DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 22-100962 & 22-100963

Project Name/Address: Olteanu Residence SSDP & Shoreline Variance, 807, 815, 823 128th Ave SE

Planner: David Wong
425-452-4282
DWong@Bellevuewa.gov

Minimum Comment Period: 4/18/2022

Materials included in this Notice:

- ☑ Blue Bulletin
- ☑ Checklist
- ☑ Vicinity Map
- ☑ Plans
- ☐ Other:

OTHERS TO RECEIVE THIS DOCUMENT:

- ☑ State Department of Fish and Wildlife
- ☑ State Department of Ecology, Shoreline Planner N.W. Region
- ☑ Army Corps of Engineers
- ☑ Attorney General
- ☑ Muckleshoot Indian Tribe

SEPA Checklist Reviewed by:
David Wong on 3/11/22

Development Services

SEPA Environmental Checklist

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with “Not Applicable” or "Does Not Apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see SEPA Checklist Guidance on the Washington State Department of Ecology website.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The city may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Background

1. Name of proposed project, if applicable Olteanu Residence
2. Name of applicant Adrian Olteanu
3. Contact person Adrian Olteanu Phone 425-615-4766
4. Contact person address 2035 W Lake Sammamish Pkwy SE, Bellevue, WA 98008
5. Date this checklist was prepared 10/22/2021
6. Agency requesting the checklist City of Bellevue

DW

7. Proposed timing or schedule (including phasing, if applicable)

Work will be started upon receipt of all applicable permits.

8. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain.

There are no plans for future additions, expansion, or further activity at this time.

9. List any environmental information you know about that has been prepared or will be prepared, that is directly related to this proposal.

- Critical Area Report and Wetland Mitigation and Bank Use Plan, Olteanu Property - Aquatica Environmental Consulting - October 2021
- Evans Properties on 128th Ave SE, Wetland Delineation Report - The Watershed Company - August 2020
- Arborist Report/Tree Plan 807 128th Avenue SE - Layton Tree Consulting - August 2021
- Geotechnical Evaluation Proposed Residence Parcel No. 0424059110, 111, and 112 - Cobalt Geosciences, June 2021
-Joint Aquatic Resources Application (JARPA)

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

State and Federal permits for wetland impacts will be required.

11. List any government approvals or permits that will be needed for your proposal, if known.

- Critical Areas Land Use Permit (City of Bellevue)
- Clearing and Grading Permit (City of Bellevue)
- Building Permit (City of Bellevue)
- JARPA (WA State Department of Ecology)
- JARPA (US Army Corps of Engineers)

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12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposed project involves the development of a modern single-family residence and access driveway on the property. The project is located on three parcels that total 3.99 acres in size, with the proposed development located in the northeast corner of the westernmost parcel, on the part of the property that is maximizing the distance from on-site critical areas, including a wetland, and steep slope.

The proposed single-family residence will be two stories tall and will include a concrete driveway and a two-car garage, wood decking on the east and west sides, and a swimming pool.

Unavoidable impacts to wetland and wetland buffers will occur through site development. To compensate for these impacts, mitigation is proposed both on-site, as well as by using a wetland mitigation bank.

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and the section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The subject property is located at 807 128th Ave SE, Bellevue, WA 98005. King County parcel 042405-9110, 042405-9111, and 042405-9112

Environmental Elements

Earth

1. General description of the site:
   - [x] Flat
   - [ ] Rolling
   - [ ] Hilly
   - [x] Steep Slopes
   - [ ] Mountainous
   - [ ] Other _____
2. What is the steepest slope on the site (approximate percent slope)? ~~34%~~ 45%

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3. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The geotechnical explorations conducted on the site in June 2021 encountered approximately 6 inches of grass and topsoil underlain by about 2 to 3.5 feet of loose to medium dense, silty-fine to medium grained sand with gravel (Weathered Glacial Till). These materials were underlain by dense to very dense, silty-fine to medium grained sand trace gravel (Vashon Glacial Till), which continued to the termination depths of the explorations. Alderwood gravelly sandy loam (AgC) per NRCS mapping

4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

According to the Geotechnical Evaluation prepared by the geotechnical engineering firm Cobalt Geosciences, there are no surface indications or history of unstable soils in the immediate vicinity

5. Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate the source of the fill.

Filling and grading will occur to construct the proposed residence and associated hardscapes on-site. Structures and hardscapes have been sited in accordance with existing site topography to avoid the need for excess grading and filling.

6. Could erosion occur as a result of clearing, construction or use? If so, generally describe.

Soils will be exposed during construction, but use of best management practices for soil and water management will contain the soils to the site, and prevent transport off site.

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Less than 10% of the site will be covered with in

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8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

Best Management Practices as outlined in Washington State Department of Ecology's current Stormwater Management Manual for Western Washington, as well as applicable City of Bellevue requirements, will be employed to control construction-related erosion.

Erosion Control regulated by BCC 23.76

Air

1. What types of emissions to the air would result from the proposal during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Emissions to the air, including dust and diesel exhaust, would result from the operation of equipment during construction. Emissions would be temporary and of short duration. Following project completion, emissions will be equivalent as compared to the existing condition.

2. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No, does not apply.

3. Proposed measures to reduce or control emissions or other impacts to air, if any.

Dust will be managed by the project contractor during construction, while heavy equipment will be kept in good working order.

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Water

1. Surface Water
   a. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

      A category I wetland designated as Wetland A is present along the southern property line as well as on the eastern portion of the property. Kelsey Creek, a Type F stream, is located off-site to the south. The 100-year floodplain of Kelsey Creek also extends onto the site, and consequently the property is within the shoreline jurisdiction.

   b. Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

      The proposed home is located outside of critical areas and their buffers. The only feasible access point to the proposed home site is from 128th Avenue SE, which will require crossing a small area of the wetland and impacting a portion of its buffer for access to the home site and fire safety access turnaround. Project activities are more than 180 feet from Kelsey Creek, although are proposed in an associated wetland.

   c. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of the fill material.

      The wetland impact is estimated at 1,943 SF. Impacts were minimized by locating the proposed driveway in a disturbed part of the wetland and buffer. To minimize wetland impacts, the road through the wetland will be constructed without side slopes along the south edge of the road to prevent additional wetland fill beyond the driveway width. This may require the construction of short walls or other means to prevent additional fill beyond the required road width for access. Any rock, gravel or fill will be obtained from an approved source. Driveway widths and the hammerhead as proposed are the minimum allowed for safe access per fire comments received in the pre-application meeting. See Critical Area Report and Wetland Mtiigation and Bank Use Plan prepared by Aquatica Environmental Consulting, LLC dated October 2021 for aditional details. An estimated 2.5 feet of fill or 180 cubic yards of fill composed of rock or gravel from an approved quarry.

   d. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose and approximate quantities, if known.

      No

   e. Does the proposal lie within a 100-year floodplain? The proposal does not include project activ
      If so, note the location on the site plan.

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f. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

2. Ground Water

a. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

b. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste material will be discharged.

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3. Water Runoff (including stormwater)
   a. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

      The newly created impervious surfaces will result in stormwater runoff, to be detained and treated according to the relevent City required stormwater manual. It is proposed that all roof stormwater runoff from impervious surfaces be dispersed into the wetland buffer with an infiltration dispersal trench or similar means to provide controlled release of water.

   b. Could waste materials enter ground or surface waters? If so, generally describe.

      No. All construction debris will be properly disposed of on land in such a manner that it cannot enter into waterways or cause water quality degradation.

   c. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

      No significant alteration of the drainage pattern is expected as a result of the proposed development.

   Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.

   The erosion control measures described under question Earth 8 would be implemented, as necessary.

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Plants

1. Check the types of vegetation found on the site:

   - ☑ deciduous tree: alder, maple, aspen, other _____
   - ☑ evergreen tree: fir, cedar, pine, other _____
   - ☑ shrubs
   - ☑ grass
   - ☐ pasture
   - ☐ crop or grain
   - ☐ orchards, vineyards or other permanent crops
   - ☑ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other _____
   - ☐ water plants: water lily eelgrass, milfoil, other _____
   - ☑ other types of vegetation Armenian Blackberry, Himalayan Blackberry, Reed Canarygrass,

2. What kind and amount of vegetation will be removed or altered?

   The proposed project will result in invasive plant removal and extensive native plantings, as described in the Critical Area Report and Mitigation Plan. In addition to the mitigation plan, a number of trees are proposed to be removed from the area where the new house is going go be developed, resulting in a retention percent of over 60%, as presented in the Arborist Report

3. List any threatened and endangered species known to be on or near the site.

   No threatened or endangered plant species are known to be on the site or in the close proximity. Chinook and Coho salmon migrate through and spawn in Kelsey Creek, which is approximately 180 feet south of the subject development

4. Proposed landscaping, use of native plants or other measures to preserve or enhance vegetation on the site, if any.

   Please refer to the plan set, submitted with this checklist, for the mitigation planting plan along with maintenance and monitoring notes.

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5. List all noxious weeds and invasive species known to be on or near the site.

Invasive species observed on property include Himalayan blackberry, Armenian blackberry, Reed Canarygrass

Animals

1. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

   Birds: ☑hawk, ☑heron, ☑eagle, ☑songbirds, ☐other _____

   Mammals: ☐deer, ☐bear, ☐elk, ☐beaver, ☐other _____

   Fish: ☐bass, ☑salmon, ☑trout, ☐herring, ☐shellfish, ☐other _____

2. List any threatened and endangered species known to be on or near the site.

No threatened or endangered plant species are known to be on the site or in the close proximity. Chinook and Coho salmon migrate through and spawn in Kelsey Creek, which is approximately 180 feet south of the subject development

3. Is the site part of a migration route? If so, explain.

The Puget Sound Region is part of the Pacific Flyway.

4. Proposed measures to preserve or enhance wildlife, if any.

The proposed mitigation planting plan will include a diverse mix of native trees, shrubs, and groudcovers designed to enhance wildlife habitat on-site. New plantings will provide food, cover, and nesting opportunities for wildlife.

DW

5. List any invasive animal species known to be on or near the site.

No invasive animal species are known to be on or near the site.

Energy and Natural Resources

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The property will be outfitted with electric and natural gas to provide energy for heating, cooling, and electricity. Solar panels might be installed as well.

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The project will not affect the potential use of solar energy by adjacent properties.

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

None proposed.

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Environmental Health

1. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe.

No environmental health hazards are expected to occur as a result of this proposal.

   a. Describe any known or possible contamination at the site from present or past uses.

None known.

   b. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known.

   c. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None known.

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d. Describe special emergency services that might be required.

None anticipated

e. Proposed measures to reduce or control environmental health hazards, if any.

No known environmental hazards are expected to occur as a result of this project.

2. Noise

a. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Noise generated in the vicinity of the project will not affect the project.

b. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Construction activity would generate short-term noise during allowed work hours.

c. Proposed measures to reduce or control noise impacts, if any.

Construction activities that cause noise will conform to Bellevue Municipal Code Requirements.

Noise regulated by BCC 9.18

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Land and Shoreline Uses

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The parcels covered under this application are currently undeveloped, though they are zoned for residential use. there are similar residential properties to the North and East, and there are natural areas on the South and West. The proposal will not affect current land uses on nearby or adjacent properties.

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

No.

   a. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how?

No.

3. Describe any structures on the site.

The property is currently undeveloped and does not contain any existing structures.

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4. Will any structures be demolished? If so, what?

No. There are no existing structures on-site to be demolished.

5. What is the current zoning classification of the site? The current City of Bellevue zoning classificat R-4

6. What is the current comprehensive plan designation of the site? The current comprehensive pla SF-H

7. If applicable, what is the current shoreline master program designation of the site?

The Kelsey Creek Floodplain is mapped as Urban Conservation.- Open Space
Lower Kelsey Creek shoreline jurisdiction includes associated floodplain and wetlands.

8. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Yes, the site includes a Category I wetland and a steep slope critical area. See the Critical Areas Report prepared by Aquatica Environmental Consulting (October 2021) for more information.

9. Approximately how many people would reside or work in the completed project? 4 people w

10. Approximately how many people would the completed project displace? The parcel is currentl

11. Proposed measures to avoid or reduce displacement impacts, if any.

None proposed.

12. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

None proposed. While the property is currently undeveloped, the proposed single-family residential development is consistent with the legal residential use of the property per the City of Bellevue zoning code and Comprehensive Plan.

DW

13. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.

None proposed.

Housing

1. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

The project would provide one additional housing unit through the development of one high-income single-family residence.

2. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None, does not apply.

3. Proposed measures to reduce or control housing impacts, if any.

None proposed.

Aesthetics

1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The tallest point of the proposed single-family residence is approximately 32" above the average existing grade. No structure on-site will exceed 35 feet in height above the average existing grade, in keeping with City of Bellevue height requirements. The residence's principal exterior building materials will be wood, metal, and glass.

2. What views in the immediate vicinity would be altered or obstructed?

No views would be altered or obstructed.

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3. Proposed measures to reduce or control aesthetic impacts, if any

None proposed.

Light and Glare

1. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The proposed single-family residence is expected to produce minimal additional light or glare. The primary source of light and glare would be from exterior and interior residential lighting, similar to the adjacent residences, and would primarily occur during the late afternoon and evening hours.

2. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

3. What existing off-site sources of light or glare may affect your proposal?

Off-site sources of light and glare are not expected to affect the proposal.

4. Proposed measures to reduce or control light and glare impacts, if any.

No such measures are necessary. The potential increases in light and glare from the new residence would be insignificant.

Recreation

1. What designated and informal recreational opportunities are in the immediate vicinity?

The project site is located immediately adjacent to the Kelsey Creek Park which provides extensive trails throughout Bellevue. Other public parks and areas within approximately 0.5 miles of the subject property include Wilburton Hill Community Park, Glendale Country Club, Woodridge Open Space, West Kelsey Open Space.

2. Would the proposed project displace any existing recreational uses? If so, describe.

No existing recreational uses would be displaced.

DW

3. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

None proposed.

Historic and Cultural Preservation

1. Are there any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.

There are no historic properties or structures on or near the project site.

2. Are there any landmarks, features or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

There are no such cultural resources on or near the project site.

3. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Potential impacts to cultural resources and historic resources were assessed by consulting the Washington Information System for Architectural and Archaeological Records Data (WISAARD).

DW

4. Proposed measures to avoid, minimize or compensate for loss, changes to and disturbance to resources. Please include plans for the above and any permits that may be required.

If archaeological resources are uncovered during excavation, all work will immediately cease and the City, the Washington State Department of Archaeology and Historic Preservation, and affected Native American tribes shall immediately be notified.

Transportation

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Access to the parcel is provided by 128th Ave SE. The proposed project will not affect existing transportation access to this street system.

2. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

There are a few King County Metro Transit bus routes that provide service to City residents via Lake Hills Connector. The bus stop nearest the project property is located on Lake Hills Connector.

3. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The proposed single-family residence will include a driveway and a two-car garage.

4. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No.

DW

5. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.

No.

6. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

The completed project will generate approximately 1-3 additional vehicular trips relative to the current state of the parcel. These trips would be expected to primarily coincide with peak traffic times (morning and afternoon), and would consist of passenger vehicles only.

7. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

8. Proposed measures to reduce or control transportation impacts, if any.

None proposed.

DW

Public Service

1. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No.

2. Proposed measures to reduce or control direct impacts on public services, if any.

None proposed.

Utilities

1. Check the utilities currently available at the site:

- ☑ Electricity
- ☑ natural gas
- ☑ water
- ☑ refuse service
- ☑ telephone
- ☑ sanitary sewer
- ☐ septic system
- ☐ other

2. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed.

The proposed project will not change the existing availability or use of utilities on the property.

DW

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature Adrian Olteanu

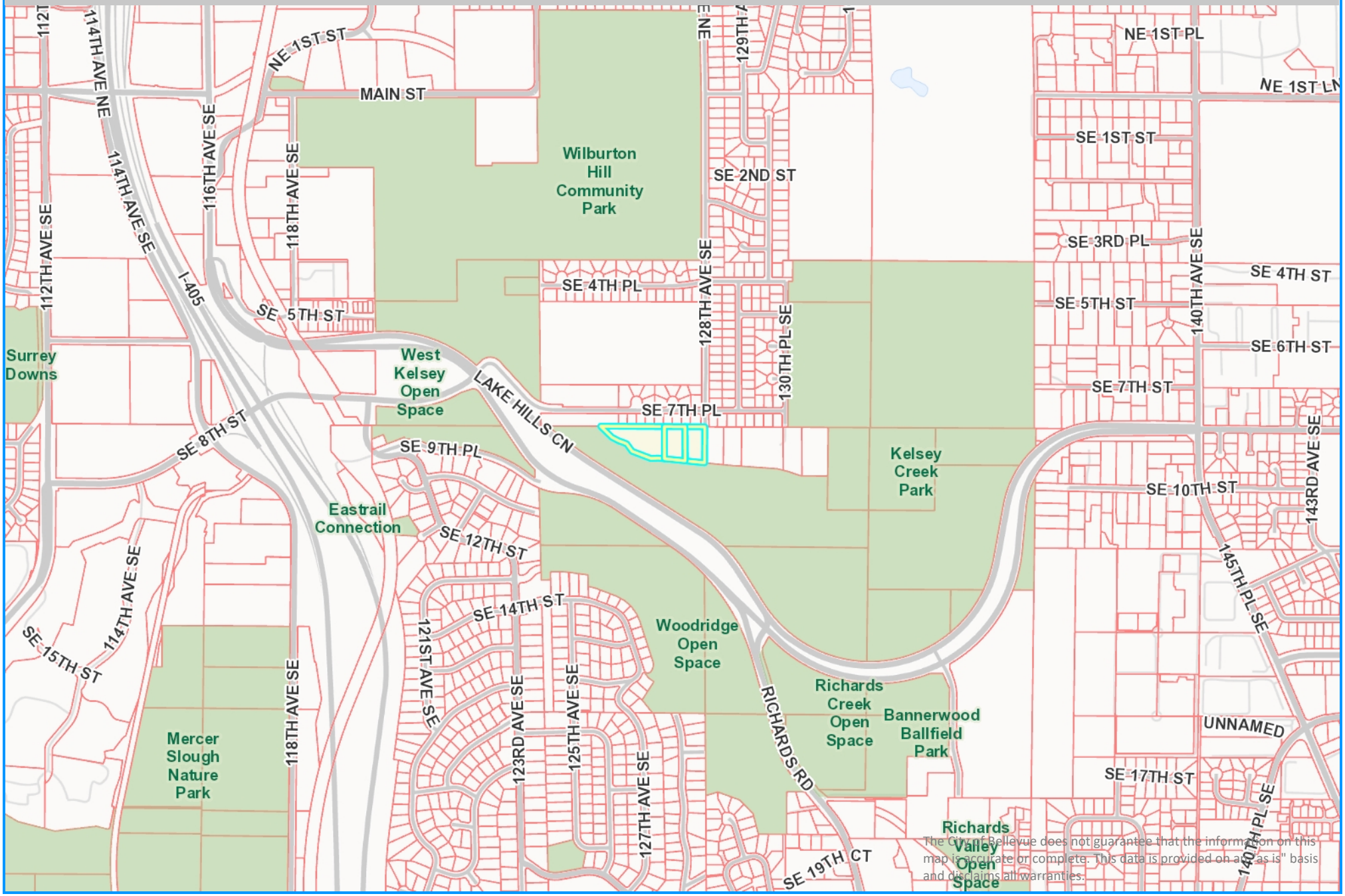
Name of signee Adrian Olteanu

Position and Agency/Organization Homeowner

Date Submitted 10/22/2021

DW

Vicinity Map



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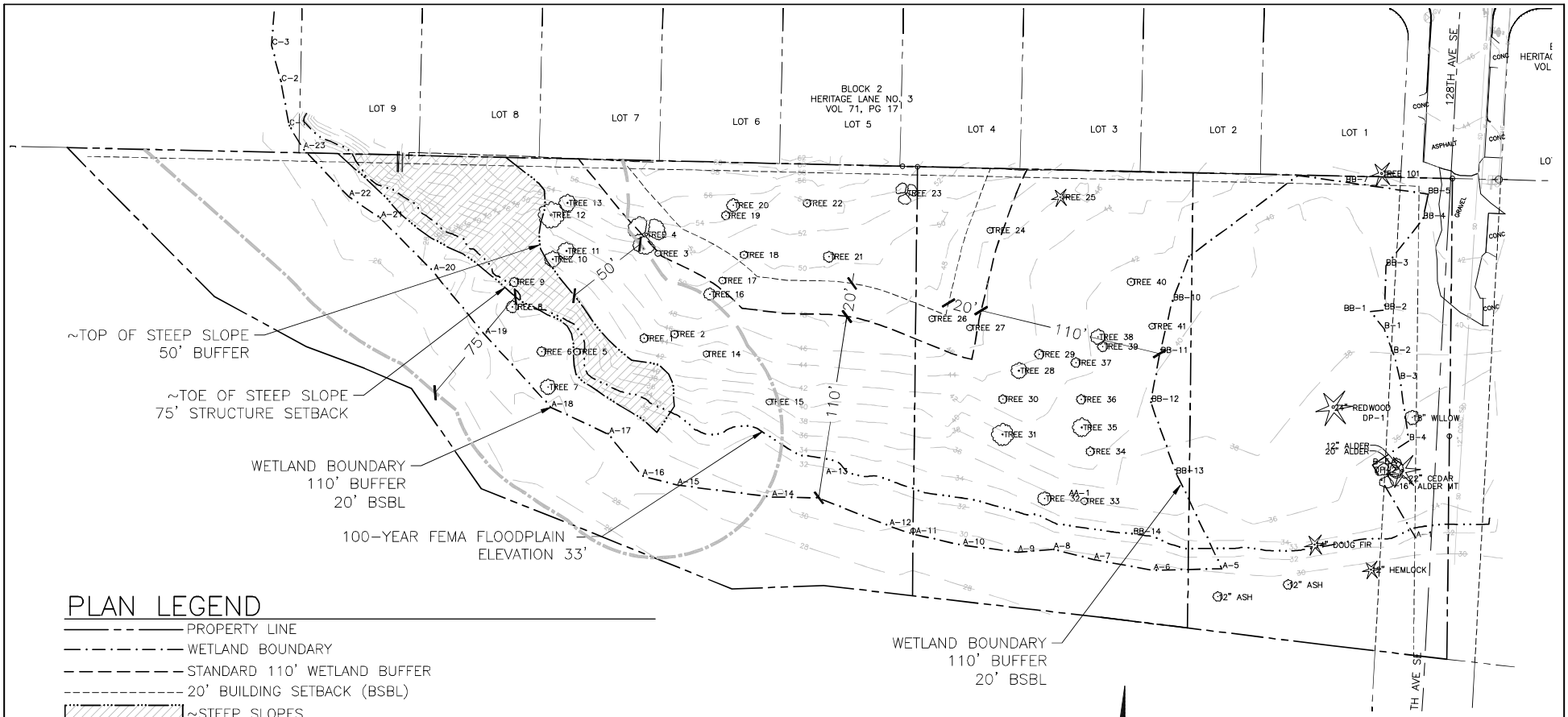

PLAN LEGEND

- PROPERTY LINE
- WETLAND BOUNDARY
- STANDARD 110' WETLAND BUFFER
- 20' BUILDING SETBACK (BSBL)
- ~STEEP SLOPES
- 50' STEEP SLOPE BUFFER (FROM TOP)
- 75' STEEP SLOPE STRUCTURE SETBACK (FROM TOE)
- 100-YEAR FEMA FLOODPLAIN

TOTAL CRITICAL AREA SQUARE FOOTAGE

WETLAND	76,010 SF
WETLAND BUFFER	78,091 SF
WETLAND SETBACK	7,139 SF
SLOPE	8,535 SF
SLOPE BUFFER	8,614 SF
SLOPE TOE SETBACK	31,461 SF
100-YEAR FLOODPLAIN	64,902 SF

SCALE

60 0 30 60 120

(FEET)
1 INCH = 60 FT

N

NOTES

1. SURVEY PROVIDED BY PLOG ENGINEERING, P.O. BOX 412, RAVENDALE, WA 98051, (206) 420-7130. SITE PLAN PROVIDED BY MEDICI ARCHITECTS, 11711 SE 8TH STREET, SUITE 100, BELLEVUE, WA 98005, (425) 453-9298.

AQUATICA
ENVIRONMENTAL CONSULTING, LLC
P.O. BOX 308
DUVALL, WA 98019
T 425.802.8988

EXISTING CONDITIONS
OLTEANU PROPERTY
807 128TH AVE. SE
BELLEVUE, WASHINGTON
PARCELS 0424059110, -9111, -9112

DRAWN BY KG	CHECKED BY TO
SCALE AS NOTED	DATE 10.20.21
PROJECT NO. 21-368	
FIGURE 3 OF 9	

21-368-10-20-21.DWG

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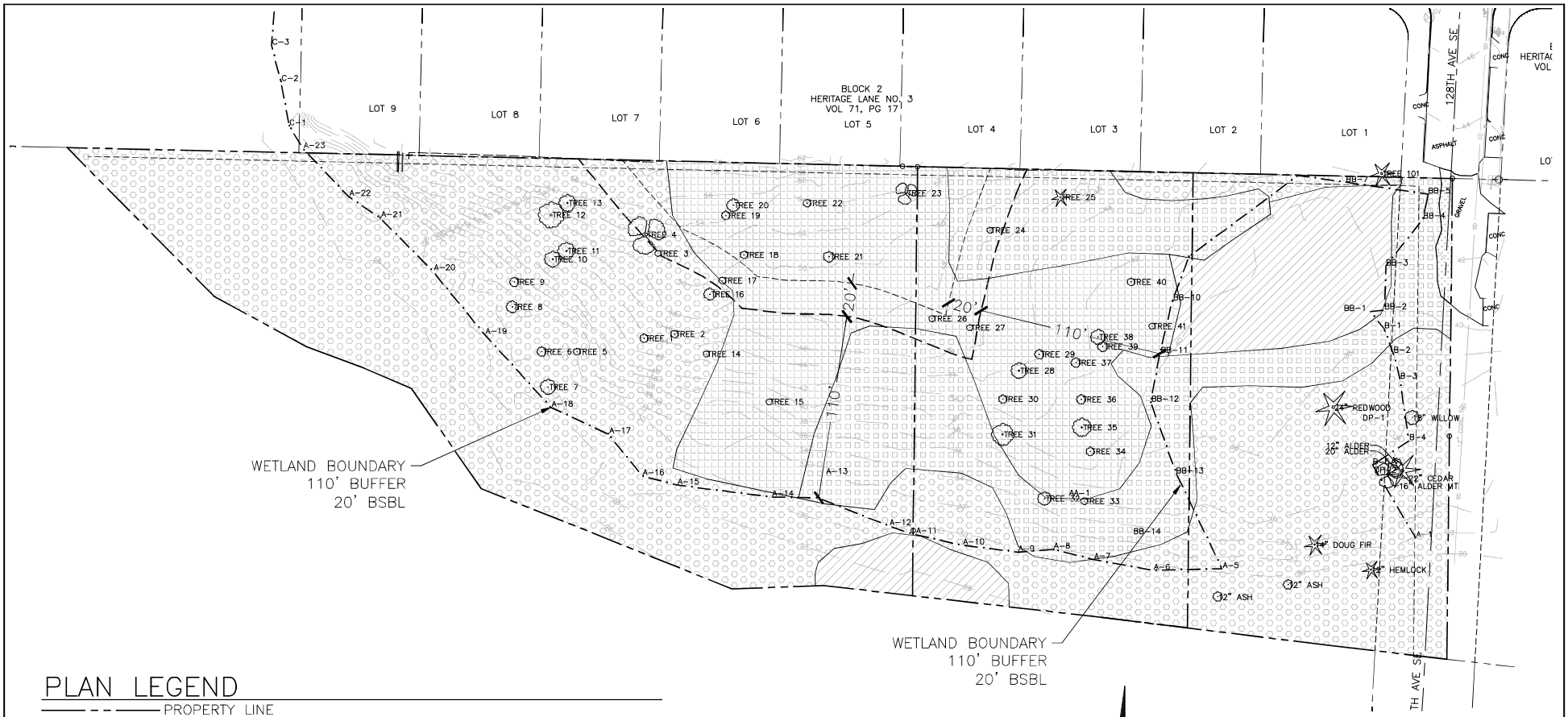

PLAN LEGEND

- PROPERTY LINE
- WETLAND BOUNDARY
- STANDARD 110' WETLAND BUFFER
- 20' BUILDING SETBACK (BSBL)
- NATIVE VEGETATION – 93,204 SF
- REED CANARYGRASS – 13,326 SF
- SCATTERED TREES WITH BLACKBERRIES AND FERNS IN THE GROUNDCOVER LAYER – 36,272 SF
- DENSE BLACKBERRIES – 30,387 SF
- GRAVEL – 558 SF

SCALE

60 0 30 60 120

(FEET)
1 INCH = 60 FT

N

NOTES

1. SURVEY PROVIDED BY PLOG ENGINEERING, P.O. BOX 412, RAVENDALE, WA 98051, (206) 420–7130. SITE PLAN PROVIDED BY MEDICI ARCHITECTS, 11711 SE 8TH STREET, SUITE 100, BELLEVUE, WA 98005, (425) 453–9298.

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P.O. BOX 308
DUVALL, WA 98019
T 425.802.8988

EXISTING VEGETATION
OLTEANU PROPERTY
807 128TH AVE. SE
BELLEVUE, WASHINGTON
PARCELS 0424059110, –9111, –9112

DRAWN BY	CHECKED BY
KG	TO
SCALE	DATE
AS NOTED	10.20.21
PROJECT NO.	21–368
FIGURE 4 OF 9	

21-368-10-20-21.DWG

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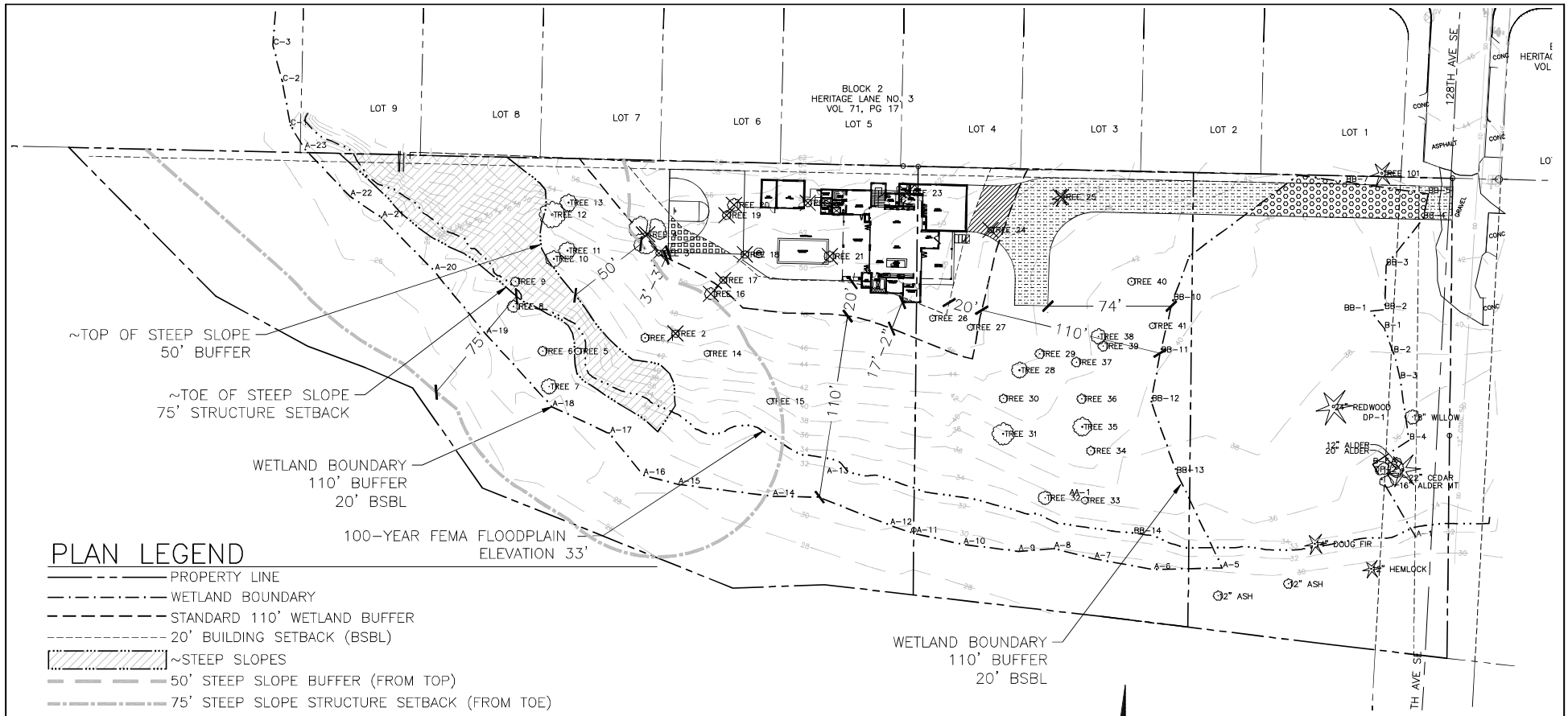

PLAN LEGEND

- PROPERTY LINE
- WETLAND BOUNDARY
- STANDARD 110' WETLAND BUFFER
- 20' BUILDING SETBACK (BSBL)
- ~STEEP SLOPES
- 50' STEEP SLOPE BUFFER (FROM TOP)
- 75' STEEP SLOPE STRUCTURE SETBACK (FROM TOE)
- 100-YEAR FEMA FLOODPLAIN
- X TREES TO BE REMOVED – REMOVED TREES IN BUFFER AREAS SHALL BE CONVERTED TO SNAGS AT A HEIGHT LESS THAN THE DISTANCE TO NEW INFRASTRUCTURE. LOGS FROM THE OTHER REMOVED TREES SHALL BE RETAINED ON-SITE AS NEEDED TO PROVIDE LARGE WOODY DEBRIS FOR WETLAND AND BUFFER ENHANCEMENT.

IMPACT LEGEND

- WETLAND IMPACT (DRIVEWAY) – 1,943 SF (0.04 ACRES)
- WETLAND BUFFER IMPACT (DRIVEWAY) – 4,888 SF (0.11 ACRES)
- STRUCTURE SETBACK IMPACT (HOUSE) – 48 SF
- STRUCTURE SETBACK IMPACT (DRIVEWAY/PAVING) – 655 SF
- STRUCTURE SETBACK IMPACT (SPORT COURT) – 389 SF
- TOTAL STRUCTURE SETBACK IMPACT – 1,092 SF

SCALE

60 0 30 60 120

(FEET)
1 INCH = 60 FT

N

NOTES

1. SURVEY PROVIDED BY PLOG ENGINEERING, P.O. BOX 412, RAVENDALE, WA 98051, (206) 420-7130. SITE PLAN PROVIDED BY MEDICI ARCHITECTS, 11711 SE 8TH STREET, SUITE 100, BELLEVUE, WA 98005, (425) 453-9298.

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SITE PLAN AND IMPACTS
OLTEANU PROPERTY
807 128TH AVE. SE
BELLEVUE, WASHINGTON
PARCELS 0424059110, -9111, -9112

DRAWN BY KG	CHECKED BY TO
SCALE AS NOTED	DATE 10.20.21
PROJECT NO. 21-368	
FIGURE 5 OF 9	

21-368-10-20-21.DWG

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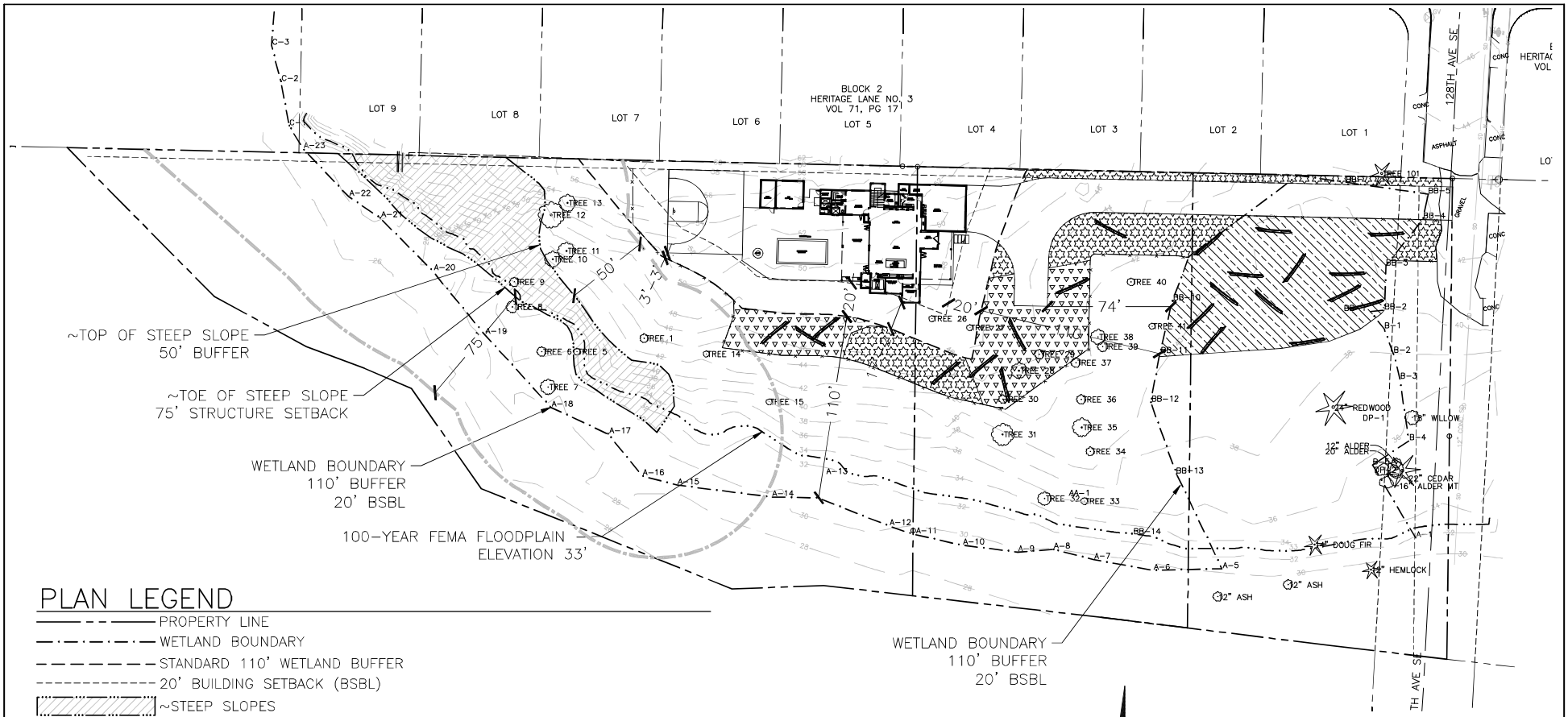

PLAN LEGEND

- PROPERTY LINE
- WETLAND BOUNDARY
- STANDARD 110' WETLAND BUFFER
- 20' BUILDING SETBACK (BSBL)
- ~STEEP SLOPES
- 50' STEEP SLOPE BUFFER (FROM TOP)
- 75' STEEP SLOPE STRUCTURE SETBACK (FROM TOE)
- 100-YEAR FEMA FLOODPLAIN
- CONSTRUCTION FENCING AND EROSION CONTROL
- LARGE WOODY DEBRIS

MITIGATION LEGEND

- WETLAND ENHANCEMENT – 9,402 SF (0.21 ACRES)
- BUFFER ENHANCEMENT WITH BLACKBERRY REMOVAL AND PLANTING WITH TREES, SHRUBS AND GROUNDCOVER – 6,361 SF (0.15 ACRES)
- BUFFER ENHANCEMENT WITH BLACKBERRY REMOVAL AND PLANTING WITH SHRUBS IN AREA OF EXISTING NATIVE FERNS AND TREES – 6,067 SF (0.14 ACRES)

TOTAL MITIGATION – 21,830 SF (0.50 ACRES)

SCALE

60 0 30 60 120

(FEET)
1 INCH = 60 FT

N

NOTES

1. SURVEY PROVIDED BY PLOG ENGINEERING, P.O. BOX 412, RAVENDALE, WA 98051, (206) 420-7130. SITE PLAN PROVIDED BY MEDICI ARCHITECTS, 11711 SE 8TH STREET, SUITE 100, BELLEVUE, WA 98005, (425) 453-9298.

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PROPOSED MITIGATION
OLTEANU PROPERTY
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SCALE AS NOTED	DATE 10.20.21
PROJECT NO. 21-368	
FIGURE 6 OF 9	

21-368-10-20-21.DWG

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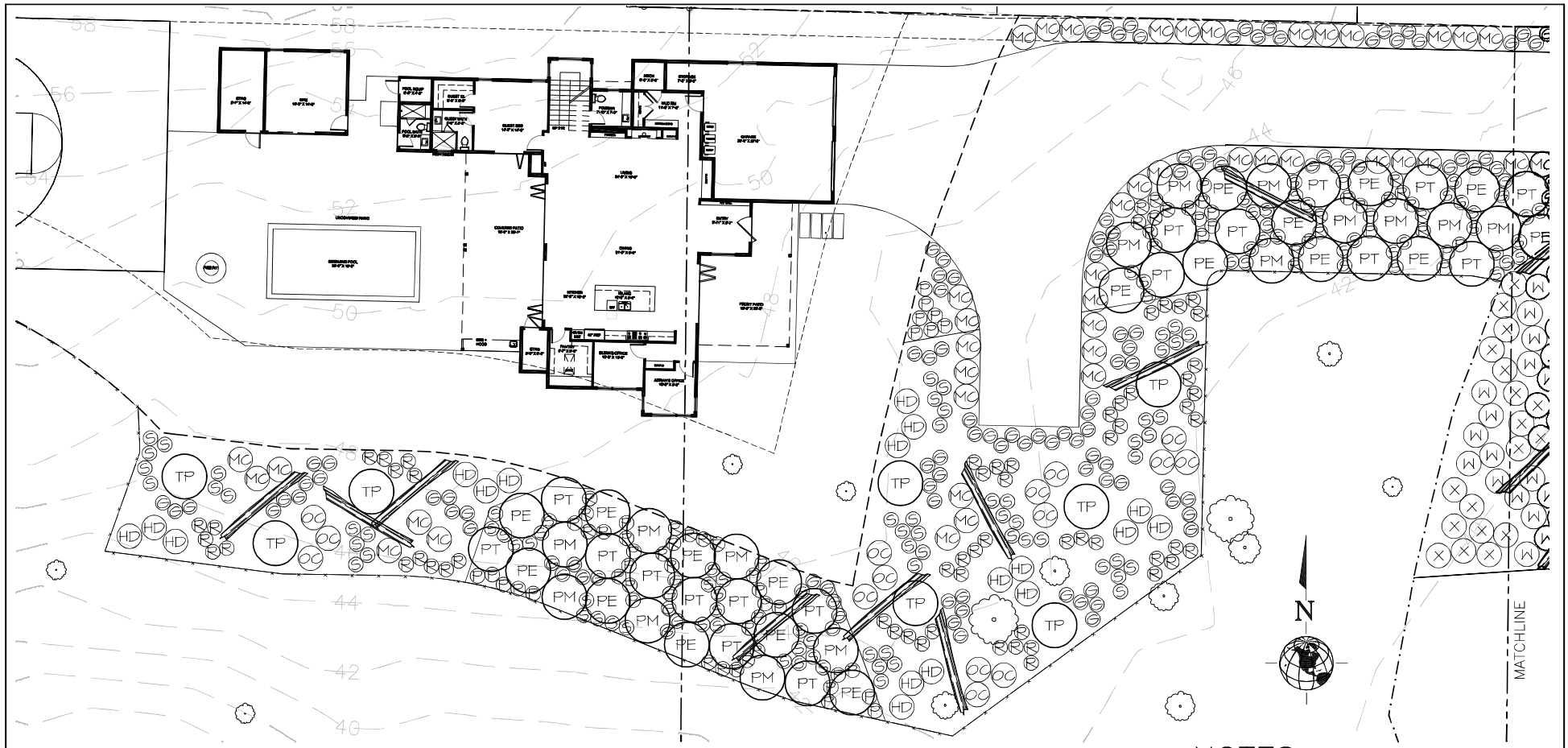

PLANT LIST (SEE FIGURE 6 FOR SCHEDULE)

TREES

KEY	COMMON NAME
PS	SITKA SPRUCE
PT	QUAKING ASPEN
PE	BITTERCHERRY
PM	DOUGLAS FIR
W	PACIFIC WILLOW
TP	WESTERN RED CEDAR

SHRUBS

KEY	COMMON NAME
HD	OCEAN SPRAY
MC	PACIFIC WAX MYRTLE
OC	INDIAN PLUM
R	THIMBLEBERRY
X	SITKA WILLOW
S	SNOWBERRY

GROUNDCOVER

KEY	COMMON NAME
G	SALAL
P	SWORD FERN

SCALE

20 0 10 20 40

(FEET)
1 INCH = 20 FT

NOTES

1. SURVEY PROVIDED BY PLOG ENGINEERING, P.O. BOX 412, RAVENDALE, WA 98051, (206) 420-7130. SITE PLAN PROVIDED BY MEDICI ARCHITECTS, 11711 SE 8TH STREET, SUITE 100, BELLEVUE, WA 98005, (425) 453-9298.

