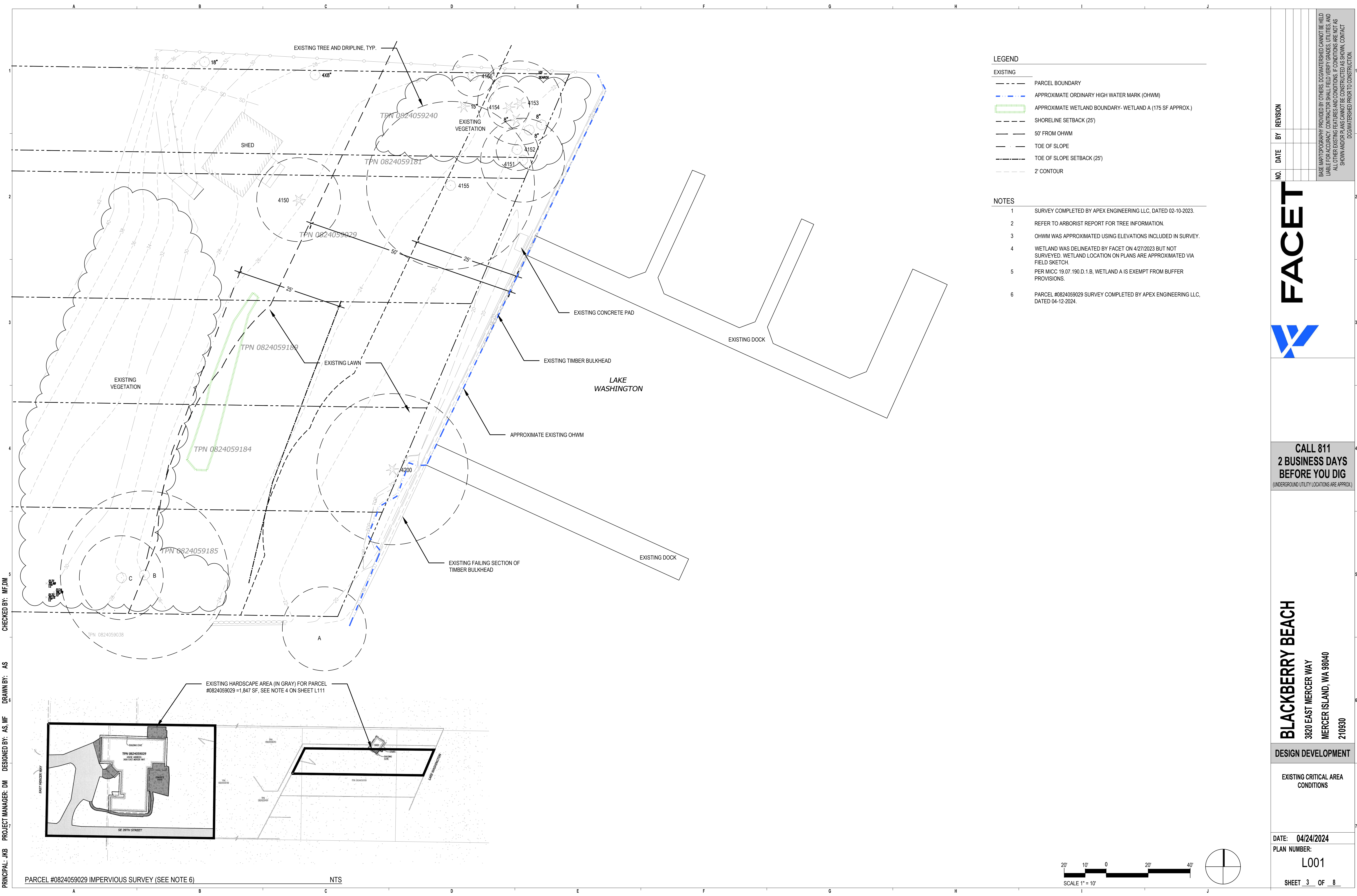
DATE: 04/24/2024

PLAN NUMBER:

G002

SHEET 1 OF 8

BASE MAP TOPOGRAPHY PROVIDED BY OTHERS. DRAINAGE CANNOT BE HELD
 LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES AND
 ALL OTHER EXISTING FEATURES AND CONDITIONS. IF CONDITIONS ARE NOT AS
 SHOWN AND/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT
 DRAINAGE PRIOR TO CONSTRUCTION.



- LEGEND**
- EXISTING
- PARCEL BOUNDARY
 - - - APPROXIMATE ORDINARY HIGH WATER MARK (OHWM)
 - APPROXIMATE WETLAND BOUNDARY- WETLAND A (175 SF APPROX.)
 - SHORELINE SETBACK (25')
 - 50' FROM OHWM
 - TOE OF SLOPE
 - TOE OF SLOPE SETBACK (25')
 - 2' CONTOUR

- NOTES**
- 1 SURVEY COMPLETED BY APEX ENGINEERING LLC, DATED 02-10-2023.
 - 2 REFER TO ARBORIST REPORT FOR TREE INFORMATION.
 - 3 OHWM WAS APPROXIMATED USING ELEVATIONS INCLUDED IN SURVEY.
 - 4 WETLAND WAS DELINEATED BY FACET ON 4/27/2023 BUT NOT SURVEYED. WETLAND LOCATION ON PLANS ARE APPROXIMATED VIA FIELD SKETCH.
 - 5 PER MICC 19.07.190.D.1.B, WETLAND A IS EXEMPT FROM BUFFER PROVISIONS.
 - 6 PARCEL #0824059029 SURVEY COMPLETED BY APEX ENGINEERING LLC, DATED 04-12-2024.