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PLANTING PLAN
OLTEANU PROPERTY
807 128TH AVE. SE
BELLEVUE, WASHINGTON
PARCELS 0424059110, -9111, -9112

DRAWN BY KG	CHECKED BY TO
SCALE AS NOTED	DATE 10.20.21
PROJECT NO. 21-368	
FIGURE 7 OF 9	

21-368-10-20-21.DWG

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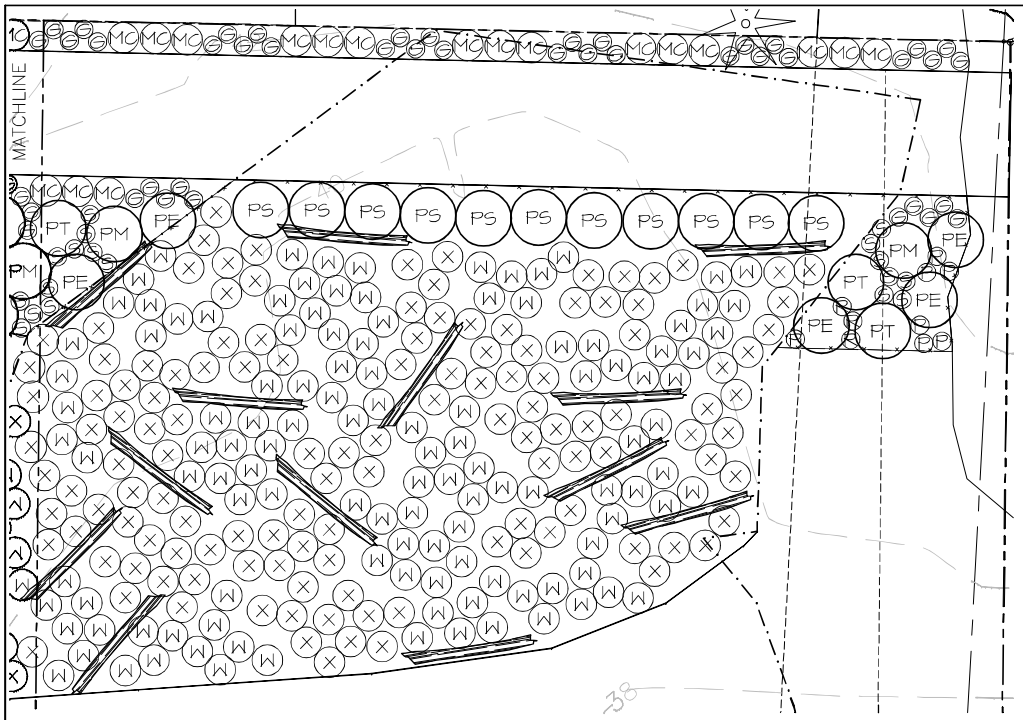

PLANT SCHEDULE

TREES

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE (MIN.)	SPACING	QUANTITY
PS	PICEA SITCHENSIS	SITKA SPRUCE	5 GAL.	AS SHOWN	11
PT	POPULUS TREMULOIDES	QUAKING ASPEN	2 GAL.	AS SHOWN	19
PE	PRUNUS EMARGINATA	BITTERCHERRY	2 GAL.	AS SHOWN	22
PM	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	2 GAL.	AS SHOWN	17
W	SALIX LASIANDRA	PACIFIC WILLOW	2 GAL.	5' O.C.	127
TP	THUJA PLICATA	WESTERN RED CEDAR	5 GAL.	AS SHOWN	8

SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE (MIN.)	SPACING	QUANTITY
HD	HOLODISCUS DISCOLOR	OCEAN SPRAY	1 GAL.	5' O.C.	18
MC	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	1 GAL.	5' O.C.	58
OC	OEMLERIA CERASIFORMIS	INDIAN PLUM	1 GAL.	5' O.C.	15
R	RUBUS PARVIFLORUS	THIMBLEBERRY	1 GAL.	3' O.C.	96
X	SALIX SITCHENSIS	SITKA WILLOW	2 GAL.	5' O.C.	136
S	SYMPHORICARPOS ALBUS	SNOWBERRY	1 GAL.	3' O.C.	122

GROUNDCOVER

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE (MIN.)	SPACING	QUANTITY
G	GAULTHERIA SHALLON	SALAL	1 GAL.	3' O.C.	159
P	POLYSTICHUM MUNITUM	SWORD FERN	1 GAL.	3' O.C.	54

SCALE

20 0 10 20 40

(FEET)
1 INCH = 20 FT

N

NOTES

1. SURVEY PROVIDED BY PLOG ENGINEERING, P.O. BOX 412, RAVENDALE, WA 98051, (206) 420-7130. SITE PLAN PROVIDED BY MEDICI ARCHITECTS, 11711 SE 8TH STREET, SUITE 100, BELLEVUE, WA 98005, (425) 453-9298.

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PLANTING PLAN
OLTEANU PROPERTY
807 128TH AVE. SE
BELLEVUE, WASHINGTON
PARCELS 0424059110, -9111, -9112

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SCALE AS NOTED	DATE 10.20.21
PROJECT NO. 21-368	
FIGURE 8 OF 9	

21-368-10-20-21.DWG

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SPECIFICATIONS

CONSTRUCTION/SPECIFICATIONS

- Prior to construction, the limits of work will be clearly staked at 20–foot intervals and all temporary erosion and sedimentation controls in place.
- Hazard trees proposed to be removed in the buffers shall be transformed into snags at a height less than their distance to new infrastructure to prevent future hazards. Removed trees on–site shall be preserved as needed to provide large woody debris as noted in the buffer.
- Sheet mulch all buffer areas to be planted. Do not sheet mulch native ferns. Do not sheet mulch wetland areas. Mulch shall be a minimum of 4" of coarse wood chips such as arborist chips.
- Species substitution shall not be made without approval of wetland biologist.
- Plants shall be locally grown (western Washington or Oregon), of normal health, vigorous, and free of weeds, diseases, insects, insect eggs and larvae.
- Container grown plants shall not be loose in container and shall not be pot–bound.
- B&B plant material shall not have cracked or mushroomed root balls. Root balls shall be firm, natural balls of earth of sufficient size to encompass the fibrous and feeding rooting system necessary for establishment and health of plant.
- Do not prune plants prior to delivery or planting.
- Take all precautions and customary good trade practices in preparing plants for transport. Cover plants transported on open vehicles with a protective covering to prevent wind burn.
- Protect plants from drying out. Bare root and B&B plant material shall have their roots kept moist at all times. Protect from freezing, wind, and sun. If planting is delayed by more than 24 hours, cover roots/root balls with sawdust, compost, or soil. Water plants as necessary.
- Water plants within 24 hours of planting.
- All receipts for labor and materials shall be retained for submittal to the County if requested.
- The bond holder shall replace any plants that die within the first year following approval of installation.

SHRUB AND TREE SOURCES

STORM LAKE GROWERS
MONROE, WA
(360) 794–4842

TADPOLE HAVEN NATIVE PLANTS
WOODINVILLE, WA
(425) 788–6100

OXBOW FARMS
CARNATION, WA
(425) 788–1134
EXT. 4

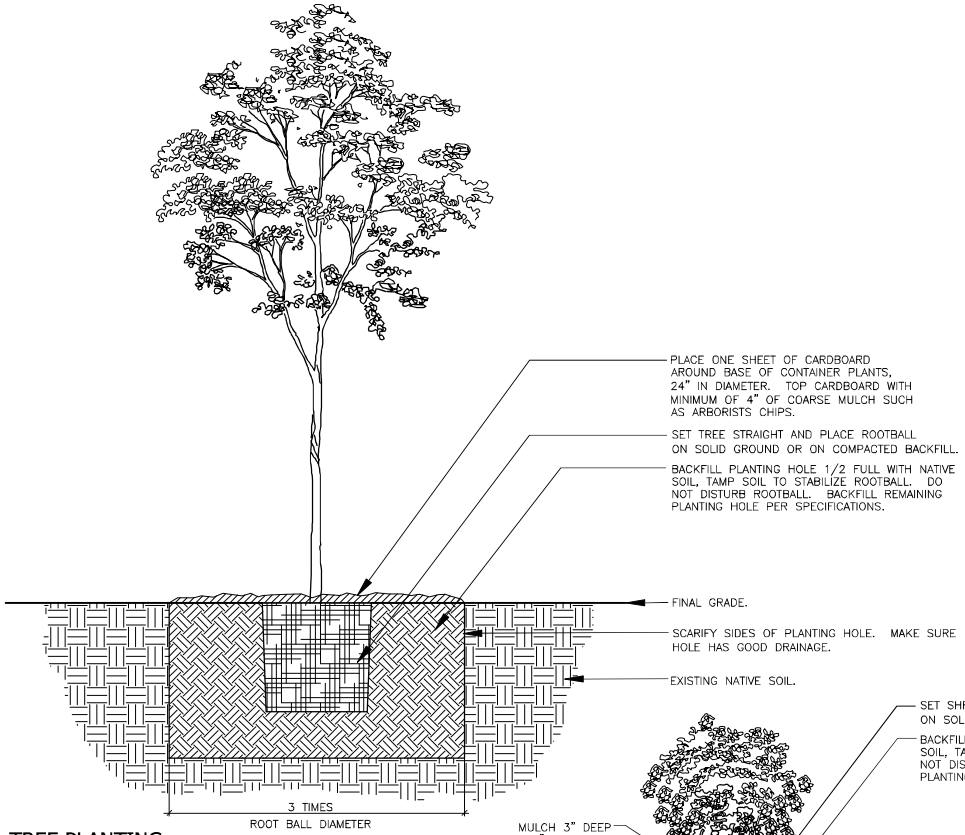
KING COUNTY CONSERVATION DISTRICT
HTTP://KINGCD.ORG/PROGRAMS–NATIVE–WALK–UP–SALE.HTM

SEED SOURCES:

PLANTAS NATIVA
BELLINGHAM, WA
(360) 715–9655

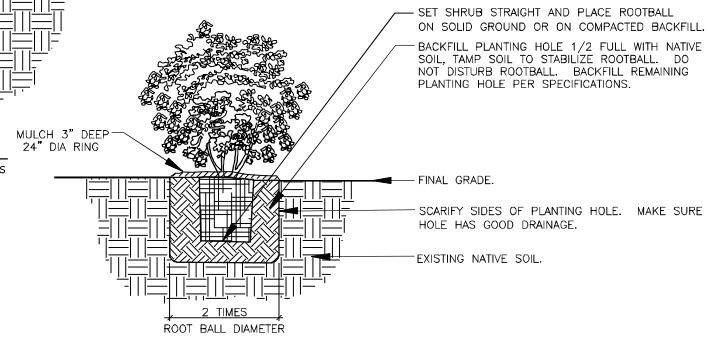
INSIDE PASSAGE SEEDS
PORT TOWNSEND, WA
(360) 385–6114

FROSTY HOLLOW ECOLOGICAL RESTORATION
LANGLY, WA
(360) 579–2332



1 TREE PLANTING

Scale: NTS



2 SHRUB PLANTING

Scale: NTS

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DETAILS AND SPECIFICATIONS
OLTEANU PROPERTY
807 128TH AVE. SE
BELLEVUE, WASHINGTON
PARCELS 0424059110, –9111, –9112

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SCALE AS NOTED	DATE 10.20.21
PROJECT NO. 21–368	
FIGURE 9 OF 9	

21–368–10–20–21.DWG

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OLTEANU RESIDENCE

NOTE: 3D RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
A/C	AIR CONDITIONING
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
BSMT	BASEMENT
BLK	BLOCK
BS	BOTH SIDES
BLDG	BUILDING
CAB	CABINET
CB	CATCH BASIN
CLG	CEILING
CLR	CLEAR
CL	CLOSET
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONT	CONTINUOUS
CJ	CONTROL JOINT
CPT	CARPET
CSMT	CASEMENT
CF	CUBIC FOOT
DIA	DIAMETER
DBH	DIAMETER BREAST HEIGHT
DIM	DIMENSION
DW	DISHWASHER
DH	DOUBLE HUNG
DN	DOWN
DS	DOWNSPOUT
D	DRYER
EA	EACH
ELEC	ELECTRICAL
EP	ELECTRICAL PANEL
ELEV	ELEVATOR
EQ	EQUAL
EXT	EXTERIOR
EXIST	EXISTING
FFE	FINISH FLOOR ELEVATION
FRD	FIRE RATE DOOR
FRW	FIRE RATE WINDOW
FXD	FIXED
FIXT	FIXTURE
FAR	FLOOR AREA RATIO
FTG	FOOTING
FAU	FORCED AIR UNIT
FDN	FOUNDATION
FURN	FURNACE
GFA	GROSS FLOOR AREA
HDWD	HARDWOOD
HDR	HEADER
HVAC	HEATING, VENTILATION & A/C
HT	HEIGHT
HORZ	HORIZONTAL
HR	HOUR
INCL	INCLUDE (ED)(ING)
INT	INTERIOR
LED	LIGHT EMITTING DIODE
LOD	LIMIT OF DISTURBANCE
LF	LINEAR FEET
MANUF	MANUFACTURER
MAX	MAXIMUM
MECH	MECHANICAL
MED	MEDIUM
MIN	MINIMUM
MISC	MISCELLANEOUS
N/C	NOT IN CONTRACT
NTS	NOT TO SCALE
NO	NUMBER
OC	ON CENTER
PERF	PERFORATED
PICT	PICTURE
PLAM	PLASTIC LAMINATE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PL	PROPERTY LINE
PNA	PROTECTED NATURAL AREA
QTY	QUANTITY
REF	REFRIGERATOR
REQ'D	REQUIRED
REV	REVISION
R	RISER
RM	ROOM
RO	ROUGH OPENING
SG	SAFETY GLASS
SIM	SIMILAR
SH	SINGLE HUNG
SOG	SLAB ON GRADE
SPEC	SPECIFICATION
SF	SQUARE FOOT
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
SD	STORM DRAIN
SUP	SUPPLEMENTAL
TV	TELEVISION
TEMP	TEMPORARY
TP	TOILET PAPER DISPENSER
T&G	TONGUE & GROOVE
TO	TOP OF
TOW	TOP OF WALL
TB	TOWEL BAR
T	TREAD
TPZ	TREE PROTECTION ZONE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VB	VAPOR BARRIER
VTOS	VENT TO OUTSIDE
VIF	VERIFY IN FIELD
VERT	VERTICAL
VG	VERTICAL GRAIN
WC	WATER CLOSET
WH	WATER HEATER
WRB	WATER RESISTANT BARRIER
W	WASHER
WHF	WHOLE HOUSE FAN
WIN	WINDOW
W/	WITH
W/O	WITHOUT
WP	WATER PROOFING
YD	YARD

SYMBOL LEGEND

A, 1	GRID LINES
	PROJECT BASE POINT
	REFERENCE ELEVATION POINT
	PROPERTY CORNER
PL	PROPERTY LINE
℄	CENTER LINE
T.O.W. 119.12'	TOP OF WALL ELEVATION
N 90 00' 00" E Distance	PROPERTY LINE TAG
1 A101	SECTIONS FOUND ON SHEET A101
1 A101	DETAIL SECTION FOUND ON SHEET A101
1 2 3 4 A1.0	INTERIOR ELEVATION FOUND ON SHEET A1.0
EXIT	EXIT DIRECTION
S	SMOKE DETECTOR
H	HEAT DETECTOR
S/C	SMOKE & CARBON MONOXIDE DETECTOR
1	DOOR TAG NUMBER
10'-0"x12'-0"	DOOR SIZE
A	WINDOWS TAG NUMBER
1	DRAWING REVISION
1i	WALL TAG ASSEMBLY
$_{WH}$	WHOLE HOUSE FAN CONTROL
	EXISTING WALL
	EXISTING WALL TO DEMO
	2X WALLS
	FOUNDATION WALL
	CONCRETE SURFACE
	CAST IN PLACE CONCRETE
	STRUCTURAL POST - SIZE AND TYPE PER STRUCTURAL PLAN
GO	GAS OUTLET
GAS	GAS METER
HB	HOSE BIB
DS	DOWNSPOUT
METER	ELECTRICAL METER
EP	ELECTRICAL PANEL
	UNDISTURBED EARTH
	COMPACTED FILL
	GRAVEL
	RIGID OR SPRAY INSULATION
	BIBS BLOWN-IN INSULATION
	STONE
	BATT INSULATION
EA	EXHAUST FAN
VTOS	VENT TO OUTSIDE
	WATER METER
	STEP DOWN / ELEVATION CHANGE
1	KEY NOTES

PROJECT DATA

PROJECT DESCRIPTION:	NEW CONSTRUCTION OF SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE, STORAGE AND GYM.
OWNER:	ADRIAN AND ELENA OLTEANU 2035 W LAKE SAMMAMISH PKWY SE BELLEVUE, WA 98008 P: 425.615.4766 E: AOLTEANU@OUTLOOK.COM
ARCHITECT:	MEDICI ARCHITECTS JEN KIM 11711 SE 8TH ST, SUITE 100 BELLEVUE, WA 98005 P: 425.453.9298 E: JENN@MEDICIARCHITECTS.COM
STRUCTURAL ENGINEER:	CUSTOM DESIGN & ENGINEERING INC. ALEX MOROSEOS 11006 60TH AVE W MUKILTEO, WA 98275 P: 425.343.7517 E: ALEX12@CDENGR.COM
CIVIL ENGINEER:	TEBALDI ENGINEERING LLC CHRIS TEBALDI 4625 126TH AVE E EDGEWOOD, WA 98327 P: 206.450.5096 E: CHRIS@TEBALDIENGINEERING.COM
ARBORIST:	LAYTON TREE CONSULTING LLC BOB LAYTON PO BOX 572 SNOHOMISH, WA 98291 P: 425.220.5711 E: BOB@LAYTONTREECONSULTING.COM
SURVEYOR:	PLOG ENGINEERING MARK PLOG PO BOX 412 RAVENSDALE, WA 98051 P: 206.420.7130 E: DIANA@PLOGENGINEERING.COM
GEOTECH:	COBALT GEOSCIENCES PHIL HABERMAN PO BOX 82243 KENMORE, WA 98028 P: 206.331.1097 E: COBALTGEO@GMAIL.COM

CODE INFORMATION

ALL MATERIALS, WORKMANSHIP, DESIGN AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE FOLLOWING APPLICABLE CODES USED IN THIS DESIGN FOR CITY OF BELLEVUE.

2018 WASHINGTON STATE BUILDING CODE (IBC)
2018 WASHINGTON STATE RESIDENTIAL CODE (IRC)
2018 WASHINGTON STATE MECHANICAL CODE (INC)
2018 INTERNATIONAL FUEL GAS CODE (NATURAL GAS) (IFGC)
2018 NATIONAL FUEL GAS CODE 58 (PROPANE) (NFPA 54)
2018 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPSC)
2018 UNIFORM PLUMBING CODE (UPC)
2018 WASHINGTON STATE ENERGY CODE - RESIDENTIAL PROVISIONS (WSEC - RESIDENTIAL)
2018 WASHINGTON STATE FIRE CODE (IFC)
2017 WASHINGTON CITIES ELECTRICAL CODE (2017 WCEC WITH 2020 NEC UPDATES)

DEFERRED SUBMITTAL

THE FOLLOWING ITEMS ARE CONSIDERED TO BE A DEFERRED SUBMITTAL UNDER SECTION 107.3.4.1 OF THE IBC AND MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW. THESE ITEMS WILL THEN BE FORWARDED TO THE BUILDING OFFICIAL FOR APPROVAL. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
*PRE-ENGINEERED INTERIOR STEEL STAIRS *HANDRAILS
*GUARDRAILS

FIRE CALCULATION

SPRINKLER THRESHOLD:	5,000 SF
COVERED ENTRY	458.67 SF
COVERED PATIO	1,091.33 SF
GARAGE	746.98 SF
GYM BUILDING	401.33 SF
1ST FLOOR	2,481.20 SF
2ND FLOOR	2,509.84 SF
3RD FLOOR	613 SF
TOTAL	**8,302.35 SF**

AUTOMATIC SPRINKLERS PROVIDED: NFPA 13D

SPRINKLERS UNDER SEPARATE PERMIT.

GROSS FLOOR AREA

FIRST FLOOR	3,629.51 SF
SECOND FLOOR	2,509.84 SF
LOFT	613.00 SF
TOTAL GROSS FLOOR AREA:	**6,752.35 SF**

ENERGY CODE COMPLIANCE

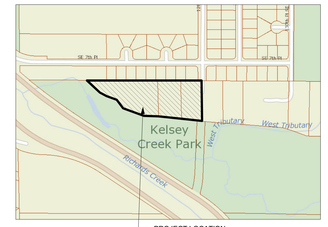
CONDITIONED FLOOR AREA
1ST FLOOR: 2,481.20 SF
2ND FLOOR: 2,509.84 SF
3RD FLOOR: 613 SF
TOTAL: 5,604.04 SF > 5000 SF "LARGE DWELLING UNIT"

GENERAL PRESCRIPTIVE METHOD: SEE SHEETS A0.3 & A5.0

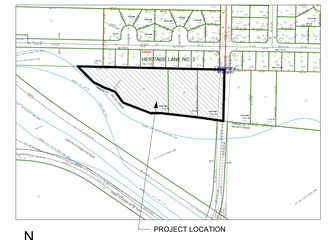
FUEL NORMALIZATION CREDITS PER TABLE R406.2
SYSTEM TYPE 2 — 0.0 CREDITS
-COMBUSTION HEATING MIN NAECA PER TABLE C403.3.2(4) OR C403.3.2(5)

ENERGY CREDITS PER TABLE R406.3
OPTION 1.3 BUILDING ENVELOPE — 0.5
-CEILING R-49
-VERTICAL FENESTRATION U=0.28
-WALL R-21int
-FLOOR R-38
-SLAB ON GRADE R-10 @ PERIMETER AND UNDER ENTIRE SLAB
OPTION 2.3 AIR LEAKAGE CONTROL — 1.5
-AIR LEAKAGE TO MAX 1.5 AIR CHANGES PER HOUR
-WHOLE HOUSE VENTILATION REQ'S MET WITH HRV SYSTEM W/ MIN. SENSIBLE HEAT RECOVERY EFFICIENCY OF 0.75.
OPTION 3.1 HIGH EFF. HVAC EQUIPMENT — 1.0
-ENERGY STAR RATED GAS OR PROPANE BOILER WITH MIN AFUE OF 90%
OPTION 5.3 EFFICIENT WATER HEATING — 1.0
-ENERGY STAR RATED GAS WATER HEATER WITH MIN UEF OF .91
OPTION 6.1 — 3.0
- 3600kWh OF ELECTRICAL GENERATION

TOTAL CREDITS REQUIRED — 7.0
TOTAL CREDITS PROPOSED — 7.0



N
VICINITY MAP
NTS



N
QUARTER SECTION MAP
NTS

ZONING REQUIREMENTS

JURISDICTION:	CITY OF BELLEVUE
ZONING:	R-4
PARCEL ASSESSOR'S #:	042405-9112 042405-9111 042405-9110
LOT SIZE:	43,601 SF = 1 ACRE 43,560 SF = 1 ACRE 86,494 SF = 1.99 ACRE

LEGAL DESCRIPTION:
POR OF NW 1/4 OF NE 1/4 & NE 1/4 OF NE 1/4- BEG NW COR SD NE 1/4 OF NE 1/4 TH E ALG N LN SD SUBD 8.44 FT TO TPOB TH W ALG N LN SD SUBDS 155.50 FT TH S 00-40-33 W 272.69 FT TO THREAD OF KELSEY CREEK TH S 82-58-38 E ALG SD CREEK 86.85 FT TH S 83-23-10 E 69.54 TH N 00-40-33 E 287.88 FT TO TPOB
PLat Block:
Plat Lot:

E 165 FT OF FOLG - BAAP ON N LN OF NW 1/4 OF NE 1/4 147.06 FT W OF NE COR THOF TH CONTG W ALG SD N LN 674.34 FT TH S 44-40-07 E 125.41 FT TO THREAD OF KELSEY CREEK TH CONTG ALG SD CREEK S 61-23-22 E 62.65 FT TH S 69-37-25 E 37.34 FT TH S 66-48-05 E 30.46 FT TH S 34-59-31 E 73.24 FT TH S 68-11-55 E 161.56 FT TH N 87-55-03 E 55.04 FT TH S 83-28-14 E 167.08 FT TH S 82-58-38 E 52.19 FT TH N 00-40-33 E 272.69 FT TO POB
PLat Block:
Plat Lot:

BAAP ON N LN OF NW 1/4 OF NE 1/4 147.06 FT W FR NE COR THOF TH CONTG W ALG SD N LN 674.34 FT TH S 44-40-07 E 125.41 FT TO THREAD OF KELSEY CREEK TH ALG SD CREEK S 61-23-22 E 62.65 FT TH S 69-37-25 E 37.34 FT TH S 66-48-05 E 30.46 FT TH S 34-59-31 E 73.24 FT TH S 68-11-55 E 161.56 FT TH N 87-55-03 E 55.04 FT TH S 83-28-14 E 167.08 FT TH S 82-58-38 E 52.19 FT TH N 00-40-33 E 272.69 FT TO TPOB LESS ELY 165 FT
PLat Block:
Plat Lot:

MAXIMUMS:
MAX. FAR: N/A
MAX. LOT COVERAGE: 35%
MAX. HARD SURFACE: 75%
MAX. IMPERVIOUS SURFACE: 55%
MAX. HEIGHT: 30'/35' ABOVE ABE

SETBACKS:

REQUIRED FRONT:	MIN. 20'	PROVIDED: 20'
REQUIRED SIDE:	MIN. 5'	PROVIDED: 5'
REQUIRED REAR:	MIN. 20'	PROVIDED: 20'

INDEX OF DRAWINGS

A0.0 TITLE SHEET & SYMBOLS
1 OF 1 SURVEY

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A0.2 LOT COVERAGE DIAGRAM
A0.3 GENERAL NOTES
A0.4 SCHEDULES
A1.0 FOUNDATION PLAN
A2.0 1ST FLOOR PLAN
A2.1 2ND FLOOR PLAN
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A3.0 ROOF PLAN
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A6.0 DETAILS
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STRUCTURAL SHEET INDEX

S1.0 STRUCTURAL NOTES
S2.0 FOUNDATION PLAN
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S2.2 2ND FLOOR SHEAR WALLS & LOFT / LWR ROOF FRAMING
S2.3 LOFT SHEAR WALLS UPR ROOF FRAMING
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S3.2 STRUCTURAL SECTIONS
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CIVIL SHEET INDEX

C1 GRADING AND UTILITY PLAN
C2 TEMPORARY EROSION CONTROL PLAN
C3 NOTES AND DETAILS
C4 NOTES AND DETAILS

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DRAWING NAME:
TITLE SHEET

Drawn By: KKH
Checked By: JK
Owner Approval:

PHASE:
CONSTRUCTION DRAWINGS

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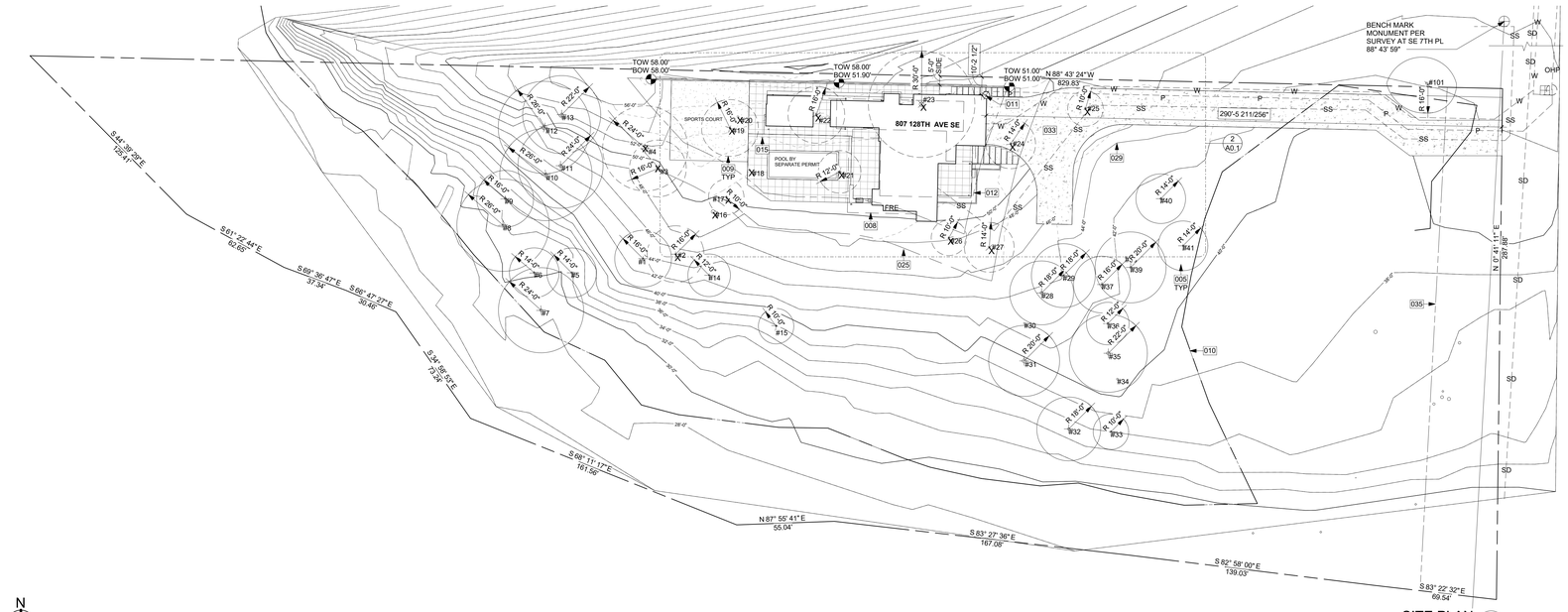
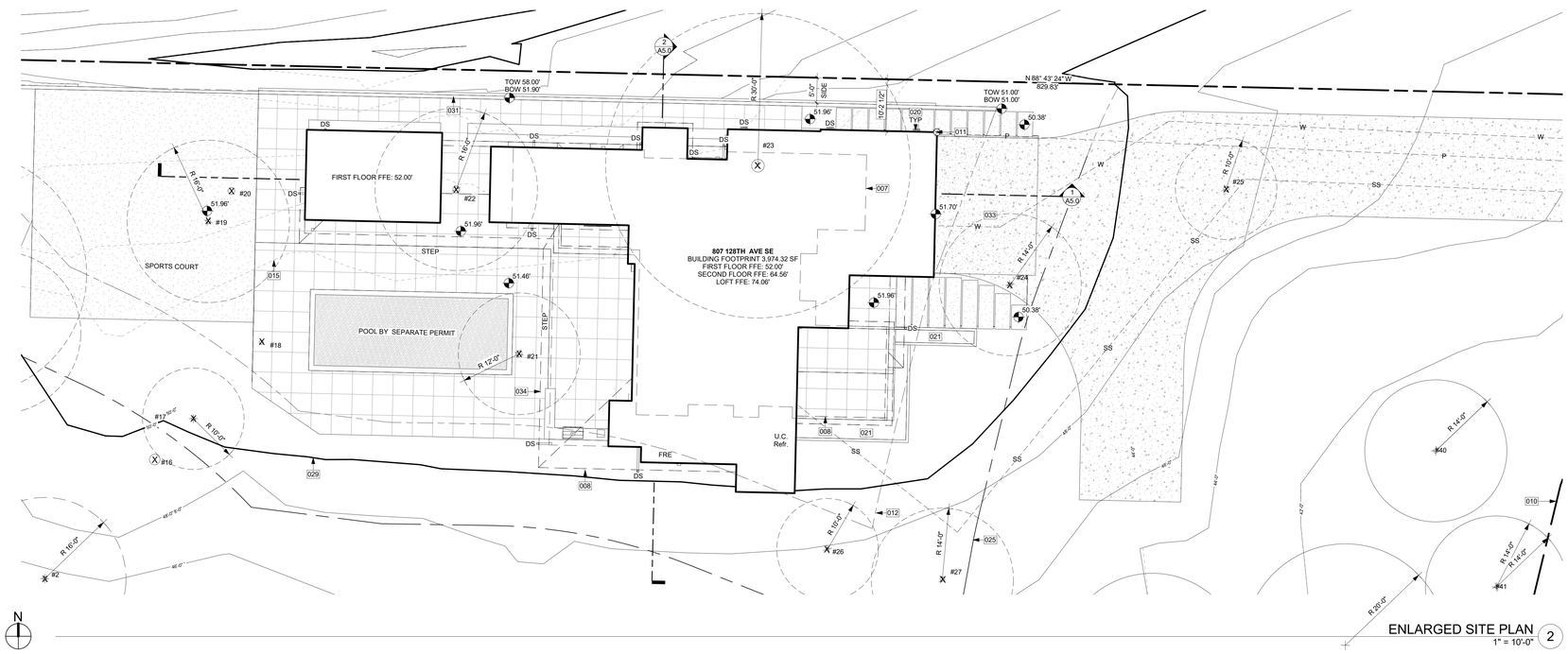
PROJECT No.: A21 104
DATE: 1/18/2022
PLOT SCALE: 1:1
A0.0



SITE PLAN 1
1" = 30'-0"



ENLARGED SITE PLAN 2
1" = 10'-0"

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KEY NOTES

005	EXISTING TREE REMAIN
007	DASHED LINE OF BUILDING ABOVE.
008	DASHED LINE OF ROOF ABOVE.
009	EXISTING TREES TO BE REMOVED.
010	WETLAND DELINEATION PER SURVEY.
011	PROJECT BASE POINT.
012	SETBACK LINE
015	DASHED LINE OF EXISTING GRADE
020	DOWNSPOUT: TIGHTLINE TO STORMWATER SYSTEM PER CIVIL, TYP.
021	PLANTER BOX.
025	110' WETLAND BUFFER.
029	LINE OF PROPOSED GRADE. PER CIVIL.
031	RETAINING WALL PER STRUCTURAL AND CIVIL.
033	DRIVEWAY PER CIVIL.
034	DASHED LINE OF ROOF ABOVE.
035	LINE OF VACATED/ABANDONED 128TH AVE SE RIGHT OF WAY.

TREE DENSITY CALCULATION

ONSITE TREES

TREE #	SPECIES	ACTION	CREDITS
#1	BIGLEAF MAPLE	RETAIN	11
#2	BITTER CHERRY	REMOVE	10
#3	BIGLEAF MAPLE	REMOVE	8
#4	OREGON ASH	REMOVE	38
#5	SCOULERS WILLOW	RETAIN	9
#6	BIGLEAF MAPLE	RETAIN	12
#7	BIGLEAF MAPLE	RETAIN	19
#8	SCOULERS WILLOW	RETAIN	15
#9	BIGLEAF MAPLE	RETAIN	12
#10	BIGLEAF MAPLE	RETAIN	20
#11	BIGLEAF MAPLE	RETAIN	21
#12	BIGLEAF MAPLE	RETAIN	32
#13	BIGLEAF MAPLE	RETAIN	21
#14	ENGLISH HAWTHORN	RETAIN	8
#15	CASCARA	RETAIN	8
#16	BITTER CHERRY	REMOVE	15
#17	BITTER CHERRY	REMOVE	9
#18	BITTER CHERRY	REMOVE	10
#19	BIGLEAF MAPLE	REMOVE	11
#20	BLACK COTTONWOOD	REMOVE	16
#21	BLACK COTTONWOOD	REMOVE	14
#22	SCOULERS WILLOW	REMOVE	16
#23	BIGLEAF MAPLE	REMOVE	30
#24	BITTER CHERRY	REMOVE	10
#25	COLORADO SPRUCE	REMOVE	12
#26	CASCARA	REMOVE	8
#27	BIGLEAF MAPLE	REMOVE	11
#28	BLACK COTTONWOOD	RETAIN	20
#29	SCOULERS WILLOW	RETAIN	12
#30	BLACK COTTONWOOD	RETAIN	11
#31	BLACK COTTONWOOD	RETAIN	27
#32	BLACK COTTONWOOD	RETAIN	17
#33	EUROPEAN WHITE BIRCH	RETAIN	9
#34	BLACK COTTONWOOD	RETAIN	11
#35	BLACK COTTONWOOD	RETAIN	23
#36	EUROPEAN WHITE BIRCH	RETAIN	12
#37	SCOULERS WILLOW	RETAIN	12
#38	SCOULERS WILLOW	RETAIN	19
#39	SCOULERS WILLOW	RETAIN	13
#40	ENGLISH HAWTHORN	RETAIN	10
#41	CASCARA	RETAIN	8

TOTAL DIAMETER **610**
TOTAL DIAMETER RETAINED **392**

OFFSITE TREES

TREE #	SPECIES	ACTION
#101	DOUGLAS FIR	RETAIN

LOT SIZE	173,655 SF / 3.99 ACRES
MIN RETAINED TREE DIAMETER	30%
TOTAL DIAMETER RETAINED	392
TOTAL DIAMETER REQUIRED	183
TOTAL MIN. DIAMETER REMEDIATION	63%

(SEE LANDSCAPE PLAN FOR ALL SUPPLEMENTAL TREES)

NOTES:
* SUPPLEMENTAL TREES TO MEET REQUIRED MINIMUM SIZE WORTH ONE TREE CREDIT AS OUTLINE IN KZC 95.33(4).
* 2" CALIPER FOR DECIDUOUS & 6-7 ft. TALL CONIFERS.

TREE PROTECTION GUIDELINES

ALL REMAINING TREES ARE TO HAVE A TREE PROTECTION ZONE (TPZ) ESTABLISHED BEFORE COMMENCEMENT OF ANY CONSTRUCTION OR DELIVERY ACTIVITIES. THE FOLLOWING GUIDELINES ARE TO BE OBSERVED AND PRACTICED DURING ALL CONSTRUCTION ACTIVITIES.

1. ACCESS IS TO BE RESTRICTED INTO TPZ'S WITH READILY VISIBLE TEMPORARY TREE FENCING ALONG THE LOD WHICH COMPLETELY SURROUNDS THE PROTECTED AREAS OF RETAINED TREES. FENCES SHALL BE CONSTRUCTED OF CHAIN LINK AND BE AT LEAST 4 FT TALL, CONSTRUCTED USING PIER BLOCK, AND MAJOR ROOTS SHOULD BE AVOIDED WHILE STAKING.
2. HIGHLY VISIBLE SIGNS SPACED NO FURTHER THAN 15 FEET SHALL BE PLACED ALONG SIDES OF THE TPZ FENCING.
3. CONSTRUCTION MATERIALS OR SUPPLIES, SOIL, DEBRIS, VEHICLES, AND EQUIPMENT ARE NOT TO BE PARKED OR STORED WITHIN TPZ.
4. TPZ FENCES MUST BE INSPECTED PRIOR TO THE BEGINNING OF ANY CONSTRUCTION ACTIVITIES.
5. ASSESS CREW AND CONTRACTOR PENALTIES, IF NECESSARY, TO KEEP THE TPZ'S INTACT.
6. CHECK THE INTEGRITY OF TPZ FENCES WEEKLY, AND REPAIR OR REPLACE AS NEEDED.
7. WOOD CHIPS SHOULD BE USED IF POSSIBLE TO SPREAD ABOVE ROOT ZONES WITHIN THE TPZ'S TO A DEPTH OF 6-8 INCHES FOR TEMPORARY PROTECTION.
8. CEMENT TRUCKS MUST NOT DEPOSIT WASTE OR RINSE OUT TRUCKS IN THE TPZ.
9. AVOID GRADE CHANGES OR TRENCHING WITHIN OR NEAR THE TPZ. IF IT IS UNAVOIDABLE, THEN FOLLOW THE GUIDELINES BELOW.
10. TPZ'S MAY ONLY BE MOVED OR ACCESSED WITH PERMISSION FROM CITY OFFICIALS, AND ANY WORK DONE WITHIN TPZ'S MUST BE DONE WITH A CERTIFIED ARBORIST PRESENT.
11. IF ROOTS NEED TO PRUNED, THEY SHOULD BE CUT WITH PRUNING SAWS, MADE FLUSH WITH THE SIDE OF THE TRENCH.
12. TREES SHOULD BE WATERED TWICE A WEEK IF CONSTRUCTION IS TO TAKE PLACE DURING HOT SUMMER MONTHS

IF EXCAVATION OCCURS WITHIN THE DRIPLINES OF TREES SCHEDULED FOR RETENTION, THE FOLLOWING PROCEDURES MUST BE FOLLOWED TO PROTECT THEM:

1. THE CONTRACTOR SHALL VERIFY THE VERTICAL AND HORIZONTAL LOCATION OF EXISTING UTILITIES TO AVOID CONFLICTS AND MAINTAIN MINIMUM CLEARANCES; ADJUSTMENT SHALL BE MADE TO THE GRADE OF THE NEW UTILITY AS REQUIRED.
2. THE INNER ROOT ZONE SHALL NOT BE DISTURBED OR CUT (INNER ROOT ZONE = HALF THE DRIP LINE RADIUS).
3. ISA CERTIFIED ARBORIST MUST WORK WITH EQUIPMENT OPERATORS DURING TRENCHING/ EXCAVATION. THE ARBORIST SHOULD HAVE A SHOVEL, HAND PRUNERS, LOPPERS, HANDSAW, AND A SAWSALL.
4. IF ROOTS ONE INCH OR LARGER ARE DAMAGED BY EQUIPMENT, THE ARBORIST SHALL STOP THE EQUIPMENT AND HAVE THE DIRT EXCAVATED BY HAND UNTIL THE ROOT CAN BE CLEANLY CUT. A CLEAN STRAIGHT CUT SHALL BE MADE TO REMOVE THE DAMAGED PORTION OF ROOT, AND IF POSSIBLE THE ROOTS SHOULD BE COVERED IN MOIST BURLAP UNTIL RECOVERED WITH DIRT THE SAME DAY.
5. BORING OR TUNNELING UNDER ROOTS OF EXISTING TREES IS A VIABLE ALTERNATIVE TO TRENCHING THROUGH ROOTS. IT SHALL BE PERFORMED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST, AND NO ROOTS 1 INCH IN DIAMETER OR LARGER SHALL BE CUT.
6. THE GRADE SHALL NOT BE ELEVATED OR REDUCED WITHIN THE CRITICAL ROOT ZONE OF TREES TO BE PRESERVED WITHOUT THE PLANNING OFFICIAL'S AUTHORIZATION BASED ON RECOMMENDATIONS FROM A QUALIFIED PROFESSIONAL. THE PLANNING OFFICIAL MAY ALLOW COVERAGE OF UP TO ONE HALF OF THE AREA OF THE TREE'S CRITICAL ROOT ZONE WITH LIGHT SOILS (NO CLAY) TO THE MINIMUM DEPTH NECESSARY TO CARRY OUT GRADING OR LANDSCAPING PLANS, IF IT WILL NOT IMPERIL THE SURVIVAL OF THE TREE. AERATION DEVICES MAY BE REQUIRED TO ENSURE THE TREE'S SURVIVAL.

SYMBOL LEGEND

SEE TITLE BLOCK SHEET A0.0 FOR COMPLETE SYMBOL INDEX.

ASSOCIATED PERMIT

CALUP #21-122594 LO

*REFER TO FOR ENCROACHMENTS INTO WETLAND BUFFER SETBACK

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STATE OF WASHINGTON

INTAKE DATE: 01/18/2022

REVISIONS:		DATE:

PROJECT / CLIENT:

OLTEANU RESIDENCE

ADRIAN AND ELENA OLTEANU

JOB ADDRESS:
807 128TH AVE SE
BELLEVUE, WA 98005

DRAWING NAME:

SITE PLAN

Drawn By: KKH
Checked By: JK
Owner Approval:

PHASE:

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PROJECT No.: A21 104
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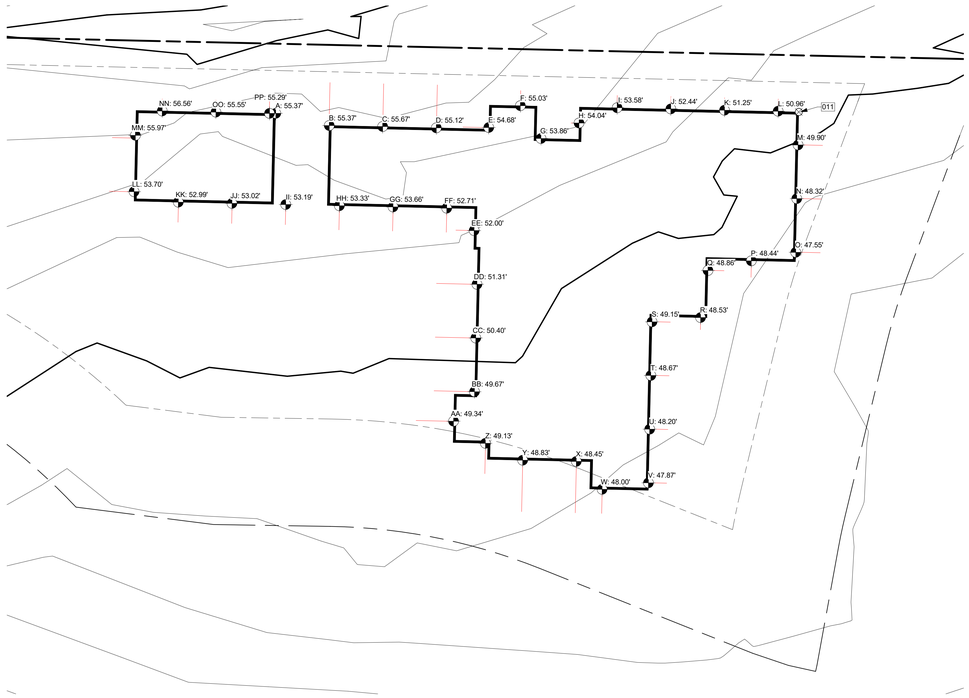
PLOT SCALE: 1:1

A0.1



N

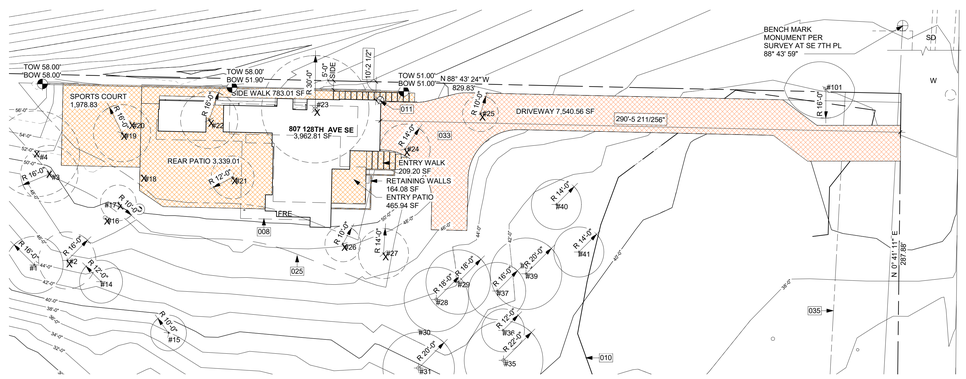
AVERAGE ELEVATION DIAGRAM
1" = 10'-0" 1

AVERAGE ELEVATION CALCULATION

MIDPOINT	ELEV.
A	55.37'
B	55.37'
C	55.67'
D	55.12'
E	54.68'
F	55.03'
G	53.86'
H	54.07'
I	53.58'
J	52.44'
K	51.25'
L	50.96'
M	49.90'
N	48.32'
O	47.55'
P	48.44'
Q	48.86'
R	48.53'
S	49.15'
T	48.67'
U	48.20'
V	47.87'
W	48.00'
X	48.45'
Y	48.83'
Z	49.13'
AA	49.34'
BB	49.67'
CC	50.40'
DD	51.31'
EE	52.00'
FF	52.71'
GG	53.66'
HH	53.33'
II	53.19'
JJ	53.02'
KK	52.99'
LL	53.70'
MM	55.97'
NN	56.56'
OO	55.55'
PP	55.29'

TOTAL =2,175.99 / 42

AVERAGE BUILDING ELEV.:		51.81
MAX HEIGHT ALLOWED	=	30' +5'
MAX ELEVATION	=	86.81
PROPOSED TOP OF BLDG	=	86.15'
AMOUNT BELOW MAX	**=**	**0.72'**



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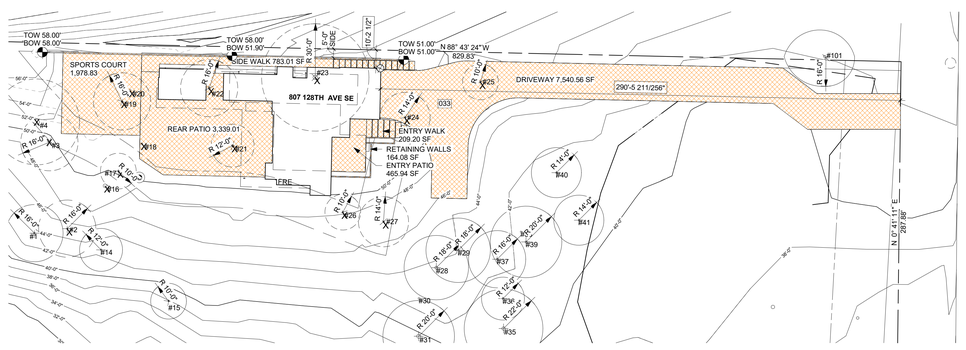
LOT COVERAGE DIAGRAM
1" = 30'-0" 2

LOT COVERAGE CALCULATION

LOT SIZE	173,655	SF
ALLOWABLE COVERAGE (35%)	60,779.25	SF
BUILDING FOOTPRINT	3,962.81	SF
DRIVEWAY	7,540.56	SF
ENTRY PATIO	465.94	SF
ENTRY WALK	209.20	SF
RETAINING WALLS	164.08	SF
REAR PATIO	3,339.01	SF
SIDE WALK	783.01	SF
SPORTS FIELD	1,978.83	SF
TOTAL:	**18,438.44**	**SF**
PERCENT:	**10.6%**	



N

IMPERVIOUS SURFACE DIAGRAM
1" = 30'-0" 3

IMPERVIOUS SURFACE CALCULATION

LOT SIZE	173,655	SF
ALLOWABLE COVERAGE (55%)	95,510.25	SF
DRIVEWAY	7,540.56	SF
ENTRY PATIO	475.65	SF
ENTRY WALK	209.20	SF
RETAINING WALLS	164.08	SF
REAR PATIO	3,339.01	SF
SIDE WALK	783.01	SF
SPORTS FIELD	1,978.83	SF
TOTAL:	**14,490.34**	**SF**
PERCENT:	**8.3%**	

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ADRIAN AND ELENA OLTEANU

JOB ADDRESS:
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DRAWING NAME:

LOT COVERAGE DIAGRAM

Drawn By: KKH

Checked By: JK

Owner Approval:

PHASE:

CONSTRUCTION DRAWINGS

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PLOT SCALE: 1:1

A0.2

DIVISION 1 - GENERAL REQUIREMENTS:

THE GENERAL CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS TO COMPLETE THE WORK AND NOTIFY THE ARCHITECT OF RESOLUTION FOR ALL DISCREPANCIES BETWEEN ARCHITECTURAL DRAWINGS, STRUCTURAL DRAWINGS AND CIVIL DRAWINGS PRIOR TO CONSTRUCTION.

DO NOT SCALE DRAWINGS - NOTIFY ARCHITECT OF DIMENSIONS IN QUESTION.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING AND REVIEWING THE BUILDING DEPARTMENT APPROVED SET OF CONSTRUCTION DOCUMENTS. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF REQUIRED CHANGES; AT THAT TIME, THE ARCHITECT WILL INITIATE APPROPRIATE ACTION.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DISSEMINATING ALL INFORMATION CONTAINED IN THE DRAWINGS, SPECIFICATIONS AND BID DOCUMENTS TO EACH SUBCONTRACTOR.

INSTALLATION OF MATERIALS:
ALL PRODUCTS IN THE DRAWINGS OR INTERIOR SPECIFICATIONS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S CURRENT PUBLISHED INSTRUCTIONS. MANUFACTURER'S INSTRUCTIONS IN CONFLICT WITH THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK. PRODUCTS NOT PROVIDED WITH INSTALLATION INSTRUCTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE BEST TRADE PRACTICES OF THE INDUSTRY. IN ANY CASE, WORKERS EXPERIENCED AND SKILLED IN THE INSTALLATION OF THESE ITEMS SHALL INSTALL ALL PRODUCTS.

APPROVAL OF SUBSTITUTIONS:
THE GENERAL CONTRACTOR SHALL SUPPORT SUBSTITUTION REQUESTS FOR SPECIFIED MATERIALS WITH COMPLETE DATA, DRAWINGS AND SAMPLES AS NECESSARY FOR REVIEW BY THE ARCHITECT AND OWNER. ALLOW TIME FOR INVESTIGATION BEFORE A DECISION MUST BE MADE. WHEN THE ARCHITECT APPROVES A SUBSTITUTION, IT IS WITH THE UNDERSTANDING THAT THE GENERAL CONTRACTOR GUARANTEES THE SUBSTITUTED ARTICLE TO BE EQUAL OR BETTER THAN THE ONE SPECIFIED. ANY CHANGES TO THE CONTRACT SHALL BE DONE BY CHANGE ORDER.

DIVISION 2 - SITE WORK:
THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING. ANY VARIATION FROM THE DRAWINGS AND DIMENSION DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. PRIOR TO ANY FIELD CHANGES THERE MUST BE APPROVAL FROM THE ARCHITECT.

SITE EXCAVATION, BACKFILL, AND FINISH GRADING:
EXCAVATION SITE TO GRADES AS SHOWN ON DRAWINGS (NOTIFY ARCHITECT OF ANY DEVIATIONS). REMOVE ALL EXCESS MATERIAL FROM SITE. DO NOT ASSUME ON-SITE MATERIAL ACCEPTABLE FOR BACKFILL. PLACE WASHED GRAVEL AS SHOWN. PROVIDE COMPACT FILL UNDER SLABS PER STRUCTURAL ENGINEERS SPECIFICATIONS. FINISH-GRADE SITE FOR LAWN.

CONCRETE STAIRS: N/A

SITE UTILITIES:
EXISTING UTILITIES TO REMAIN, NEW UTILITIE HOOKUPS PER CIVIL. EXCEPT AS NOTED.

SITE DRAINAGE:
CONNECT ALL DOWNSPOUTS TO STORM SYSTEM PER CIVIL DRAWINGS.

DIVISION 3 - CONCRETE:

FOUNDATIONS:
PATCH ROCK PACKETS WHEN ABOVE GRADE WITH SACK FINISH. SEE STRUCTURAL GENERAL NOTES FOR SUPPLEMENTAL INFORMATION.

CAST-IN-PLACE ARCHITECTURAL CONCRETE:
ALL CONCRETE SHALL BE MIXED, PROPORTIONED CONVEYED, AND PLACED IN ACCORDANCE WITH IRC SECTIONS R402.2 AND R403. PROVIDE NEW CONCRETE PATIO AND WALKWAY WITH CONTROL JOINTS AS INDICATED ON DRAWINGS. PREPARE GRADE, FILL, AND COMPACT AND SOFT AREAS. SEE STRUCTURAL PLANS AND NOTES.

DIVISION 4 - MASONRY:
STONE MASONRY VENEER MECHANICALLY ATTACHED TO WALL PER MANUFACTURER, TO BE APPROVED BY OWNER.

DIVISION 5 - METALS:

METAL FABRICATIONS:
CUSTOM-FABRICATED METAL ITEMS INCLUDING EXTERIOR AND INTERIOR RAILINGS AND HANDRAILS TO BE APPROVED BY OWNER AND ARCHITECT, INSTALLED BY CONTRACTOR. ALL EXPOSED STRUCTURAL METAL CONNECTORS TO BE POWDER COATED, UNLESS NOTED OTHERWISE. COLOR TO BE DETERMINED.
PROVIDE NEOPRENE GASKET AT ALL DISSIMILAR METAL CONNECTIONS, TYP.
STRUCTURAL STEEL AND METAL FABRICATION REFER TO AND COMPLY WITH STRUCTURAL ENGINEERING NOTES, SPECIFICATION AND DRAWINGS. PROVIDE SHOP DRAWINGS SHOWING DETAILS OF FABRICATION, ASSEMBLY AND INSTALLATION INCLUDING TEMPLATES FOR ANCHOR BOLT PLACEMENT. GRIND SMOOTH EXPOSED WELDS.
STEEL FINISHES:
EXTERIOR STEEL UNLESS NOTED OTHERWISE - GALVANIZED, INCLUDING ALL BOLTS, NUTS AND WASHERS. INTERIOR STEEL - SEE SHOP DRAWINGS

DIVISION 6 - WOODS & PLASTICS:
REFER TO AND COMPLY WITH STRUCTURAL ENGINEERING NOTES, SPECIFICATION AND DRAWINGS. PROVIDE BLOCKING FOR PLUMBING FIXTURES, BATH ACCESSORIES AND ELECTRICAL DEVICES.
PER R317.4 WOOD/PLASTIC COMPOSITES USED IN EXTERIOR DECK BOARDS, STAIRS TREADS, HANDRAILS AND GUARD RAIL SYSTEMS SHALL BEAR A LABEL INDICATING THE REQUIRED PERFORMANCE LEVELS AND DEMONSTRATING COMPLIANCE WITH THE PROVISIONS OF ASTM D 7032.

TREATED WOOD:
PRESSURE TREATED LUMBER AND PLYWOOD WITH WATER-BORN PRESERVATIVES FOR WOOD TO MASONRY, WOOD TO STRUCTURAL STEEL CONTACT AND AS SPECIFICALLY NOTED IN THE DRAWINGS. STRUCTURALLY GLUED LAMINATED UNITS: REFER TO AND COMPLY WITH STRUCTURAL ENGINEERING NOTES, SPECIFICATION AND DRAWINGS. SEAL ALL SURFACES, INCLUDING CUT ENDS AND DRILLED BOLT HOLES PRIOR TO PLACING MEMBERS. ALL EXPOSED TO WEATHER UNITS TO BE TREATED.

FINISH CARPENTRY:
COMPLY WITH AWI QUALITY STANDARDS "CUSTOM", UNLESS INDICATED OTHERWISE. USE ONLY SEASONED LUMBER. CONCEAL FASTENERS WHEREVER POSSIBLE, EXCEPT WHERE EXPOSED FASTENERS ARE SHOW. HOT-DIP GALVANIZED OR STAINLESS STEEL FASTENERS FOR WORK EXPOSED TO EXTERIOR AND HIGH HUMIDITY. INSTALL EXTERIOR TRIM WITH MINIMAL POSSIBLE NUMBER OF JOINTS. CENTER JOINTS OVER VERTICAL MEMBERS WHEREVER POSSIBLE. STAGGER JOINTS IN ADJACENT RELATED MEMBERS. COPING TO RETURN, MITER AT CORNERS TO PRODUCE TIGHT FITTING JOINTS. USE SCARF JOINTS FOR END TO END JOINTS, INSTALL WITH FLUSH APPEARANCE. KERF BACKS AS REQUIRED TO AVOID WARPING. HAND SELECT LUMBER FOR INTERIOR TRIM OF SIMILAR GRAIN AND COLORATION. PRE-STAIN SEAL AND FINISH PER OWNER.

STAIRWAY CONSTRUCTION:
CONSTRUCT ALL STAIRS IN ACCORDANCE WITH IRC SECTION R311.7, AND AS DETAILED IN THESE DRAWINGS.

FIREBLOCKING:
INSTALL FIRE BLOCKING BOTH VERTICAL AND HORIZONTAL IN CONCEALED SPACES PER IRC SECTION R302.11.

DRAFTSTOPPING:
INSTALL DRAFTSTOPPING IN ACCORDANCE WITH IRC R302.12.

FIRESTOPPING:
FIRESTOP SYSTEMS SHALL BE PROVIDED AT THROUGH PENETRATIONS OF FIRE-RESISTANCE-RATED ASSEMBLIES, PER IRC R302.4.

DIVISION 7 - THERMAL & MOISTURE PROTECTION:

MOISTURE CONTROL
EXTERIOR WALLS SHALL BE PROVIDED WITH A WATER-RESISTANT BARRIER PER IRC R703.1.1.

FOUNDATION WALL DAMPROOFING:
APPLY ASPHALTIC EMULSION TO ALL BELOW-GRADE FOUNDATION WALLS. ALL BELOW-GRADE FOUNDATION WALLS GREATER THAN 48" HIGH SHALL ALSO BE PROTECTED WITH DRAINAGE MATTING (MIRADRAIN, DELTA-DRAIN, ENKADRAIN, OR APPROVED EQUAL).

FOUNDATION WALL WATERPROOFING:
ALL BELOW-GRADE FOUNDATION WALLS TO BE SPRAYED WITH GRAYWALL WATERPROOFING BY RUBBER POLYMER CORPORATION. THE MEMBRANE SHALL BE APPLIED TO A MINIMUM THICKNESS OF 40-MILS TO EXTERIOR SURFACES WHICH ARE CLEAN AND DRY, AND THE AMBIENT AIR TEMPERATURE IS 15° F OR ABOVE. FILL HONEYCOMBED AREAS, CRACKS, AND TIE-HOLES WITH NON-SHRINKING GROUT BEFORE APPLYING THE MEMBRANE.

ALL FOUNDATION WALLS GREATER THAN 48" HIGH (BELOW GRADE) SHALL ALSO BE PROTECTED BY DELTA-DRAIN DAMPPROOFING MEMBRANE BY COSELLA-DORKEN PRODUCTS, INC. SUPPLY ALL SYSTEM COMPONENTS INCLUDING DELTA-MS SHEET BARRIER, DELTA TERMINATION BAR, DELTA MOLDING STRIP, DELTA PLUG-AND-NAIL, AND ALL APPLICABLE SEALANTS.

THERMAL INSULATION:
SEE PLANS AND ENERGY CODE NOTES FOR SPECIFIC BUILDING ENVELOPE REQUIREMENTS PER 2018 WSEC.

ACOUSTIC INSULATION: PER OWNER SPECIFIED LOCATIONS.

SPRAY INSULATION
ICYNENE PROSEAL (MD-C-200V3) SPRAY FOAM INSULATION: MEDIUM-DENSITY, HFC 365/227 BLOWN, CONFORMING TO THE FOLLOWING:
1. THERMAL RESISTANCE (1 IN. OF MATERIAL / R-VALUE / IN @75 DEG F): ASTM C 518; 7.1 HR. SQFT. DEG F/BTU.
2. AIR PERMEANCE (FOR 1 IN. OF MATERIAL): ASTM E 2178: LESS THAN 0.02 L/S.M 2 @75 PA.
3. WATER VAPOR TRANSMISSION (FOR 1.5 INCHES OF MATERIAL): ASTM E 96; 0.97 PERM.
4. RESISTANCE TO FUNGAL GROWTH: ASTM C 1338: NO GROWTH.
5. PRODUCT EMISSIONS: COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) "LOW-EMITTING" MATERIAL PER CA SECTION 01350 CRITERIA. ICYNENE PROSEAL (MD-C-200V3) FOAMED-IN-PLACE INSULATION 07 21 19-5 ICYNENE PROSEAL (MD-C-200V3) - USA LATEST REVISION: MAY 13, 2016.
6. FLAME SPREAD & SMOKE DEVELOPED RATING: ASTM E 84 A. FLAME SPREAD: 25 B. SMOKE DEVELOPMENT: 300.

BUILDING WRAP:
A. MATERIAL PERFORMANCE: PROVIDE BUILDING WRAPS THAT ARE WATER-RESISTIVE BARRIERS AND AIR BARRIER MATERIALS HAVING AN AIR PERMEANCE NOT TO EXCEED 0.004 CUBIC FEET PER MINUTE PER SQUARE FOOT UNDER A PRESSURE DIFFERENTIAL OF 0.3 IN. WATER (1.57 PSF) (0.02 L/SM @ 75 PA.) WHEN TESTED IN ACCORDANCE WITH ASTM E 2178.
B. MECHANICALLY-FASTENED, MEMBRANE AIR BARRIERS: MATERIAL SHALL MEET REQUIREMENTS OF ICC-ES AC38, "ACCEPTANCE CRITERIA FOR WATER-RESISTIVE BARRIERS", CCMC TECHNICAL GUIDE 07102, "SHEATHING, MEMBRANE, BREATHER-TYPE", CCMC TECHNICAL GUIDE 07273, "AIR BARRIER MATERIALS" AND TEST REPORTS FROM ACCREDITED TESTING LABORATORIES SHALL BE MADE AVAILABLE UPON REQUEST.
C. CONNECTIONS TO ADJACENT MATERIALS: PROVIDE CONNECTIONS TO PREVENT AIR LEAKAGE AT THE FOLLOWING LOCATIONS: 1. WALLS, INCLUDING PENETRATIONS, TIES AND ANCHORS; 2. WALLS, WINDOWS, CURTAIN WALLS OR DOORS; 3. DIFFERENT WALL ASSEMBLIES, AND FIXED OPENINGS WITHIN THOSE ASSEMBLIES; 4. WALL AND ROOF CONNECTIONS; 5. WALL CONTROL AND EXPANSION JOINTS; 6. WALL PIPE AND DUCT PENETRATIONS; AND 7. WALL SEISMIC AND EXPANSION JOINTS.

SIDING:
A. CLEAR CEDAR T&G HORIZONTAL RAINSCREEN W/ 4" EXPOSURE, SEAL & STAIN ALL SIDES BEFORE INSTALLING AT ALL CUTS.
B. FIBER CEMENT PANEL (HARDIPANEL SMOOTH VERTICAL SIDING, OR SIMILAR) RAINSCREEN PAINTED TO MATCH WINDOW FRAME.
C. FIBER CEMENT HORIZONTAL SIDING W/ 12" EXPOSURE (HARDIPANEL VERTICAL SIDING SIERRA 8, OR SIMILAR) RAINSCREEN. PAINTED COLOR PER OWNER.
D. STONE MASONRY VENEER MECHANICALLY ATTACHED TO WALL AND INSTALLED PER MANUFACTURER RECOMMENDATION. COLOR & PATTERN PER OWNER.

TRIM: N/A

SOFFIT:
A. CLEAR CEDAR T&G W/ 4" EXPOSURE, SEAL & STAIN ALL SIDES BEFORE INSTALLING AT ALL CUTS.

EXTERIOR STRUCTURAL WOOD SEALER:
STAIN EXPOSED WOOD BEAMS, OUTLOOKERS, COLUMNS, KNEE BRACES, RAFTER TAILS, ETC. WITH 2-COATS MINIMUM BENJAMIN MOORE "MOORWOOD" ALKYD SEMI-TRANSPARENT DECK AND SIDING STAIN OR EQUAL. COLOR TO BE DETERMINED. VERIFY W ARCHITECT / OWNER.
WATERPROOF DECK: N/A

ROOFING MATERIAL:

MEMBRANE:		
	MANUFACTURER:	WEATHERBOND, OR BY OWNER
	STYLE:	MECHANICALLY FASTENED TPO, OR BY OWNER
	COLOR:	GRAY, TO BE APPROVED BY OWNER.
	FASTENERS:	PER MANUFACTURER.
STANDING SEAM METAL:		
	MANUFACTURER:	TAYLOR METAL PRODUCTS, OR BY OWNER.
	STYLE:	PREMIER-LOCK, OR BY OWNER.
	COLOR:	DARK BRONZE, TO BE APPROVED BY OWNER.
	FASTENERS:	PER MANUFACTURER.
OTHER:		
	ICE & WATER SHIELD:	INSTALL 36" WIDE ACROSS ALL HIPS AND VALLEYS, AND (2) 36" WIDE COURSES AT ALL EAVES.
	UNDERLAYMENT:	TYPE 30 PER ASTM D-226
	VALLEY FLASHING:	28 GAUGE, ENAMELED, MIN. 24" "W"-FLASHING
	WALL TRAYS:	26 GAUGE, ENAMELED, MIN. 6" TROUGH
	ROOF TO WALL FLASHING:	26 GAUGE, ENAMELED, MIN. 4" COMP.
COVERAGE		
	PIPE FLASHING:	26 GAUGE, ENAMELED, MIN. 12" SKIRT
	CHIMNEY & SKYLIGHT FLSHNG:	26 GAUGE, ENAMELED SADDLE WITH DIVERTER WHERE WIDTH EXCEEDS 2 FEET
	IN-WALL COUNTER FLASHING:	26 GAUGE, ENAMELED 7-BAR FLASHING

* DELIVER AND INSTALL PER IRC SECTION R905

GUTTERS AND DOWNSPOUTS:
LAP EAVE FLASHING INTO POWDER COATED ALUMINUM SQUARE GUTTER WITH MATCHING DOWNSPOUTS CONNECTED TO STORM DRAIN AND RUN TO APPROVED DISCHARGE, PER CIVIL. CUSTOM FABRICATED RAKE AT GUTTER END. DOWNSPOUT LOCATIONS PER PLANS.

ROOF VENTING:
PROVIDE LOW-PROFILE EAVE (RIDGEVENT20 BY AIR VENT INC, OR APPROVED EQUAL), RIDGE, AND RAKE VENTING AS WELL AS HAT-VENTS WHERE SHOWN. UN-VENTED SINGLE-JOIST ROOF CAVITY, PROVIDE ICYNENE PROSEAL (MD-C-200 v3) CLOSED-CELL WATER-BASED SPRAY FOAM INSULATION, APPLIED IN DIRECT CONTACT WITH UNDERSIDE OF ROOF SHEATHING.

ROOF FLASHING:
PROVIDE FLASHING AND OTHER WEATHER PROTECTION PER IRC SECTIONS R903 AND R905. VALLEY FLASHING SHALL BE ENAMELED METAL WITH V-CRIMP TYPICAL. ROOF-TO-MASONRY CONDITIONS SHALL HAVE ENAMELED STEPFLASH AND COUNTERFLASH.

DIVISION 8 - DOORS AND WINDOWS:

EXTERIOR DOORS:
ALL EXTERIOR DOORS SHALL BE SELECTED BY OWNER. COLOR TO BE DETERMINED. PROVIDE CONTINUOUS INTERLOCKING METAL WEATHER-STRIPPING, BRASS ANODIZED METAL THRESHOLD, CYLINDER ENTRY LOCK ACCESS AND DEADBOLT DRILLING. DOUBLE-GLAZED SAFETY GLASS, WITH LOW-E (COLOR TO MATCH WINDOWS), AS INDICATED ON DRAWINGS. PROVIDE SCREENS AT SLIDING DOORS ONLY WHEN INDICATED ON DRAWINGS. PROVIDE INNOTECH OR EQUAL AS APPROVED BY ARCHITECT / OWNER.

INTERIOR DOORS:
ALL INTERIOR DOORS BY OWNER. CLEAR COATED (BOTH SIDES) WOOD VENEER OR PAINTED BOTH SIDES. VERIFY W/ OWNER. ALL POCKET- AND SURFACE-SLIDER DOORS PREMIUM TRACK AND ROLLER HARDWARE. VERIFY W/OWNER.

GARAGE DOORS:
SEE ELEVATIONS FOR PANEL PATTERN, CLOPAY INSULATED STEEL BASE DOOR WITH WINDOW STYLE OPTIONS, STYLE TO BE SELECTED BY OWNER.

DOOR HARDWARE:
-EXTERIOR DOORS: TO BE SELECTED BY OWNER, KEY LOCK EXTERIOR, KNOB LOCK INTERIOR, WITH SEPARATE DEAD BOLT TO MATCH. TO BE DETERMINED BY OWNER. -INTERIOR DOORS: TO BE SELECTED BY OWNER. PROVIDE PRIVACY LOCKS AT ALL BATHROOMS AND BEDROOMS; PASSAGE LATCH AT ALL OTHERS UNLESS NOTED OTHERWISE; MATCHING HINGES TO MATCH LATCH SETS. VERIFY W/OWNER. PROVIDE 2 PAIR BUTTS ON ALL 8'-0" HIGH DOORS, 1-1/2 PAIR BUTTS ON 6'-8" OR 7'-0" DOORS. PROVIDE DOOR-STOPS TO MATCH HARDWARE.

WINDOWS:
ALL WINDOWS TO BE DOUBLE-PANED, VINYL, ANODIZED DARK BRONZE FINISH, WITH INSULATED LOW-E GLAZING. WINDOW PERFORMANCE AND CONSTRUCTION TO CONFORM WITH IRC SECTION R612. SIMULATED DIVIDED LITES SHALL HAVE 1" BEAD STOP PROFILE. HARDWARE FINISH SHALL MATCH DOOR HARDWARE. ALL CASEMENT OPENINGS SHALL HAVE ROTO HARDWARE. ALL OPENINGS WEATHER-STRIPPED BY MANUFACTURER; GENERAL CONTRACTOR SHALL INSTALL "Z"-FLASHING AT HEADS OF ALL WINDOWS AND SEAL WINDOW PERIMETER PER MANUFACTURER'S SPECIFICATIONS. PROVIDE INSECT SCREENS AT ALL OPERABLE LOCATIONS. EGRESS SHALL BE PROVIDED FROM ALL SLEEPING ROOMS PER IRC SECTION R310. GENERAL CONTRACTOR SHALL REVIEW ALL TEMPERED GLASS.

ACCESS DOORS:
ATTIC ACCESS DOOR SIZE AND LOCATION PER PLAN TO CONFORM WITH IRC SECTION R807

SKYLIGHTS:
PER IRC 308.6.2 SAFETY GLASS (LAMINATED GLASS, FULLY TEMPERED GLASS, HEAT-STRENGTHENED GLASS). INSTALL PER MANUFACTURER'S REQUIREMENTS.

DIVISION 9 - INTERIOR FINISHES:

GYPSUM DRYWALL:
SMOOTH FINISH 1/2" GWB ON INTERIOR WALLS; 5/8" GWB ON CEILINGS.
PROVIDE GYPSUM DRYWALL CONSTRUCTION FIRE RESISTANT RATINGS INDICATED INSTALL WATER- RESISTANT BACKING BOARD IN BATHROOMS, & OTHER SIMILAR "WET" AREAS NOT OTHERWISE INDICATED TO RECEIVE "WONDERBOARD" & TILE. INSTALL COMPOUND IN 3 COATS. PREFILL OF CRACKS RECOMMENDED BY MANUFACTURE. SAND AFTER FINAL 2 COATS.
ATTACHMENTS: SCREW (ABSOLUTELY NO NAILS)
ACCESSORIES AND TAPE: AS RECOMMENDED BY GYPSUM BOARD MANUFACTURE & AS INDICATED IN THE DRAWINGS.
JOINT COMPOUND: UNITED STATES GYPSUM CO. USE WATER-RESISTANT JOINT COMPOUND WITH WATER RESISTANT BACKING BOARD.
FINISH: SMOOTH-WALLS. REGLETS AND BEADS: VERIFY WITH ARCHITECT & OWNER AS REQUIRED.

HARDWOOD FLOORING:
TO BE SELECTED BY OWNER. APPLY (3) COATS SWEDISH FINISH. INSTALL FLUSH WOODEN FLOOR GRILLES PER MECHANICAL REQUIREMENTS FOR AIR VENTING. VERIFY LOCATION OF GRILLES WITH ARCHITECT & OWNER.

BUILT-IN CABINETRY: VERIFY W/ OWNER.

INTERIOR STONE WORK/ HARD SURFACE COUNTERTOPS:
WHERE APPLICABLE, COMPLY WITH RECOMMENDATION CONTAINED IN NATIONAL GRANITE QUARRIES ASSOC., INC. (NBGQA). STONE SLAB: NOT YET DETERMINED, VERIFY WITH OWNER. GROUT: HYDROMENT, COLOR AS SELECTED BY OWNER. SEALANTS: AS RECOMMENDED BY INSTALLER.

INTERIOR WOOD TRIM:
ALL INTERIOR WOOD TRIM TO BE MDF UNLESS NOTED OTHERWISE. VERIFY W/OWNER.

BASEBOARD TRIM:
ENTIRE RESIDENCE FIRST FLOOR SHALL HAVE A 1/2 X 5 VERIFY W/OWNER MDF BASEBOARD TRIM. ROOMS WITH CERAMIC TILE FLOORING SHALL HAVE A CERAMIC TILE BASE. VERIFY W/OWNER.

TILE:
COMPLY WITH MORTAR AND GROUT MATERIALS AND INSTALLATION STANDARD OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) STANDARD SPECIFICATION FOR CERAMIC TILE AND MANUFACTURER'S INSTRUCTIONS FOR GLASS MESH MORTAR UNITS (WONDERBOARD) PER MANUFACTURE'S REQUIREMENT AT BATHROOMS. VERIFY EXPOSED EDGE OF THE TILE MEETING CARPET, WOOD, OR RESILIENT FLOORING, UNLESS OTHERWISE INDICATED.
GROUT: HYDROMENT, COLOR AS SELECTED BY OWNER.
SEALANTS: ONE -PART MILDEW-RESISTANT SILICONE SEALANTS PER MANUFACTURER.

PAINT SPECIFICATIONS:
VERIFY ALL FINISH WITH OWNER PRIOR TO PROCEEDING. COLORS WILL BE SELECTED BY OWNER FROM STANDARD COLOR AVAILABLE FOR THE COATINGS REQUIRED. APPLY REQUIRED PRIME COAT TO MATERIALS. PROVIDE BARRIER COATS OVER INCOMPATIBLE PRIMERS WHERE REQUIRED. PROVIDE FINISH COATS WHICH ARE COMPATIBLE WITH PRIMERS. SAND LIGHTLY BETWEEN LACQUER COATS. APPLY ADDITIONAL COATS UNTIL PAINT FILM IS OF UNIFORM FINISH, COLOR AND APPEARANCE.
PRIMED AND PAINTED METAL: FIRST COAT: POLY-AMIDE EPOXY SECOND COAT: ALIPHATIC POLYESTER FINISH COAT: URETHANE
GALVANIZED STEEL: EXPOSED EXTERIOR GALVANIZED STEEL LEFT UNPAINTED.
EXTERIOR: DECKING, SIDING, EXTERIOR CEDAR TRIM & SOFFIT BOARDS: SEE SPECIFICATION - DIVISION 6 - WOOD AND PLASTICS SECTION.
WOOD PAINTED DOORS: PRIME & TWO COATS BENJAMIN MOORE IMPREVO. COLOR TO BE SELECTED BY OWNER.
WOOD LACQUER DOORS: TWO COATS TINTED SEMI-TRANSPARENT UV RESISTANT LACQUER. - COLOR TO BE SELECTED BY OWNER.
INTERIOR WOOD TRIM: TWO COASTS CLEAR SEMI-GLOSS TRANSPARENT UV RESISTANT LACQUER OR PRIME AND TWO COATS OIL BASED SEMI-GLOSS ENAMEL. REVIEW WITH OWNER LOCATIONS OF PAINT VERSUS LACQUER.
GWB: FIRST COAT: PVA SEALER-PRIMER SECOND COAT: INTERIOR FLAT LATEX (SEMI-GLOSS LATEX ENAMEL IN WET LOCATIONS) THIRD COAT: INTERIOR FLAT LATEX (SEMI-GLOSS AT WET LOCATIONS).
INTERIOR WOOD PANELS: TWO COATS SHOP APPLIED CLEAR TINTED SEMI-TRANSPARENT UV RESISTANT LACQUER. TOUCH UP FIELD CUTS AS REQUIRED. VERIFY W/OWNER.
DIVISION 10 - SPECIALTIES:

TOWEL & BATH ACCESSORIES:
VERIFY W/OWNER SPECS. FOR ALL MIRRORS, TOWEL BARS, TOILET PAPER DISPENSERS AND ANY OTHER ACCESSORIES, WHETHER SHOWN ON PLANS OR NOT. PROVIDE BLOCKING FOR ALL ACCESSORIES AS INDICATED ON DRAWINGS.

STORAGE SYSTEMS: CONSULT WITH OWNER ON CLOSET STORAGE SYSTEMS.

DIVISION 11 - EQUIPMENT:

GARAGE DOOR OPENERS: PROVIDE 2 EACH PER GARAGE DOOR INSTALLED PER MANUFACTURES INSTRUCTIONS. TBD BY OWNER

DIVISION 12 - FURNISHINGS: N/A

DIVISION 13 - SPECIAL CONSTRUCTION: N/A

DIVISION 14 - CONVEYING SYSTEMS: N/A

DIVISION 15 - MECHANICAL:

HEATING AND VENTILATION:
ALL EQUIPMENT INSTALLED PER MANUFACTURER RECOMMENDATION. HEATING AND VENTILATION TO BE INSTALLED PER IRC AND WSEC.

METAL DUCTS:
FOR DUCTS TO BE CONSIDERED INSIDE A CONDITIONED SPACE, ALL DUCT SYSTEMS SHALL BE LOCATED COMPLETEY WITHIN THE CONTINUOUS AIR BARRIER AND WITHIN THE BUILDING THERMAL ENVELOPE, OR WHERE METALIIC DUCTS ARE LOCATED OUTSIDE THE CONDITIONED SPACE, THEY MUST HAVE BOTH TRANSVERSE AND LONGITUDINAL JOINTS SEALED WITH MASTIC. IF FLEX DUCTS ARE USED, THEY CANNOT CONTAIN SPLICES.

GARAGE/ CARPORT DUCTS:
DUCTS IN THE GARAGE/CARPORT AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE/CARPORT MUST BE A MINIMUM OF 26 GAUGE SHEET METAL WITH NO REGISTER OUTLETS INTO THE GARAGE. DUCTS OUTSIDE THE PROTECTED ENVELOPE ARE EXCLUDED FROM THESE REGULATIONS.

EXHAUST FANS:
PROVIDE EXHAUST FANS WHERE SHOWN ON FLOOR PLANS.

THERMOSTAT(S):
PROVIDED BY MECHANICAL CONTRACTOR; VERIFY LOCATION(S) W/OWNER.

FIREPLACES:
MODEL BY OWNER. INSTALL PER MANUFACTURER'S REQUIREMENTS. PER IRC R1004.2, FACTORY BUILT HEARTH EXTENTIONS FOR APPROVED FACTORY-BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE WITH THE LISTING OF THE FIREPLACE. THE HEARTH EXTENTION SHALL BE READILY DISTINGUISHABLE FROM THE SURROUNDING FLOOR AREA. FRAMING CLEARANCES PER SELECTED UNIT.

PLUMBING:
ALL PLUMBING TO BE INSTALLED PER THE UPC. WATER HEATERS IN UNCONDITIONED SPACE SHALL HAVE A THERMAL RESISTANCE OF R-10 FOR THE HEATER BASE PER WSEC. PROVIDE SEISMIC STRAPS PER THE UPC. DRAIN HOT WATER TANK PRESSURE-RELIEF VALVE TO OUTSIDE OF BUILDING OR TO FLOOR DRAIN (PROVIDE 1" MINIMUM AIR GAP) USING HARD-DRAWN COPPER PIPING. PROVIDE RETICULATING PUMP AND PLUMB FOR INSTANT HOT WATER. SOURCES OF IGNITION MUST BE KEPT AT LEAST 18" ABOVE FLOOR LINE. PROVIDE PLUMBING TO ALL FIXTURES SHOWN ON DRAWINGS. PROVIDE INSULATION FOAM AT ALL FLOOR, ROOF, AND WALL PLUMBING PENETRATIONS.

SPRINKLER SYSTEM:
FLOW-THROUGH PROTECTION SYSTEMS.

DIVISION 16 - ELECTRICAL:
ALL WORK SHALL CONFORM TO CURRENT AND APPLICABLE CODES AND SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR. ELECTRICAL CONTRACTOR SHALL VERIFY REQUIREMENTS TO WIRE AND HOOK UP ALL EXHAUST FANS, APPLIANCES, FURNACES, AIR CONDITIONERS AND ALL OTHER EQUIPMENT REQUIRING ELECTRICAL SERVICE. ELECTRICAL CONTRACTOR SHALL VERIFY AND ACQUIRE APPROVAL OF PANEL DISTRIBUTION AND SERVICE FROM OWNER AND GENERAL CONTRACTOR PRIOR TO INSTALLATION.

INSULATION FOAM:
PROVIDE INSULATION FOAM AT ALL FLOOR, ROOF, AND WALL ELECTRICAL PENETRATIONS.

LIGHTING FIXTURE LAMPS:
ALL INCANDESCENT LAMPS RECESSED INTO INSULATED AREAS SHALL BE APPROVED FOR ZERO-CLEARANCE INSULATION COVER.
ALL FLUORESCENT LAMPS SHALL BE FULL-SPECTRUM.

ELEVATOR: N/A

ATTIC SPACES:
REQUIRED ACCESS OPENING IN ALL CONCEALED ATTIC AREAS THAT EXCEED 30 SF AND HAVE A VERTICAL HEIGHT OF 30" OR GREATER MEASURED FROM TOP OF CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS. SEE FLOOR PLAN FOR LOCATION. ATTIC ACCESS ROUGH-FRAME OPENING SHALL NOT BE LESS THAN 22"X30" AND SHALL BE LOCATED IN HALLWAY OR ACCESSIBLE LOCATION. SECTION R807.1

SMOKE & CARBON MONOXIDE DETECTORS:
SEE FLOOR PLANS. PROVIDE AND INSTALL SMOKE DETECTORS PER IRC SECTION R314. HARDWIRE 110-VOLT UNIT WITH BATTERY BACKUP. IN ALTERATIONS, REPAIRS & ADDITIONS PROVIDE AND INSTALL ADDITIONALLY PER IRC SECTION R314. PROVIDE & INSTALL CARBON MONOXIDE DETECTORS PER IRC SECTION R315. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3' FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER.
PHOTOELECTRIC SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 6' FROM A COOKING APPLIANCE.
IONIZATION SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 20' FROM A COOKING APPLIANCE, OR NOT LESS THAN 10' WHEN EQUIPPED WITH AN ALARM-SILENCING SWITCH.

WALL MOUNTED LIGHT FIXTURES:
ALL WALL MOUNTED FIXTURES SHALL BE MOUNTED +80" FROM FINISH FLOOR TO CENTERLINE OF FIXTURE, UNLESS NOTED OTHERWISE. AT BOTTOM LIGHT VALENCE, LIGHT FIXTURE SHALL BE MOUNTED AT +84" AND TOP OF MIRROR SHALL BE AT +80".

EAVES:
PROVIDE WATERPROOF DUPLEX OUTLETS UNDER THE EAVES WHERE SHOWN IN DRAWINGS. COLOR SHALL BE APPROVED BY ARCHITECT & OWNER.
EAVES EXTENDING TO WITHIN 5' OF A PROPERTY LINE OR ASSUMED PROPERTY LINE SHALL BE CONSTRUCTED OF NOT LESS THAN 1-HR FIRE-RESISTANCE-RATED CONSTRUCTION, PER IRC 302.1.

BUILT-IN IRONING BOARD: N/A

DOOR CHIME:
PROVIDE WIRED DOOR CHIME & PUSH BUTTON; STYLE & COLOR TO BE DETERMINED. VERIFY W/OWNER.

INTERNAL MEDIA WIRING:
VERIFY AND PROVIDE TELEPHONE, CABLE, AND INTERNET REQUIREMENTS PER OWNER.

SOUND SPEAKERS:
PROVIDE RECESSED SOUND SPEAKERS PER OWNER.

GROUND FAULT CIRCUIT INTERRUPTER PROTECTION:
GROUND FAULT INTERRUPTER REQUIRED IN ALL BATHROOMS, ON OR ABOVE COUNTERTOPS WITHIN SIX FEET OF ANY SINK, IN ALL ACCESSIBLE GARAGE AREAS, IN ALL CRAWL SPACES, ALL OUTDOOR AREAS, AND ANY OTHER LOCATIONS AS REQUIRED BY THE NEC.

SWITCHES/OUTLETS AND COVER PLATES:
ALL SWITCHES AND OUTLETS SHALL BE BLOCKED OUT FROM OPENINGS SUCH THAT COVER PLATES WILL NOT CONFLICT WITH DOOR AND WINDOW TRIM OR DECORATIVE MOLDING, UNLESS NOTED OTHERWISE. SUPPLY AND INSTALL COVER PLATES ON ALL ELECTRICAL, TELEPHONE, AND CABLE OUTLETS. ALL COVER PLATES SHALL BE DECORA OR EQUAL; COLOR TO BE DETERMINED.

ENERGY CODE COMPLIANCE NOTES:
1. THE BUILDING THERMAL ENVELOPE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE CRITERIA LISTED IN WSEC.
2. THE BUILDING SHALL BE TESTED AND VERIFIED TO HAVE AN AIR LEAKAGE RATE NOT EXCEEDING 5 AIR CHANGES PER HOUR.
3. FIREPLACES SHALL HAVE TIGHT-FITTING FLUE DAMPERS AND OUTDOOR COMBUSTION AIR.
4. INSULATION FOR HOT WATER PIPE SHALL HAVE A MINIMUM R-3.

1. DUCT LEAKAGE TEST RESULTS SHALL BE PROVIDED TO THE BUILDING INSPECTOR AND HOME OWNER PRIOR TO THE APPROVED FINAL INSPECTION. DUCTS SHALL BE LEAK TESTED IN ACCORDANCE WITH WSU RS-33, USING THE MAXIMUM DUCT LEAKAGE RATES SPECIFIED. DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER OF THE FOLLOWING:

1. POSTCONSTRUCTION TEST: TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM (113.3 L/MIN) PER 100 SQUARE FEET (9.29 M2) OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. (25 PA) ACROSS THE ENTIRE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTER BOOTS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST. LEAKAGE TO OUTDOORS SHALL BE LESS THAN OR EQUAL TO 4 CFM (133.3 L/MIN) PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA.

2. ROUGH-IN TEST: TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM (113.3 L/MIN) PER 100 SQUARE FEET (9.29 M2) OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. (25 PA) ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST. IF THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST, TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 3 CFM (85 L/MIN) PER 100 SQUARE FEET (9.29 M2) OF CONDITIONED FLOOR AREA. THE TEST RESULTS SHALL BE POSTED ON THE RESIDENTIAL ENERGY COMPLIANCE CERTIFICATE (WSEC 401.3). THIS SHALL BE PRESENT TO THE INSPECTOR AS A SIGNED AFFIDAVIT DOCUMENTING THE DUCT LEAKAGE TESTING RESULTS.

EXCEPTION: THE TOTAL LEAKAGE TEST IS NOT REQUIRED FOR DUCTS AND AIR HANDLERS LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE. DUCTS LOCATED IN CRAWL SPACES DO NOT QUALIFY FOR THIS EXCEPTION.

2. A RESIDENTIAL ENERGY COMPLIANCE CERTIFICATE COMPLYING WITH WSEC 401.3 IS REQUIRED TO BE COMPLETED BY THE DESIGN PROFESSIONAL OR BUILDER AND PERMANENTLY POSTED WITHIN 3' OF THE ELECTRICAL PANEL PRIOR TO THE FINAL INSPECTION.

3. MINIMUM 90% OF ALL INTERIOR LUMINAIRES SHALL BE HIGH EFFICACY LUMINAIRES AND ALL EXTERIOR LIGHTING SHALL BE HIGH EFFICIENCY LUMINAIRES.

4. ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS PER WSEC R406 MUST BE MET.

5. EACH DWELLILNG UNIT IS REQUIRED TO BE PROVIDED WITH AT LEAST ONE PROGRAMMABLE THERMOSTAT FOR THE REGULATION OF TEMPERATURE.