NO.	DATE	BY	REVISION



**CALL 811
2 BUSINESS DAYS
BEFORE YOU DIG**
(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

BLACKBERRY BEACH
3820 EAST MERCER WAY
MERCER ISLAND, WA 98040
210930

DESIGN DEVELOPMENT

EXISTING CRITICAL AREA
CONDITIONS

DATE: 04/24/2024

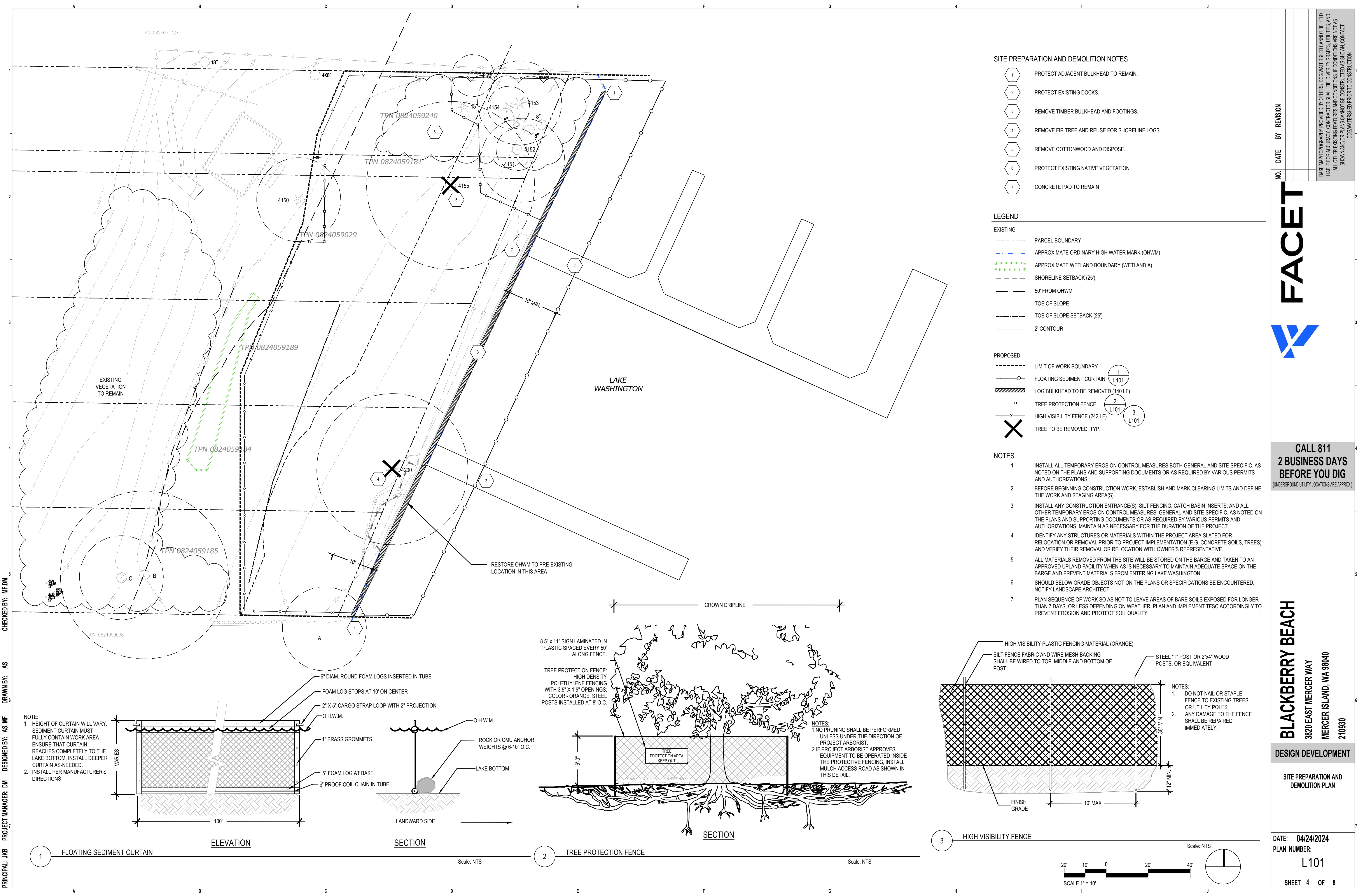
PLAN NUMBER:
L001

SHEET 3 OF 8

PRINCIPAL: JKB PROJECT MANAGER: DM DESIGNED BY: AS, MF DRAWN BY: AS CHECKED BY: MF, DM

PARCEL #0824059029 IMPERVIOUS SURVEY (SEE NOTE 6) NTS





SITE PREPARATION AND DEMOLITION NOTES

- 1. PROTECT ADJACENT BULKHEAD TO REMAIN.
- 2. PROTECT EXISTING DOCKS.
- 3. REMOVE TIMBER BULKHEAD AND FOOTINGS.
- 4. REMOVE FIR TREE AND REUSE FOR SHORELINE LOGS.
- 5. REMOVE COTTONWOOD AND DISPOSE.
- 6. PROTECT EXISTING NATIVE VEGETATION
- 7. CONCRETE PAD TO REMAIN

LEGEND

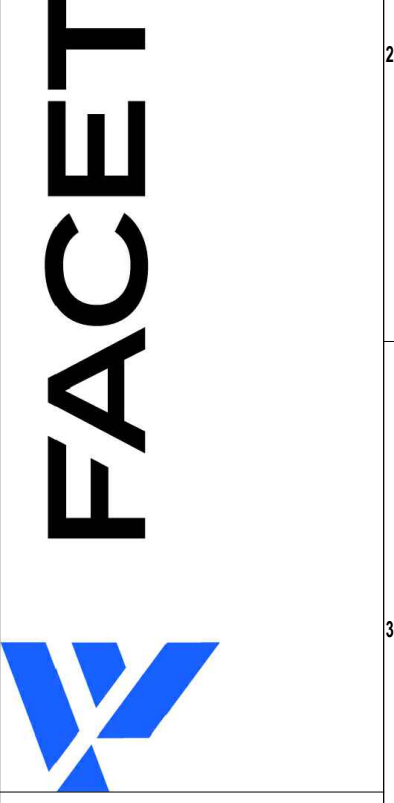
- EXISTING**
- - - - - PARCEL BOUNDARY
 - - - - - APPROXIMATE ORDINARY HIGH WATER MARK (OHWM)
 - ▨ APPROXIMATE WETLAND BOUNDARY (WETLAND A)
 - - - - - SHORELINE SETBACK (25')
 - - - - - 50' FROM OHWM
 - - - - - TOE OF SLOPE
 - - - - - TOE OF SLOPE SETBACK (25')
 - - - - - 2' CONTOUR
- PROPOSED**
- - - - - LIMIT OF WORK BOUNDARY
 - FLOATING SEDIMENT CURTAIN (1 L101)
 - ▨ LOG BULKHEAD TO BE REMOVED (140 LF)
 - TREE PROTECTION FENCE (2 L101)
 - x HIGH VISIBILITY FENCE (242 LF) (3 L101)
 - x TREE TO BE REMOVED, TYP.

NOTES

1. INSTALL ALL TEMPORARY EROSION CONTROL MEASURES BOTH GENERAL AND SITE-SPECIFIC, AS NOTED ON THE PLANS AND SUPPORTING DOCUMENTS OR AS REQUIRED BY VARIOUS PERMITS AND AUTHORIZATIONS
2. BEFORE BEGINNING CONSTRUCTION WORK, ESTABLISH AND MARK CLEARING LIMITS AND DEFINE THE WORK AND STAGING AREA(S).
3. INSTALL ANY CONSTRUCTION ENTRANCE(S), SILT FENCING, CATCH BASIN INSERTS, AND ALL OTHER TEMPORARY EROSION CONTROL MEASURES, GENERAL AND SITE-SPECIFIC, AS NOTED ON THE PLANS AND SUPPORTING DOCUMENTS OR AS REQUIRED BY VARIOUS PERMITS AND AUTHORIZATIONS. MAINTAIN AS NECESSARY FOR THE DURATION OF THE PROJECT.
4. IDENTIFY ANY STRUCTURES OR MATERIALS WITHIN THE PROJECT AREA SLATED FOR RELOCATION OR REMOVAL PRIOR TO PROJECT IMPLEMENTATION (E.G. CONCRETE SOILS, TREES) AND VERIFY THEIR REMOVAL OR RELOCATION WITH OWNER'S REPRESENTATIVE.
5. ALL MATERIALS REMOVED FROM THE SITE WILL BE STORED ON THE BARGE AND TAKEN TO AN APPROVED UPLAND FACILITY WHEN AS IS NECESSARY TO MAINTAIN ADEQUATE SPACE ON THE BARGE AND PREVENT MATERIALS FROM ENTERING LAKE WASHINGTON.
6. SHOULD BELOW GRADE OBJECTS NOT ON THE PLANS OR SPECIFICATIONS BE ENCOUNTERED, NOTIFY LANDSCAPE ARCHITECT.
7. PLAN SEQUENCE OF WORK SO AS NOT TO LEAVE AREAS OF BARE SOILS EXPOSED FOR LONGER THAN 7 DAYS, OR LESS DEPENDING ON WEATHER. PLAN AND IMPLEMENT TESC ACCORDINGLY TO PREVENT EROSION AND PROTECT SOIL QUALITY.