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EMILY D. BUCHWALTER
STATE OF WASHINGTON

INTAKE DATE: 01/18/2022

REVISIONS:		DATE:

PROJECT / CLIENT:

OLTEANU RESIDENCE

ADRIAN AND ELENA OLTEANU

JOB ADDRESS:
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DRAWING NAME:

GENERAL NOTES

Drawn By: KKH
Checked By: JK
Owner Approval:

PHASE:

CONSTRUCTION DRAWINGS

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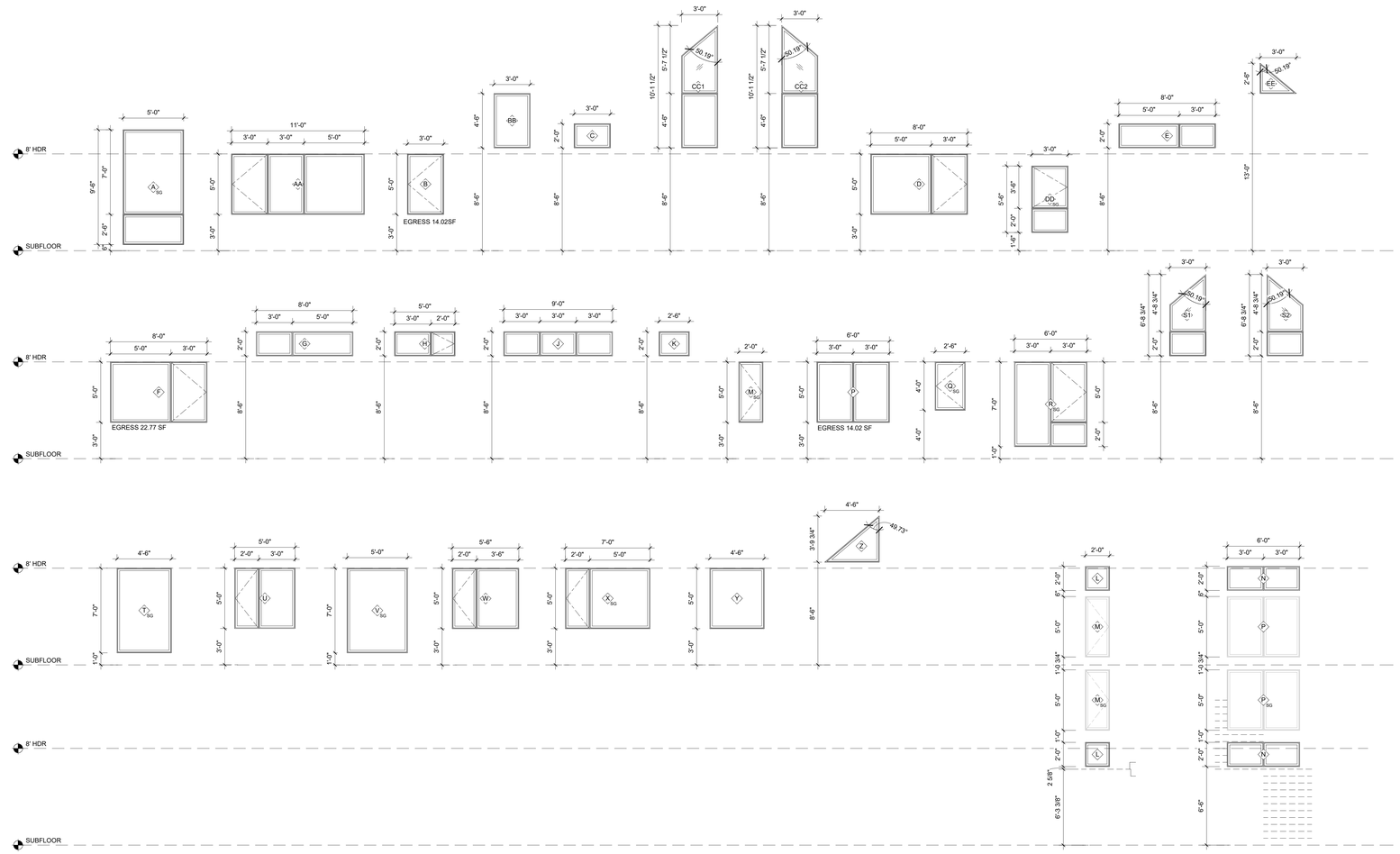
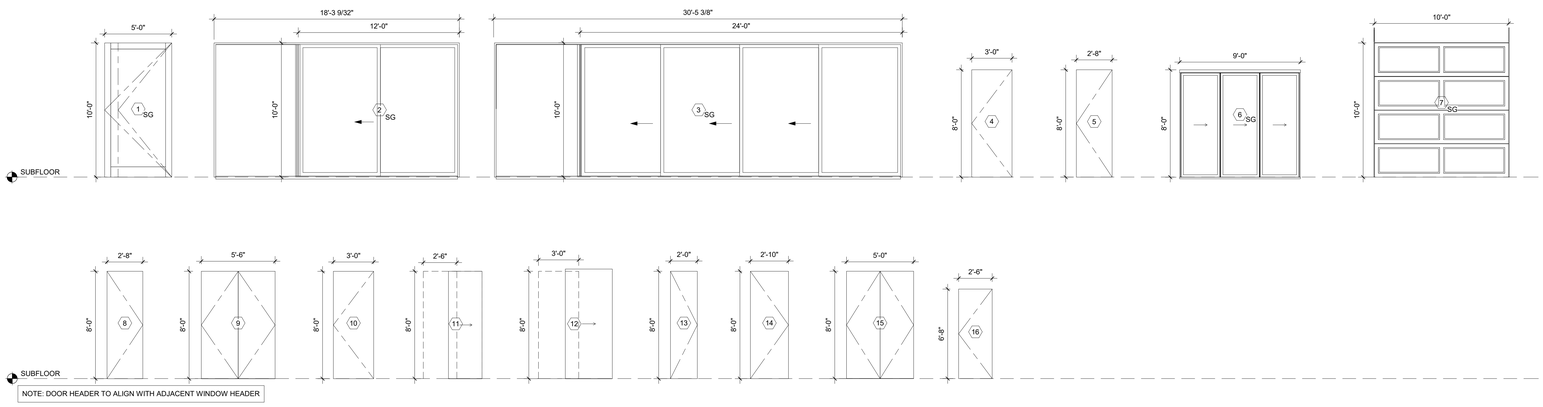
PROJECT No.: A21 104
DATE: 1/18/2022

PLOT SCALE: 1:1



WINDOW SCHEDULE												
NO	QTY	LOCATION	WIDTH	HEIGHT	AREA	MFR	U-VALUE	OPERATION	SCREEN	HARDWARE	SG	COMMENTS
A	1	ENTRY	5'-0"	9'-6"	47.5 SF	TBD	0.28	FIXED	Y	TBD	Yes	
AA	1	BONUS ROOM	11'-0"	5'-0"	55 SF	TBD	0.28	CASEMENT/ FIXED/ FIXED	Y /N / N	TBD	No	
B	16	VARIES	3'-0"	5'-0"	240 SF	TBD	0.28	CASEMENT	Y	TBD	No	EGRESS SEE PLANS AND ELEVATION
BB	4	ERIC'S BED, EVA'S BED	3'-0"	4'-6"	54 SF	TBD	0.28	FIXED	N	TBD	No	
C	6	VARIES	3'-0"	2'-0"	36 SF	TBD	0.28	FIXED	N	TBD	No	
CC1	2	ERIC'S BED, EVA'S BED	3'-0"	10'-1 1/2"	60.8 SF	TBD	0.28	FIXED/ CASEMENT	N / Y	TBD	No	
CC2	2	ERIC'S BED, EVA'S BED	3'-0"	10'-1 1/2"	60.8 SF	TBD	0.28	FIXED/ CASEMENT	N / Y	TBD	No	
D	2	GARAGE, ADRIAN'S OFFICE	8'-0"	5'-0"	80 SF	TBD	0.28	FIXED/ CASEMENT	N / Y	TBD	No	
DD	2	ERIC'S LOFT, EVA'S LOFT	3'-0"	5'-6"	33 SF	TBD	0.28	CASEMENT	Y	TBD	Yes	
E	2	GARAGE/ OFFICE	8'-0"	2'-0"	32 SF	TBD	0.28	FIXED	N	TBD	No	
EE	2	ERIC'S BED, EVA'S BED	3'-0"	2'-6"	15 SF	TBD	0.28	FIXED	N	TBD	No	
F	2	ELENA'S OFFICE	8'-0"	5'-0"	80 SF	TBD	0.28	FIXED/ CASEMENT	N / Y	TBD	No	EGRESS SEE PLANS AND ELEVATION
G	1	ELENA'S OFFICE	8'-0"	2'-0"	16 SF	TBD	0.28	FIXED	N	TBD	No	
H	1	POOL BATH	5'-0"	2'-0"	10 SF	TBD	0.28	FIXED/ CASEMENT	Y / N	TBD	No	
J	1	GYM	9'-0"	2'-0"	18 SF	TBD	0.28	FIXED	N	TBD	No	
K	2	GUEST BATH, PWDR	2'-6"	2'-0"	10 SF	TBD	0.28	FIXED	N	TBD	No	
L	2	STAIRS	2'-0"	2'-0"	8 SF	TBD	0.28	FIXED	N	TBD	No	
M	4	STAIRS, ERIC'SC BATH, EVA'S BATH	2'-0"	5'-0"	40 SF	TBD	0.28	CASEMENT	Y	TBD	SEE ELEVATIONS FOR SG LOCATION	
N	2	STAIRS	6'-0"	2'-0"	24 SF	TBD	0.28	FIXED	N	TBD	No	
P	4	STAIRS, ERIC'SC BED, EVA'S BED	6'-0"	5'-0"	120 SF	TBD	0.28	FIXED	N	TBD	SEE ELEVATIONS FOR SG LOCATION	
Q	2	GUEST BATH, PWDR	2'-6"	4'-0"	20 SF	TBD	0.28	CASEMENT	Y	TBD	SEE ELEVATIONS FOR SG LOCATION	
R	1	PRIMARY BED	6'-0"	7'-0"	42 SF	TBD	0.28	FIXED / CASEMENT / FIXED	Y / N / Y	TBD	SEE ELEVATIONS FOR SG LOCATION	
S1	1	PRIMARY BED	3'-0"	6'-8 3/4"	20.2 SF	TBD	0.28	FIXED	N	TBD	No	
S2	1	PRIMARY BED	3'-0"	6'-8 3/4"	20.2 SF	TBD	0.28	FIXED	N	TBD	No	
T	1	PRIMARY BED	4'-6"	7'-0"	31.5 SF	TBD	0.28	FIXED	N	TBD	Yes	
U	1	LAUNDRY	5'-0"	5'-0"	25 SF	TBD	0.28	CASEMENT / FIXED	Y / N	TBD	No	
V	3	PRIMARY BED	5'-0"	7'-0"	105 SF	TBD	0.28	FIXED	N	TBD	Yes	
W	1	PRIMARY BED	5'-6"	5'-0"	27.5 SF	TBD	0.28	CASEMENT / FIXED	Y	TBD	No	
X	1	PRIMARY BATH	7'-0"	5'-0"	35 SF	TBD	0.28	CASEMENT / FIXED	Y	TBD	Yes	
Y	1	PRIMARY CL	4'-6"	5'-0"	22.5 SF	TBD	0.28	FIXED	N	TBD	No	
Z	2	PRIMARY CL, PRIMARY BED	4'-6"	3'-9 3/4"	34.3 SF	TBD	0.28	FIXED	N	TBD	No	
SK1	4	VARIES	4'-3 1/8"	4'-3 1/8"	72.6 SF	TBD	0.5	FIXED	N	TBD	No	
SK2	2	PANTRY, PRIMARY BATH	2'-3 1/8"	4'-3 1/8"	19.3 SF	TBD	0.5	FIXED	N	TBD	No	
Window Count: 80					1515.1 SF							
Total Window Area: 1,515.10 - 91.9 = 1,423.20SF							0.28	UA =	398.50			
Total Skylight Area: 91.9							0.5	UA =	45.95			NOTE: SEE A0.3 & A4.0~A4.1 FOR WINDOW DIVISIONS.
								TOTAL UA =	444.45			

Notes:
1. GENERAL CONTRACTOR SHALL PROVIDE MANUFACTURER'S DATA ON ALL WINDOWS SHOWING COMPLIANCE WITH THE 2018 WASHINGTON STATE ENERGY CODE.
2. ALL EXTERIOR TRUE DIVIDED FIXED TRANSOM GLAZING TO BE POSITIONED AT UPPER SASH.
3. ALL WINDOWS TO BE NFRC CERTIFIED AND LABELED.
4. DIMENSIONS INDICATE NOMINAL SIZE. ROUGH OPENING PER MANUFACTURER RECOMMENDATIONS.
5. SAFETY GLASS INDICATED WITH "SG".
6. OPERATION SHOWN ON SCHEDULE IS GENERIC. WINDOW OPERATION PER ELEVATION.
7. SEE GENERAL NOTES FOR WINDOW FALL PROTECTION.
8. OPERABLE WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4" DIAMETER SPHERE WHERE SUCH OPENINGS ARE WITHIN 24" OF FINISHED FLOOR, TYP PER IRC R312.2.



EXTERIOR DOOR SCHEDULE										
NO	QTY	LOCATION	WIDTH	HEIGHT	AREA	MANUF.	U-VALUE	DOOR TYPE	CONFIG.	COMMENTS
1	1	ENTRY	5'-0"	10'-0"	50 SF		.28	PIVOT		SG
2	1	KITCHEN	18'-3 9/32"	10'-0"	182.7 SF	MARVIN	.28	SLIDING POCKET		SG, DIMENSION INCLUDED POCKET
3	1	DINNING	30'-4 5/8"	10'-0"	303.9 SF	MARVIN	.28	SLIDING POCKET		SG, DIMENSION INCLUDED POCKET
4	8	VARIES	3'-0"	8'-0"	192 SF		.28	SWING		20 MIN FIRE RATEING SEE PLAN
5	1	POOL BATH	2'-8"	8'-0"	21.3 SF		.28	SWING		
6	1	GYM	9'-0"	8'-0"	72 SF		.28	FOLDING		SG
7	2	GARAGE	10'-0"	10'-0"	200 SF		.28	OVERHEAD		SG
Exterior Door Total: 15					1021.9 SF					
Total Exterior Door Area: 1,021.90 - 200 = 821.90 SF							0.28	U X A =	230.13	

Notes:
1. GENERAL CONTRACTOR SHALL PROVIDE MANUFACTURER'S DATA ON ALL WINDOWS SHOWING COMPLIANCE WITH THE 2018 WASHINGTON STATE ENERGY CODE.
2. ALL EXTERIOR TRUE DIVIDED FIXED TRANSOM GLAZING TO BE POSITIONED AT UPPER SASH.
3. VERIFY ALL DOOR TYPES & HARDWARE W/OWNER PRIOR TO ORDERING.
4. DOOR SEPARATING UN-HEATED FROM HEATED SPACE TO BE U=0.28 MAX PER WSEC 2018.
5. ALL DOOR WITH GLAZING TO BE NFRC CERTIFIED AND LABELED.
6. ALL HARDWARE TO BE BRUSHED NICKLE FINISH 2-PAIR BUTT HINGES. CONFIRM WITH OWNER.
7. ALL EXTERIOR DOOR FRAMES TO BE METAL. VERIFY W/ OWNER
8. EGRESS DOORS SHALL MEET THE REQUIREMENTS OF IRC SECTION R311.
9. DIMENSIONS INDICATE NOMINAL SIZE. ROUGH OPENING PER MANUFACTURER RECOMMENDATIONS.
10. OPERATION SHOWN ON SCHEDULE IS GENERIC. DOOR OPERATION PER PLAN.

INTERIOR DOOR SCHEDULE							
NO	QTY	LOCATION	WIDTH	HEIGHT	MANUF.	DOOR TYPE	COMMENTS
8	9	VARIES	2'-8"	8'-0"	TBD	SWING	
9	1	MUD COAT	5'-6"	8'-0"	TBD	DOUBLE SWING	
10	3	GUEST BED, ERIC'S BED, EVA'S BED	3'-0"	8'-0"	TBD	SWING	
11	2	ERIC'S CL, EVA'S CL	2'-6"	8'-0"	TBD	POCKET	
12	2	MUD, LAUNDRY	3'-0"	8'-0"	TBD	SURFICE SLIDER	
13	1	LAUNDRY	2'-0"	8'-0"	TBD	SWING	
14	2	ELENA'S OFFICE, ADRIAN'S OFFICE	2'-10"	8'-0"	TBD	SWING	
15	1	PRIMARY BED	5'-0"	8'-0"	TBD	DOUBLE SWING	
16	2	ATTIC	2'-6"	6'-8"	TBD	SWING	
Interior Door Total: 23							

Notes:
1. GENERAL CONTRACTOR SHALL PROVIDE MANUFACTURER'S DATA ON ALL WINDOWS SHOWING COMPLIANCE WITH THE 2018 WASHINGTON STATE ENERGY CODE.
2. ALL EXTERIOR TRUE DIVIDED FIXED TRANSOM GLAZING TO BE POSITIONED AT UPPER SASH.
3. VERIFY ALL DOOR TYPES & HARDWARE W/OWNER PRIOR TO ORDERING.
4. DOOR SEPARATING UN-HEATED FROM HEATED SPACE TO BE U=0.28 MAX PER WSEC 2018.
5. ALL HARDWARE TO BE BRUSHED NICKEL FINISH 1 1/2-PAIR BUTT HINGES. VERIFY W/ OWNER.
6. ALL DOORS STANDARD DIMENSION 4 1/2" FROM HINGE JAMB TO ADJACENT FRAMING UNLESS OTHERWISE NOTED. (UNO)
7. EGRESS DOORS SHALL MEET THE REQUIREMENTS OF IRC SECTION R311.
8. DIMENSIONS INDICATE NOMINAL SIZE. ROUGH OPENING PER MANUFACTURER RECOMMENDATIONS.
9. OPERATION SHOWN ON SCHEDULE IS GENERIC. DOOR OPERATION PER PLAN.
10. SURFACE SLIDER DOOR PANELS TO BE 6" WIDER AND 2" TALLER THAN OPENING.

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CONSTRUCTION DRAWINGS

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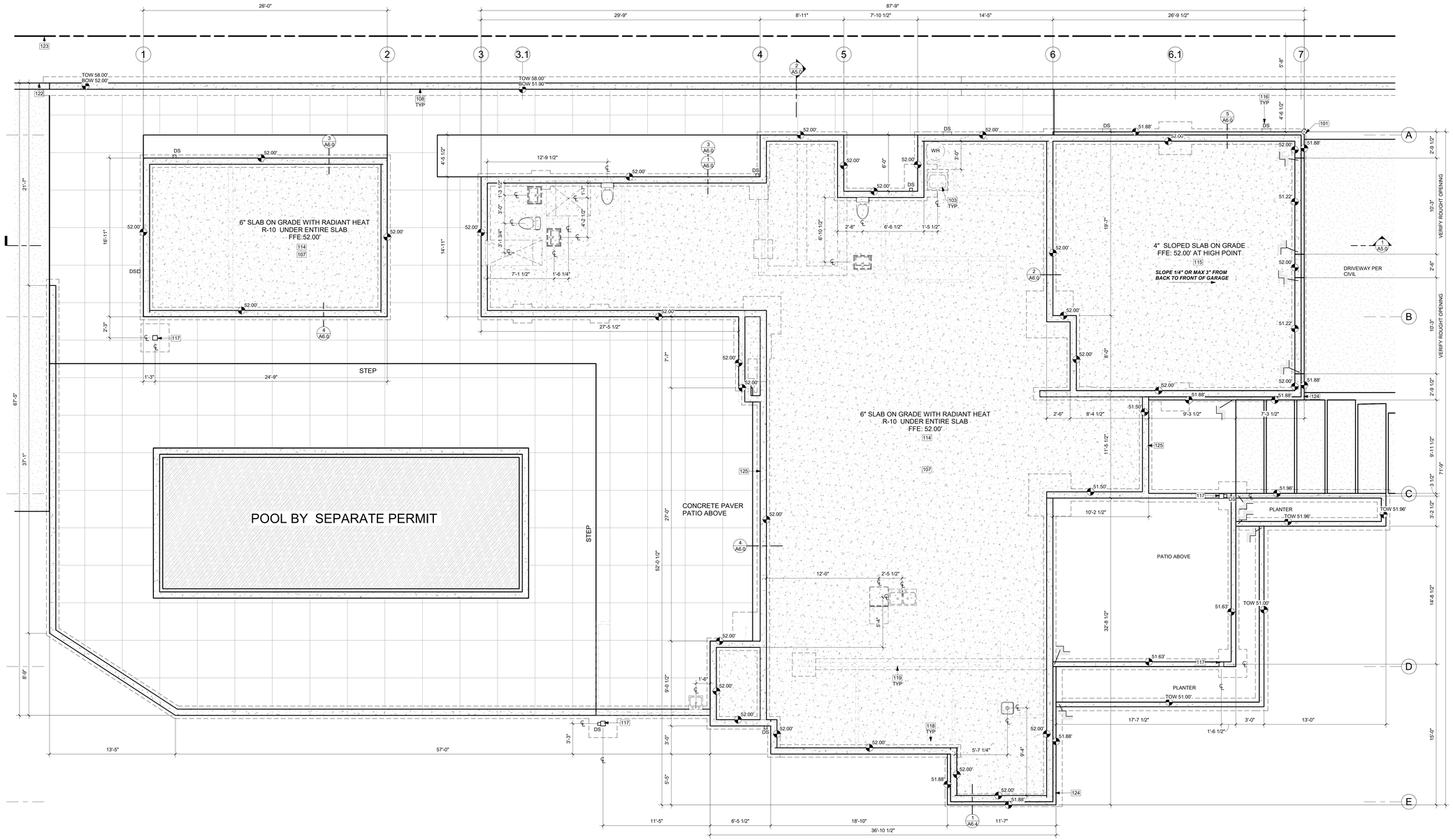
APPROVED FOR CONSTRUCTION:

PROJECT No.: A21 104

DATE: 1/18/2022

PLOT SCALE: 1:1

A0.4



N

FOUNDATION PLAN 1
1/4" = 1'-0"

KEY NOTES

101	PROJECT BASE POINT.
103	PLUMBING FIXTURE ABOVE. VERIFY DIMENSIONS IN FIELD PER FIXTURE SELECTION.
107	CONCRETE CONTROL JOINT. SPACED 10' x 15' MAX. JOINT GROOVE SHOULD BE MIN. DEPTH OF ¼ THICKNESS OF THE SLAB. SAW-CUT JOINTS SHOULD BE DONE WITHIN 4-12 HRS AFTER THE CONCRETE HAS BEEN FINISHED.
108	RETAINING WALL PER STRUCTURAL PLANS. SEE FLOOR PLAN AND SITE PLAN.
114	CONCRETE SLAB (4" MIN. OR PER STRUCTURAL) OVER VAPOR BARRIER (6 MIL MIN. OR PER GEOTECH &/OR ENVELOPE CONSULTANT) OVER CONTINUOUS R-10 RIGID INSULATION (OVER ENTIRE SLAB AND UPTURNED AT PERIMETER) OVER GRAVEL OR CRUSHED ROCK (4" MIN. OR PER GEOTECH) OVER FIRM UNDISTURBED SOIL. REINFORCING PER STRUCTURAL.
115	CONCRETE SLAB (4" MIN. OR PER STRUCTURAL) OVER GRAVEL OR CRUSHED ROCK (4" MIN. OR PER GEOTECH) OVER FIRM UNDISTURBED SOIL. REINFORCING PER STRUCTURAL.
116	DOWNSPOUT. TIGHTLINE ALL DOWNSPOUTS TO STORMWATER SYSTEM PER CIVIL ENGINEERING DRAWINGS, TYP.
117	POSTS AND FOOTING PER STRUCTURAL.
118	DASHED LINE OF FOOTINGS PER STRUCTURAL, TYP.
119	DASHED LINE OF WALLS ABOVE, TYP.
122	SETBACK LINE.
123	PROPERTY LINE.
124	STONE LEDGE.
125	TOP OF EXTERIOR SURFACE TO BE 1/2" LOWER THAN THE INTERIOR FLOOR, TYP. PER IRC R311.3.1, LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOORS SHALL BE MAX 1.5" BELOW THE TOP OF THE THRESHOLD.

FOUNDATION PLAN NOTES

1. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH). DEPTH OF FOOTINGS TO BE DETERMINED BY STRUCTURAL ENGINEER. FOUNDATION EXCAVATION, BACKFILL AND COMPACTION SHALL CONFORM TO SPECIFICATION REQUIREMENTS. THIS CONSTRUCTION WORK, INCLUDING DRAINAGE, SHORING AND SUCH OTHER RELATED WORK AS REQUIRED, SHALL BE CONDUCTED BY THE CONTRACTOR. STOP WORK IF RECOMMENDED EXCAVATION CUT OR BEARING SOIL CHANGES OCCUR IN EITHER HORIZONTAL OR VERTICAL DIRECTION AND NOTIFY IMMEDIATELY THE GEOTECHNICAL ENGINEER AND STRUCTURAL ENGINEER, AT WHICH POINT THE ENGINEERS SHALL DETERMINE CAUSE OF DISPLACEMENT AND DEVELOP AND IMPLEMENT REMEDIAL MEASURES.
2. REFER TO STRUCTURAL PLANS FOR ALL FRAMING & FOUNDATION INFORMATION.
3. ALL IMPERVIOUS SURFACES TO BE GRADED TO SLOPE AND DRAIN AWAY FROM THE STRUCTURE MIN. 1/4" PER FOOT.

SYMBOL LEGEND

SEE TITLE SHEET A0.0 FOR COMPLETE SYMBOL INDEX.

	WALL ABOVE
	NEW DIAGRAMMATIC FOUNDATION WALL & FOOTING. VERIFY SIZE WITH STRUCTURAL.
	NEW SLAB ON GRADE
22	POST AND PLINTH - VERIFY SIZE AND TYPE WITH STRUCTURAL PLAN
TOW 119.12'	TOP OF WALL ELEVATION

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FOUNDATION PLAN

Drawn By: KKH
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Owner Approval:

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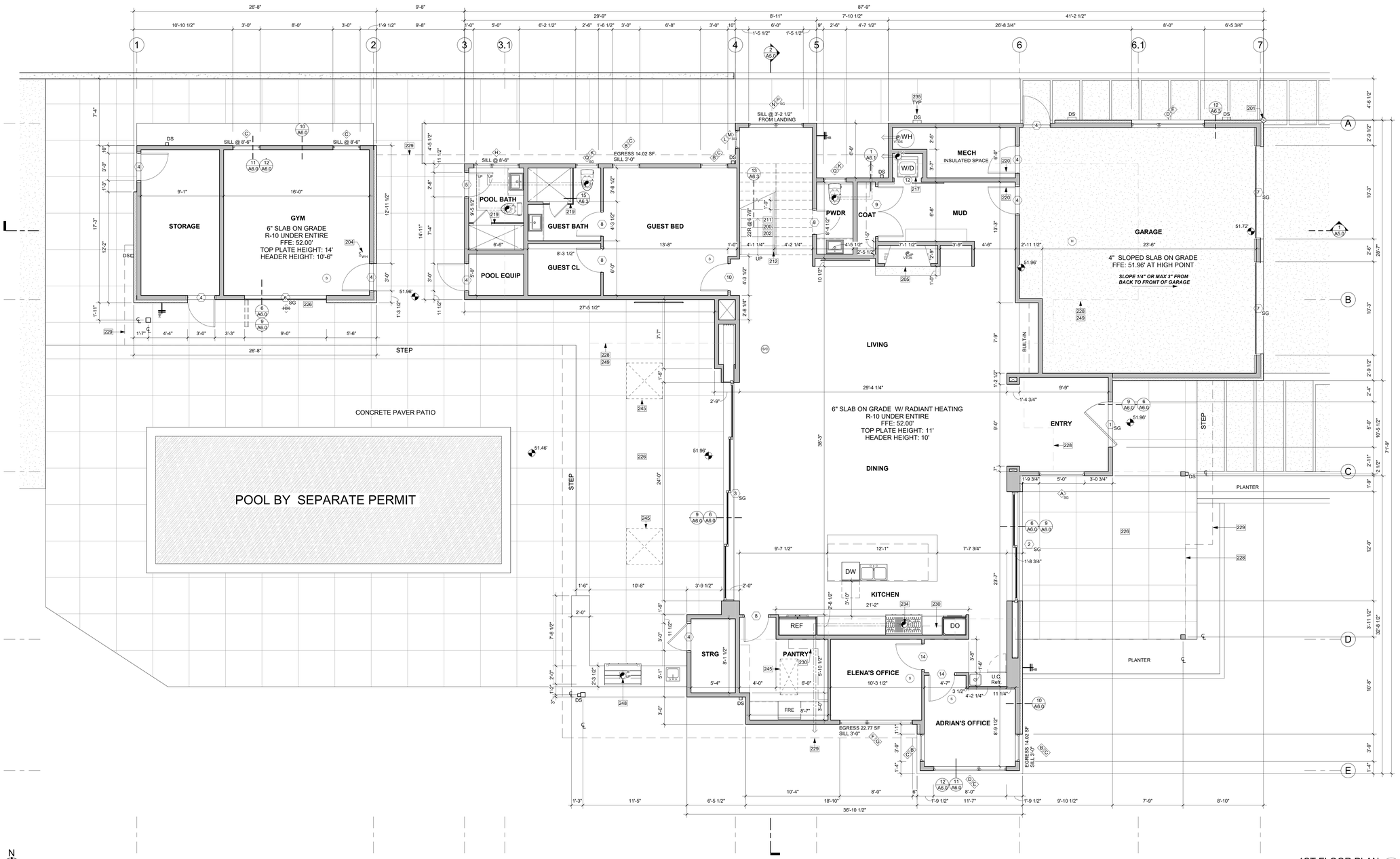
PLOT SCALE: 1:1

A1.0



N

1ST FLOOR PLAN 1
1/4" = 1'-0"

KEY NOTES

200	PROVIDE ILLUMINATION PER IRC R303.7: INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATION LEVELS NOT LESS THAN 1 FOOT-CANDLE (11 LUX) AS MEASURED AT THE CENTER OF TREADS AND LANDINGS.
201	PROJECT BASE POINT.
202	STEEL STAIR. STAIR AND STRUCTURAL TO BE DEFERRED SUBMITTAL PER BMC. CONNECTION PER STRUCTURAL PLANS.
204	FRESH AIR PROVIDED BY WHOLE-HOUSE EXHAUST FAN PER IRC M1507.3.4 TO COMPLY WITH WSEC R.403.6. OPERABLE WINDOWS WITH AN OPENABLE AREA NOT LESS THAN 4 SQUARE INCHES OF NET FREE AREA OF OPENING FOR EACH 10 CFM OF OUTDOOR AIR IS REQUIRED BY TABLE M1507.3.3(1) - PROVIDE 72 SQUARE INCHES OF NET FREE OPENING AREA PER HABITABLE ROOM. A PROGRAMMABLE ELECTRONIC TIMER SWITCH OPERATES AN EXHAUST FAN FOR INTERMITTENT VENTILATION. MUST OPERATE AT LEAST 50% OF TIME IN EACH 4 HOUR SEGMENT PER IRC TABLE M1507.3.3(1) & (2)
205	WOOD FIREPLACE: DIRECT VENT THROUGH ROOF PER MANUFACTURER'S REQUIREMENTS. PER OWNER'S SELECTED UNIT, PER IRC R1004.2. FACTORY BUILT HEARTH EXTENTIONS FOR APPROVED FACTORY-BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE WITH THE LISTING OF THE FIREPLACE. THE HEARTH EXTENTION SHALL BE READILY DISTINGUISHABLE FROM THE SURROUNDING GLOOR AREA. FRAMING CLEARANCES PER OWNER'S SELECTED UNIT.
211	HANDRAIL. PER R311.7.1, HANDRAILS SHALL NOT PROJECT MORE THAN 4-1/2" ON EITHER SIDE OF THE STAIRWAY. PER R311.7.8.1, HANDRAILS HEIGHT MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FINISH SURFACE OF RAMP SLOPE, SHALL BE MIN. 34" AND MAX. 38".
212	GUARDRAIL, INTERIOR WALL MOUNT- DEFERRED SUBMITTAL. MIN. HEIGHT 36" IRC R312.1.2. REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4" IN DIAM. IRC R312.1.3 EXCEPTIONS: 1) THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR, FORMED BY RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE OF 6" IN DIAM. 2) GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4-3/8" IN DIAM. PER TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS - GUARDRAIL AND HANDRAIL 200 PER SQUARE FOOT. CONNECTIONS PER STRUCTURAL TYPICAL GUARDRAIL DETAILS.
217	WASHING AND DRYING MACHINES: PROVIDE FLOOR SAVER PAN WITH A TRAP SEAL PRIMER WHICH IS ACCESSIBLE FOR MAINTENANCE PER UPC 1007.1 UNDER WASHER WITH TIGHTLINE DRAIN TO SANITARY SEWER. PROVIDE DRYER BOX IN WALL FOR DRYER VENT TO PREVENT COMPROMISING DUCTWORK. VENT THROUGH WALL. HTTP://WWW/FLOODSAVER.COM
219	SAFETY GLASS.
220	20 MIN. FIRE RATED DOOR W/ SELF CLOSER. INSULATED.
226	TOP OF EXTERIOR SURFACE TO BE 1/2" LOWER THAN THE INTERIOR FLOOR, TYP. PER IRC R311.3.1. LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOORS SHALL BE MAX 1.5" BELOW THE TOP OF THE THRESHOLD.
228	DASHED LINE OF BUILDING ABOVE.
229	DASHED LINE OF ROOF ABOVE.
230	DASHED LINE OF UPPER CABINETS ABOVE
234	HOOD TO BE VENTED OUTSIDE. IF OVER 400 CFM, PROVIDE DEDICATED MAKEUP AIR IN THE SAME ROOM.
235	4" SQUARE DOWNSPOUT. TIGHTLINE ALL DOWNSPOUTS TO STORMWATER SYSTEM PER CIVIL ENGINEERING DRAWINGS, TYP.
245	DASHED LINE OF SKYLIGHT ABOVE.
248	PROTECTIVE MATERIAL ABOVE AND AROUND APPLIANCE TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
249	LINE OF EXTERIOR WALL ABOVE. FILL FLOOR CAVITY OVER NON-CONDITIONED SPACES WITH BATT INSULATION. MINIMUM R-38.

HOUSE VENTILATION

2018 IRC - PROVIDE WHOLE HOUSE VENTILATION PER M1505.4. INTERMITTENT WHOLE HOUSE VENTILATION USING EXHAUST FAN PER 1505.4.3 AND TABLE 1505.4.3(1) & (2); PROVIDE CONTROLS PER 1505.4.2. COMPLY WITH WSEC R403.

SYMBOL	LOCATION	MINIMUM FAN REQUIREMENTS
	BATH & POWDER	MIN. 50 CFM (INTERMITTENT) @ 0.25" WG (TABLE M1505.4.4)
	KITCHEN	MIN. 100 CFM (INTERMITTENT) @ 0.25" WG (TABLE M1505.4.4) RANGE HOOD OR DOWN DRAFT EXHAUST FAN RATED AT MIN. 100 CFM AT 0.10" WG MAY BE USED FOR EXHAUST FAN REQUIREMENT. IF OVER 400 CFM, MAKEUP AIR IS REQUIRED IN THE SAME ROOM PER M1503.6.
	LAUNDRY ROOM	MIN. 105 CFM (INTERMITTENT) @ 0.25" WG - TO FUNCTION AND BE LABELED AS WHOLE HOUSE FAN (4-5 BEDROOMS 4501<6000 SF) TO OPERATE 50% OF TIME IN EACH 4-HOUR SEGMENT.

** MAKEUP AIR IS NOT REQUIRED IF ALL GAS APPLIANCES IN THE HOUSE HAVE A DIRECT VENT OR MECHANICAL DRAFT VENT SYSTEM, PER MODIFICATION M1503.6.

GYM VENTILATION

2018 IRC - PROVIDE WHOLE HOUSE VENTILATION PER M1505.4. INTERMITTENT WHOLE HOUSE VENTILATION USING EXHAUST FAN PER 1505.4.3 AND TABLE 1505.4.3(1) & (2); PROVIDE CONTROLS PER 1505.4.2. COMPLY WITH WSEC R403.

SYMBOL	LOCATION	MINIMUM FAN REQUIREMENTS
	GYM	MIN. 20 CFM (INTERMITTENT) @ 0.25" WG - TO FUNCTION AND BE LABELED AS WHOLE HOUSE FAN (0 BEDROOMS 401.33<1,500 SF) TO OPERATE 50% OF TIME IN EACH 4-HOUR SEGMENT.

** MAKEUP AIR IS NOT REQUIRED IF ALL GAS APPLIANCES IN THE HOUSE HAVE A DIRECT VENT OR MECHANICAL DRAFT VENT SYSTEM, PER MODIFICATION M1503.6.

FLOOR PLAN NOTES

1. CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
2. SEE STRUCTURAL DRAWINGS FOR ALL POSTS, BEAMS AND HEADERS.
3. PROVIDE SOLID BLOCKING OVER SUPPORTS.
4. PROVIDE FIRE BLOCKING @ ALL PLUMBING PENETRATIONS.
5. WINDOWS & DOORS ARE SHOWN & NOTED AS NOMINAL SIZES.
6. DOOR JAMB 4.5" FROM CORNER TYP., U.N.O.
7. SEE SHEETS A0.3, A4.0 & A4.1 FOR WINDOW & DOOR HEADER HEIGHTS ABOVE FINISHED FLOOR.
8. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
9. EXTERIOR WALLS TO BE 2x6 STUDS @ 16" O.C., U.N.O.
10. INSTALL SIMPSON CONC. TO WOOD HOLDOWNS PER STRUCTURAL DRAWINGS, ALSO SEE MANUFACTURER'S SPECS.
11. SMOKE & CARBON MONOXIDE DETECTORS:
    - SHALL BE 110V INTERCONNECTED W/ BATTERY BACKUP.
    - SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING ROOMS.
    - SHALL BE INSTALLED ON EACH FLOOR AND IN ALL BEDROOMS.
    - SHALL BE INSTALLED IN EACH LOCATION WHERE THERE IS A CEILING CHANGE OF GREATER THAN 24"
12. FRESH AIR PROVIDED BY WHOLE-HOUSE EXHAUST FAN WITH FRESH AIR PORT (NET 4 SF IN MIN. OPENING) AT EACH HABITABLE ROOM. A TIMER OPERATES AN EXHAUST FAN WHICH PULLS OUTSIDE AIR THROUGH AIR INLETS LOCATED IN EACH HABITABLE ROOM.
13. LIMITING DEVICE FOR TUBS TO PROVIDE MAX. 120°F HOT WATER TEMPERATURE.
14. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH). DEPTH OF FOOTINGS TO BE DETERMINED BY STRUCTURAL ENGINEER. FOUNDATION EXCAVATION, BACKFILL AND COMPACTION SHALL CONFORM TO SPECIFICATION REQUIREMENTS. THIS CONSTRUCTION WORK, INCLUDING DRAINAGE, SHORING AND SUCH OTHER RELATED WORK AS REQUIRED, SHALL BE CONDUCTED BY THE CONTRACTOR. STOP WORK IF RECOMMENDED EXCAVATION CUT OR BEARING SOIL CHANGES OCCUR IN EITHER HORIZONTAL OR VERTICAL DIRECTION AND NOTIFY IMMEDIATELY THE GEOTECHNICAL ENGINEER AND STRUCTURAL ENGINEER. AT WHICH POINT THE ENGINEERS SHALL DETERMINE CAUSE OF DISPLACEMENT AND DEVELOP AND IMPLEMENT REMEDIAL MEASURES.
15. SEE SHEET A0.3 FOR ADDITIONAL NOTES.

SYMBOL LEGEND

SEE TITLE SHEET A0.0 FOR COMPLETE SYMBOL INDEX.

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EMILY D. BUCHHALTER
STATE OF WASHINGTON

INTAKE DATE: 01/18/2022

REVISIONS:	DATE:

PROJECT / CLIENT:

OLTEANU RESIDENCE

ADRIAN AND ELENA OLTEANU

JOB ADDRESS:
807 128TH AVE SE
BELLEVUE, WA 98005

DRAWING NAME:

1ST FLOOR PLAN

Drawn By: KKH
Checked By: JK
Owner Approval:

PHASE:

CONSTRUCTION DRAWINGS

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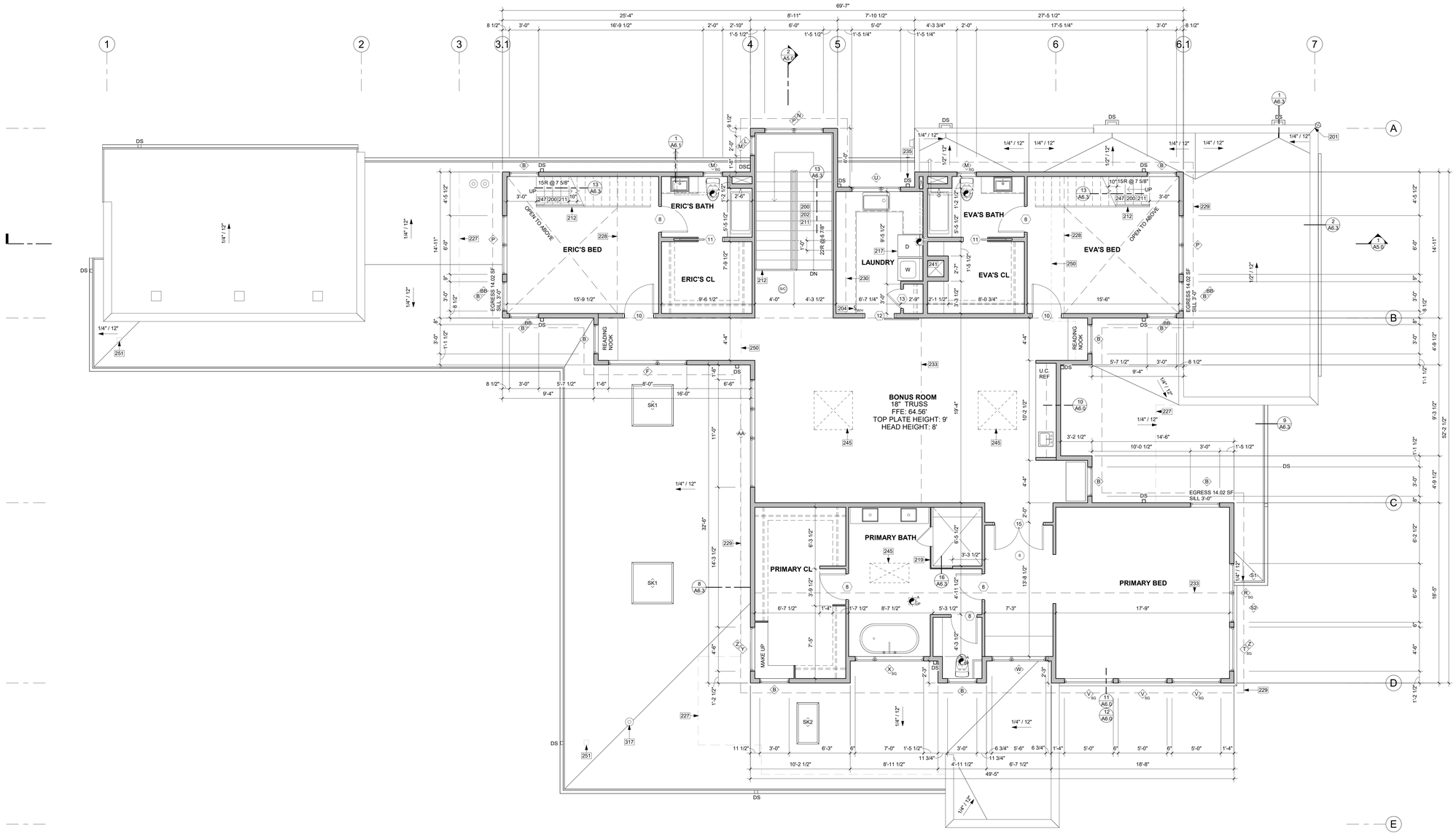
APPROVED FOR CONSTRUCTION:

PROJECT No.: A21 104

DATE: 1/18/2022

PLOT SCALE: 1:1

A2.0



N

2ND FLOOR PLAN
1/4" = 1'-0" (1)

KEY NOTES

200	PROVIDE ILLUMINATION PER IRC R303.7: INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATION LEVELS NOT LESS THAN 1 FOOT-CANDLE (11 LUX) AS MEASURED AT THE CENTER OF TREADS AND LANDINGS.
201	PROJECT BASE POINT.
202	STEEL STAIR. STAIR AND STRUCTURAL TO BE DEFERRED SUBMITTAL PER BMC. CONNECTION PER STRUCTURAL PLANS.
204	FRESH AIR PROVIDED BY WHOLE-HOUSE EXHAUST FAN PER IRC M1507.3.4 TO COMPLY WITH WSEC R 403.6. OPERABLE WINDOWS WITH AN OPENABLE AREA NOT LESS THAN 4 SQUARE INCHES OF NET FREE AREA OF OPENING FOR EACH 10 CFM OF OUTDOOR AIR IS REQUIRED BY TABLE M1507.3.3(1) - PROVIDE 72 SQUARE INCHES OF NET FREE OPENING AREA PER HABITABLE ROOM. A PROGRAMMABLE ELECTRONIC TIMER SWITCH OPERATES AN EXHAUST FAN FOR INTERMITTENT VENTILATION. MUST OPERATE AT LEAST 50% OF TIME IN EACH 4 HOUR SEGMENT PER IRC TABLE M1507.3.3(1) & (2)
211	HANDRAIL. PER R311.7.1. HANDRAILS SHALL NOT PROJECT MORE THAN 4-1/2" ON EITHER SIDE OF THE STAIRWAY. PER R311.7.8.1. HANDRAILS HEIGHT MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FINISH SURFACE OF RAMP SLOPE. SHALL BE MIN. 34" AND MAX. 38".
212	GUARDRAIL. INTERIOR WALL MOUNT- DEFERRED SUBMITTAL. MIN. HEIGHT 36" IRC R312.1.2. REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4" IN DIAM. IRC R312.1.3 EXCEPTIONS: 1) THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR, FORMED BY RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE OF 6" IN DIAM. 2) GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4-3/8" IN DIAM. PER TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS - GUARDRAIL AND HANDRAIL 200 PER SQUARE FOOT. CONNECTIONS PER STRUCTURAL TYPICAL GUARDRAIL DETAILS.
217	WASHING AND DRYING MACHINES: PROVIDE FLOOR SAVER PAN WITH A TRAP SEAL PRIMER WHICH IS ACCESSIBLE FOR MAINTENANCE PER UPC 1007.1 UNDER WASHER WITH TIGHTLINE DRAIN TO SANITARY SEWER. PROVIDE DRYER BOX IN WALL FOR DRYER VENT TO PREVENT COMPROMISING DUCTWORK. VENT THROUGH WALL. HTTP://WWW.FLOODSAVER.COM
219	SAFETY GLASS.
227	LINE OF BUILDING BELOW.
228	DASHED LINE OF BUILDING ABOVE.
229	DASHED LINE OF ROOF ABOVE.
230	DASHED LINE OF UPPER CABINETS ABOVE
233	DASHED LINE OF CEILING CHANGE ABOVE.
235	4" SQUARE DOWNSPOUT. TIGHTLINE ALL DOWNSPOUTS TO STORMWATER SYSTEM PER CIVIL ENGINEERING DRAWINGS. TYP.
241	FIREPLACE CHIMNEY.
245	DASHED LINE OF SKYLIGHT ABOVE.
247	WOOD STAIR. SEE STRUCTURAL DRAWINGS FOR FRAMING AND CONNECTIONS.
250	LINE OF EXTERIOR WALL BELOW. FILL FLOOR CAVITY OVER NON-CONDITIONED SPACES WITH BATT INSULATION. MINIMUM R-38.
251	LINE OF POST PER STRUCTURAL BELOW.
317	EXHAUST VENT THROUGH ROOF. INSTALL PER MANUFACTURER'S REQUIREMENTS.

FLOOR PLAN NOTES

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10. INSTALL SIMPSON CONC. TO WOOD HOLDOWNS PER STRUCTURAL DRAWINGS, ALSO SEE MANUFACTURER'S SPECS.
11. SMOKE & CARBON MONOXIDE DETECTORS:
    - SHALL BE 110V INTERCONNECTED W/ BATTERY BACKUP.
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    - SHALL BE INSTALLED ON EACH FLOOR AND IN ALL BEDROOMS.
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2018 IRC - PROVIDE WHOLE HOUSE VENTILATION PER M1505.4. INTERMITTENT WHOLE HOUSE VENTILATION USING EXHAUST FAN PER 1505.4.3 AND TABLE 1505.4.3(1) & (2). PROVIDE CONTROLS PER 1505.4.2. COMPLY WITH WSEC R403.

SYMBOL	LOCATION	MINIMUM FAN REQUIREMENTS
A	BATH & POWDER	MIN. 50 CFM (INTERMITTENT) @ 0.25" WG (TABLE M1505.4.4)
B	KITCHEN	MIN. 100 CFM (INTERMITTENT) @ 0.25" WG (TABLE M1505.4.4) RANGE HOOD OR DOWN DRAFT EXHAUST FAN RATED AT MIN. 100 CFM AT 0.10" WG MAY BE USED FOR EXHAUST FAN REQUIREMENT. IF OVER 400 CFM, MAKEUP AIR IS REQUIRED IN THE SAME ROOM PER M1503.6.
C	LAUNDRY ROOM	MIN. 105 CFM (INTERMITTENT) @ 0.25" WG - TO FUNCTION AND BE LABELED AS WHOLE HOUSE FAN (4-5 BEDROOMS 4501<6000 SF) TO OPERATE 50% OF TIME IN EACH 4-HOUR SEGMENT

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SYMBOL LEGEND

SEE TITLE SHEET A0.0 FOR COMPLETE SYMBOL INDEX.

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PROJECT / CLIENT:

OLTEANU RESIDENCE

ADRIAN AND ELENA OLTEANU

JOB ADDRESS:
807 128TH AVE SE
BELLEVUE, WA 98005

DRAWING NAME:

2ND FLOOR PLAN

Drawn By: KKH

Checked By: JK

Owner Approval:

PHASE:

CONSTRUCTION DRAWINGS

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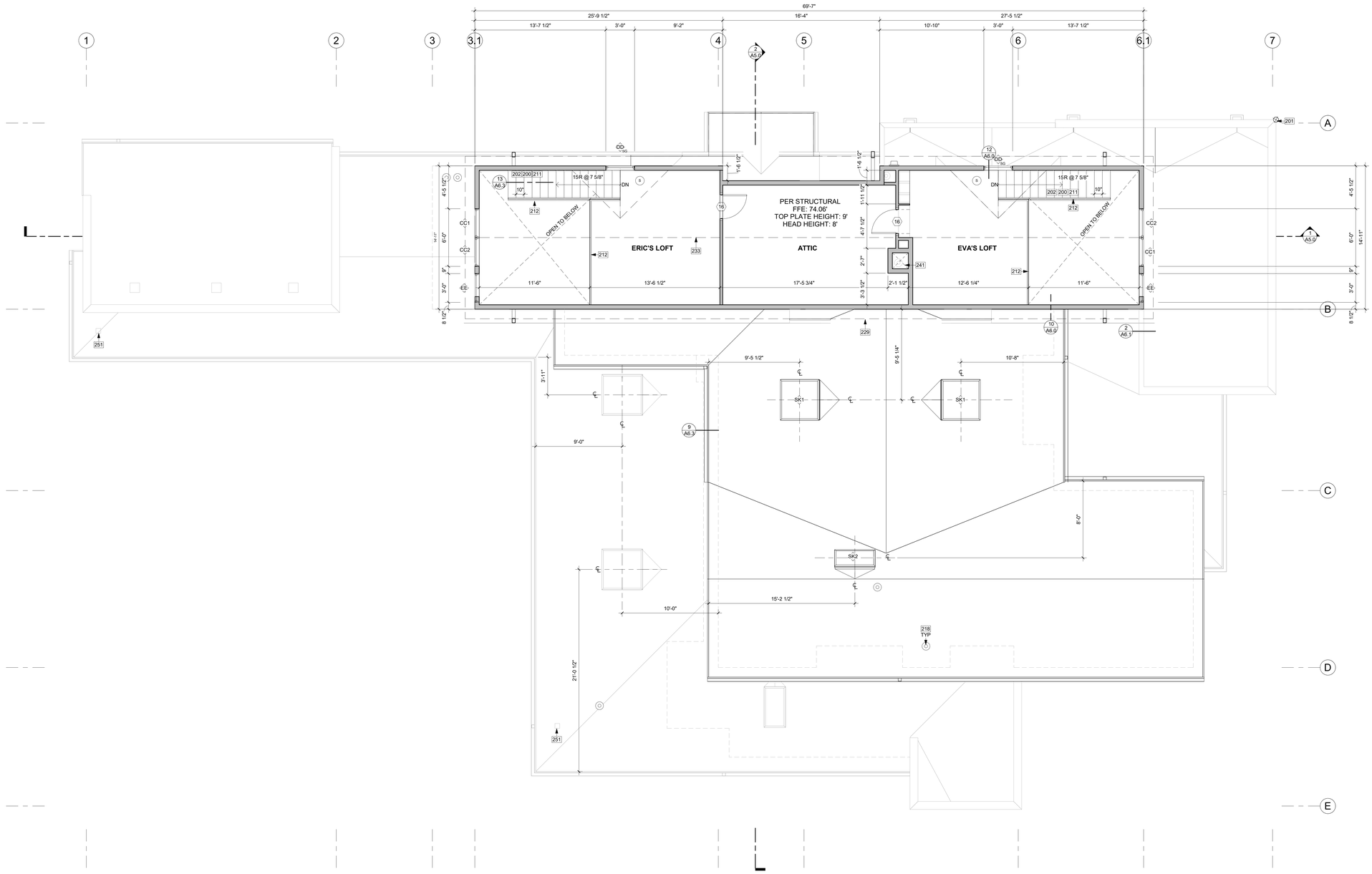
APPROVED FOR CONSTRUCTION:

PROJECT No.: A21 104

DATE: 1/18/2022

PLOT SCALE: 1:1

A2.1



N

LOFT FLOOR PLAN 1
1/4" = 1'-0"

KEY NOTES

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218	VENT EXHAUST FAN TO ROOF OR WALL PER MANUFACTURER'S REQUIREMENTS.
229	DASHED LINE OF ROOF ABOVE.
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B	KITCHEN	MIN. 100 CFM (INTERMITTENT) @ 0.25" WG (TABLE M1505.4.4) RANGE HOOD OR DOWN DRAFT EXHAUST FAN RATED AT MIN. 100 CFM AT 0.10" WG MAY BE USED FOR EXHAUST FAN REQUIREMENT. IF OVER 400 CFM, MAKEUP AIR IS REQUIRED IN THE SAME ROOM PER M1503.6.
C	LAUNDRY ROOM	MIN. 105 CFM (INTERMITTENT) @ 0.25" WG - TO FUNCTION AND BE LABELED AS WHOLE HOUSE FAN (4-5 BEDROOMS 4501-6000 SF) TO OPERATE 50% OF TIME IN EACH 4-HOUR SEGMENT.

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SYMBOL LEGEND

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APPROVED FOR CONSTRUCTION:

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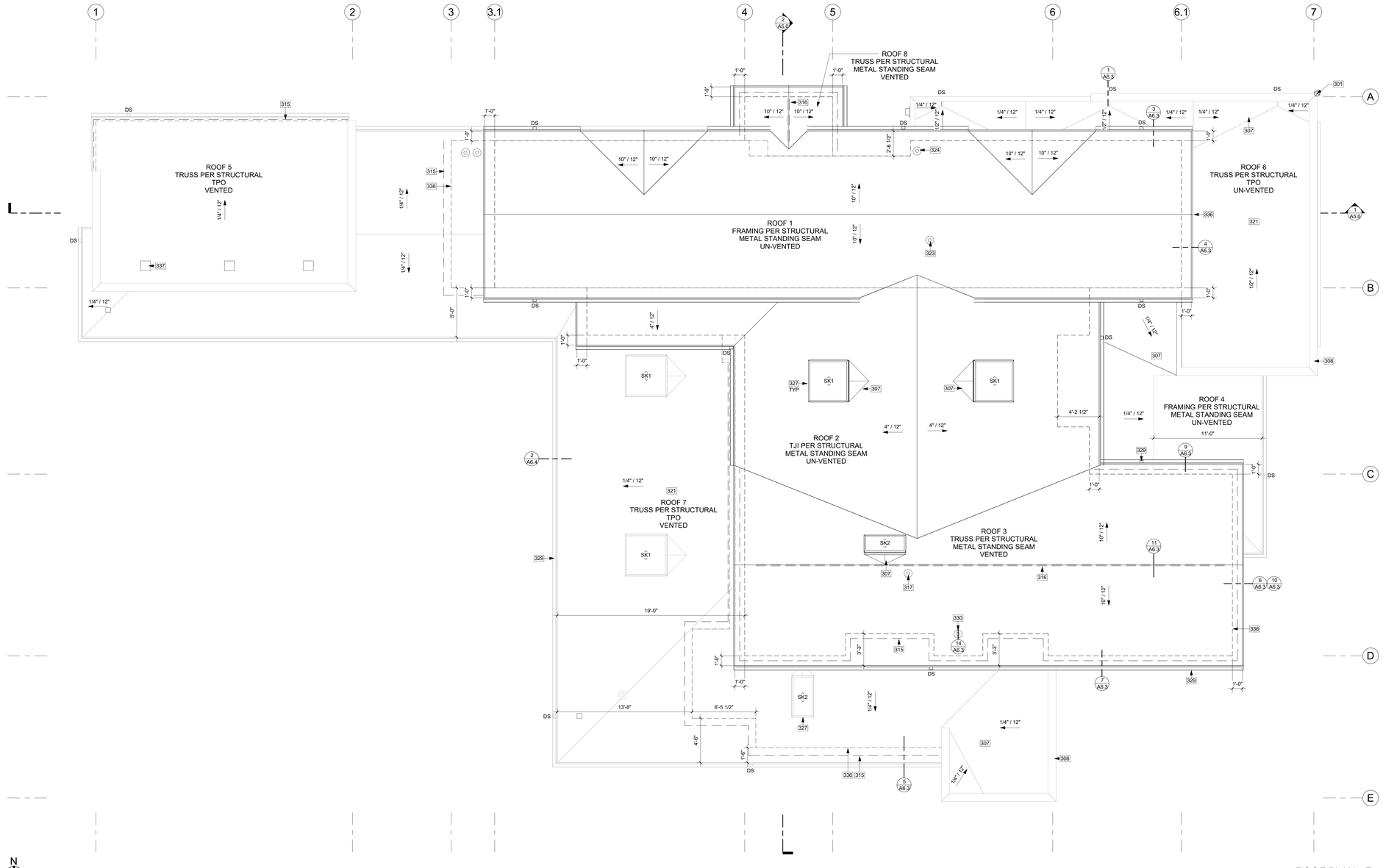
DATE: 1/18/2022

PLOT SCALE: 1:1

A2.2



ROOF PLAN 1
1/4" = 1'-0"

SYMBOL LEGEND

- RIDGE VENT
- EAVE VENT
- BUILDING BELOW
- ROOF HAT VENT

ROOF VENTILATION

ROOF 1

ROOF CONSTRUCTION:	2 X 12 FRAMING	
ROOF AREA:	1,666.39 SF	
VENTILATION REQUIRED:	UN-VENTED	

ROOF 2

ROOF CONSTRUCTION:	11 7/8 TJI	
ROOF AREA:	689.70 SF	
VENTILATION REQUIRED:	UN-VENTED	

ROOF 3

ROOF CONSTRUCTION:	PARALLEL CHORD TRUSSES	
ROOF AREA:	891.24 SF	
VENTILATION REQUIRED:	(891.24 SF x 144 SI) / 150*	= 855.59 SI REQUIRED
PROPOSED VENTILATION:		
(4) 2-1/2" DIA. HOLES PER 24":	9.8 SI / LF - 25%	= 7.35 SI / LF
PROVIDE:	112.83 LF EAVE VENTILATION	= 829.30 SI
2" WIDE RIDGE VENT:	18 SI / LF	= 18 SI / LF
PROVIDE:	47.5 LF RIDGE VENTILATION	= 855 SI
ROOF HAT VENT:	50 SI / VENT	= 50 SI / VENT
PROVIDE:	0 ROOF HAT VENTS	= 0 SI
TOTAL MIN. VENTILATION PROVIDED = 1,684.30 SI IS GREATER THAN 855.59 REQ.		

ROOF 4

ROOF CONSTRUCTION:	PARALLEL CHORD TRUSSES	
ROOF AREA:	173.39 SF	
VENTILATION REQUIRED:	UN-VENTED	

ROOF 5

ROOF CONSTRUCTION:	PARALLEL CHORD TRUSSES	
ROOF AREA:	412.92 SF	
VENTILATION REQUIRED:	(412.92 SF x 144 SI) / 150*	= 396.40 SI REQUIRED
PROPOSED VENTILATION:		
(4) 2-1/2" DIA. HOLES PER 24":	9.8 SI / LF - 25%	= 7.35 SI / LF
PROVIDE:	57.75 LF EAVE VENTILATION	= 424.46 SI
2" WIDE RIDGE VENT:	18 SI / LF	= 18 SI / LF
PROVIDE:	0 LF RIDGE VENTILATION	= 0 SI
ROOF HAT VENT:	50 SI / VENT	= 50 SI / VENT
PROVIDE:	3 ROOF HAT VENTS	= 90 SI
TOTAL MIN. VENTILATION PROVIDED = 514.46 SI IS GREATER THAN 396.40 REQ.		

ROOF 6

ROOF CONSTRUCTION:	PARALLEL CHORD TRUSSES	
ROOF AREA:	456.67 SF	
VENTILATION REQUIRED:	UN-VENTED	

ROOF 7

ROOF CONSTRUCTION:	PARALLEL CHORD TRUSSES	
ROOF AREA:	551.61 SF	
VENTILATION REQUIRED:	(551.61 SF x 144 SDI) / 150*	= 529.55 SDI REQUIRED
PROPOSED VENTILATION:		
(4) 2-1/2" DIA. HOLES PER 24":	9.8 SDI / LF - 25%	= 7.35 SDI / LF
PROVIDE:	89.43 LF EAVE VENTILATION	= 804.87 SDI
2" WIDE RIDGE VENT:	18 SDI / LF	= 18 SDI / LF
PROVIDE:	0 LF RIDGE VENTILATION	= 0 SDI
ROOF HAT VENT:	50 SDI / VENT	= 50 SDI / VENT
PROVIDE:	0 ROOF HAT VENTS	= 0 SDI
TOTAL MIN. VENTILATION PROVIDED = 804.9 SDI IS GREATER THAN 529.55 RE.		

ROOF 8

ROOF CONSTRUCTION:	PARALLEL CHORD TRUSSES	
ROOF AREA:	39.75 SF	
VENTILATION REQUIRED:	(39.75 SF x 144 SI) / 150*	= 39.75 SI REQUIRED
PROPOSED VENTILATION:		
(4) 2-1/2" DIA. HOLES PER 24":	9.8 SI / LF - 25%	= 7.35 SI / LF
PROVIDE:	20.26 LF EAVE VENTILATION	= 182.34 SI
2" WIDE RIDGE VENT:	18 SI / LF	= 18 SI / LF
PROVIDE:	4.33 LF RIDGE VENTILATION	= 64.95 SI
ROOF HAT VENT:	50 SI / VENT	= 50 SI / VENT
PROVIDE:	0 ROOF HAT VENTS	= 0 SI
TOTAL MIN. VENTILATION PROVIDED = 247.29 SI IS GREATER THAN 38.16 REQ.		

* PER IRC R806.2, MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA. AS AN ALTERNATIVE, THE NET FREE CROSS VENTILATION AREA MAY BE REDUCED TO 1/300 WHEN BETWEEN 40-50% OF REQUIRED VENTILATION AREA IS LOCATED IN THE UPPER PORTION OF ROOF.

KEY NOTES

301	PROJECT BASE POINT.
307	OVERFRAMED CRICKET. UNVENTED: SLOPE MINIMUM 1/4" PER 12". MINIMUM 1/4" OVERLAYMENT PROTECTION ROOF BOARD OVER POLYISO RIGID FOAM BOARD INSULATION. SOLID PACKED AND TAPERED TO ACHIEVE MINIMUM SLOPE TO DRAIN; INSTALL ROOFING MATERIAL OVER, PER MANUFACTURER'S RECOMMENDATION.
308	VENTED PARAPET WALL W/ 20 GA. POWDER COATED COPING, COLOR TBD.
315	2.5" CONTINUOUS SOFFIT STRIP VENT AT VENTED OVERHANG INSTALLED PER MANUFACTURER'S REQUIREMENTS. RE: ROOF VENTILATION TABLE FOR REQUIRED LENGTHS.
316	DASHED LINE INDICATES CONTINUOUS RIDGE VENT PROVIDING 18 SQUARE INCHES OF VENTILATION PER LINEAR FOOT. SEE ROOF VENT TABLE.
317	EXHAUST VENT THROUGH ROOF, INSTALL PER MANUFACTURER'S REQUIREMENTS.
321	UN-HEATED SPACE. NO INSULATION REQUIRED.
323	FIREPLACE VENT TERMINATION THROUGH THE ROOF. IRC M1804.2.1. VENTS PASSING THROUGH A ROOF SHALL EXTEND THROUGH FLASHING AND TERMINATE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION REQUIREMENTS.
324	DRYER EXHAUST VENT THROUGH ROOF OR WALL PER MANUFACTURER'S REQUIREMENTS.
327	SKYLIGHT INSTALLED PER MANUFACTURER. ROOF FRAMING TO ALIGN WITH SKYLIGHT LOCATION (SEE FLOOR PLANS). SEE WINDOW SCHEDULE.
329	4" SQUARE GUTTER. POWDER COATED COLOR TBD.
330	EXHAUST VENT THROUGH ROOF PER MANUFACTURER'S REQUIREMENTS.
336	LINE OF BUILDING BELOW.
337	ROOF VENT: 50 SQ. IN. NET FREE AREA, MIN. 36" FROM ROOF-TOP MECHANICAL EQUIPMENT, TYP. SEE ROOF VENT TABLE

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EMILY D. BUCHWALTER
STATE OF WASHINGTON

INTAKE DATE: 01/18/2022

REVISIONS:		DATE:

PROJECT / CLIENT:

OLTEANU RESIDENCE

ADRIAN AND ELENA OLTEANU

JOB ADDRESS:
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BELLEVUE, WA 98005

DRAWING NAME:

ROOF PLAN

Drawn By: KKH

Checked By: JK

Owner Approval:

PHASE:

CONSTRUCTION DRAWINGS

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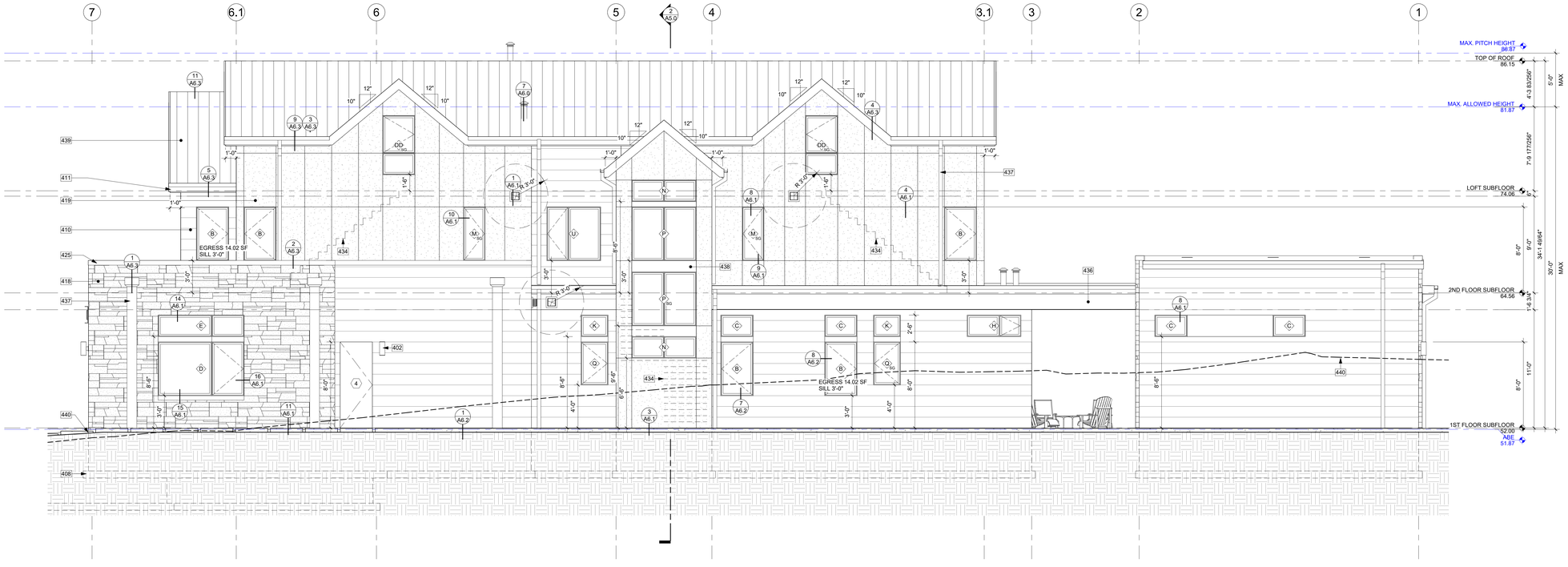
APPROVED FOR CONSTRUCTION:

PROJECT No.: A21 104

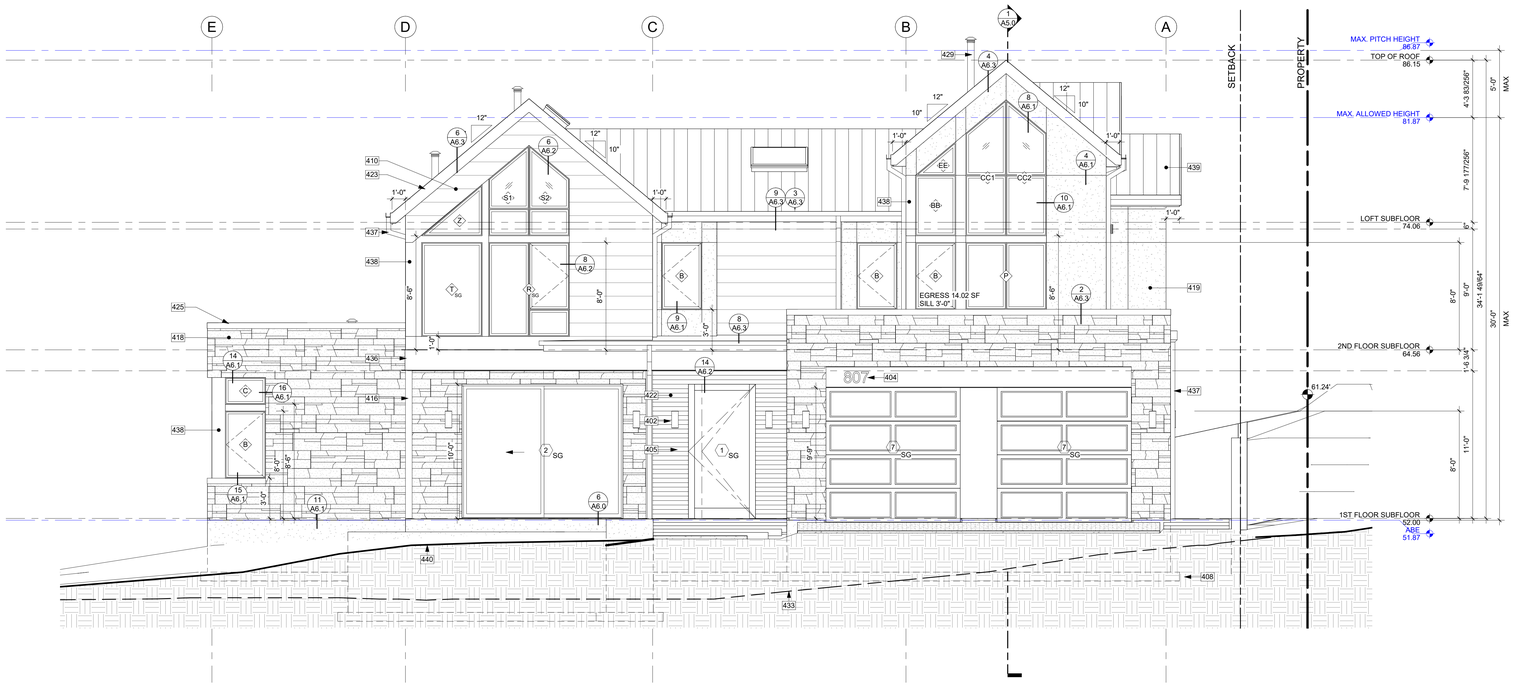
DATE: 1/18/2022

PLOT SCALE: 1:1

A3.0



NORTH ELEVATION 1
1/4" = 1'-0"



EAST ELEVATION 2
1/4" = 1'-0"

KEY NOTES

402	LIGHTING @ ALL EXTERIOR DOORS INSTALLED PER MANUFACTURER, TYP. CENTER OF LIGHT SOURCE 6' FROM WALKING SURFACE. FIXTURES PER OWNER.
404	LOCATION OF HOUSE ADDRESS OR NUMBER TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET. SIZE: 6", FONT: HELVELTICA, COLOR: DARK BRONZE.
405	DOORBELL
408	LINE OF FOOTING SURFACE BEYOND.
410	HARDIE PLANK - VERTICAL LAP SIDING WITH 12" EXPOSURE, PAINTED - COLOR TBD, TYP.
411	2X10 FASCIA BOARD WITH POWDER COATED FLASHING, TYP.
416	STRUCTURAL POST PER STRUCTUREAL.
418	MASONRY VENEER MECHANICALLY ATTACHED TO WALL AND INSTALLED PER MANUFACTURER RECOMMENDATION. COLOR AND PATTERN TBD.
419	HARDIE PANEL, RAINSCREEN, PAINTED NOTE: ALL HARDIE PANEL DIVISIONS TO ALIGN WITH WINDOWS AS SHOWN, TYP.
422	TIGHT KNOT CEDAR SLAT WALL, SEAL & STAIN ALL SIDES BEFORE INSTALLING AND @ ALL CUTS
423	FASCIA BOARD. 2x6 WITH POWDER COATED FLASHING, COLOR TBD.
425	20 GA. POWDER COATED COPING, COLOR TBD.
429	WOOD FIRE PLACE VENT THROUGH WALL PER MANUFACTURER REQUIREMENTS. MINIMUM 3' FROM OPERABLE WINDOWS & DOORS.
433	DASHED LINE OF EXISTING GRADE
434	DASHED LINE OF INTERIOR STAIR.
436	C-CHANNEL 18"X 3 1/2". PAINTED COLOR TBD.
437	DOWNSPOUT. TIGHTLINE ALL DOWNSPOUTS TO STORMWATER SYSTEM PER CIVIL ENGINEERING DRAWINGS. TYP.
438	IN-FILL HARDIE PANEL TO MATCH WINDOW COLOR, PAINTED.
439	STANDING SEAM ROOFING SYSTEM PER IRC R905.10.
440	LINE OF PROPOSED GRADE.

ELEVATION NOTES

1. VERIFY SHEAR WALL NAILING & HOLDOWNS PER STRUCTURAL PLAN & SCHEDULE PRIOR TO INSTALLING SIDING.
2. WOOD SIDING - SEAL & STAIN ALL SIDES BEFORE INSTALLING AND @ ALL CUTS.
3. WEATHER PROTECTION. EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT *EXTERIOR WALL ENVELOPE*. THE *EXTERIOR WALL ENVELOPE* SHALL INCLUDE FLASHING AND BE CONSTRUCTED IN SUCH A MANNER AS TO PREVENT THE ACCUMULATION OF WATER WITHIN THE WALL ASSEMBLY BY *PROVIDING A WATER-RESISTIVE BARRIER* BEHIND THE EXTERIOR VENEER AND A MEANS FOR DRAINING WATER THAT ENTERS THE ASSEMBLY TO THE EXTERIOR. PROTECTION AGAINST CONDENSATION IN THE *EXTERIOR WALL* ASSEMBLY SHALL BE PROVIDED.
4. PER IRC R703.8. FLASHING AT WALLS. FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT THAT MOISTURE TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF *EXTERIOR* DOOR AND WINDOW ASSEMBLIES, PENETRATIONS AND TERMINATIONS OF *EXTERIOR WALL* ASSEMBLIES, *EXTERIOR WALL* INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS AND AT BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE WALL. FLASHING WITH PROJECTING FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS, UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTING *TRIM*.
5. PROVIDE FLASHING AT ROOF PENETRATIONS PER IRC R903.2.1. FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT.
6. PROVIDE CONTINUOUS GUTTERS & DOWNSPOUTS AT EAVES PER PLANS, TYP.
7. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR & GARAGE DOORS. CAULK ALL EXTERIOR JOINTS & PENETRATIONS.
8. WINDOWS AND DOORS SHALL BE INSTALLED IN ACCORDANCE WITH *APPROVED* MANUFACTURER'S INSTRUCTIONS.
9. SEE GENERAL NOTES SHEET A0.3 FOR ADDITIONAL NOTES.

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OLTEANU RESIDENCE

ADRIAN AND ELENA OLTEANU

JOB ADDRESS:
807 128TH AVE SE
BELLEVUE, WA 98005

DRAWING NAME:

ELEVATIONS

Drawn By: KKH

Checked By: JK

Owner Approval:

PHASE:

CONSTRUCTION DRAWINGS

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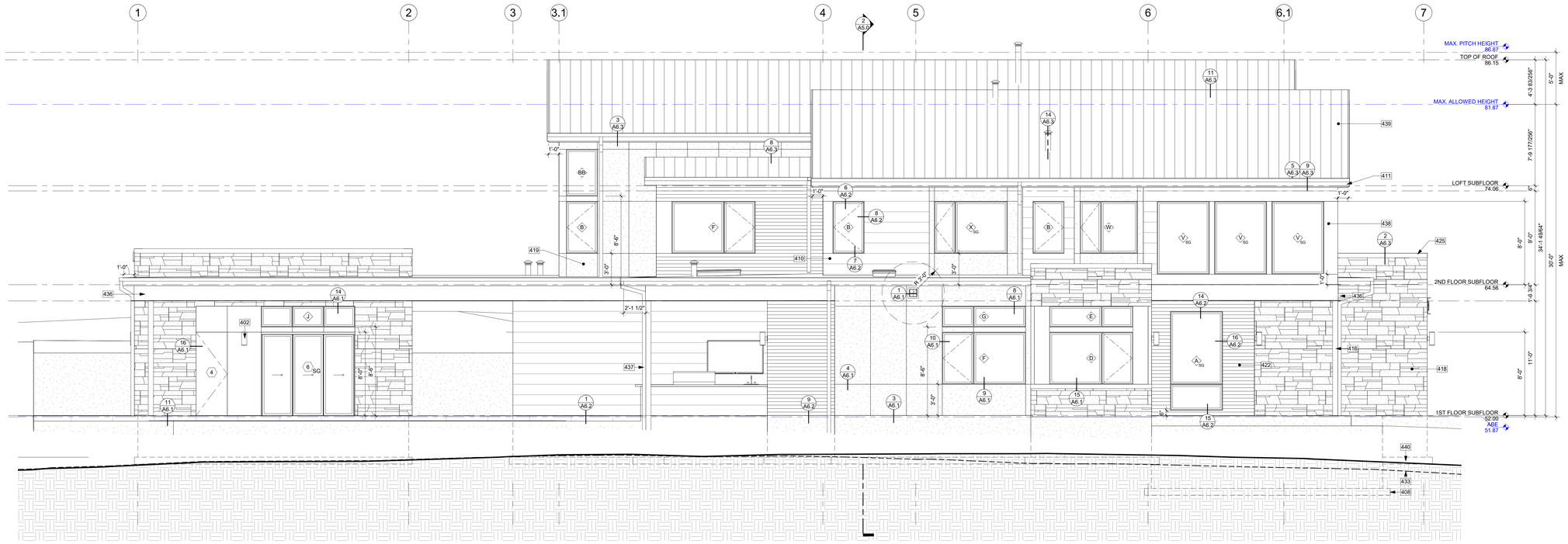
APPROVED FOR CONSTRUCTION:

PROJECT No.: A21 104

DATE: 1/18/2022

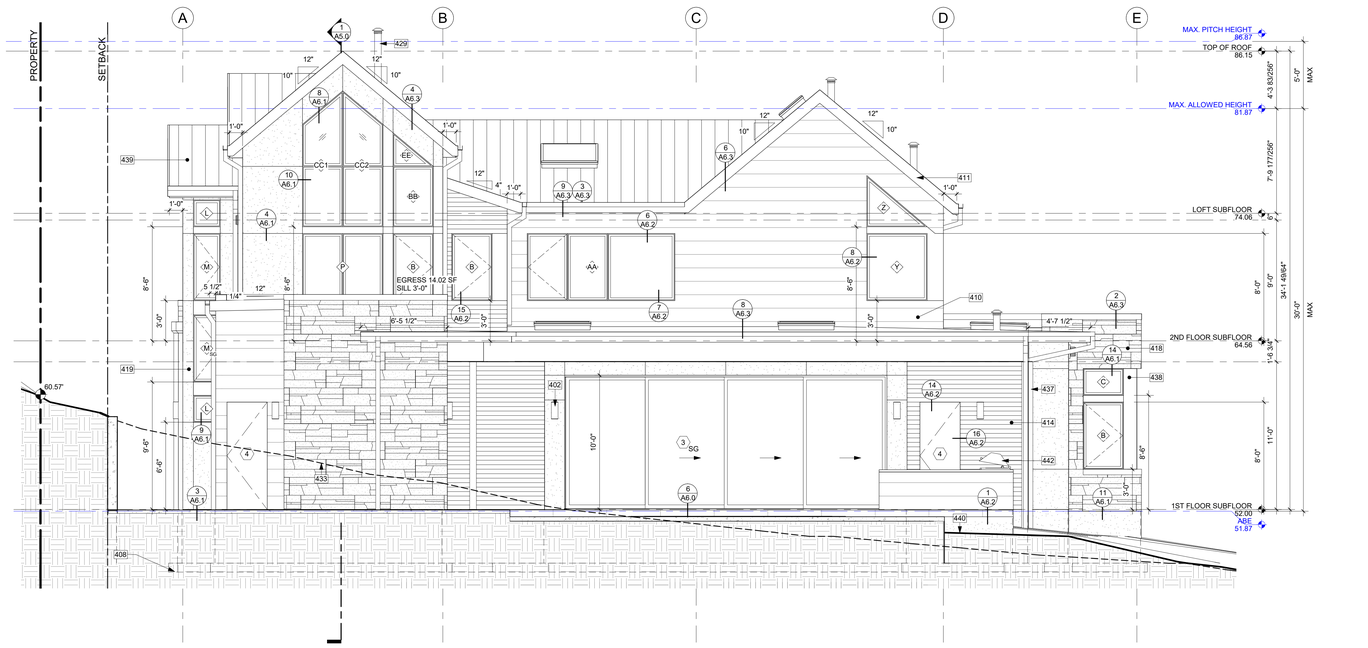
PLOT SCALE: 1:1

A4.0



SOUTH ELEVATION 1

1/4" = 1'-0"



WEST ELEVATION 2

1/4" = 1'-0"

KEY NOTES

402	LIGHTING @ ALL EXTERIOR DOORS INSTALLED PER MANUFACTURER, TYP. CENTER OF LIGHT SOURCE 6' FROM WALKING SURFACE. FIXTURES PER OWNER.
408	LINE OF FOOTING SURFACE BEYOND.
410	HARDIE PLANK - VERTICAL LAP SIDING WITH 12" EXPOSURE, PAINTED - COLOR TBD, TYP.
411	2X10 FASCIA BOARD WITH POWDER COATED FLASHING, TYP.
414	TIGHT KNOT CEDAR T&G HORIZONTAL RAINSCREEN SIDING & SOFFIT WITH 6" EXPOSURE. SEAL & STAIN ALL SIDES BEFORE INSTALLING AND @ ALL CUTS.
416	STRUCTURAL POST PER STRUCTUREAL.
418	MASONRY VENEER MECHANICALLY ATTACHED TO WALL AND INSTALLED PER MANUFACTURER RECOMMENDATION. COLOR AND PATTERN TBD.
419	HARDIE PANEL, RAINSCREEN, PAINTED NOTE: ALL HARDIE PANEL DIVISIONS TO ALIGN WITH WINDOWS AS SHOWN, TYP.
422	TIGHT KNOT CEDAR SLAT WALL, SEAL & STAIN ALL SIDES BEFORE INSTALLING AND @ ALL CUTS
425	20 GA. POWDER COATED COPING, COLOR TBD.
429	WOOD FIRE PLACE VENT THROUGH WALL PER MANUFACTURER REQUIREMENTS. MINIMUM 3' FROM OPERABLE WINDOWS & DOORS.
433	DASHED LINE OF EXISTING GRADE.
436	C-CHANNEL 18"X 3 1/2". PAINTED COLOR TBD.
437	DOWNSPOUT. TIGHTLINE ALL DOWNSPOUTS TO STORMWATER SYSTEM PER CIVIL ENGINEERING DRAWINGS, TYP.
438	IN-FILL HARDIE PANEL TO MATCH WINDOW COLOR, PAINTED.
439	STANDING SEAM ROOFING SYSTEM PER IRC R905.10.
440	LINE OF PROPOSED GRADE.
442	PROTECTIVE MATERIAL ABOVE AND AROUND APPLIANCE TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.

ELEVATION NOTES

1. VERIFY SHEAR WALL NAILING & HOLDOWNS PER STRUCTURAL PLAN & SCHEDULE PRIOR TO INSTALLING SIDING.
2. WOOD SIDING - SEAL & STAIN ALL SIDES BEFORE INSTALLING AND @ ALL CUTS.
3. WEATHER PROTECTION. EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT *EXTERIOR WALL ENVELOPE*. THE *EXTERIOR WALL ENVELOPE* SHALL INCLUDE FLASHING AND BE CONSTRUCTED IN SUCH A MANNER AS TO PREVENT THE ACCUMULATION OF WATER WITHIN THE WALL ASSEMBLY BY PROVIDING A *WATER-RESISTIVE BARRIER* BEHIND THE EXTERIOR VENEER AND A MEANS FOR DRAINING WATER THAT ENTERS THE ASSEMBLY TO THE EXTERIOR. PROTECTION AGAINST CONDENSATION IN THE *EXTERIOR WALL* ASSEMBLY SHALL BE PROVIDED.
4. PER IRC R703.8. FLASHING AT WALLS. FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT THAT MOISTURE TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS AND TERMINATIONS OF *EXTERIOR WALL* ASSEMBLIES, *EXTERIOR WALL* INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS AND AT BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE WALL. FLASHING WITH PROJECTING FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS, UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTING TRIM.
5. PROVIDE FLASHING AT ROOF PENETRATIONS PER IRC R903.2.1. FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT.
6. PROVIDE CONTINUOUS GUTTERS & DOWNSPOUTS AT EAVES PER PLANS, TYP.
7. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR & GARAGE DOORS. CAULK ALL EXTERIOR JOINTS & PENETRATIONS.
8. WINDOWS AND DOORS SHALL BE INSTALLED IN ACCORDANCE WITH *APPROVED* MANUFACTURER'S INSTRUCTIONS.
9. SEE GENERAL NOTES SHEET A0.3 FOR ADDITIONAL NOTES.

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STATE OF WASHINGTON

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ADRIAN AND ELENA OLTEANU

JOB ADDRESS:

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DRAWING NAME:

ELEVATIONS

Drawn By: KKH

Checked By: JK

Owner Approval:

PHASE:

CONSTRUCTION DRAWINGS

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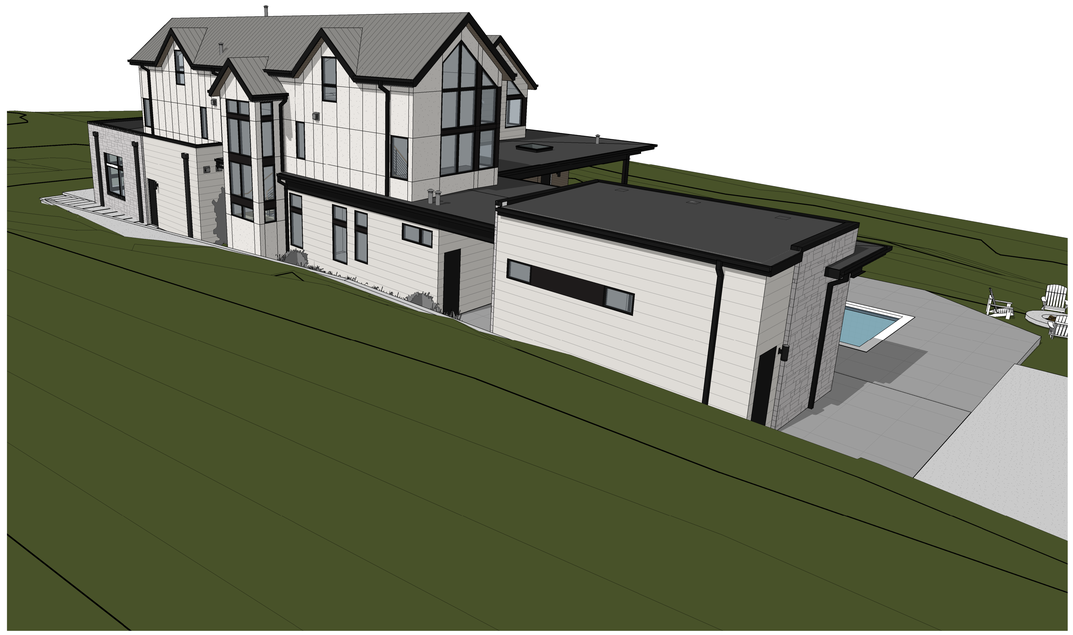
PROJECT No.: A21 104

DATE: 1/18/2022

PLOT SCALE: 1:1

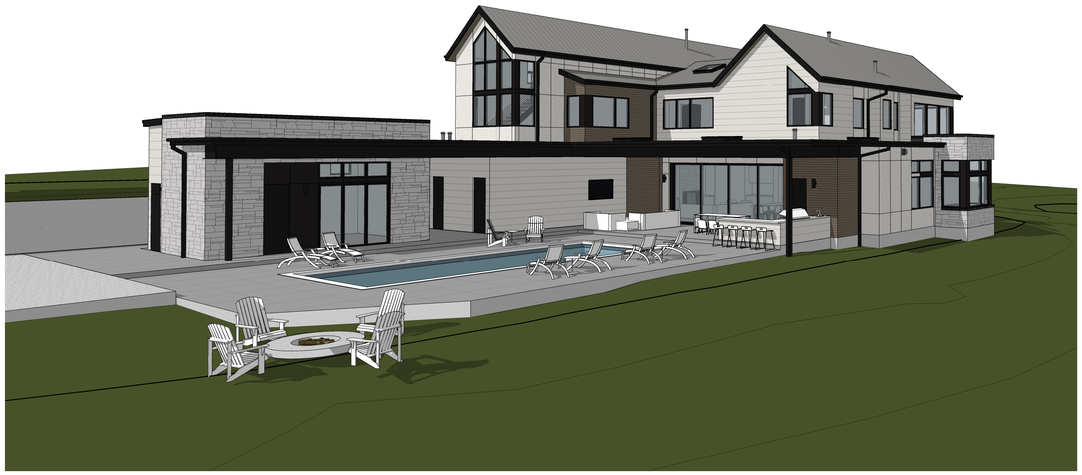
A4.1



PERSPECTIVE 1 (1)

PERSPECTIVE 2 (2)

PERSPECTIVE 3 (3)



PERSPECTIVE 4 (4)

NOTE: 3D RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.