PRINCIPAL: JKB PROJECT MANAGER: DM DESIGNED BY: AS MF DRAWN BY: AS MF CHECKED BY: MF,DM

NO.	DATE	BY	REVISION



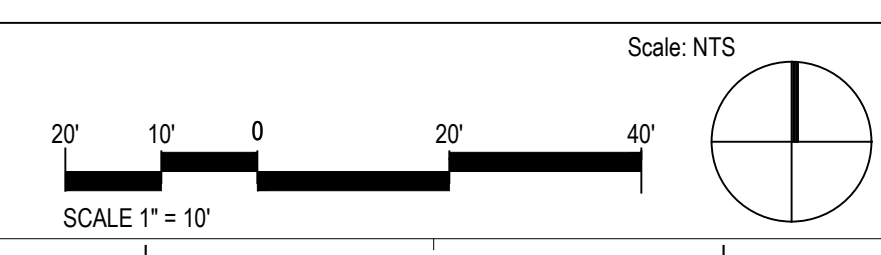
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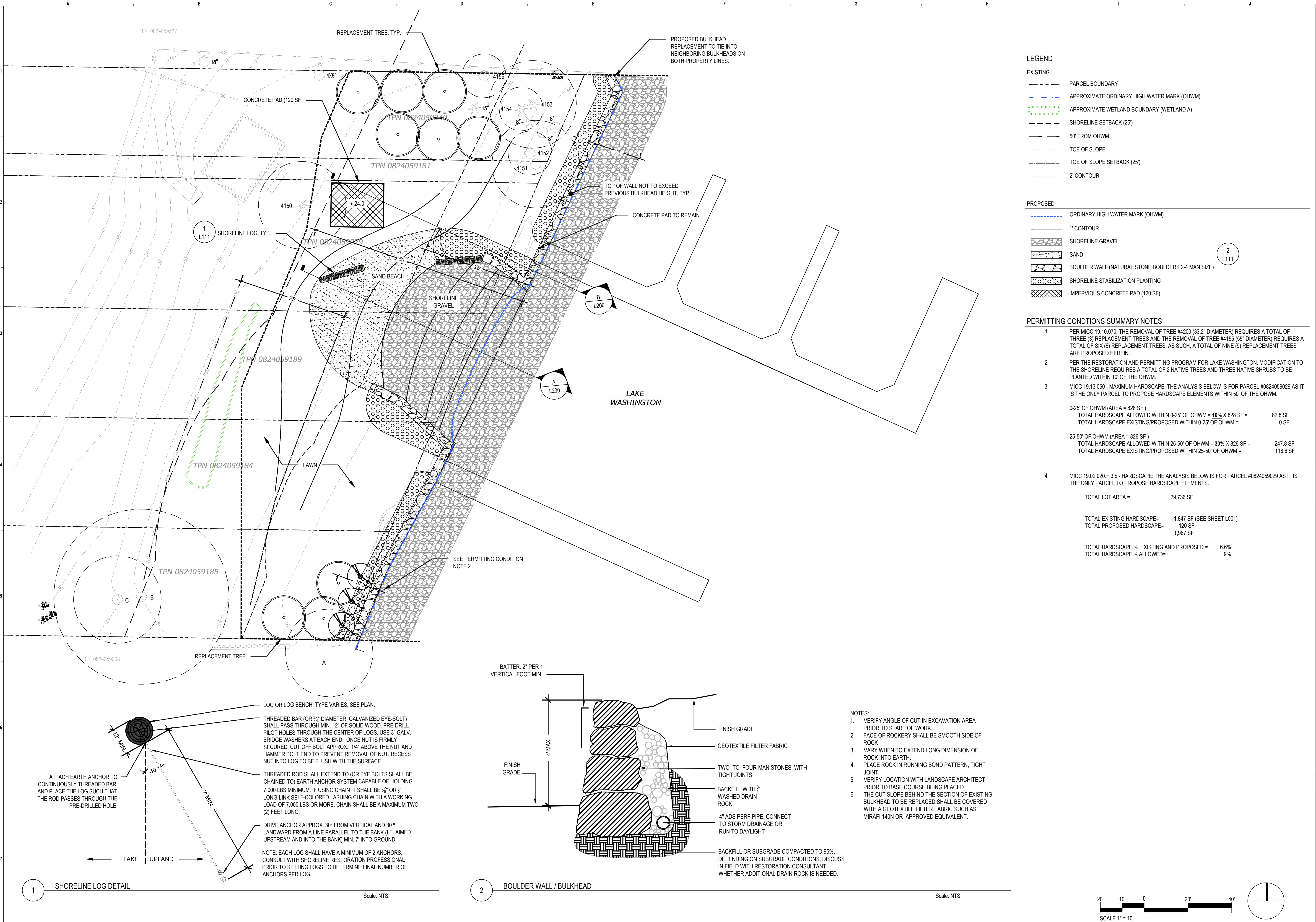
BLACKBERRY BEACH
3820 EAST MERCER WAY
MERCER ISLAND, WA 98040
210930

DESIGN DEVELOPMENT

SITE PREPARATION AND
DEMOLITION PLAN

DATE: 04/24/2024
PLAN NUMBER:
L101
SHEET 4 OF 8





LEGEND

- EXISTING**
- - - - - PARCEL BOUNDARY
 - - - - - APPROXIMATE ORDINARY HIGH WATER MARK (OHWM)
 - - - - - APPROXIMATE WETLAND BOUNDARY (WETLAND A)
 - - - - - SHORELINE SETBACK (25')
 - - - - - 50' FROM OHWM
 - - - - - TOE OF SLOPE
 - - - - - TOE OF SLOPE SETBACK (25')
 - - - - - 2' CONTOUR