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PERSPECTIVES

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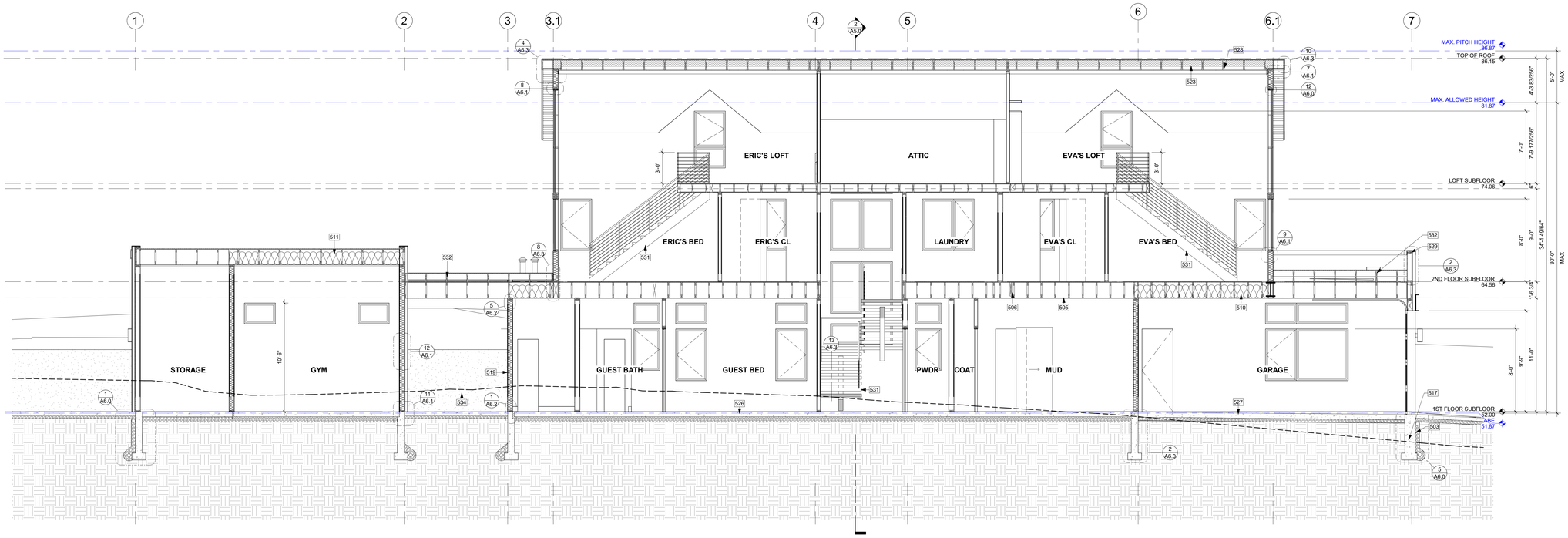
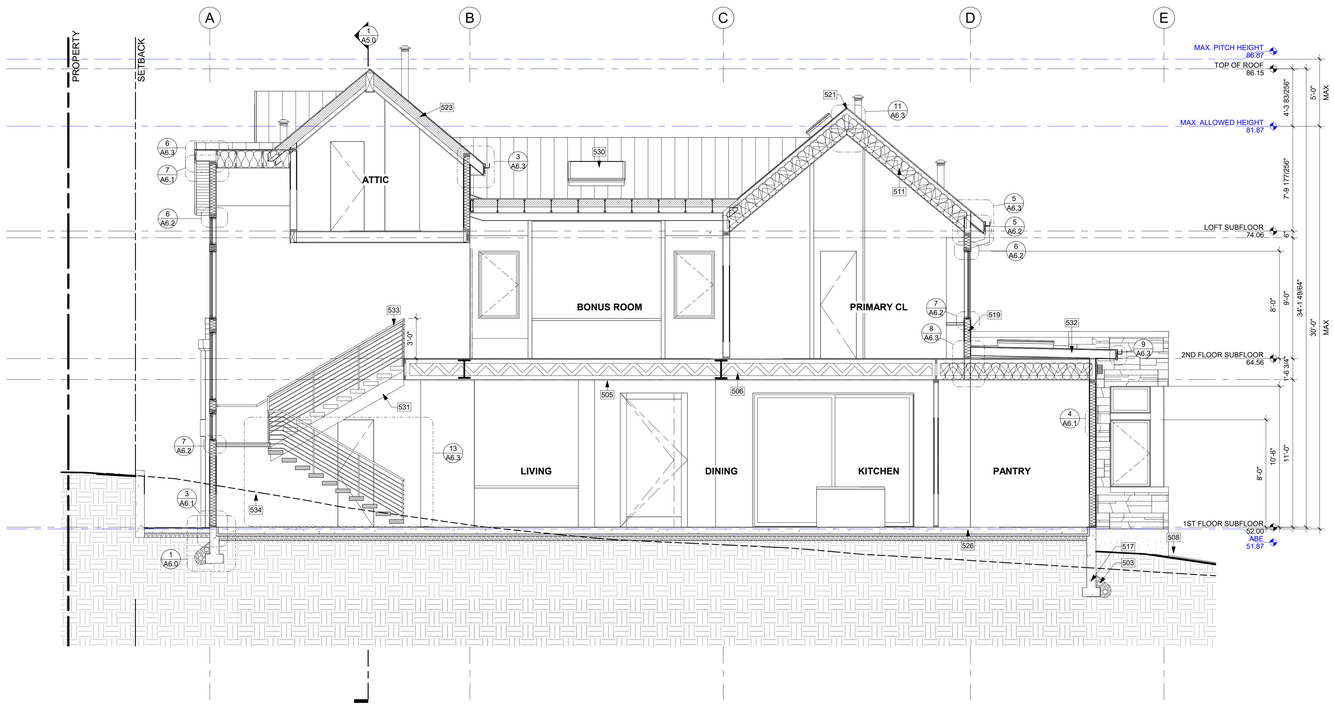
A4.2





KEY NOTES

503	DIRECT CONNECT FOOTING DRAINS AND DOWNSPOUTS TO DESIGNED STORMWATER SYSTEM. SEE CIVIL DRAWINGS FOR CONNECTION. TYP.
505	5/8" GWB @ CEILINGS, TYP.
506	FLOOR FRAMING PER STRUCTURAL.
508	PROPOSED GRADE.
510	R-38 BATT INSULATION @ FLOORS BETWEEN HEATED AND UNHEATED SPACES TYP.
511	R-49 BATT INSULATION W/ BAFFLE TO ENSURE 1" MIN. GAP FOR CROSS VENTILATION, TYP. USE COMBINATION OF R38C & R11 OR BUILD-UP OF RIGID INSULATION WHERE NECESSARY.
517	FOUNDATION WALL AND FOOTING, PER STRUCTURAL. PER IRC 404.1.6 CONCRETE WALLS SHALL EXTEND ABOVE THE FINISHED GRADE AT ALL POINTS A MINIMUM OF 6-INCHES. SLOPE GRADE AWAY FROM BUILDING. FOOTING DRAIN PIPE, WRAPPED WITH CLEAN CRUSHED GRAVEL AND FILTER FABRIC, PER CIVIL.
519	2x6 STUD EXTERIOR WALL ASSEMBLY: SIDING PER ELEVATION OVER WATER-VAPOR PERMEABLE AIR-BARRIER OVER SHEATHING PER STRUCTURAL. 1/2" GYP INSIDE, TYP.
521	RIDGE TO RECEIVE CONTINUOUS VENT. SEE ROOF PLAN.
523	UN-VENTED CAVITY. PROVIDE MINIMUM 7-INCHES ICYNENE PROSEAL (MD-C-200 v3) CLOSED-CELL WATER-BASED SPRAY FOAM INSULATION. R-7.1 PER INCH. MINIMUM TOTAL R-49. A COPY OF THE ICC-ES REPORT FOR THE INSULATION PRODUCT MUST BE PROVIDED ON SITE FOR THE FIELD INSPECTOR. THE APPLIED SPRAY FOAM MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS BY A CERTIFIED INSTALLER.
526	CONCRETE SLAB, PER STRUCTURAL, OVER 6 MIL VAPOR BARRIER, TURNED UP OVER STEM WALL, OVER R-10 RIGID INSULATION, OVER MIN. 4-INCHES OF FREE DRAINING BASE, OR FIRM NATIVE SOILS OR STRUCTURAL FILL, PER STRUCTURAL AND GEOTECHNICAL. REINFORCING PER STRUCTURAL.
527	CONCRETE SLAB ON GRADE PER STRUCTURAL. SLOPE AS NECESSARY, PER PLANS.
528	ROOF FRAMING PER STRUCTURAL.
529	VENTED PARAPET WITH SLOPED POWDER-COATED METAL COPING.
530	SKYLIGHT PER SCHEDULE, TYP. INSTALL WITH CURB AND FLASHING PER STRUCTURAL AND MANUFACTURER.
531	STEEL STAIR. STAIR AND STRUCTURAL TO BE DEFERRED SUBMITTAL PER BMC. CONNECTION PER STRUCTURAL PLANS.
532	BUILT-UP CRICKET. SLOPE MINIMUM 1/4" PER 12".
533	GUARDRAIL, INTERIOR WALL MOUNT- DEFERRED SUBMITTAL. MIN. HEIGHT 36" IRC R312.1.2. REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4" IN DIAM. IRC R312.1.3 EXCEPTIONS: 1) THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR, FORMED BY RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE OF 6" IN DIAM. 2) GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4-3/8" IN DIAM. PER TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS - GUARDRAIL AND HANDRAIL 200 PER SQUARE FOOT. CONNECTIONS PER STRUCTURAL TYPICAL GUARDRAIL DETAILS.
534	DASHED LINE OF EXISTING GRADE.

THERMAL INSULATION

WALLS (ABOVE-GRADE):	R-21 BATT INSULATION
HEADERS:	R-10 RIGID INSULATION
CEILINGS (SINGLE-RAFTER):	R-49 RIGID INSULATION
CEILINGS (STANDARD FRAMING):	R-49 BATT INSULATION
FLOORS:	R-38 BATT INSULATION
SLAB:	R-10 WATER-RESISTANT RIGID INSULATION
SOLID DOORS:	U-VALUE OF .20 OR BETTER
WINDOWS & DOORS W/ GLAZING:	U-VALUE OF .28 OR BETTER
SKYLIGHTS:	U-VALUE OF .50 OR BETTER

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DRAWING NAME:

SECTIONS

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Owner Approval:

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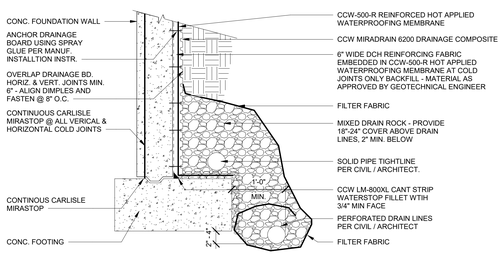
PLOT SCALE: 1:1

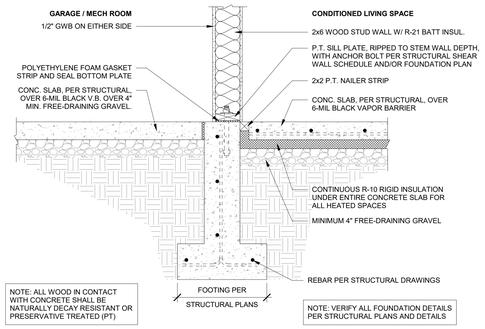
A5.0

NOTE 1: USE MANUFACTURER PROVIDED AND/OR APPROVED FASTENERS AND ACCESSORIES FOR INSTALLATION OF MIRADRAIN DRAINAGE COMPOSITE

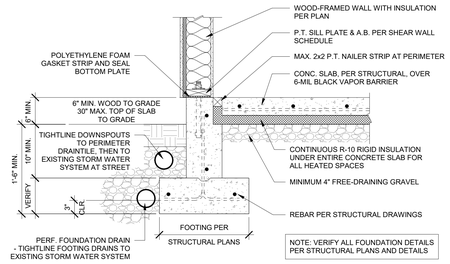
NOTE 2: APPLY MECHANICALLY ATTACHED TERM BAR PRIOR TO BACKFILL.



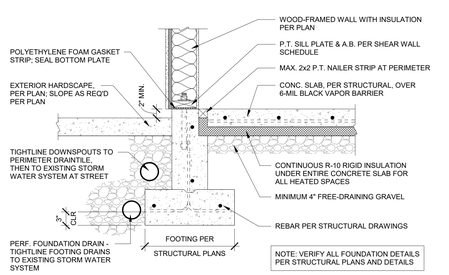
FOUNDATION DRAINAGE 1
1" = 1'-0"



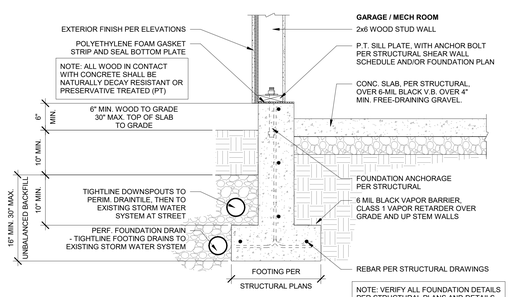
FOUNDATION AT INSULATED SLAB-ON-GRADE 2
1" = 1'-0"



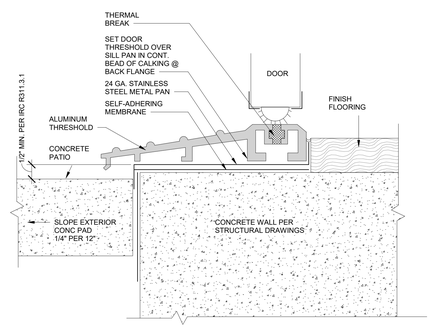
FOUNDATION AT INSULATED SLAB-ON-GRADE 3
1" = 1'-0"



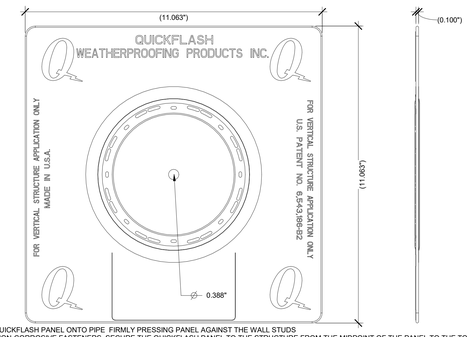
FOUNDATION AT INSULATED SLAB-ON-GRADE 4
1" = 1'-0"



FOUNDATION AT UNINSULATED SLAB-ON-GRADE 5
1" = 1'-0"

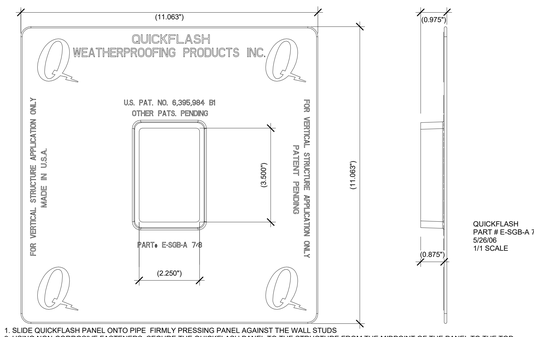


DOOR SILL WEATHERPROOFING AT CONCRETE SLAB 6
6" = 1'-0"



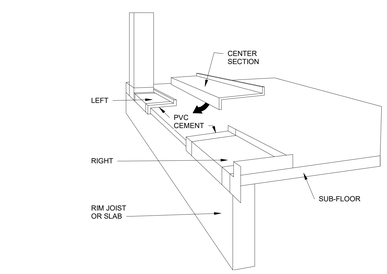
1. SLIDE QUICKFLASH PANEL ONTO PIPE FIRMLY PRESSING PANEL AGAINST THE WALL STUDS
2. USING NON-CORROSIVE FASTENERS, SECURE THE QUICKFLASH PANEL TO THE STRUCTURE FROM THE MIDPOINT OF THE PANEL TO THE TOP.
3. SLIDE THE WEATHER RESISTANT BARRIER UNDERNEATH THE QUICKFLASH PANEL TO THE BOTTOM OF THE PIPE.
4. INSTALL THE WEATHER RESISTANT BARRIER CAREFULLY CUTTING OPENING AROUND PIPE, OVER THE TOP OF QUICKFLASH PANEL USING SHINGLE STYLE METHOD EXTENDING TO THE BOTTOM OF FLASHING PANEL OR FURTHER.

EXTERIOR FLASHING PLUMBING PIPE 7
6" = 1'-0"

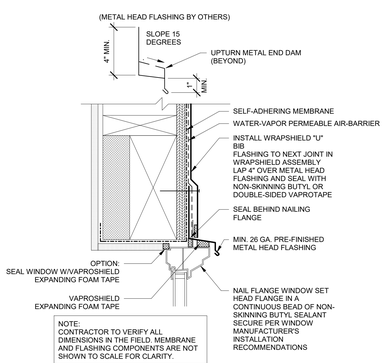


1. SLIDE QUICKFLASH PANEL ONTO PIPE FIRMLY PRESSING PANEL AGAINST THE WALL STUDS
2. USING NON-CORROSIVE FASTENERS, SECURE THE QUICKFLASH PANEL TO THE STRUCTURE FROM THE MIDPOINT OF THE PANEL TO THE TOP.
3. SLIDE THE WEATHER RESISTANT BARRIER UNDERNEATH THE QUICKFLASH PANEL TO THE BOTTOM OF THE PIPE.
4. INSTALL THE WEATHER RESISTANT BARRIER CAREFULLY CUTTING OPENING AROUND PIPE, OVER THE TOP OF QUICKFLASH PANEL USING SHINGLE STYLE METHOD EXTENDING TO THE BOTTOM OF FLASHING PANEL OR FURTHER.

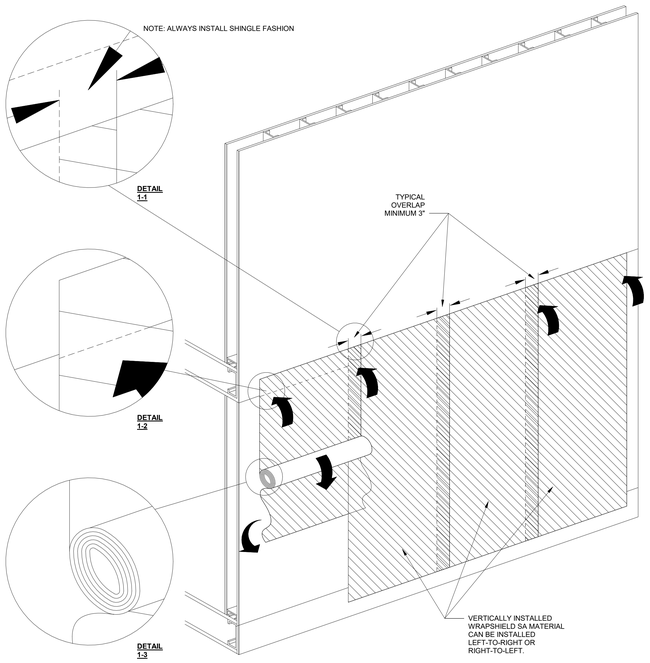
EXTERIOR_FLASHING - ELECTRICAL BOX 8
6" = 1'-0"



SILL WEATHERPROOFING DETAIL TYP. 9
3" = 1'-0"

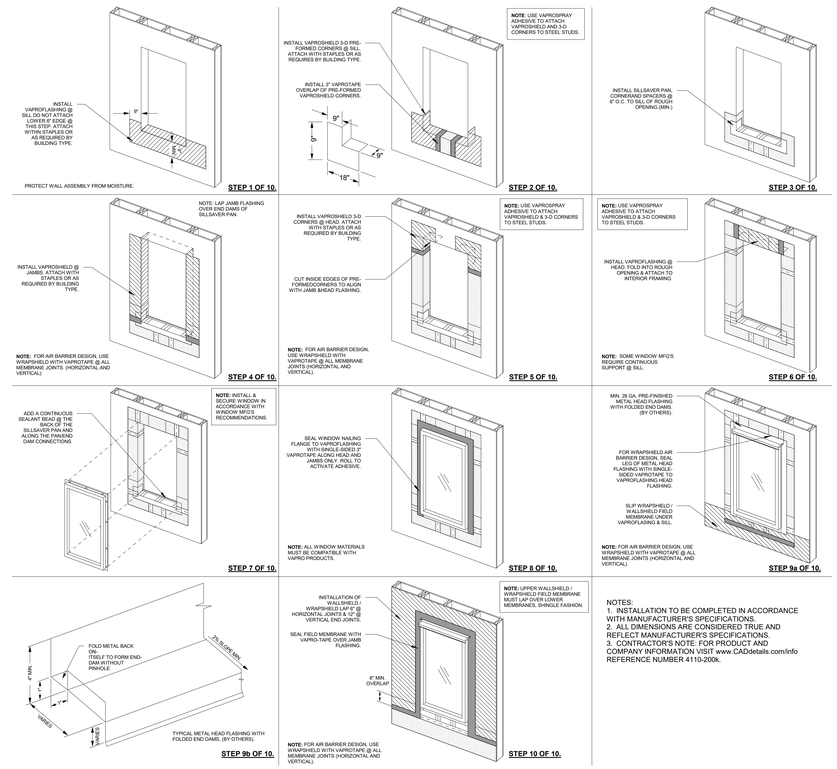


WINDOW & DOOR HEADER FLASHING DETAIL 12
3" = 1'-0"



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
3. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info, REFERENCE NUMBER 4110-222.

WEATHER SHIELD DETAIL 10
1" = 1'-0"



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
3. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 4110-200k.

WEATHER SHIELD AT WINDOW DETAIL 11
1" = 1'-0"

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BELLEVUE, WASHINGTON 98005
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6926 REGISTERED ARCHITECT
EMILY D. BUCHWALTER
STATE OF WASHINGTON

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REVISIONS:		DATE:

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ADRIAN AND ELENA OLTEANU

JOB ADDRESS:
807 128TH AVE SE
BELLEVUE, WA 98005

DRAWING NAME:

DETAILS

Drawn By: KKH
Checked By: JK
Owner Approval:

PHASE:

CONSTRUCTION DRAWINGS

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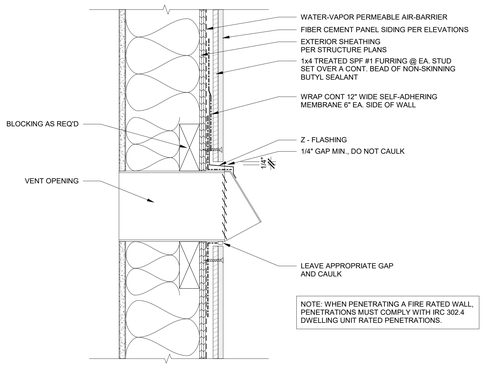
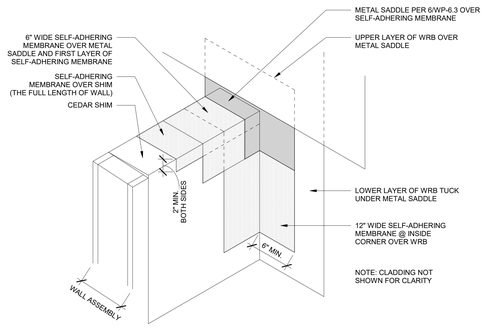
APPROVED FOR CONSTRUCTION:

PROJECT No.: A21 104
DATE: 1/18/2022
PLOT SCALE: 1:1

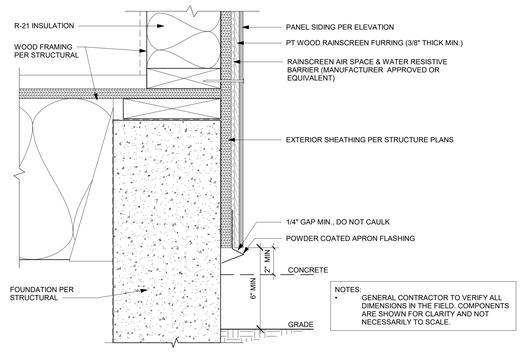
A6.0



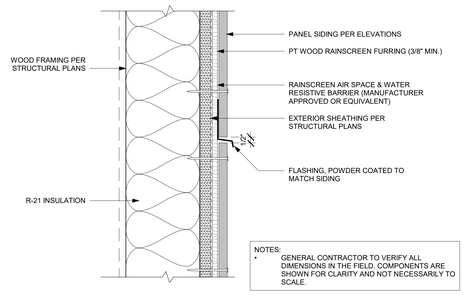
FIXTURE PENETRARION 1
3" = 1'-0"



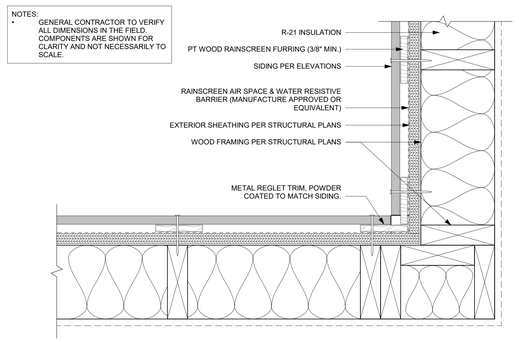
EXTERIOR PARTIAL HEIGHT WALL FLASHING BUILDUP 2
3" = 1'-0"



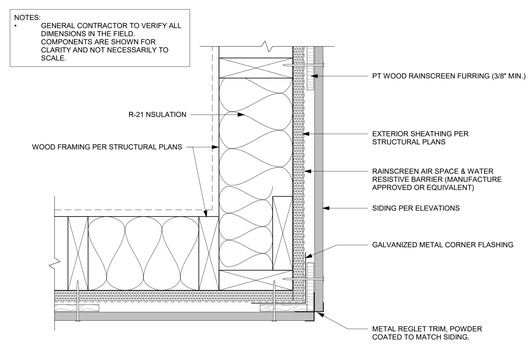
FIBER CEMENT BOARD RS - GRADE CLEARANCE 3
3" = 1'-0"



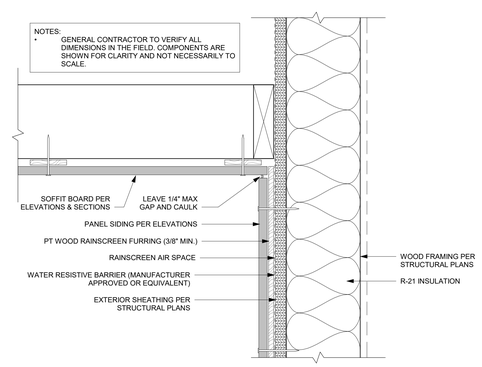
FCB RAINSCREEN - HORIZONTAL BREAK 4
3" = 1'-0"



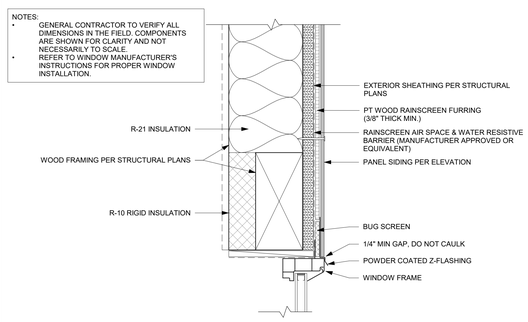
FIBER CEMENT BOARD RAINSCREEN - INSIDE CORNE 5
3" = 1'-0"



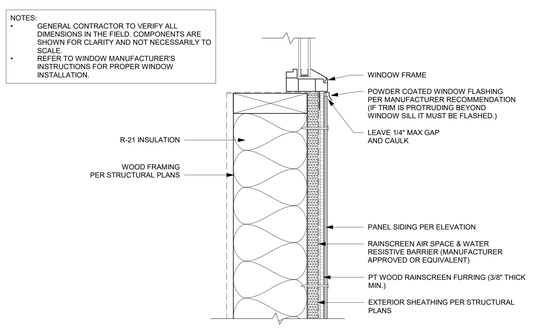
FIBER CEMENT BOARD RAINSCREEN - OUTSIDE CORNER 6
3" = 1'-0"



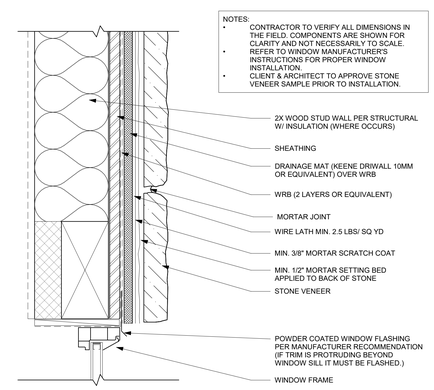
FIBER CEMENT BOARD RAINSCREEN - WALL & SOFFIT 7
3" = 1'-0"



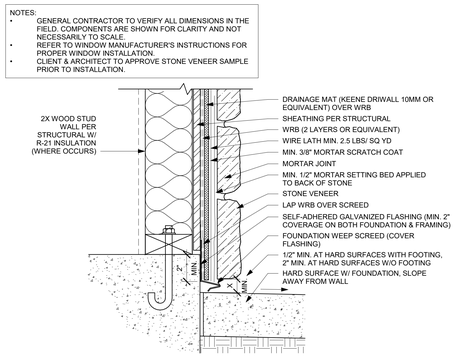
FCB RAINSCREEN W/O TRIM - WINDOW HEAD 8
3" = 1'-0"



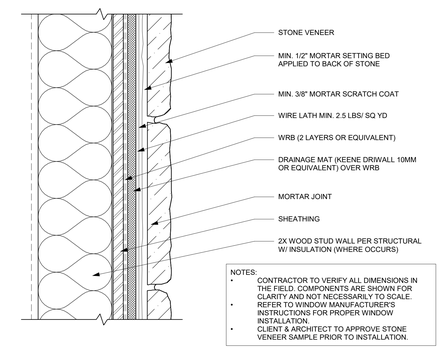
FCB RAINSCREEN W/O TRIM - WINDOW SILL & TRIM 9
3" = 1'-0"



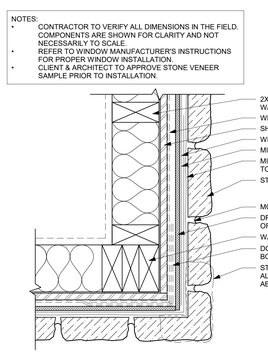
FCB RAINSCREEN W/O TRIM - WINDOW/DOOR JAMB 10
3" = 1'-0"



STONE VENEER - SLAB BASE 11
3" = 1'-0"

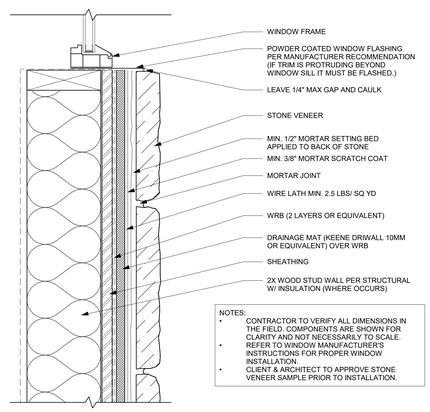


STONE VENEER - TYPICAL WALL 12
3" = 1'-0"

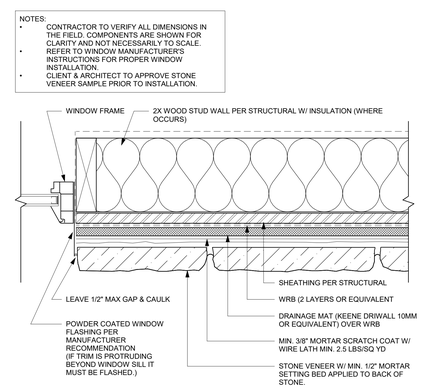


STONE VENEER - OUTSIDE CORNER 13
3" = 1'-0"

SIDING_STONE VENEER - WINDOW HEAD 14
3" = 1'-0"



SIDING_STONE VENEER - WINDOW SILL 15
3" = 1'-0"



SIDING_STONE VENEER - WINDOW/DOOR JAMB 16
3" = 1'-0"

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EMILY D. BUCHWALTER
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ADRIAN AND ELENA OLTEANU

JOB ADDRESS:
807 128TH AVE SE
BELLEVUE, WA 98005

DRAWING NAME:

DETAILS

Drawn By: KKH
Checked By: JK
Owner Approval:

PHASE:

CONSTRUCTION DRAWINGS

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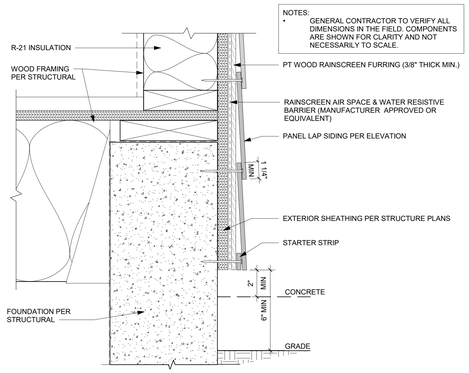
APPROVED FOR CONSTRUCTION:

PROJECT No.: A21 104

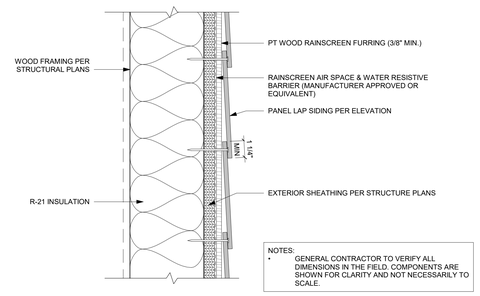
DATE: 1/18/2022

PLOT SCALE: 1:1

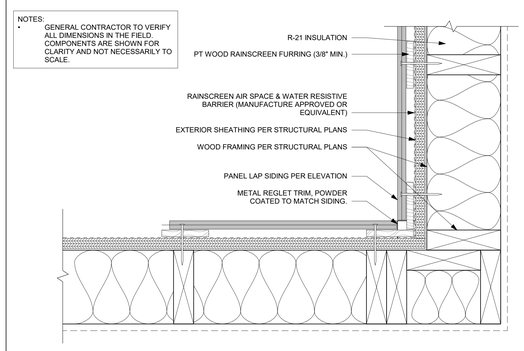
A6.1



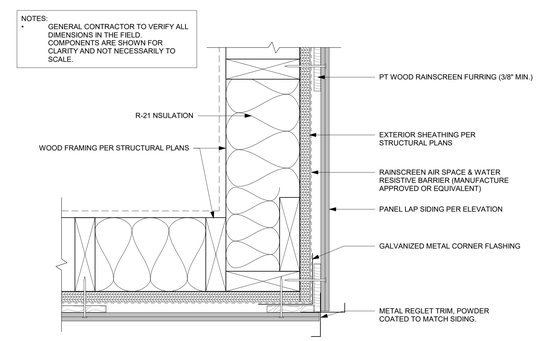
FIBER CEMENT LAP - GRADE CLEARANCE 1
3" = 1'-0"



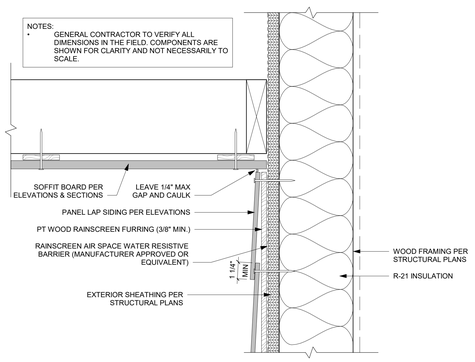
FIBER CEMENT LAP - HORIZONTAL LAP 2
3" = 1'-0"



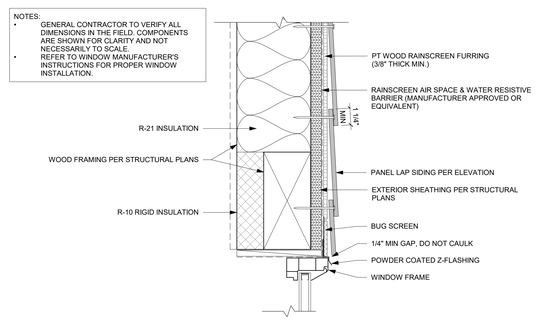
FIBER CEMENT LAP - INSIDE CORNER 3
3" = 1'-0"



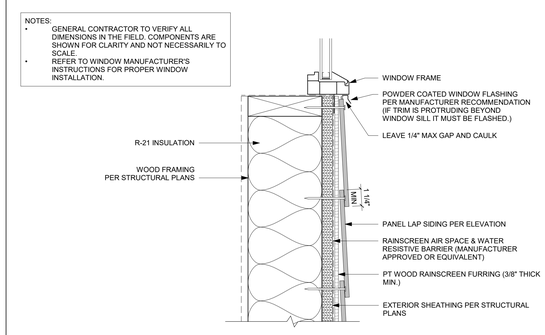
FIBER CEMENT LAP - OUTSIDE CORNER 4
3" = 1'-0"



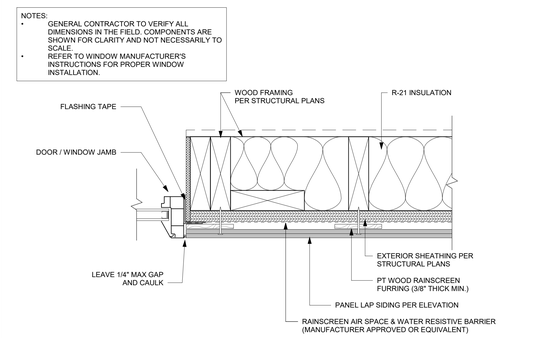
FIBER CEMENT LAP - WALL & SOFFIT 5
3" = 1'-0"



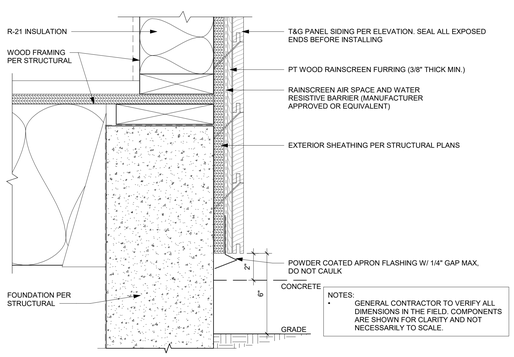
FIBER CEMENT LAP W/O TRIM - WINDOW HEAD 6
3" = 1'-0"



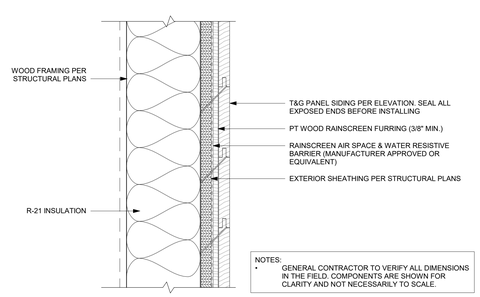
FIBER CEMENT LAP W/O TRIM - WINDOW SILL & TRIM 7
3" = 1'-0"



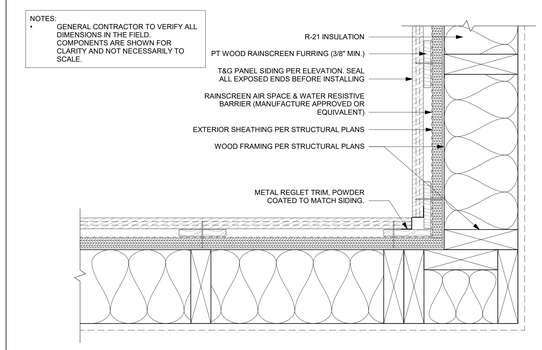
FIBER CEMENT LAP W/O TRIM - WINDOW/DOOR JAMB 8
3" = 1'-0"



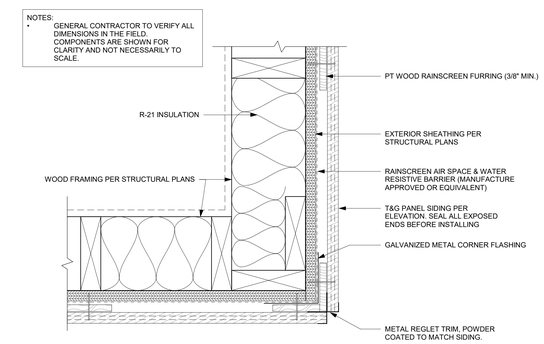
T&G RAINSCREEN - GRADE CLEARANCE 9
3" = 1'-0"



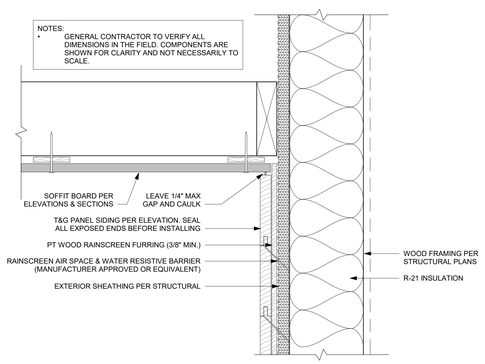
T&G RAINSCREEN - HORIZONTAL BREAK 10
3" = 1'-0"



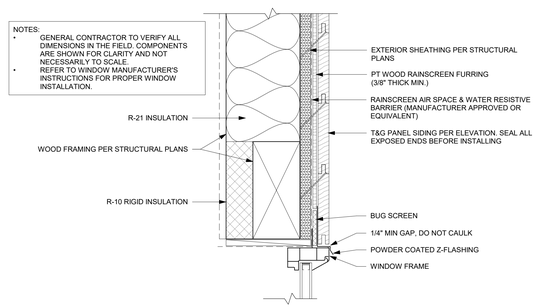
T&G RAINSCREEN - INSIDE CORNER 11
3" = 1'-0"



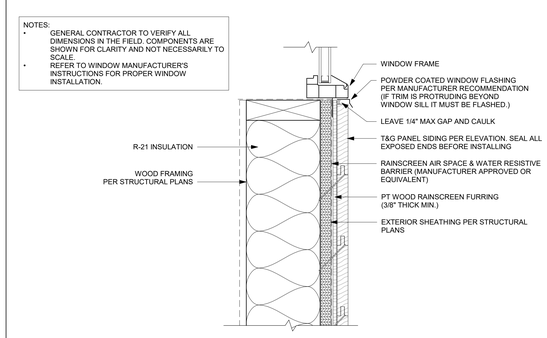
T&G RAINSCREEN - OUTSIDE CORNER 12
3" = 1'-0"



T&G RAINSCREEN - WALL & SOFFIT 13
3" = 1'-0"



T&G RAINSCREEN W/O TRIM - WINDOW HEAD 14
3" = 1'-0"



T&G RAINSCREEN W/O TRIM - WINDOW SILL & TRIM 15
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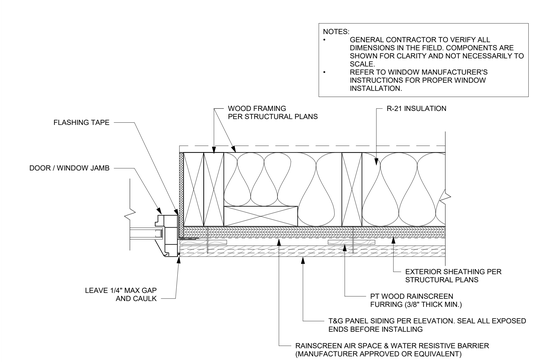

T&G RAINSCREEN W/O TRIM - WINDOW/DOOR JAMB 16
3" = 1'-0"

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DETAILS

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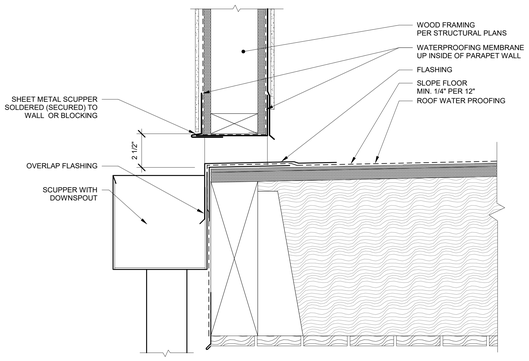
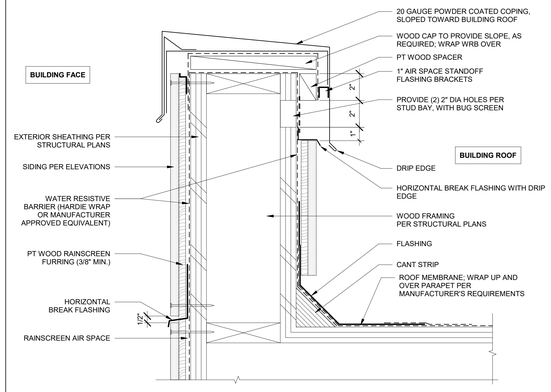
PROJECT No.: A21 104
DATE: 1/18/2022
PLOT SCALE: 1:1

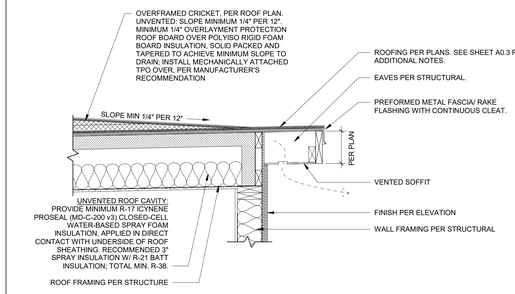
A6.2



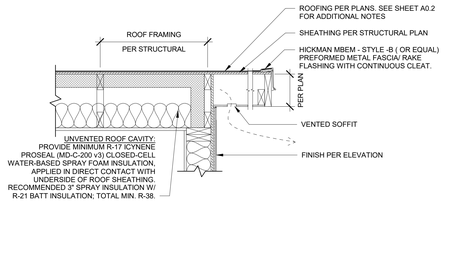
PARAPET WITH THRU-WALL PENETRATION 1
3" = 1'-0"



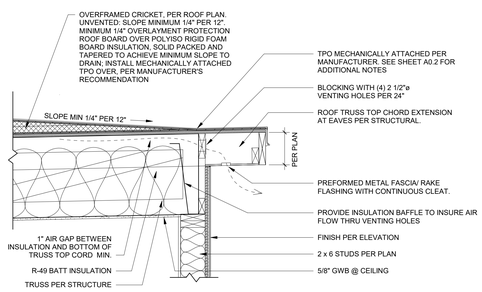
PARAPET POWDER COATED COPING 2
3" = 1'-0"



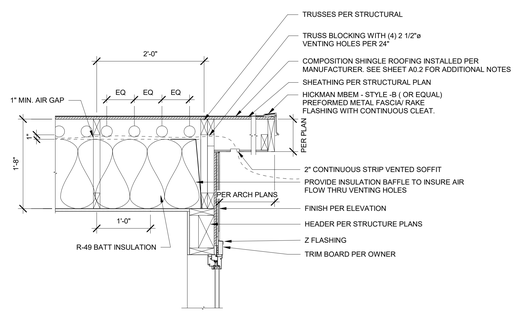
UNVENTED EAVE & CRICKET 3
1" = 1'-0"



UNVENTED RAKE 4
1" = 1'-0"



VENTED EAVE & CRICKET 5
1" = 1'-0"



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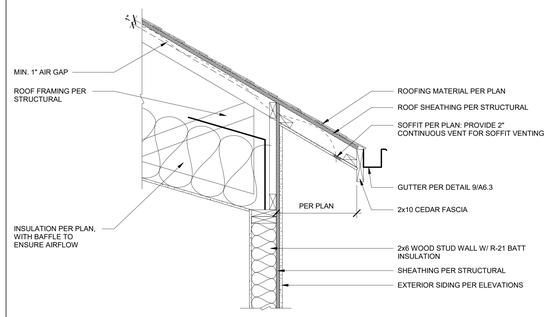

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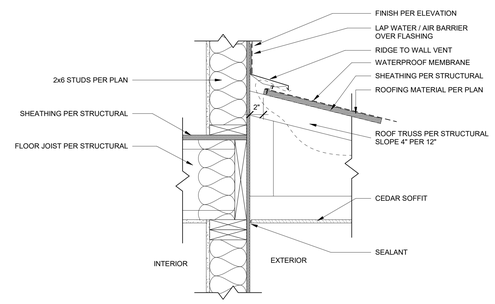
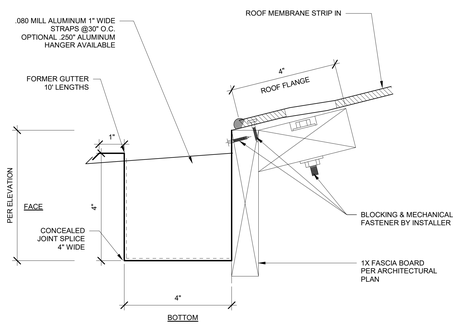


VENTED ROOF - TYPICAL ROOF TO WALL CONDITION 8
1 1/2" = 1'-0"



GUTTER BOX 9
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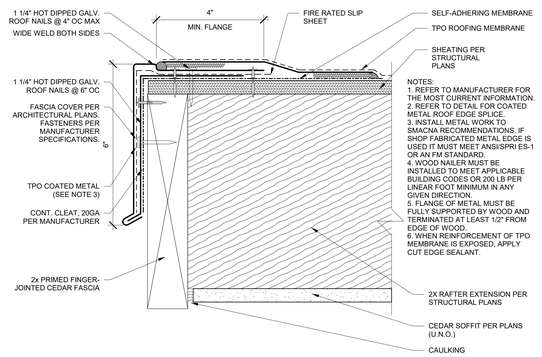

RAKE FLASHING DETAIL 10
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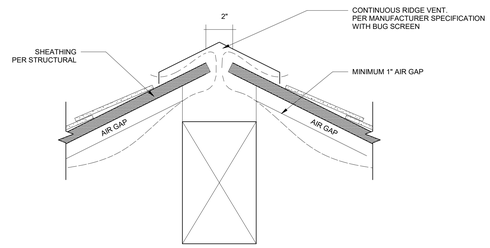

RIDGE VENTING DETAIL 11
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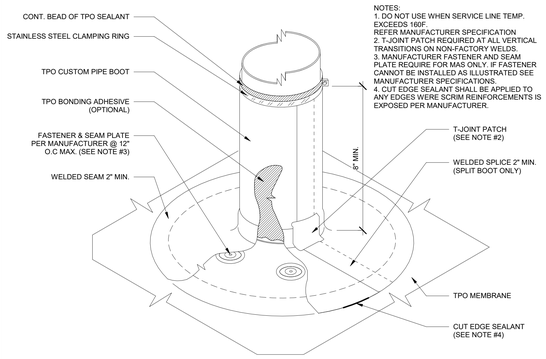


EXTERIOR_ROUND PIPE PENETRATION - BOOT 14
3" = 1'-0"

R311.7.5.1 RISERS: THE MAXIMUM RISER HEIGHT SHALL BE 7-3/4 INCHES.

OPEN RISERS ARE PERMITTED PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE.

STAIR NOSING PROFILE. IRC R311.7.5.3

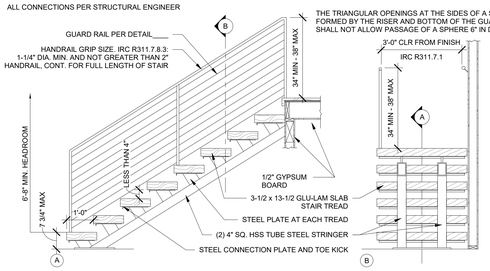
GREATEST AND LEAST TREAD & RISER SHALL NOT VARY MORE THAN 3/8". IRC R311.7.5.1 & R311.7.5.2

ALL CONNECTIONS PER STRUCTURAL ENGINEER

THIS ITEM IS CONSIDERED TO BE A DEFERRED SUBMITTAL AND MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW. THESE ITEMS WILL THEN BE FORWARDED TO THE BUILDING OFFICIAL FOR APPROVAL. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

NOTE: GUARDS ON THE OPEN SIDES OF STAIRS SHALL NOT HAVE OPENING WHICH ALLOWS PASSAGE OF A SPHERE 4 3/8" IN DIAMETER.

THE TRIANGULAR OPENINGS AT THE SIDES OF A STAIR, FORMED BY THE RISER AND BOTTOM OF THE GUARD RAIL, SHALL NOT ALLOW PASSAGE OF A SPHERE 6" IN DIAMETER.



INTERIOR STEEL STAIR DETAIL 13
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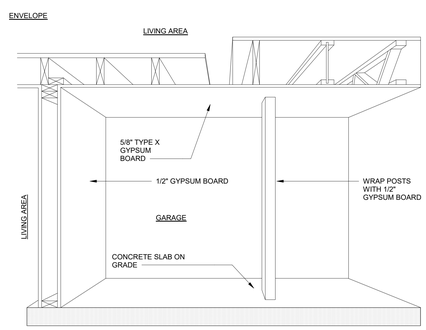

GARAGE ENVELOPE 12
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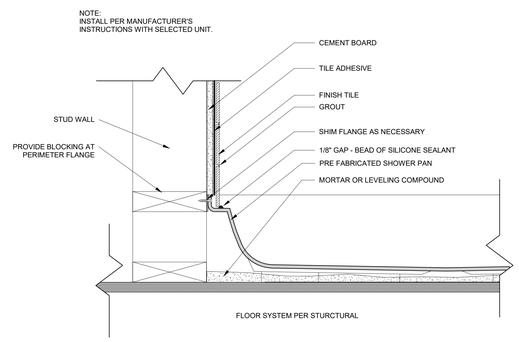
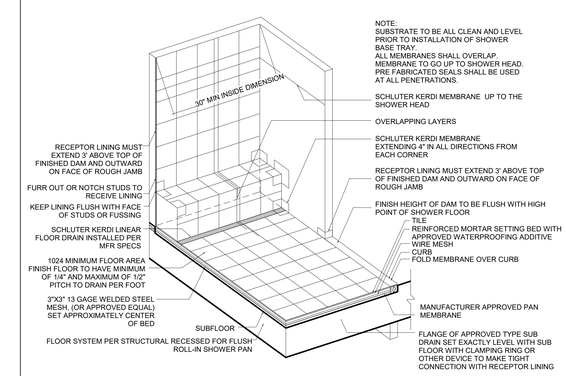


PRE FABRICATED SHOWER PAN 15
NTS



TILE LINED RECESSED SHOWER RECEPTOR 16
NTS

MEDICI ARCHITECTS

11711 SE 8ST STREET, SUITE 100
BELLEVUE, WASHINGTON 98005
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FAX: (425) 452-8448

REGISTRATION:

6926 REGISTERED ARCHITECT
EMILY D. BUCHHALTER
STATE OF WASHINGTON

INTAKE DATE: 01/18/2022

REVISIONS:		DATE:

PROJECT / CLIENT:

OLTEANU RESIDENCE

ADRIAN AND ELENA OLTEANU

JOB ADDRESS:
807 128TH AVE SE
BELLEVUE, WA 98005

DRAWING NAME:

DETAILS

Drawn By: KKH
Checked By: JK
Owner Approval:

PHASE:

CONSTRUCTION DRAWINGS

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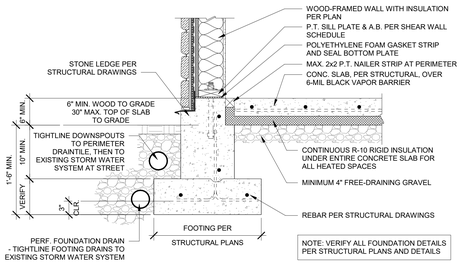
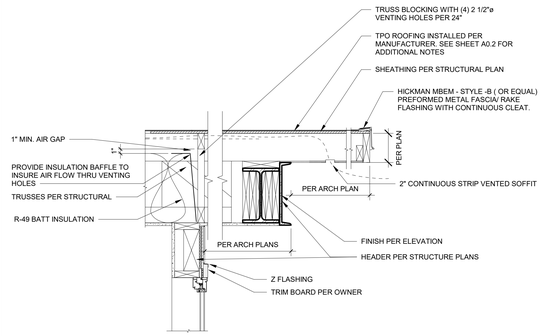
DATE: 1/18/2022

PLOT SCALE: 1:1

A6.3



FOUNDATION @ INSULATED SLAB-ON-GRADE W/ LEDGE (1)
1" = 1'-0"



VENTED OVERHANG (2)
1" = 1'-0"

MEDICI ARCHITECTS

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TEL: (425) 453-9298
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APPROVED FOR CONSTRUCTION:

PROJECT No.: A21 104
DATE: 1/18/2022
PLOT SCALE: 1:1

A6.4

Critical Area Report and Wetland Mitigation and Bank Use Plan
Olteanu Property

Parcels# 042405-9110, 042405-9111, and 042405-9112
Bellevue, Washington

042405-9110, -9111, -9112

Prepared For:

Adrian and Elena Olteanu

Prepared By:

Aquatica Environmental Consulting, LLC
PO Box 308
Duvall, Washington 98019

October 2021

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1.0 INTRODUCTION

This Critical Area Report and Mitigation Plan have been prepared for a proposed single-family residence in the City of Bellevue. The intent of this report is to describe previously delineated wetlands on the undeveloped property and summarize their regulatory constraints and requirements for development of the property in support of a Critical Area Land Use Permit (CALUP) from the City of Bellevue. The applicant proposes to build a single-family home and an entry road to access it from 128th Avenue SE, which will impact wetland and buffer. This report includes a mitigation plan, which will identify compensatory actions for wetland and buffer impacts. Consultant qualifications are included in **Appendix A**.

The project is located on three parcels that total 3.99 acres in size and is located about a half mile east of Interstate 405 north of the Lake Hills Connector (**Figure 1**). Single family homes border the northern property boundary, 128th Avenue SE borders the eastern property boundary, and the southern edge borders undisturbed wetlands associated with Kelsey Creek in a City-owned Park (Kelsey Creek Park). The property is in the NE ¼ of Section 4, Township 24 North, and Range 5E. W.M. These parcels are located in the Water Resource Inventory Area #8, the Cedar-Sammamish Watershed and are in the Kelsey Creek drainage basin.

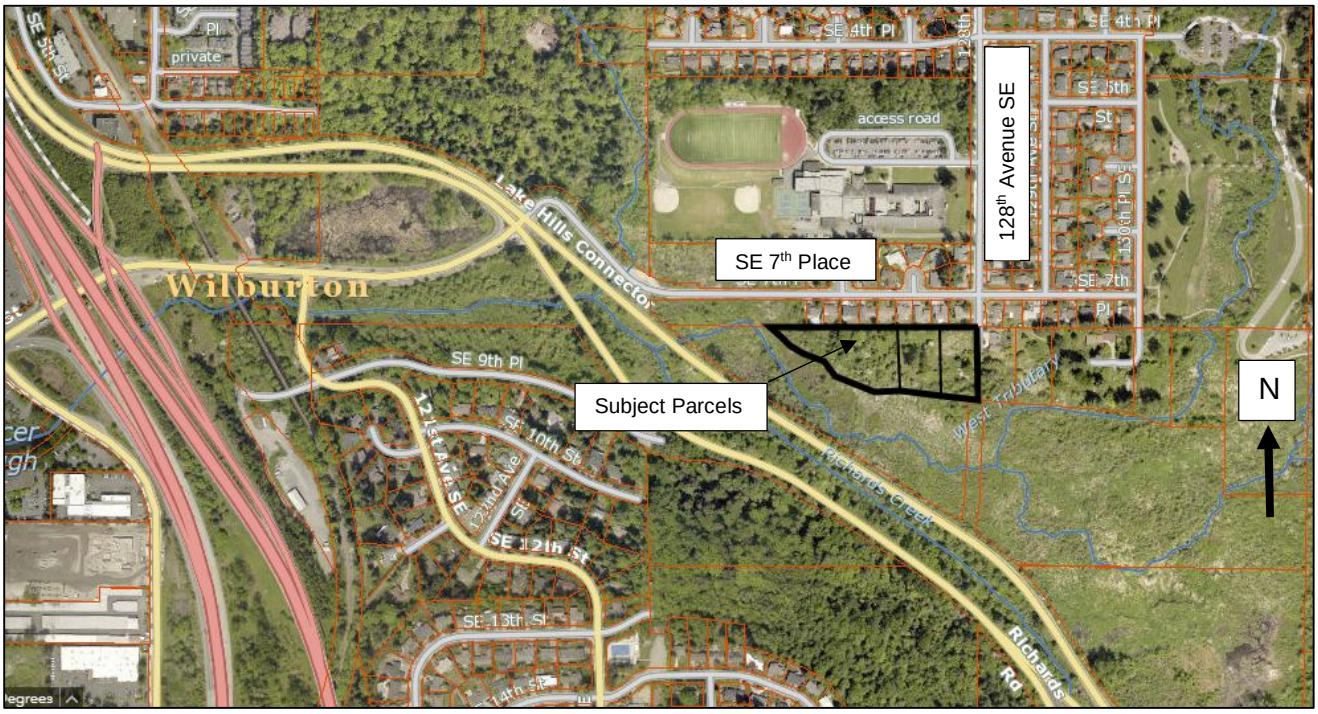


Figure 1. Vicinity Map (King County 2021)

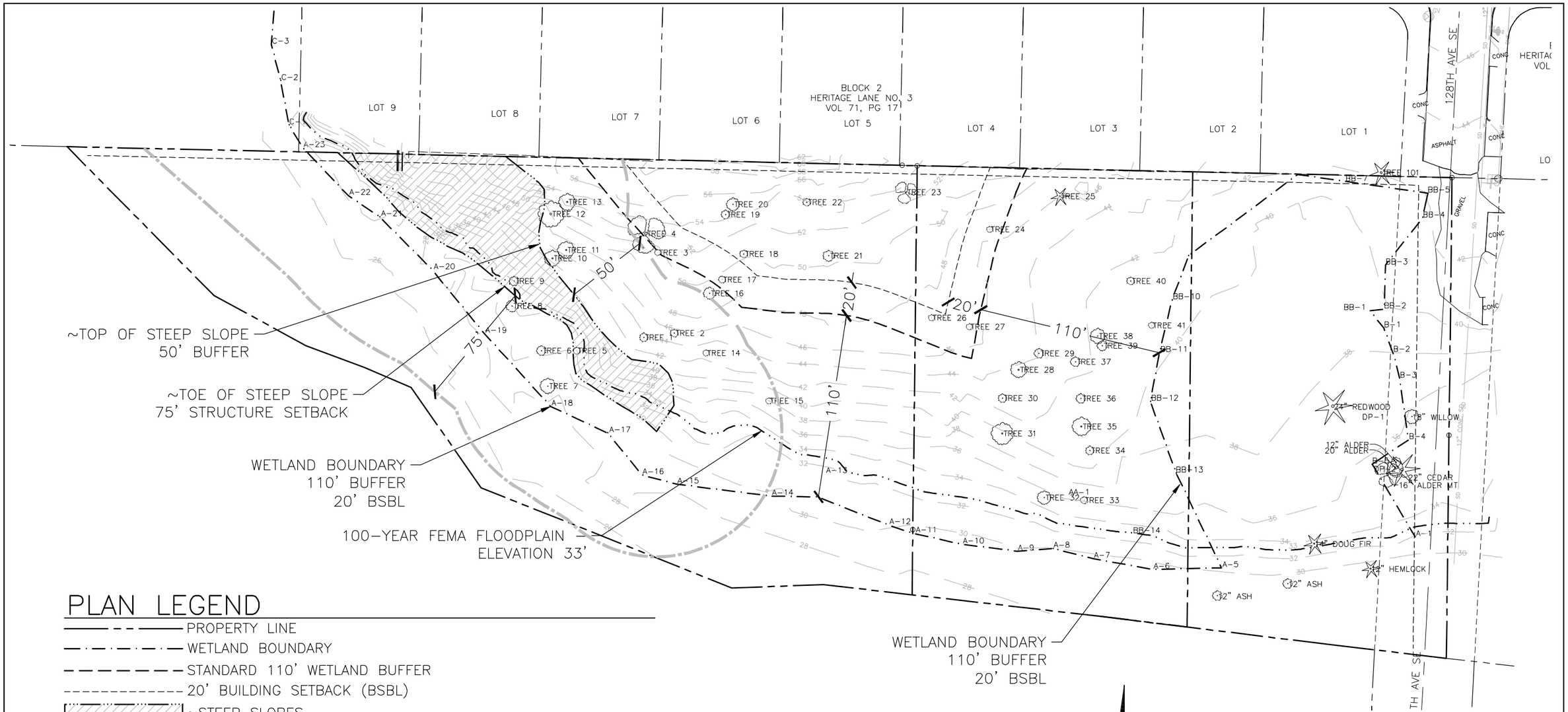
2.0 CRITICAL AREAS and EXISTING CONDITIONS

The project site has several critical areas on-site. Wetlands are present along the southern property line as well as on the eastern portion of the property. Kelsey Creek is located off-site to the south and there are regulatory steep slopes in the western end of the site. The 100-year floodplain of Kelsey Creek also extends onto the site, and consequently the property is within the shoreline jurisdiction. Critical areas are described in more detail below.

2.1 Wetlands

Wetlands on the property were delineated by The Watershed Company and described in a Wetland Delineation Report dated August of 2020. One Category I wetland was identified on the property and extends off-site to the northwest, west and south (**Figures 2** and **3**). This wetland is associated with Kelsey Creek, which is located off-site to the south. This wetland has three vegetation classes present: palustrine forested, scrub shrub and emergent. Hydrology is from a high groundwater table, seasonal flooding, and the wetland also receives stormwater from surrounding urban areas. Soils near the wetland delineation edge are a sandy loam or clay loam.

Photo 1. Wetland A to the south of the project area (no disturbance planned in this area)



PLAN LEGEND

- PROPERTY LINE
- WETLAND BOUNDARY
- STANDARD 110' WETLAND BUFFER
- 20' BUILDING SETBACK (BSBL)
- ~STEEP SLOPES
- 50' STEEP SLOPE BUFFER (FROM TOP)
- 75' STEEP SLOPE STRUCTURE SETBACK (FROM TOE)
- 100-YEAR FEMA FLOODPLAIN

TOTAL CRITICAL AREA SQUARE FOOTAGE

WETLAND	76,010 SF
WETLAND BUFFER	78,091 SF
WETLAND SETBACK	7,139 SF
SLOPE	8,535 SF
SLOPE BUFFER	8,614 SF
SLOPE TOE SETBACK	31,461 SF
100-YEAR FLOODPLAIN	64,902 SF

SCALE

60 0 30 60 120

(FEET)
1 INCH = 60 FT

N

NOTES

1. SURVEY PROVIDED BY PLOG ENGINEERING, P.O. BOX 412, RAVENDALE, WA 98051, (206) 420-7130. SITE PLAN PROVIDED BY MEDICI ARCHITECTS, 11711 SE 8TH STREET, SUITE 100, BELLEVUE, WA 98005, (425) 453-9298.

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ENVIRONMENTAL CONSULTING, LLC
P.O. BOX 308
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T 425.802.8988

EXISTING CONDITIONS
OLTEANU PROPERTY
807 128TH AVE. SE
BELLEVUE, WASHINGTON
PARCELS 0424059110, -9111, -9112

DRAWN BY KG	CHECKED BY TO
SCALE AS NOTED	DATE 10.20.21
PROJECT NO. 21-368	
FIGURE 3 OF 9	

21-368-10-20-21.DWG

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Aquatica Environmental Consulting delineated a small portion of the wetland that extends from the western corner of the property where The Watershed Company delineation ended up to SE 7th Street. This was completed to determine the wetland location south of SE 7th Street, so that the feasibility of alternative access points to the property could be explored. The wetland in this area is contiguous with the on-site wetland and conditions similar to those described in The Watershed Company 2020 report. This section of the delineation is documented in wetland datasheets included in **Appendix B**. The methodology used to delineate this area was the same as described in The Watershed Company report.

The parcels are vegetated with a combination of invasive and native vegetation. Vegetation in the tree layer of Wetland A includes species of willow (*Salix* spp.) Oregon ash (*Fraxinus latifolia*), red alder (*Alnus rubra*), black cottonwood, and Sitka spruce (*Picea sitchensis*). Common shrubs include Douglas' spiraea (*Spiraea douglasii*), clustered rose (*Rosa pisocarpa*), black twinberry (*Lonicera involucrata*), and salmonberry (*Rubus spectabilis*). The herbaceous layer includes lady fern (*Athyrium filix-femina*), reed canary grass (*Phalaris arundinacea*), and creeping buttercup (*Ranunculus repens*). Native species dominate within most of the wetland. However, the on-site portion of the wetland adjacent to 128th Avenue SE is dominated by reed canarygrass, a noxious weed.

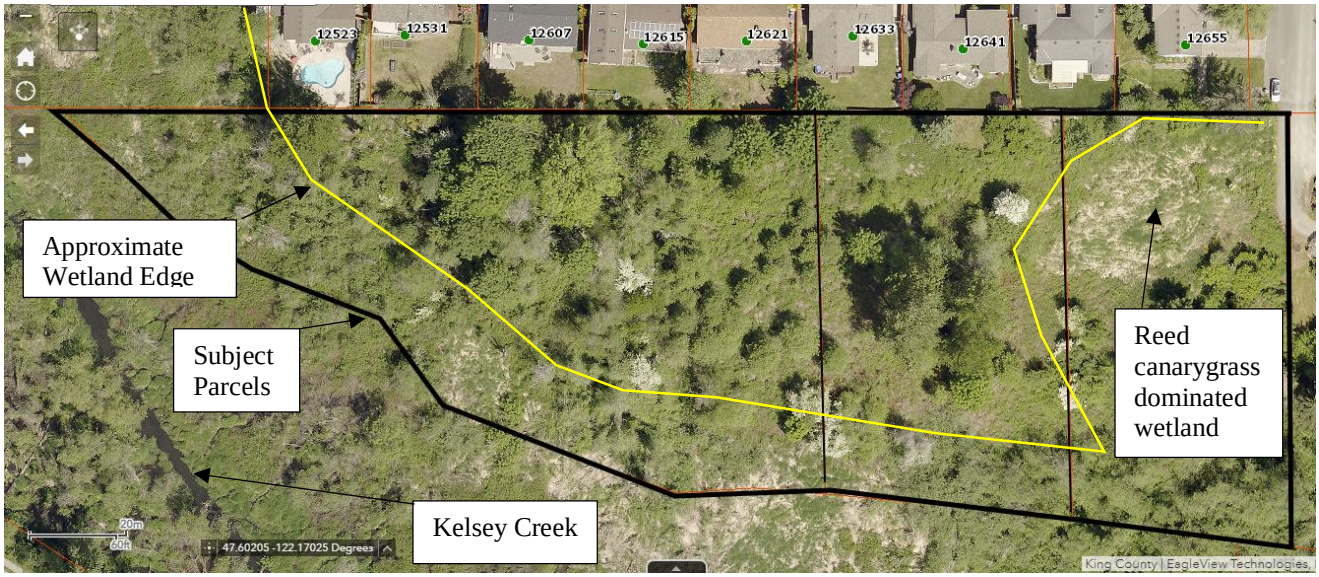
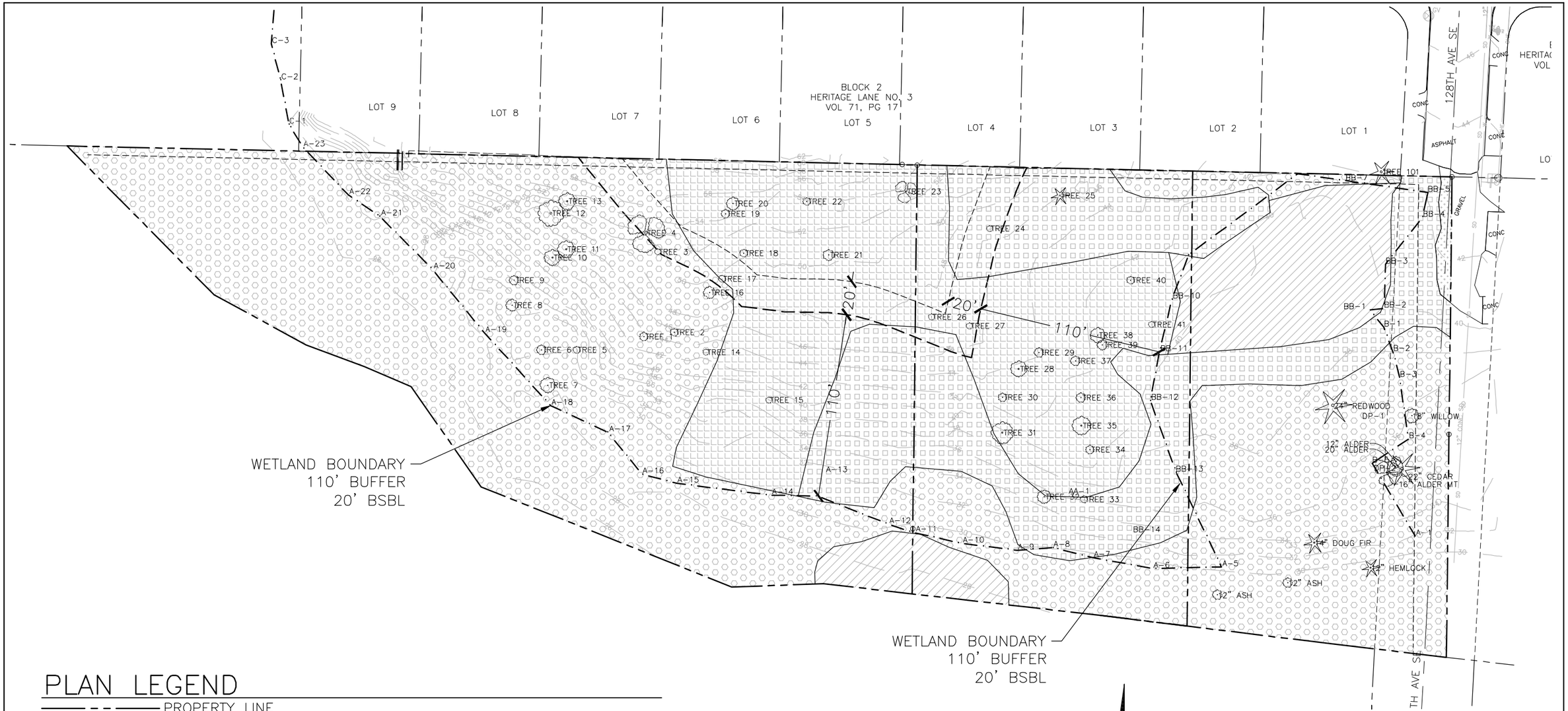


Figure 2. King County Aerial Photograph (Source: King County, 2021)

The western third of the buffer on the property is vegetated primarily with native species. Common plants in the buffer in this area include bigleaf maple (*Acer macrophyllum*), bitter cherry (*Prunus emarginata*), Oregon ash, Sitka willow (*Salix sitchensis*), black cottonwood, sword fern (*Polystichum munitum*), oceanspray (*Holodiscus discolor*), osoberry (*Oemleria cerasiformis*), and western hazelnut (*Corylus cornuta*). The remaining buffer area on the property is densely vegetated with invasive Armenian blackberry (*Rubus armeniacus*) where it forms dense thickets with no other vegetation or where it dominates the forested understory. **Figure 4** includes a map of the vegetation on the property.



PLAN LEGEND

- PROPERTY LINE
- WETLAND BOUNDARY
- STANDARD 110' WETLAND BUFFER
- 20' BUILDING SETBACK (BSBL)
- NATIVE VEGETATION – 93,204 SF
- REED CANARYGRASS – 13,326 SF
- SCATTERED TREES WITH BLACKBERRIES AND FERNS IN THE GROUNDCOVER LAYER – 36,272 SF
- DENSE BLACKBERRIES – 30,387 SF
- GRAVEL – 558 SF

SCALE

60 0 30 60 120

(FEET)
1 INCH = 60 FT

N

NOTES

1. SURVEY PROVIDED BY PLOG ENGINEERING, P.O. BOX 412, RAVENDALE, WA 98051, (206) 420–7130. SITE PLAN PROVIDED BY MEDICI ARCHITECTS, 11711 SE 8TH STREET, SUITE 100, BELLEVUE, WA 98005, (425) 453–9298.

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DUVALL, WA 98019
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EXISTING VEGETATION
OLTEANU PROPERTY
807 128TH AVE. SE
BELLEVUE, WASHINGTON
PARCELS 0424059110, –9111, –9112

DRAWN BY KG	CHECKED BY TO
SCALE AS NOTED	DATE 10.20.21
PROJECT NO. 21–368	
FIGURE 4 OF 9	

21–368–10–20–21.DWG

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Photo 2. Wetland A buffer with Armenian blackberry in the understory

Wetland buffer widths are assigned according to the overall wetland rating and habitat score as assessed using the Wetland Rating System for Western Washington (DOE, 2014), as well as the site's development status. This wetland was classified as a Category I wetland with seven habitat points using the DOE rating system. According to LUC 20.25H.075, the property is classified as undeveloped, which assigns a 110-foot wetland buffer and a 20-foot structure setback. **Figure 3** depicts the wetland boundary and buffer setback. **Table 1** summarizes the wetland attributes.

Table 1. Rating System Summary

	FUNCTION		
	Improving Water Quality	Hydrologic	Habitat
Site Potential	High	Moderate	High
Landscape Potential	Moderate	High	Low
Value	High	High	High
Score	8	8	7
Total Points	23, Category I		

2.2 Stream

Kelsey Creek is located off-site to the south in Kelsey Creek Park, which is adjacent to the southern and western property boundaries. Kelsey Creek is a fish bearing stream and classified as Type F by the Bellevue LUC 20.25H.075(B)(2). Undeveloped sites require a Type F stream be provided with a buffer of 100 feet (LUC 20.25H.075(C)(1.a.ii) and a structure setback of 20 feet (LUC 20.25H.075(D)). At is closest point, the stream is about 50 feet from the western property corner. The majority of the stream is within 150-180 feet from the southern property boundary. Per The Watershed Company report, Kelsey Creek was not delineated, as the wetland has the more restrictive buffer. See **Tables 2** and **3** for critical area square footage and buffer summaries.

2.3 Shoreline Overlay and Floodplain

The property is within the Shoreline Overlay area, which includes the adjacent wetlands that extend onto the site and are connected to the Kelsey Creek floodplain, as well as the 100-year floodplain. The 100-year flood plain extends onto this property, as is shown on **Figure 3,** based on the FEMA flood map elevation of 33 feet (FEMA, 2021). There is no clearing, grading, or development proposed in the 100-year floodplain. This property has an Urban Conservation shoreline designation.

2.4 Steep Slopes

Steep slopes are present on the western end of the site. Slopes more than 40% are regulated by LUC 20.25H.120 and require a top-of-slope buffer of 50 feet and a toe-of-slope structure setback of 75 feet. Steep slopes on the site have a slope up to 19 degrees (34% slope). Development is not proposed in steep slopes, their buffers, or slope setbacks.

Table 2. Total Critical Area

	Area in SF
Wetland	76,010
Wetland Buffer	78,091
Wetland Setback	7,139
Slope	8,535
Slope Buffer	8,614
Slope toe setback	31,461
100-year floodplain	64,902

Table 3. Critical Area Buffers and Setbacks

	Category	**Standard Buffer (feet)***	**Structure Setback (feet)**
Wetland A	I	110	20
Stream	Type F	100	20
Slope	n/a	50 (from top)	75 (from toe)

*This is the undeveloped site buffer

3.0 PROPOSED PROJECT

The applicant is proposing to construct a new home and access driveway on the property. The home is proposed outside of critical areas and their buffers. The only feasible access point to the proposed homesite is from 128th Avenue SE, which will require crossing a small area of Wetland A and impacting a portion of its buffer for access to the home site and fire safety access turnaround. Wetland structure setback modification at the outer edge of the wetland setback is proposed. Development in the wetland structure setback is proposed for a driveway and sport court. **Table 4** summarizes these impacts, and proposed impacts are discussed in more detail in the following sections.

Table 4. Proposed Impacts

	Driveway	Structure	Other
Wetland Fill	1,943 sf 0.04 ac	0	0
Wetland Buffer Impacts	4,888 sf 0.11 ac	0	0
Wetland Structure Setback	655 sf Crosses setback for access	48 sf (house) Reducing by 2’10”	389 sf (sport court) Reducing by 16’9”

3.1 Code Section Alterations

The project is proposing wetland fill and modifying wetland buffers to accommodate site access, an allowed use per LUC 20.25H.055(B). This will require modification of the standard wetland buffer (LUC 20.25H.055(D) and wetland setback (LUC 20.25H.055(E). Additional modifications of the setback are proposed for small impacts into this area for the house and outdoor uses. The following sections address these proposed impacts as well as mitigation sequencing, LUC performance standards, cumulative impacts and habitat assessment.

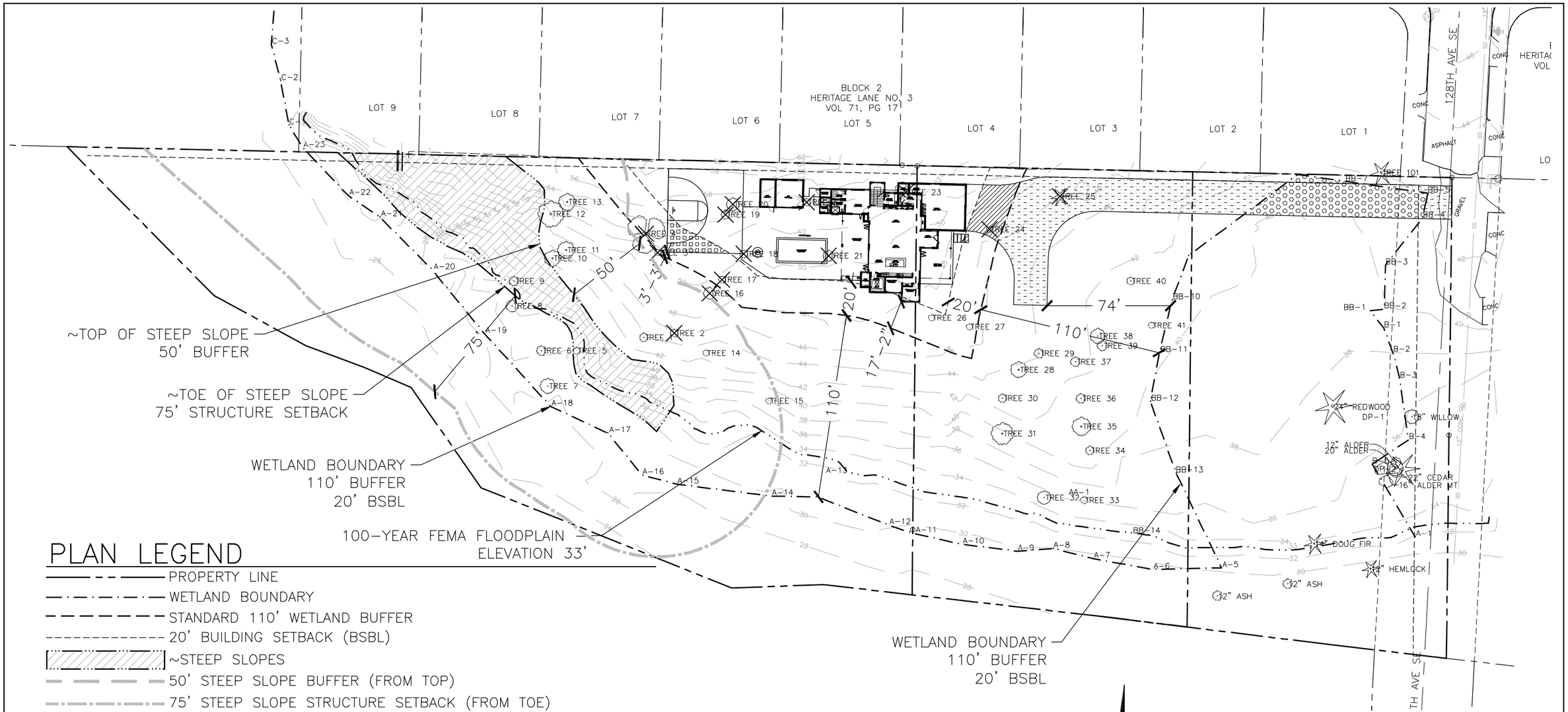
3.2 Environmental Sequencing

The LUC 20.25H.215 (A-D) requires that projects utilize environmental sequencing to avoid, minimize, and mitigate project impacts. The code section is below in regular type, followed by an explanation of how the project meets each provision, in italics.

A. Avoiding the impact altogether by not taking a certain action or parts of an action;

Avoidance

Project impacts due to the driveway cannot be avoided. There is no alternative access to the buildable area outside of wetland and wetland buffers. Single family homes are located to the north of the building site, which does not allow access directly from the north. As requested in the pre-application meeting, the off-site, City-owned parcel to the northwest was investigated to determine if access could occur from SE 7th Place. Wetlands on the City parcel to the northwest were delineated and there is no potential driveway location that would not impact wetland. Further, the wetland in the northwest area is vegetated with native species, has a forested vegetation layer, and has ponded water even in summer. Impacts at this location would be greater than at the proposed location from 128th Avenue NE. Access



PLAN LEGEND

- PROPERTY LINE
- WETLAND BOUNDARY
- STANDARD 110' WETLAND BUFFER
- 20' BUILDING SETBACK (BSBL)
- ~STEEP SLOPES
- 50' STEEP SLOPE BUFFER (FROM TOP)
- 75' STEEP SLOPE STRUCTURE SETBACK (FROM TOE)
- 100-YEAR FEMA FLOODPLAIN
- X TREES TO BE REMOVED – REMOVED TREES IN BUFFER AREAS SHALL BE CONVERTED TO SNAGS AT A HEIGHT LESS THAN THE DISTANCE TO NEW INFRASTRUCTURE. LOGS FROM THE OTHER REMOVED TREES SHALL BE RETAINED ON-SITE AS NEEDED TO PROVIDE LARGE WOODY DEBRIS FOR WETLAND AND BUFFER ENHANCEMENT.

IMPACT LEGEND

- WETLAND IMPACT (DRIVEWAY) – 1,943 SF (0.04 ACRES)
- WETLAND BUFFER IMPACT (DRIVEWAY) – 4,888 SF (0.11 ACRES)
- STRUCTURE SETBACK IMPACT (HOUSE) – 48 SF
- STRUCTURE SETBACK IMPACT (DRIVEWAY/PAVING) – 655 SF
- STRUCTURE SETBACK IMPACT (SPORT COURT) – 389 SF

TOTAL STRUCTURE SETBACK IMPACT – 1,092 SF

SCALE

60 0 30 60 120

(FEET)
1 INCH = 60 FT

N

NOTES

1. SURVEY PROVIDED BY PLOG ENGINEERING, P.O. BOX 412, RAVENDALE, WA 98051, (206) 420-7130. SITE PLAN PROVIDED BY MEDICI ARCHITECTS, 11711 SE 8TH STREET, SUITE 100, BELLEVUE, WA 98005, (425) 453-9298.

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SITE PLAN AND IMPACTS
OLTEANU PROPERTY
807 128TH AVE. SE
BELLEVUE, WASHINGTON
PARCELS 0424059110, -9111, -9112

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FIGURE 5 OF 9	

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through the City parcel would also disturb steep slopes and the native buffer vegetation in the western third of the site. See Photos 3 and 4, respectively the proposed driveway location from 128th Avenue NE and the northeastern edge of the City-owned parcel.

Photo 3. Photo of proposed driveway location through the reed canarygrass dominated portion of Wetland A, taken from 128th Avenue NE, looking to the northwest

Photo 4. Forested wetland area investigated for potential access from SE 7th Place. Photo taken from SE 7th Place looking to the south at Wetland A

B. Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps, such as project redesign, relocation, or timing, to avoid or reduce impacts;

Minimization

Impacts were minimized by locating the proposed driveway in a disturbed part of the wetland and buffer. To minimize wetland impacts, the road through the wetland will be constructed without side slopes along the south edge of the road to prevent additional wetland fill beyond the driveway width. This may require the construction of short walls or other means to prevent additional fill beyond the required road width for access. Driveway widths and the hammerhead as proposed are the minimum allowed for safe access per fire comments received in the pre-application meeting.

C. Performing the following types of mitigation (listed in order of preference):

1. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;

Project impacts proposed are permanent and will not be repaired, rehabilitated or restored. Mitigation for project impacts is provided as noted below under C(3). The project is not proposing any temporary impacts.

2. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action; or

The impacts over time will be eliminated through implementation of the mitigation plan, and through a five-year maintenance and monitoring period. A Mitigation Monitoring and a Vegetation Plan, which detail how project impacts will be monitored to ensure success and protection of on-site critical areas, are also provided.

3. Compensating for the impact by replacing, enhancing, or providing substitute resources or environments;

Mitigation for project impacts will include a combination of on-site wetland and buffer enhancement and as well as wetland reestablishment through mitigation at the Keller Farm Mitigation Bank. On-site mitigation is proposed to occur through invasive plant removal and extensive native plantings. On- and off-site mitigation are detailed in the mitigation and bank use plan sections.

D. Monitoring the hazard or other required mitigation and taking remedial action when necessary.

A Monitoring Contingency Plan is provided in this report.

3.3 Performance Standards

LUC 20.25H.100 requires a set of general performance standards for development near wetlands and streams. These include management of project lighting, noise, toxic runoff, critical area intrusion measures, and limitations on chemical use in vicinity of critical areas. The code section is in regular type, how the project meets these is in italics.

LUC 20.25H.100 Development on sites with a wetland, Type S or F stream or associated critical area buffer shall incorporate the following performance standards in design of the development, as applicable:

A. Lights shall be directed away from the wetland.
The project will minimize light impacts into the wetland and stream buffers. The project is proposing planting species that have a dense evergreen habit on the edges of the development area and driveway to minimize light intrusion from cars. Outdoor lighting on the house will meet the recommendations of the International Dark Sky Association.

B. Activity that generates noise such as parking lots, generators, and residential uses shall be located away from the wetland or any noise shall be minimized through use of design and insulation techniques.

The proposed home will be adequately insulated to avoid noise generation. All residential uses are occurring outside of wetland buffers, with the exception of the driveway. All development is occurring adjacent to existing disturbance, a residential subdivision.

C. Toxic runoff from new impervious area shall be routed away from the stream.

Runoff from new impervious surfaces will not be directly discharged to wetlands or streams but will be treated and dispersed according to the required stormwater manual.

D. Treated water may be allowed to enter the wetland critical area buffer.

Treated stormwater will be dispersed into buffers on-site, as there is no alternative location. However, there will not be direct discharges directly to wetlands or streams.

E. The outer edge of the wetland critical area buffer shall be planted with dense vegetation to limit pet or human use.

The proposed mitigation plan is proposing dense plantings adjacent to all developed areas, except in the western portion of the site, which is already densely vegetated.

F. Use of pesticides, insecticides and fertilizers within 150 feet of the edge of the stream critical area buffer shall be in accordance with the City of Bellevue's "Environmental Best Management Practices," now or as hereafter amended.

Use of pesticides, insecticides and fertilizers within 150 feet of the edge of the critical area buffers shall be in accordance with the City of Bellevue's "Environmental Best Management Practices," now or as hereafter amended. Due to the extensive buffers on-site, this will apply to the entire property.

G. All applicable standards of Chapter 24.06 BCC, Storm and Surface Water Utility Code, are met.

All applicable standards of Chapter 24.06 BCC, Storm and Surface Water Utility Code will be met.

LUC20.25H.055 (B) allows for the construction of new private access roads and driveways in wetlands and buffer when the performance standards of LUC20.25H.055 (C)(2) are met, as described below.

a. New or expanded facilities and systems are allowed within the critical area or critical area buffer only where no technically feasible alternative with less impact on the critical area or critical area buffer exists. A determination of technically feasible alternatives will consider:

i. The location of existing infrastructure;

ii. The function or objective of the proposed new or expanded facility or system;

iii. Demonstration that no alternative location or configuration outside of the critical area or critical area buffer achieves the stated function or objective, including construction of new or expanded facilities or systems outside of the critical area;

iv. Whether the cost of avoiding disturbance is substantially disproportionate as compared to the environmental impact of proposed disturbance; and

v. The ability of both permanent and temporary disturbance to be mitigated.

The above alternatives are discussed and addressed below

b. If the applicant demonstrates that no technically feasible alternative with less impact on the critical area or critical area buffer exists, then the applicant shall comply with the following:

i. Location and design shall result in the least impacts on the critical area or critical area buffer;

The location was determined to have the least impact on critical areas and buffers, as noted in the mitigation sequencing section (Section 3.2). Proposed impacts are not avoidable and necessary to provide access to the area of the property unconstrained by wetlands, buffers, steep slopes and floodplain. No other location will provide the intended function with less impact.

ii. Disturbance of the critical area and critical area buffer, including disturbance of vegetation and soils, shall be minimized;

Limits of work will be staked out prior to construction and wetlands and buffer construction limits will be protected with erosion control measures including compost socks or similar erosion control methods and construction fencing to limit impacts beyond the impact areas.

iii. Disturbance shall not occur in habitat used for salmonid rearing or spawning or by any species of local importance unless no other technically feasible location exists;

Disturbance is not proposed in habitat used by salmonids for rearing, spawning, or by any species of local importance. The part of the wetland proposed to be impacted is degraded and does not support habitat for the above-described species. The area of the site where impacts are occurring is outside of the 100-year floodplain and surface hydrology is not contiguous between the impacted wetland and Kelsey Creek.

iv. Any crossing over of a wetland or stream shall be designed to minimize critical area and critical area buffer coverage and critical area and critical area buffer disturbance, for example by use of bridge, boring, or open cut and perpendicular crossings, and shall be the minimum width necessary to accommodate the intended function or objective; provided, that the Director may require that the facility be designed to accommodate additional facilities where the likelihood of additional facilities exists, and one consolidated corridor would result in fewer impacts to the critical area or critical area buffer than multiple intrusions into the critical area or critical area buffer;

Impacts were minimized by the proposed location at the edge of the wetland adjacent to existing disturbance. This crossing is perpendicular and situated to avoid bisecting and dividing the wetland. The width of the driveway is the minimum required by the City to allow for fire access.

v. All work shall be consistent with applicable City of Bellevue codes and standards;

All work will be consistent with applicable City of Bellevue codes and standards.

vi. The facility or system shall not have a significant adverse impact on overall aquatic area flow peaks, duration or volume or flood storage capacity, or hydroperiod;

Impacts are occurring at the outer edge of the wetland in an area with minimal to no ponding and is outside of the floodplain. Adverse impacts to flow, flood dynamics and hydroperiods are not anticipated.

vii. Associated parking and other support functions, including, for example, mechanical equipment and maintenance sheds, must be located outside critical area or critical area buffer except where no feasible alternative exists; and

No parking, mechanical equipment, maintenance sheds or similar uses are proposed in the wetland or buffer.

viii. Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.