- PROPOSED**
- - - - - ORDINARY HIGH WATER MARK (OHWM)
 - - - - - 1' CONTOUR
 - [Pattern] SHORELINE GRAVEL
 - [Pattern] SAND
 - [Pattern] BOULDER WALL (NATURAL STONE BOULDERS 2-4 MAN SIZE)
 - [Pattern] SHORELINE STABILIZATION PLANTING
 - [Pattern] IMPERVIOUS CONCRETE PAD (120 SF)

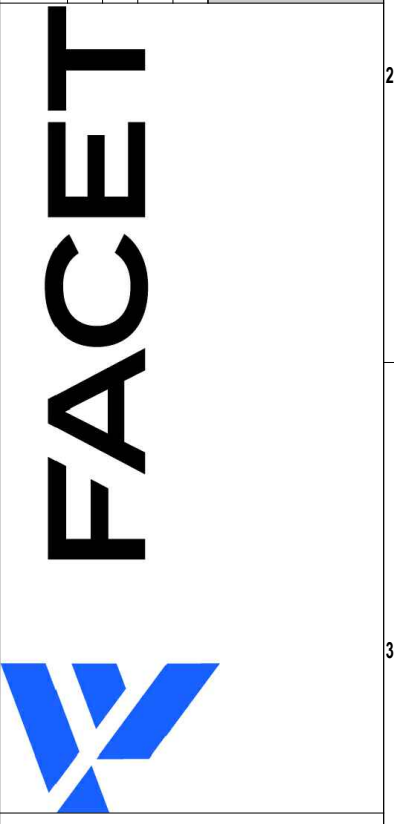
PERMITTING CONDITIONS SUMMARY NOTES

- PER MICC 19.10.070, THE REMOVAL OF TREE #4200 (33.2" DIAMETER) REQUIRES A TOTAL OF THREE (3) REPLACEMENT TREES AND THE REMOVAL OF TREE #4155 (55" DIAMETER) REQUIRES A TOTAL OF SIX (6) REPLACEMENT TREES. AS SUCH, A TOTAL OF NINE (9) REPLACEMENT TREES ARE PROPOSED HEREIN.
- PER THE RESTORATION AND PERMITTING PROGRAM FOR LAKE WASHINGTON, MODIFICATION TO THE SHORELINE REQUIRES A TOTAL OF 2 NATIVE TREES AND THREE NATIVE SHRUBS TO BE PLANTED WITHIN 10' OF THE OHWM.
- MICC 19.13.050 - MAXIMUM HARDSCAPE: THE ANALYSIS BELOW IS FOR PARCEL #0824059029 AS IT IS THE ONLY PARCEL TO PROPOSE HARDSCAPE ELEMENTS WITHIN 50' OF THE OHWM.

0-25' OF OHWM (AREA = 828 SF)	TOTAL HARDSCAPE ALLOWED WITHIN 0-25' OF OHWM = 10% X 828 SF =	82.8 SF
	TOTAL HARDSCAPE EXISTING/PROPOSED WITHIN 0-25' OF OHWM =	0 SF
25-50' OF OHWM (AREA = 826 SF)	TOTAL HARDSCAPE ALLOWED WITHIN 25-50' OF OHWM = 30% X 826 SF =	247.8 SF
	TOTAL HARDSCAPE EXISTING/PROPOSED WITHIN 25-50' OF OHWM =	118.6 SF
- MICC 19.02.020 F.3.b - HARDSCAPE: THE ANALYSIS BELOW IS FOR PARCEL #0824059029 AS IT IS THE ONLY PARCEL TO PROPOSE HARDSCAPE ELEMENTS.

TOTAL LOT AREA =	29,736 SF
TOTAL EXISTING HARDSCAPE =	1,847 SF (SEE SHEET L001)
TOTAL PROPOSED HARDSCAPE =	120 SF
	1,967 SF
TOTAL HARDSCAPE % EXISTING AND PROPOSED =	6.6%
TOTAL HARDSCAPE % ALLOWED =	9%

BASE MAP TOPOGRAPHY PROVIDED BY OTHERS. DCGWATERSHED CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES AND ALL OTHER EXISTING FEATURES AND CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN AND/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCGWATERSHED PRIOR TO CONSTRUCTION.



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BLACKBERRY BEACH
3820 EAST MERCER WAY
MERCER ISLAND, WA 98040
210930

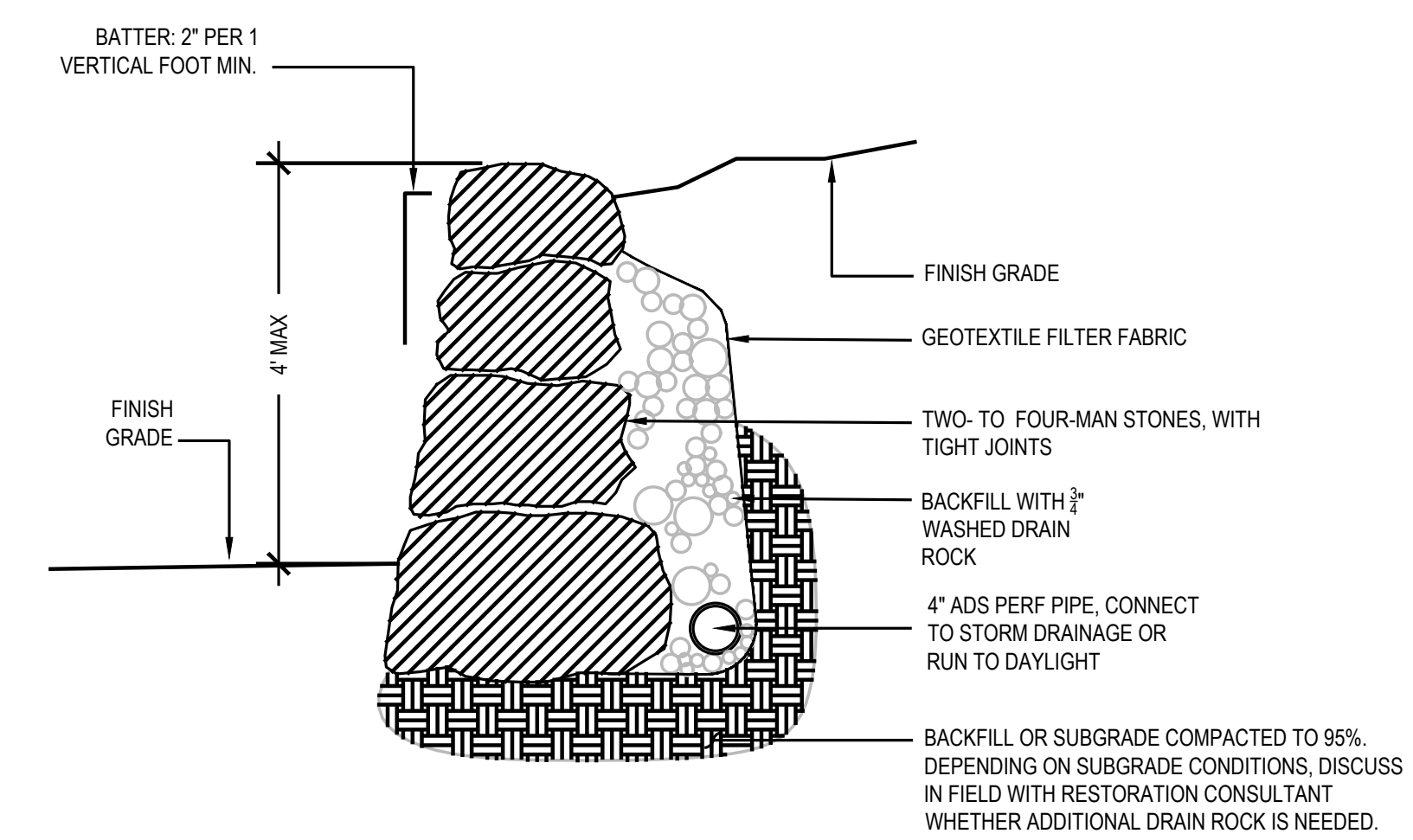
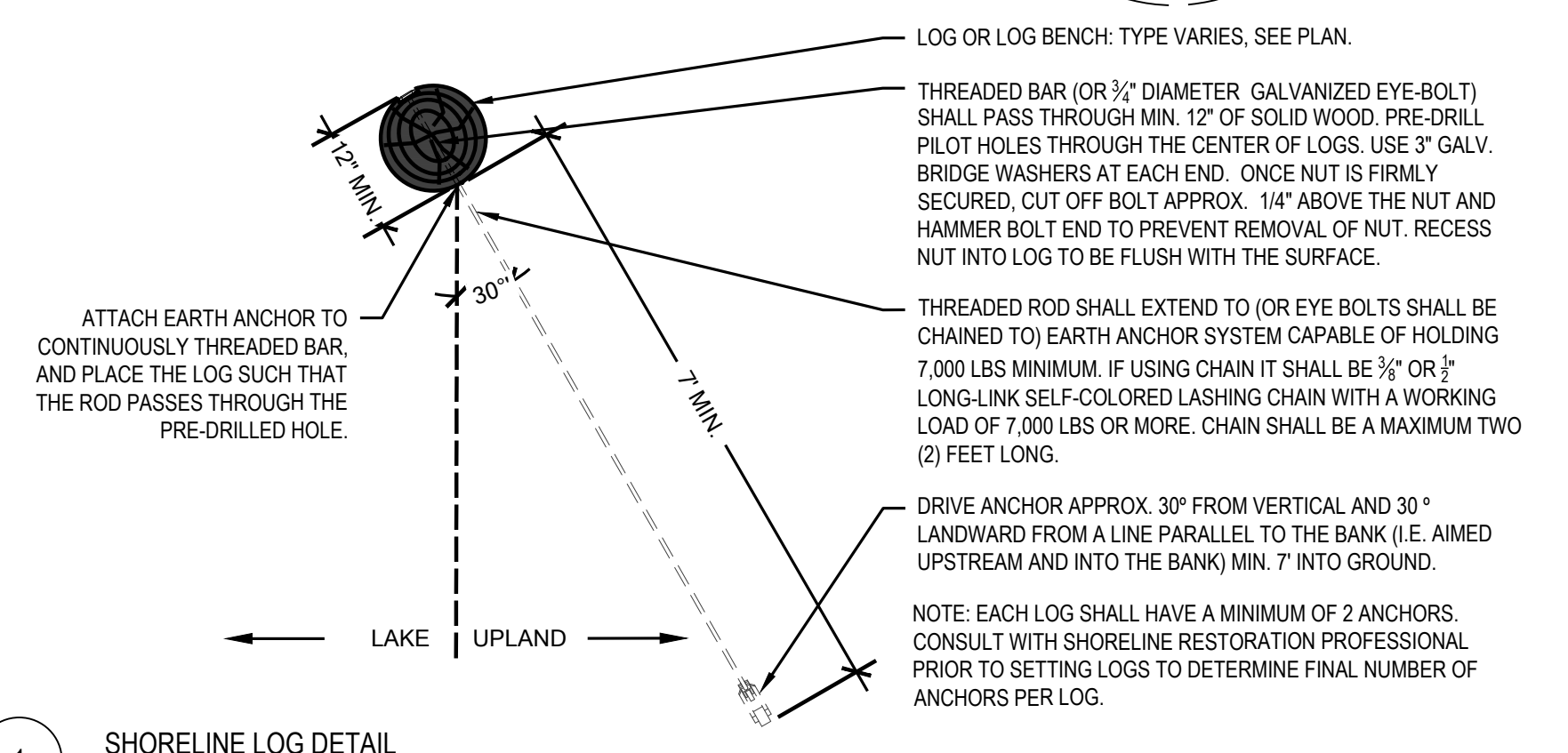
DESIGN DEVELOPMENT

SHORELINE PLAN

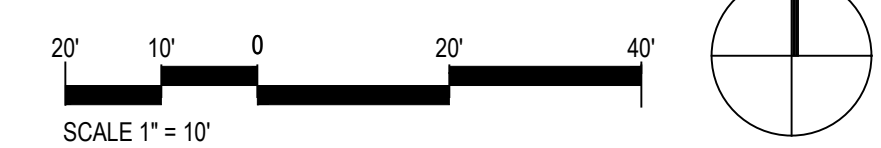
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PLAN NUMBER:

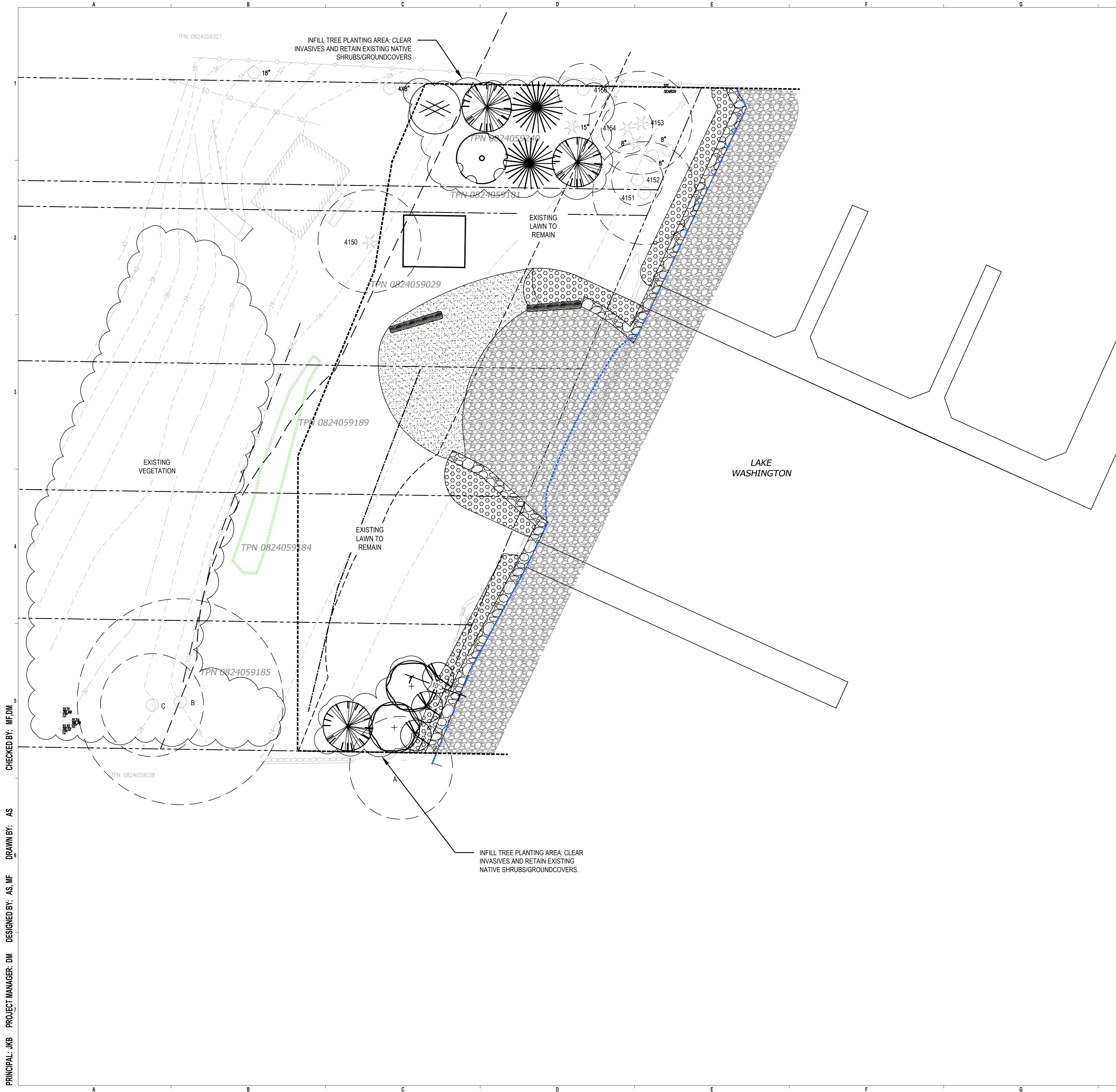
L111

PRINCIPAL: JKB PROJECT MANAGER: DM DESIGNED BY: AS, MF DRAWN BY: AS, MF CHECKED BY: MF, DM



- NOTES:**
- VERIFY ANGLE OF CUT IN EXCAVATION AREA PRIOR TO START OF WORK.
 - FACE OF ROCKERY SHALL BE SMOOTH SIDE OF ROCK
 - VARY WHEN TO EXTEND LONG DIMENSION OF ROCK INTO EARTH.
 - PLACE ROCK IN RUNNING BOND PATTERN, TIGHT JOINT.
 - VERIFY LOCATION WITH LANDSCAPE ARCHITECT PRIOR TO BASE COURSE BEING PLACED.
 - THE CUT SLOPE BEHIND THE SECTION OF EXISTING BULKHEAD TO BE REPLACED SHALL BE COVERED WITH A GEOTEXTILE FILTER FABRIC SUCH AS MIRAFI 140N OR APPROVED EQUIVALENT.



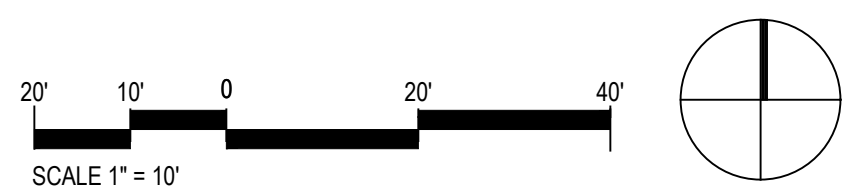


PLANT SCHEDULE BLACKBERRY BEACH

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
NATIVE TREES			
	BETULA POPYRIFERA / PAPER BIRCH	2 GALLON	1
	FRANGULA PURSHIANA / CASCARA	2 GALLON	1
	PINUS CONTORTA / SHORE PINE	2 GALLON	3
	PSEUDOTSUGA MENZIESII / DOUGLAS-FIR	2 GALLON	2
	SALIX LASIANDRA / PACIFIC WILLOW	2 GALLON	2
NATIVE SHRUBS			
	HOLODISCUS DISCOLOR / OCEAN-SPRAY	1 GALLON	3
GROUND COVERS			
	SHORELINE STABILIZATION MIX		472 SF
	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	1 GALLON	30% @ 24" o.c. 37
	ARMERIA MARITIMA / SEA THRIFT	1 GALLON	10% @ 12" o.c. 49
	DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS	1 GALLON	50% @ 24" o.c. 61
	IRIS TENAX / OREGON IRIS	1 GALLON	10% @ 18" o.c. 22

- PLANTING NOTES**
- GROUP GROUNDCOVERS BY SPECIES AND PLANT IN GROUPS OF 5-12.
 - SEE PLANT INSTALLATION, SPECIFICATIONS, AND DETAILS ON SHEET L311.

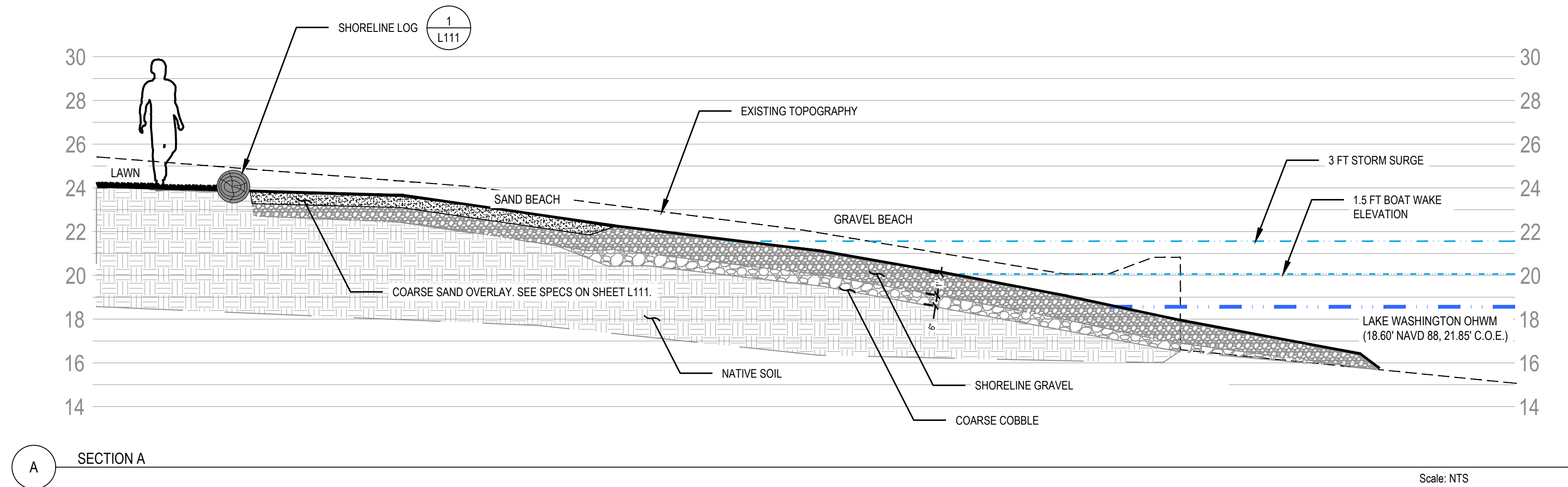
PRINCIPAL: JKB PROJECT MANAGER: DM DESIGNED BY: AS, MF DRAWN BY: AS CHECKED BY: MF, DM



NO.	DATE	BY	REVISION				
CALL 811 2 BUSINESS DAYS BEFORE YOU DIG <small>(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)</small>							
BLACKBERRY BEACH 3820 EAST MERCER WAY MERCER ISLAND, WA 98040 210930							
DESIGN DEVELOPMENT							
PLANTING PLAN AND SCHEDULE							
DATE: 04/24/2024 PLAN NUMBER: L161							
SHEET 6 OF 8							

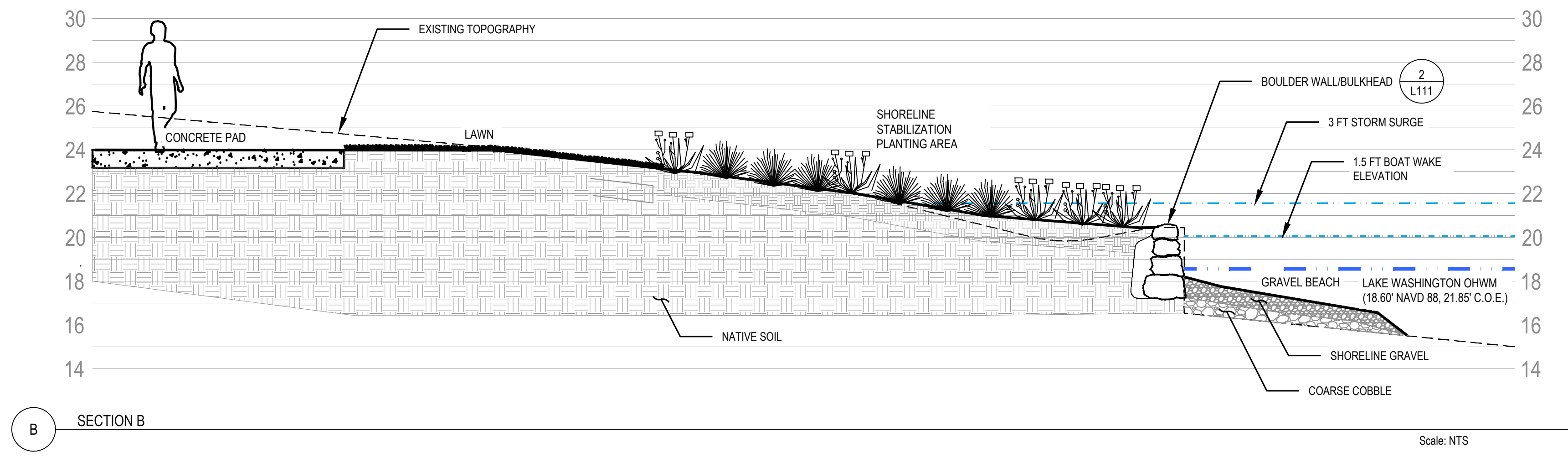
BASE MAP PHOTOGRAPHY PROVIDED BY OTHERS. DRAINAGE CANNOT BE HELD
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 ALL OTHER EXISTING FEATURES AND CONDITIONS. IF CONDITIONS ARE NOT AS
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A SECTION A

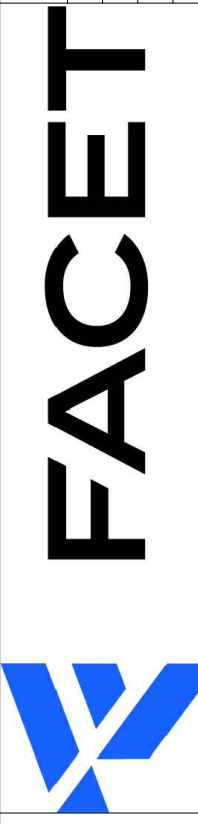
Scale: NTS



B SECTION B

Scale: NTS

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210930

DESIGN DEVELOPMENT

SHORELINE SECTIONS

DATE: 04/24/2024

PLAN NUMBER:
L200

SHEET 7 OF 8

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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, 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**
- 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.
 - SUBSTITUTION OF PLANT MATERIALS NOT ON THE PROJECT LIST WILL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE UNITED STATES ARMY CORPS OF ENGINEERS AND THE NATIONAL MARINE FISHERIES SERVICE. ANY SUBSTITUTIONS MUST BE RAP COMPLIANT.

- 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.

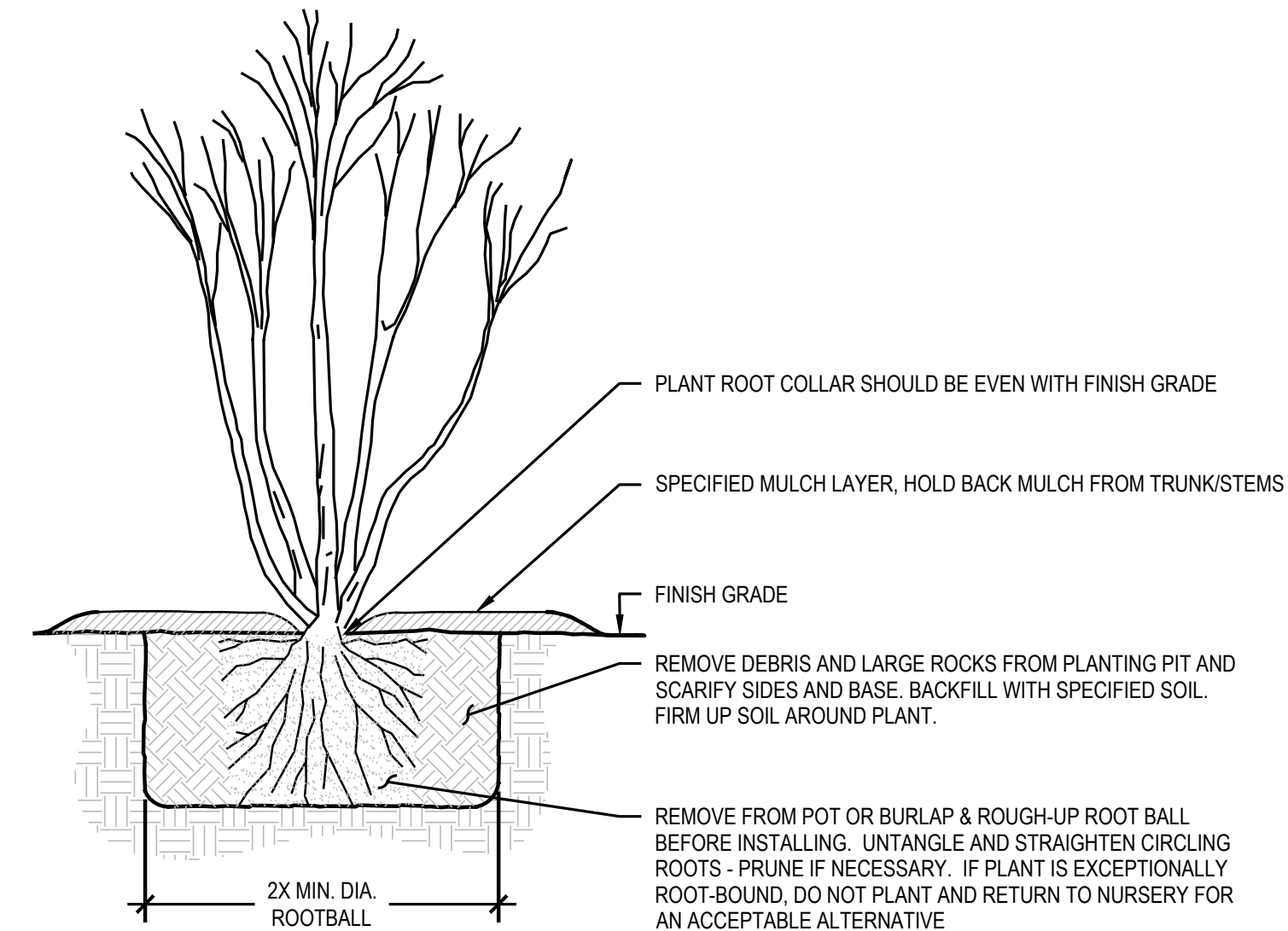
- REPLACEMENT**
- PLANTS NOT FOUND MEETING ALL OF THE REQUIRED CONDITIONS AT THE CONSULTANT'S DISCRETION MUST BE REMOVED FROM SITE AND REPLACED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
 - PLANTS NOT SURVIVING AFTER ONE YEAR TO BE REPLACED AT THE CONTRACTOR'S EXPENSE.

PLANT MATERIAL

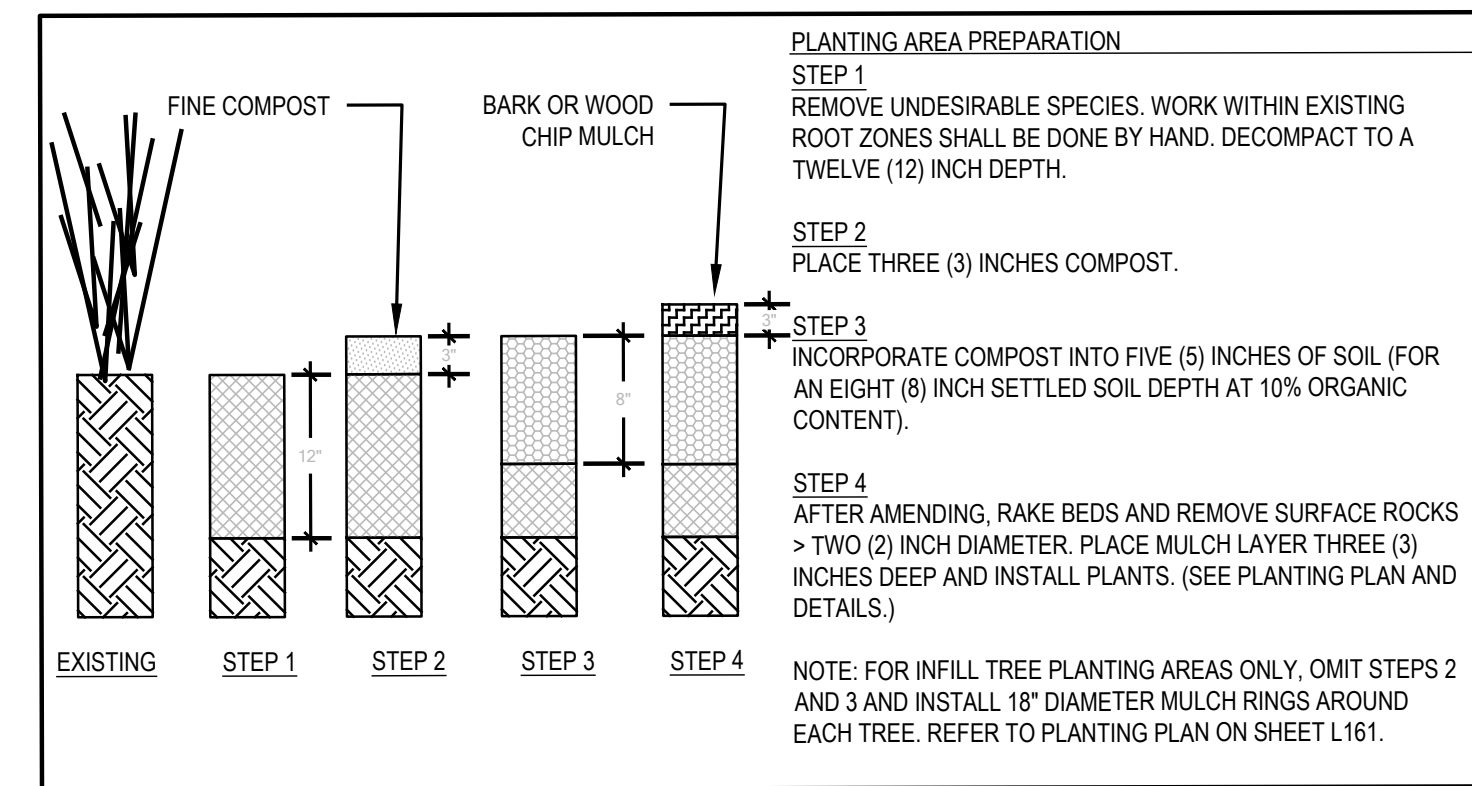
- GENERAL**
- PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO OR MORE SEVERE THAN THOSE OF THE PROJECT SITE.
 - PLANTS SHALL BE TRUE TO SPECIES AND VARIETY OR SUBSPECIES. NO CULTIVARS OR NAMED VARIETIES SHALL BE USED UNLESS SPECIFIED 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 CONTAINER PLANTING DETAIL Scale: NTS



2 SOIL PREPARATION DETAIL Scale: NTS

PRINCIPAL: JKB PROJECT MANAGER: DM DESIGNED BY: AS, MF DRAWN BY: AS CHECKED BY: MF, DM

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3820 EAST MERCER WAY
MERCER ISLAND, WA 98040
210930

DESIGN DEVELOPMENT

PLANT INSTALLATION NOTES AND DETAILS

DATE: 04/24/2024

PLAN NUMBER:

L311

SHEET 8 OF 8

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