A mitigation plan meeting the requirements of LUC20.25H.210 is included.

3.4 Structure Setback Modification

The project is proposing to modify the 20' wetland structure setback, as detailed in Table 4. LUC 20.25H.095(E)4, allows for structure setback modification to be waived or modified if the following code requirements, a-d, can be demonstrated.

a. Water quality, or slope stability as documented in a geotechnical report, will not be adversely affected;

As noted by the project geologist, (Cobalt Geosciences, 2021), water quality and slope stability are not expected to be adversely affected.

b. Encroachment into the structure setback will not disturb habitat of a species of local importance within a critical area or critical area buffer;

The proposed driveway is in the setback, as it is necessary to cross the setback to access the building location. This is occurring adjacent to the backyards of an existing subdivision, in a location that is not expected cause habitat disruptions. The small area of the proposed home extends less than three feet into the setback, in an area of existing disturbance and adjacent to a degraded area proposed for enhancement. The sport court is proposed adjacent to a densely forested buffer as well, which will provide screening for the proposed development. There are no known species of local importance that use the wetland buffer. Several species of fish use Kelsey Creek, located within Wetland A, although the main stream channel is located at least 300 feet from the proposed house. The projects design and mitigation measures will prevent degradation to water quality and hydrology impacts, to protect these species. Construction of the sport court must be done outside the rainy season and construction fencing and erosion control measures must be in place to prevent erosion into the buffer.

c. Vegetation in the critical area and critical area buffer will not be disturbed by construction, development, or maintenance activities and will be maintained in a healthy condition for the anticipated life of the development; and

The purpose of the wetland structure setback is to protect the wetland and buffer during construction to prevent damage to buffer vegetation, as well as long-term, to allow for maintenance and circulation around the proposed home to prevent long term buffer impacts. The greatest potential risk to vegetation is due to grading of the sport court in the wetland setback near the edge of the wetland buffer. Two trees (#3 and #4) are present in this area. However, due to their fair condition and proximity to the proposed home, these trees are proposed for removal, per recommendations of the consulting arborist (Layton 2021). These trees will be replaced with long lived evergreen trees in the enhanced buffers (see mitigation plan). The buffer edge will be protected with construction fencing and erosion control measures to prevent damage to buffer vegetation during the construction process.

The small area of the building in the setback reduces the setback by less than three feet, which will still allow for building maintenance and construction without added risks.

d. Enhancement planting on the boundary between the structure setback and the critical area buffer will reduce impacts of development within the structure setback.

Enhancement plantings along the development edge are proposed as described in the mitigation section of this report. Areas of invasive vegetation will be removed, and native species will be installed to screen the development and enhance the structural and biodiversity of the buffer to reduce impacts from the project on wetland buffers.

3.5 Cumulative Impacts

Impacts on individual projects often appear minor, but cumulatively, especially in rapidly urbanizing areas, they can cause significant stressors on the environment. This project is required to mitigate project impacts and will do so through City code required provisions to manage stormwater and mitigate the functions lost due to project impacts. Likewise, negative cumulative impacts, such as those that could occur from other wetland impacts in the area to hydrology, water quality and wildlife habitat from other projects in the area are not expected, as these will be required to be mitigated.

Use of the mitigation bank for project impacts could also cause cumulative impacts to local resources, if it were to be allowed without ensuring that the bank was able to fully mitigate for all wetland functions at an off-site location. However, this is not anticipated as bank use is highly regulated and subject to interagency oversight throughout the approval and long-term monitoring processes.

3.6 Habitat Assessment

A habitat assessment that meets the requirements of LUH 20.25H.165 is provided below and addresses on-site vegetation, sensitive species nearby, and potential impacts and mitigation measures and how these will affect habitat.

Vegetation in the western third of the site is forested with native trees, shrubs, and groundcovers, as described in Section 2.1. The southern edge of the property that includes Wetland A is predominantly vegetated with native vegetation. However, the remainder of the uplands on this site are densely vegetated with extensive areas of invasive Armenian blackberry and the wetland adjacent to 128th Avenue NE is dominated by invasive reed canarygrass.

The Washington Department of Fish and Wildlife Priority Habitats and Species (PHS) database was searched for the site and surrounding vicinity. The PHS database lists the following salmonids as utilizing Kelsey Creek: sockeye salmon (*Oncorhynchus nerka*), coho salmon (*Oncorhynchus kisutch*), fall Chinook salmon (*Oncorhynchus tshawytscha*), resident coastal cutthroat trout (*Oncorhynchus clarkii*), and winter steelhead (*Oncorhynchus mykiss*). Kelsey Creek is listed as a biodiversity corridor and the wetlands are listed as priority habitats. The project is not proposing any impacts to Kelsey Creek or its buffer, although the site does provide adjacent terrestrial and seasonal wetland habitat that contributes to the wildlife value, and water quality and hydrologic functions that support the adjacent Kelsey Creek system. Construction is located as far to edge of the depicted biodiversity corridor as site conditions permit.

As described in more detail in the functional value assessment (**Section 6.0**), the project is expected to positively impact on-site wetland habitat, after mitigation measures that would provide some benefit to these species are implemented. Portions of the on-site wetland and buffers are degraded and replacing invasive plants with native plants will increase the ability wetland and buffer to provide structural and biological diversity and habitat value. Because of adherence to stormwater management requirements, the project is not expected to diminish the site's ability to attenuate stream flows. No impact to stream bank stability is anticipated. Federal and State management recommendations for species relevant to this project include the enhancement of the riparian buffer to prevent erosion, enhance water quality and manage the water flow. The project proposes to implement enhancement of the on-site wetland and buffers to meet these recommendations, which are presented in the mitigation plan as removing invasive plants and installing native species in the wetland and buffer areas. On a watershed scale, the restoration actions proposed using the Keller Farm Mitigation Bank are expected to have a significant functional lift to fish habitat in the watershed.

Direct impacts include constructing a driveway through the wetland and buffer (see Table 4). This project does not propose any direct stream impacts and no indirect impacts to streams are expected. Indirect impacts as a result of implementation of the mitigation plan are expected to be beneficial, as noted in the functional value assessment (**Section 6.0**). As vegetation on the site matures, it will contribute to a diversity of insects that may support fish in the off-site stream and support species dependent upon the biological interface of aquatic and riparian systems. Armenian blackberry is abundant on this project site. This species is known for having shallow roots that are not effective and binding soil and have little value in preventing erosion. Removal and replacement with fibrous-rooted native species will provide long-term soil stability and erosion control on the site.

Avoidance, minimization and mitigation measures are summarized In **Section 3.2**, Environmental Sequencing. The mitigation plan in **Section 4.0** discusses mitigation plan details and the Bank Use plan in **Section 5.0** discusses wetland mitigation details. Site impacts are proposed to occur in areas of degraded vegetation and adjacent to an existing subdivision to the north, while avoiding wetlands, streams, and their buffers to the extent possible. Due to the inability to access the unconstrained portion of the site, impacts were unavoidable and are proposed. Mitigation sequencing was conducted to determine the most appropriate mitigation measures. A combination of on-site restoration of degraded

wetlands and buffers and use of an off-site mitigation bank is proposed to provide both on-site enhancement and high-quality wetland mitigation in a valuable off-site location.

The Project has planned for ongoing management to protect the enhanced wetland, streams, and buffers. Included is a proposed 5-year monitoring plan (**Section 8**), as well provisions for Vegetation Management and Contingency Measures (**Section 9**).

4.0 ON-SITE MITIGATION

Impacts are proposed to be mitigated through a combination of on-site and off-site mitigation (banking) measures. On-site, wetland and buffer enhancement measures will include the removal of invasive species, planting of native trees, shrubs, and groundcover plants. The impacts over time will be mitigated through these actions as well as a five-year maintenance and monitoring period for on-site enhancement treatments.

The project site has adequate opportunities and area to mitigate for wetland buffer impacts. LUC 20.25H.105(C)(3) requires that buffer areas be mitigated at a 1:1 ratio. The project is proposing a mitigation ratio of 2.5:1 to mitigate for impacts to the buffer and structure setback. Due to the linear impacts of the road, it was determined that additional area should be enhanced to provide a native, vegetated buffer adjacent to all developed areas for increased screening of the development. The project is proposing buffer mitigation that exceeds City requirements.

LUC 20.25H105(C) and (D) requires that wetland acreage be replaced at a 6:1 replacement to impact ratio for Category I wetlands if the replacement is on-site and in-kind, and the code also allows for the possibility of wetland enhancement as mitigation, although mitigation ratios are not provided. State guidance for wetland enhancement for Category I wetland impacts is 16:1 enhancement to impact ratio (DOE, 2021). The property does not have adequate opportunities for wetland creation, and it has insufficient degraded wetlands to meet the standard enhancement ratios. The project is proposing to enhance buffers and the available degraded wetland as noted in **Table 5**, below.

Table 5. On-Site Mitigation Summary

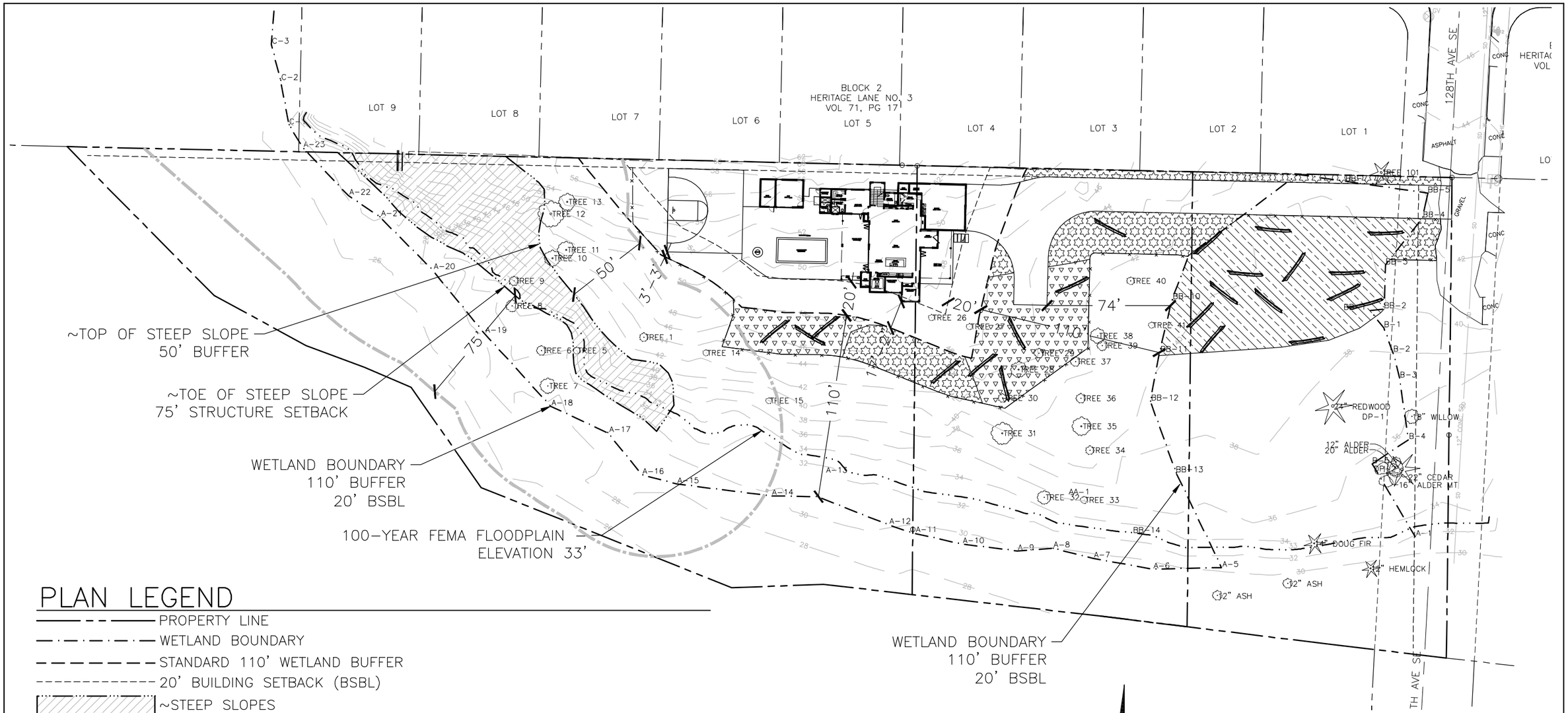
	Impacts (sf)	Planting Enhancement (sf)	Mitigation Ratio*	Total Critical Area (existing)	Modified Critical Area (proposed)
Wetland	1,943 sf 0.04 ac	9,402 sf 0.21 ac	4.8:1	76,010 sf 1.74 ac	74,067 sf 1.70 ac
Wetland Buffer	4,888 sf 0.11 ac	12,428 sf 0.29 ac	2.5:1	78,091 sf 1.79 ac	73,203 sf 1.68 ac

*Enhancement to Impact Ratio

On-site Mitigation treatments are described below. Off-site mitigation measures are described in **Section 5.0**.

4.1 Invasive Plant Removal

Armenian blackberry is present throughout most of the eastern two-thirds of on-site buffer areas. In designated enhancement areas, these will be cut down, and the roots grubbed out. All parts of the plants



PLAN LEGEND

- PROPERTY LINE
- WETLAND BOUNDARY
- STANDARD 110' WETLAND BUFFER
- 20' BUILDING SETBACK (BSBL)
- ~STEEP SLOPES
- 50' STEEP SLOPE BUFFER (FROM TOP)
- 75' STEEP SLOPE STRUCTURE SETBACK (FROM TOE)
- 100-YEAR FEMA FLOODPLAIN
- CONSTRUCTION FENCING AND EROSION CONTROL
- LARGE WOODY DEBRIS

MITIGATION LEGEND

- WETLAND ENHANCEMENT – 9,402 SF (0.21 ACRES)
- BUFFER ENHANCEMENT WITH BLACKBERRY REMOVAL AND PLANTING WITH TREES, SHRUBS AND GROUNDCOVER – 6,361 SF (0.15 ACRES)
- BUFFER ENHANCEMENT WITH BLACKBERRY REMOVAL AND PLANTING WITH SHRUBS IN AREA OF EXISTING NATIVE FERNS AND TREES – 6,067 SF (0.14 ACRES)

TOTAL MITIGATION – 21,830 SF (0.50 ACRES)

SCALE

60 0 30 60 120

(FEET)
1 INCH = 60 FT

N

NOTES

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PROPOSED MITIGATION
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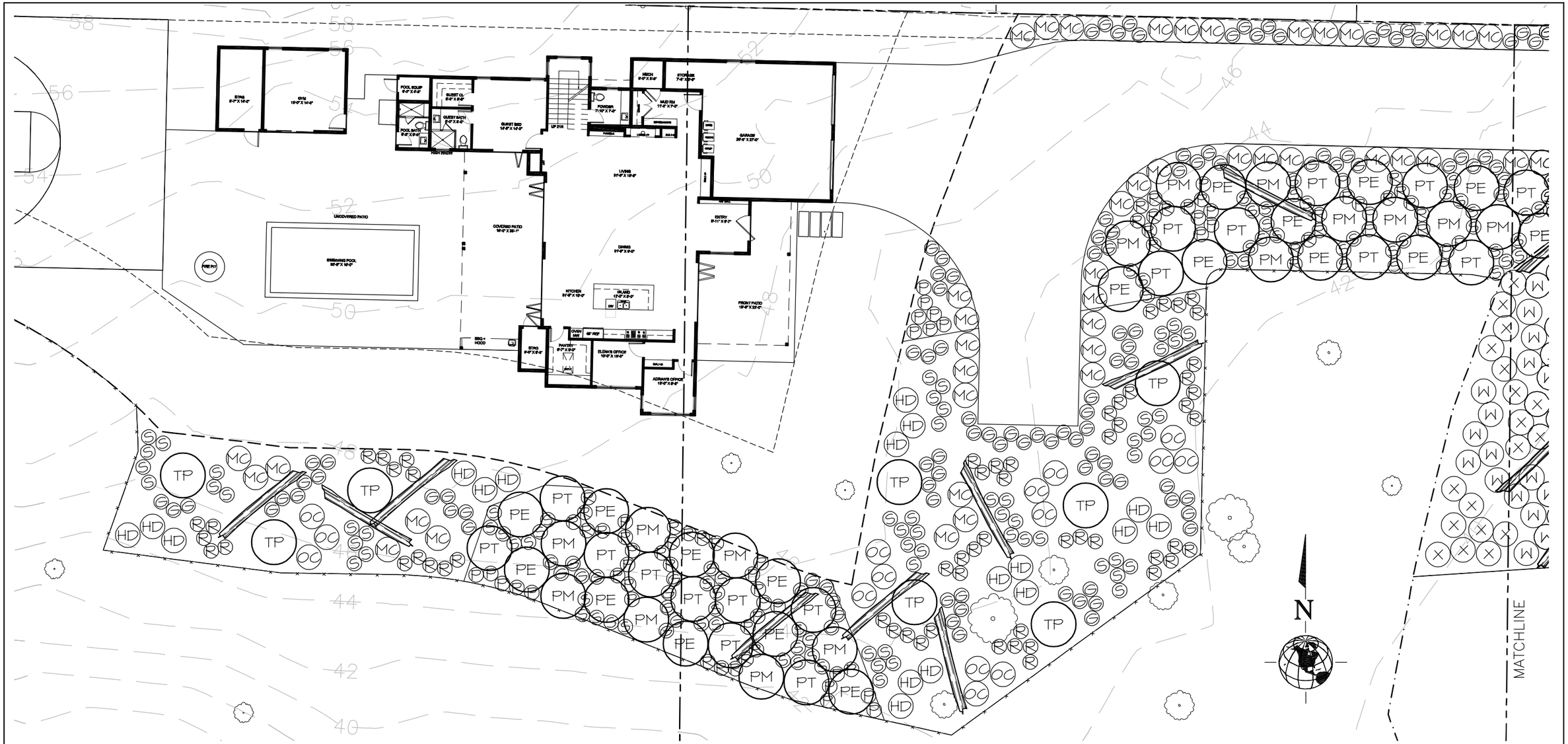
shall be removed and disposed of off-site. Areas that have no desirable groundcover species shall be covered in cardboard after invasive plant removal and sheet mulched with 4 inches of coarse wood chips such as arborist chips. In areas with desirable groundcovers present (primarily sword ferns) these species shall be preserved, and the area mulched with wood chips. Cardboard sheet mulching shall not be used in areas with existing ferns. These treatment areas are shown on **Figure 6.**

4.2 Planting Enhancement

The plant species depicted on the mitigation plan (**Figures 7** and **8**) were chosen for a variety of qualities, including adaptation to specific water regimes, value to wildlife, value as a physical or visual barrier, pattern of growth (structural diversity), ability to provide erosion control, and aesthetic values. Plant materials may consist of a combination of bare-root shrubs (during the dormant season) and container plants. Plants shall not be installed during the dry summer months (generally July through September).

Evergreens such as salal and Pacific wax myrtle are proposed to be planted in the buffer areas along the parking and driveway to screen lights and human activity from the driveway and area surrounding the house. These species are also drought tolerant and grow well in buffer environments. Bitter cherry, osoberry, thimbleberry (*Rubus parviflorus*), and snowberry provide food for wildlife through fruit production. Many of these species, especially snowberry and sword fern develop dense, fibrous root systems that are excellent at providing erosion control.

In the wetland, species adapted to a high-water table are proposed, including Sitka spruce and two species of willow, Sitka willow and Pacific willow (*Salix lasiandra*). Sitka spruce is evergreen and will provide screening adjacent to the driveway. The two species of willow will provide for the development of both a shrub (Sitka) and tree (Pacific) layer in the wetland. The on-site portion of the wetland is presently dominated by reed canarygrass, which is an invasive species. This mitigation project is not proposing complete removal, but rather is proposing planting with a fast growing and aggressive native species (willows) with the goal of establishing a shrub and tree layer in the wetland to increase the structural and biological diversity of the wetland and reduce reed canarygrass cover over time. Complete removal is not proposed for two primary reasons. First, reed canarygrass is known for providing excellent erosion control through its dense root system. The proximity of this wetland to Kelsey Creek makes this an important function. Willows will also provide this erosion control function, but the change can be done gradually without a period where there is no vegetation in an aquatic environment. Willows have been shown as an effective long-term strategy to reduce reed canarygrass coverage (Kim et. al. 2006). The second reason is that removal of this species brings about additional environmental impacts that do not outweigh the benefit of complete removal. It is very difficult to remove this plant without the use of extensive herbicides and with the proximity to Kelsey Creek and numerous salmonid species this risk is not worth the potential harm, either the known or suspected impacts that herbicides can have on aquatic environments. Reed canary grass can also be removed through altering the hydrologic regime through creating a wetter system that the grass cannot tolerate. This is not a possibility on this site due to the seasonal and marginal hydrology of this area and lack of any other water source.



PLANT LIST (SEE FIGURE 6 FOR SCHEDULE)

TREES

KEY	COMMON NAME
PS	SITKA SPRUCE
PT	QUAKING ASPEN
PE	BITTERCHERRY
PM	DOUGLAS FIR
W	PACIFIC WILLOW
TP	WESTERN RED CEDAR

SHRUBS

KEY	COMMON NAME
HD	OCEAN SPRAY
MC	PACIFIC WAX MYRTLE
OC	INDIAN PLUM
R	THIMBLEBERRY
X	SITKA WILLOW
S	SNOWBERRY

GROUNDCOVER

KEY	COMMON NAME
G	SALAL
P	SWORD FERN

SCALE

20 0 10 20 40

(FEET)

1 INCH = 20 FT

NOTES

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FIGURE 7 OF 9	

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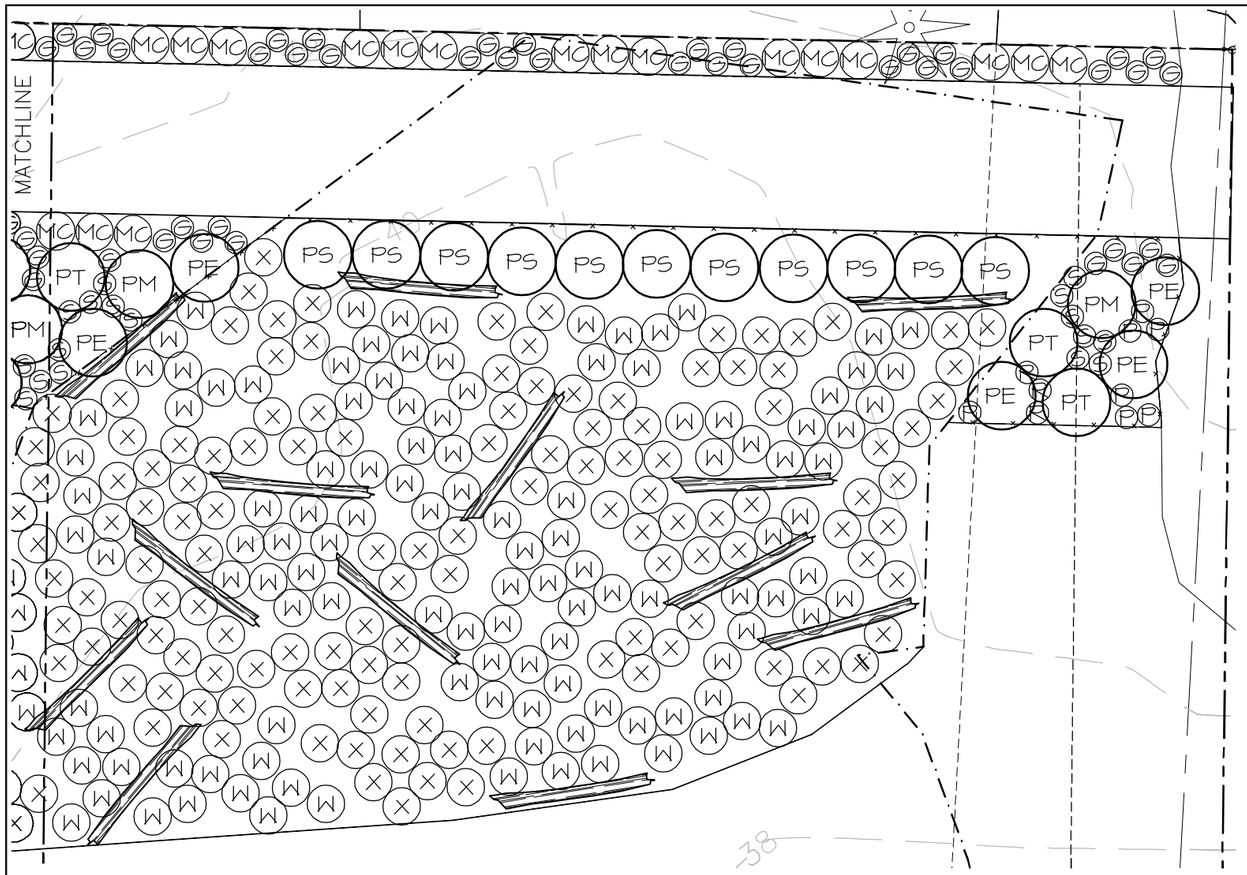

PLANT SCHEDULE

TREES

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE (MIN.)	SPACING	QUANTITY
PS	PICEA SITCHENSIS	SITKA SPRUCE	5 GAL.	AS SHOWN	11
PT	POPULUS TREMULOIDES	QUAKING ASPEN	2 GAL.	AS SHOWN	19
PE	PRUNUS EMARGINATA	BITTERCHERRY	2 GAL.	AS SHOWN	22
PM	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	2 GAL.	AS SHOWN	17
W	SALIX LASIANDRA	PACIFIC WILLOW	2 GAL.	5' O.C.	127
TP	THUJA PLICATA	WESTERN RED CEDAR	5 GAL.	AS SHOWN	8

SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE (MIN.)	SPACING	QUANTITY
HD	HOLODISCUS DISCOLOR	OCEAN SPRAY	1 GAL.	5' O.C.	18
MC	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	1 GAL.	5' O.C.	58
OC	OEMLERIA CERASIFORMIS	INDIAN PLUM	1 GAL.	5' O.C.	15
R	RUBUS PARVIFLORUS	THIMBLEBERRY	1 GAL.	3' O.C.	96
X	SALIX SITCHENSIS	SITKA WILLOW	2 GAL.	5' O.C.	136
S	SYMPHORICARPOS ALBUS	SNOWBERRY	1 GAL.	3' O.C.	122

GROUNDCOVER

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE (MIN.)	SPACING	QUANTITY
G	GAULTHERIA SHALLON	SALAL	1 GAL.	3' O.C.	159
P	POLYSTICHUM MUNITUM	SWORD FERN	1 GAL.	3' O.C.	54

SCALE

20 0 10 20 40

(FEET)

1 INCH = 20 FT

N

NOTES

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FIGURE 8 OF 9	

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SPECIFICATIONS

CONSTRUCTION/SPECIFICATIONS

- Prior to construction, the limits of work will be clearly staked at 20–foot intervals and all temporary erosion and sedimentation controls in place.
- Hazard trees proposed to be removed in the buffers shall be transformed into snags at a height less than their distance to new infrastructure to prevent future hazards. Removed trees on–site shall be preserved as needed to provide large woody debris as noted in the buffer.
- Sheet mulch all buffer areas to be planted. Do not sheet mulch native ferns. Do not sheet mulch wetland areas. Mulch shall be a minimum of 4" of coarse wood chips such as arborist chips.
- Species substitution shall not be made without approval of wetland biologist.
- Plants shall be locally grown (western Washington or Oregon), of normal health, vigorous, and free of weeds, diseases, insects, insect eggs and larvae.
- Container grown plants shall not be loose in container and shall not be pot–bound.
- B&B plant material shall not have cracked or mushroomed root balls. Root balls shall be firm, natural balls of earth of sufficient size to encompass the fibrous and feeding rooting system necessary for establishment and health of plant.
- Do not prune plants prior to delivery or planting.
- Take all precautions and customary good trade practices in preparing plants for transport. Cover plants transported on open vehicles with a protective covering to prevent wind burn.
- Protect plants from drying out. Bare root and B&B plant material shall have their roots kept moist at all times. Protect from freezing, wind, and sun. If planting is delayed by more than 24 hours, cover roots/root balls with sawdust, compost, or soil. Water plants as necessary.
- Water plants within 24 hours of planting.
- All receipts for labor and materials shall be retained for submittal to the County if requested.
- The bond holder shall replace any plants that die within the first year following approval of installation.

SHRUB AND TREE SOURCES

STORM LAKE GROWERS
MONROE, WA
(360) 794–4842

TADPOLE HAVEN NATIVE PLANTS
WOODINVILLE, WA
(425) 788–6100

OXBOW FARMS
CARNATION, WA
(425) 788–1134
EXT. 4

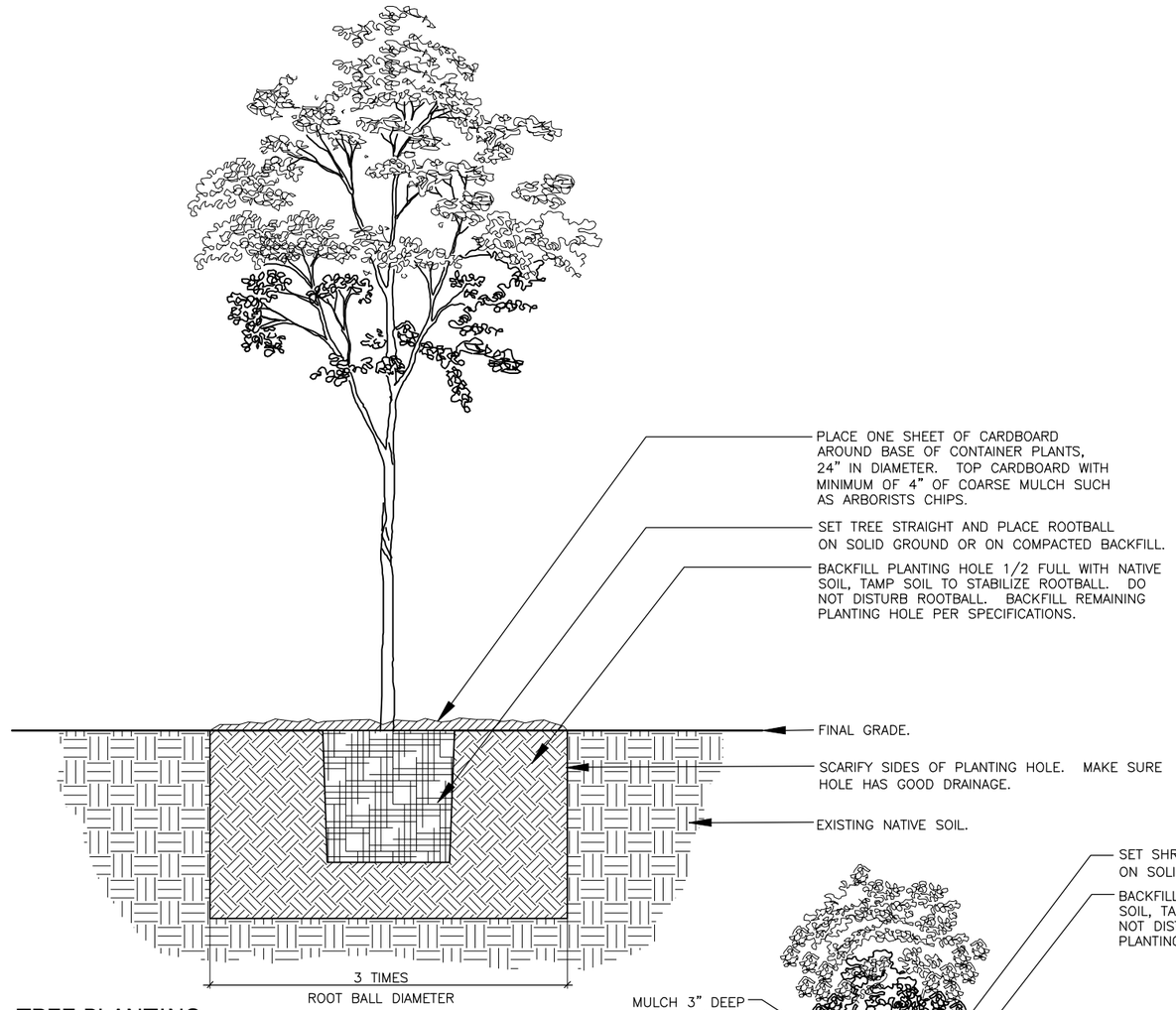
KING COUNTY CONSERVATION DISTRICT
HTTP://KINGCD.ORG/PROGRAMS–NATIVE–WALK–UP–SALE.HTM

SEED SOURCES:

PLANTAS NATIVA
BELLINGHAM, WA
(360) 715–9655

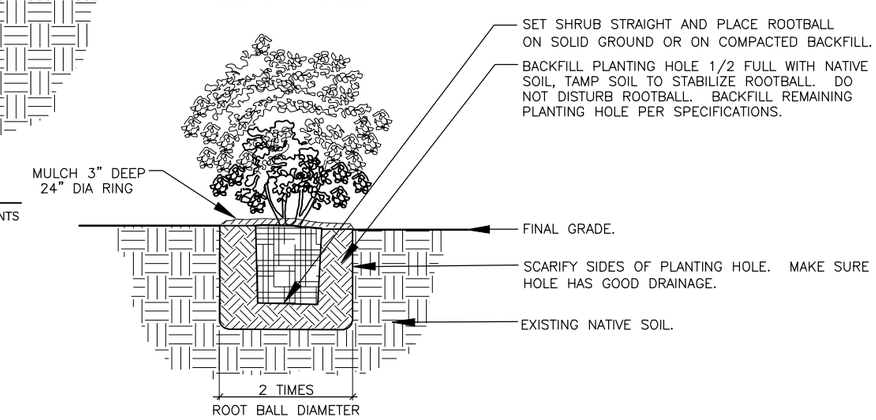
INSIDE PASSAGE SEEDS
PORT TOWNSEND, WA
(360) 385–6114

FROSTY HOLLOW ECOLOGICAL RESTORATION
LANGLY, WA
(360) 579–2332



1 TREE PLANTING

Scale: NTS



2 SHRUB PLANTING

Scale: NTS

AQUATICA
ENVIRONMENTAL CONSULTING, LLC
P.O. BOX 308
DUVALL, WA 98019
T 425.802.8988

DETAILS AND SPECIFICATIONS
OLTEANU PROPERTY
807 128TH AVE. SE
BELLEVUE, WASHINGTON
PARCELS 0424059110, –9111, –9112

DRAWN BY KG	CHECKED BY TO
SCALE AS NOTED	DATE 10.20.21
PROJECT NO. 21–368	
FIGURE 9 OF 9	

21–368–10–20–21.DWG

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4.3 Habitat Features

Large woody debris salvaged from the upland portions of the property are proposed to be placed to be placed in the restored portions of the buffer. This will provide habitat for amphibians and small mammals to shelter beneath and will also aid in improving soil quality long term as they decay.

4.4 Irrigation

The installed plantings must be watered if needed for at least the first year after planting and shall remain in place during the monitoring period. While native plants are drought tolerant, supplemental water is often needed for the first year to ensure adequate plant establishment. Plants should receive 1" of water once per week – either through irrigation, natural rainfall, or a combination of both. Irrigation must be continued during subsequent years of the monitoring period if 1) the plants appear stressed from drought, 2) the summer is unusually hot and dry, or 3) a significant number of plants die and require replacing. The plants may be watered by hand due to the proximity to the proposed home or a temporary irrigation system may be installed. Both the wetland and upland areas shall be irrigated as needed due to the seasonal nature of wetland hydrology in this part of the wetland.

4.5 Goal, Objectives, and Performance Standards

The following goal, objectives, and performance standards have been created to evaluate the success of the project.

Goal 1:

Mitigate for buffer impacts by restoring the buffer areas shown on **Figure 6**. The project will be evaluated through the following objectives and performance standards.

Objective A: Increase and restore the woody species diversity in the buffer area to improve the structural and biologic diversity and overall habitat value of the buffer.
Performance Standard A: All plants that die by the end of Year 1 will be replaced. Percent survival of planted woody species must be at least 85% for remaining years of the monitoring period.

Objective B: Increase and replace cover of native groundcovers shrubs and trees.
Performance Standard B: Coverage of planted or volunteer desirable species must be at least 70% areal coverage by the end of the 5-year monitoring period in areas without an existing woody canopy. Success in areas with an existing tree canopy will be determined through Objective A alone.

Objective C: Remove and control invasive plant species with the goal of reducing invasive cover to less than 10% in the enhanced buffer areas.
Performance Standard C: After construction and following every monitoring event for a period of five years, exotic and invasive plant species will be maintained at levels below 10% total cover in the mitigation area. Species requiring control include those on the King County Noxious Weed List.

Goal 2:

Provide on-site wetland mitigation by enhancing the degraded wetland areas shown on **Figure 6.** The project will be evaluated through the following objectives and performance standards.

Objective D: Establish a scrub shrub layer of native shrub and tree species in the enhanced wetland.

Performance Standard D: Coverage of planted or volunteer desirable species must be at least 80% areal coverage by the end of the 5-year monitoring period. Note: Tree species may not form an actual tree layer (over 3 meters) within the monitoring period, although all planted species must be represented in the scrub shrub layer.

Objective E: Reduce reed canarygrass coverage in the enhanced wetland.
Performance Standard E: Following every monitoring event for years three through five, the site shall demonstrate a reduction of reed canarygrass coverage, as noted through visual inspection, compared to conditions following construction. In these areas, success will be determined based on reduced cover of reed canarygrass but not elimination.

5.0 OFF-SITE MITIGATION and BANK USE PLAN

The City of Bellevue LUC does not specifically address the use of wetland mitigation banks and fee in lieu sites although includes a preference for mitigation to first restore wetlands on formerly upland sites and in the same drainage sub-basin, when possible. Within the urbanized Puget Sound region, high quality opportunities for off-site mitigation are difficult to find, as is the scenario for this project. In addition to providing available on-site wetland enhancement, the project is proposing to use the Keller Farm Mitigation Bank (KFMB), to mitigate for project wetland impacts. Wetland regulation and science has been evolving since wetlands were first regulated and City codes created to address their protection. Federal and State agencies including the Washington State DOE and the USACE now prefers the use of mitigation banks when available and requires their use whenever possible. This shift has occurred as the benefits of mitigation banks has become obvious and is supported by the best available science. These sites provide a guaranteed successful mitigation, as they are not approved for use and cannot sell credits until they have been created and shown to be successful. The KFMB is sited in a high value location and will be able to replace wetland acreage loss better than an on-site mitigation proposal. The following sections discuss KFMB Goals and Objectives, the City code requirements for mitigation, and information on bank credits, purchase and timing.

5.1 KFMB Goals and Objectives

The KFMB is located at the confluence of two regionally significant, salmon-bearing streams, Bear Creek and Evans Creek. Another smaller stream, Perrigo Creek, flows adjacent to a portion of the western Bank boundary and was rerouted and daylighted onto the bank site. The Bank design goals were developed as part of the Project Prospectus (Habitat Bank, 2015) and Basis of Design Report (Shannon and Wilson. Inc., 2018). The design goals are consistent with DOE, USACE, and U.S. Environmental Protection agency guidelines for establishing mitigation bank goals and criteria, as well as with Bear Creek Basin restoration planning efforts and WRIA-8 restoration goals as established by the WRIA-8 Salmon Recovery Council. The project site where impacts are occurring is in the WRIA-8 watershed. Wetland and habitat restoration goals on the Bank site were developed to address the limiting factors in the watershed related to the loss of wetland hydrology, the loss of wetland habitat and vegetation communities, and the alteration of topography affecting wetlands, floodplain, and stream habitat conditions. Implementation of the KFMB will result in substantial gains in aquatic ecosystem functions as compared to baseline conditions present on the site.

The site-specific goals and objectives for the KFMB include:

- Permanently protect ecosystem functions at the Bank by implementing the Bank Instrument and executing a conservation easement with permanent funding for site stewardship.
- Re-establish wetland hydrology and varying wetland hydroperiods across the site by disabling farm ditches, reconnecting Bear creek with its floodplain, and performing grading actions to re-establish wetland hydrology and riparian habitat across the Bank site.
- Create additional wetland habitat areas that support wetland-dependent organisms and anadromous fish species. Increase habitat structure and diversity on the Bank site over existing degraded conditions.
- Re-establish wetland vegetation and native plant communities across the site. Remove and control noxious and invasive plant species and reintroduce native vegetation to increase habitat complexity in the floodplain wetlands and adjacent upland areas. Plant native trees, shrubs, and herbaceous species to re-establish a mosaic of habitat communities within the Bank property.
- Improve access for aquatic organisms to floodplain wetland and aquatic areas. Enhance and create off-channel rearing and refuge habitat for salmonids within the floodplain streams and deeper backwater areas connected to Bear Creek.
- Reconnect Bear Creek to the floodplain and improve floodplain functions on the Bank site including attenuation of flood flows, reductions in peak flood flows, food web and organic material support and transport, and refuge habitat for fish and wildlife during flood events.
- Establish a connection point for the future relocation of Perrigo Creek through the adjacent parcel north of the Bank.
- Reestablish and rehabilitate stream channel habitat in the floodplain through grading and addition of large woody debris (LWD). Create pool habitat and increase channel habitat complexity.
- Increase shading and cover of streams through planting on the Bank site over existing conditions.

5.2 City Code Requirements

The following code sections are required to be met, and how the project intends to meet these code sections while proposing use of the KFMB is detailed below. The code section is in regular type, and explanation of how the project meets these requirements in italics.

LUC 20.25H.105(A)
A. Preference of Mitigation Actions.
1. Mitigation for Impacted Wetland Critical Area. Mitigation actions that require compensation of impacted wetland critical area shall occur in the following order of preference, subject to the location requirements of subsection B of this section:
a. Restoring wetlands on upland sites that were formerly wetlands.
b. Creating wetlands on disturbed upland sites such as those with vegetative cover consisting primarily of nonnative introduced species. This should only be attempted when there is a consistent source of hydrology and it can be shown that the surface and subsurface hydrologic regime is conducive for the wetland community that is being designed.

c. Enhancing significantly degraded wetlands.

The proposed use of the KFMB meets the preferred option (a) of restoring wetlands on upland sites that were formerly wetlands. The majority of mitigation at the bank involved restoring wetlands on upland sites that were formerly wetland. This was done through reestablishing connection of the stream and tributaries to allow overbank flooding in what was a farmed parcel that had been ditched and drained. The bank involved rehabilitating 7.9 acres of wetlands and re-establishing approximately 51.1 acres of wetlands. Prior to creation the bank land had 7,114 linear feet (1.7 acres) of ditched tributary streams. These were rehabilitated and approximately 5,162 linear feet (2.6 acres) of stream channel added (KFMB MBI, Appendix -B (B.7-Summary)).

LUC 20.25H.105(B)
B. Type and Location of Mitigation for Wetland Critical Area.

Compensatory mitigation for critical areas functions and values shall be either in-kind and on-site, or in kind and within the same drainage sub-basin. Mitigation actions may be conducted off-site and outside of the drainage sub-basin when all of the following are demonstrated through a critical areas report:

1. There are no reasonable on-site or in-sub-drainage basin opportunities or on-site and in-sub-drainage basin opportunities do not have a high likelihood of success, after a determination of the natural capacity of the site to mitigate for the impacts. Consideration should include anticipated wetland mitigation replacement ratios, buffer conditions and proposed widths, hydrogeomorphic classes of on-site wetlands when restored, proposed flood storage capacity, and potential to mitigate stream fish and wildlife impacts (such as connectivity);

There are no reasonable on-site options to fully mitigate impacts due to the extensive wetlands and buffers on-site. On-site options for wetland mitigation are limited to wetland enhancement. There is insufficient upland area to convert to wetland while providing adequate buffers, and no areas that could be restored to former wetland conditions. In consideration of enhancement, there is insufficient area to meet state requirements for wetland mitigation through enhancement. Even if there were sufficient acreage for wetland enhancement, it would not result in a no-net-loss of wetland acreage. There are also no known readily available off-site mitigation options in the same subbasin that would have the same likelihood of success as utilizing the KFMB. A discussion of the research and findings into the likelihood of mitigation success is elaborated on under item (2), below.

In addition to the ability to meet mitigation replacement ratios that cannot be met on-site, the KFMB meets the other required considerations, including buffer conditions and proposed widths, hydrogeomorphic wetland classes, and proposed flood storage capacity and fish and wildlife impacts such as connectivity. The KFMB is protected by non-creditable buffers to protect the wetlands and streams. It also has a similar hydrogeomorphic class as Wetland A, as they are both wetlands associated with a stream with adjacent shallow depressions that detain water during flood events. The restoration of fish habitat is an important component of the KFMB. It is in an exceptionally valuable location, at the confluence of Bear, Perrigo, and Evans Creeks and has restored formerly ditched streams to their floodplains to create off-channel rearing habitat and refugia for juvenile salmon and is restoring native vegetation on what was former farmland to shade and cool waters that contribute to the

WRIA-8 system. These actions have restored wetland hydrology to drained farmland to create flood storage capacity, attenuate flood flows which will be of benefit to the entire watershed.

The KFMB is also adjacent to additional 70 acres of large areas of protected habitat including a City park and mitigation created by the Washington State Department of Transportation to the northeast, which provides additional buffering through connectivity of approximately 145 protected wetlands, streams, and uplands.

2. Off-site mitigation has a greater likelihood of providing equal or improved wetland functions than the impacted wetland; and

As previously described, there are not adequate on-site options, and the KFMB has a greater likelihood of providing equal or improved wetland functions than mitigation on the impacted wetland would provide. A high degree of failure of permittee mitigation has been documented by numerous studies, which also justifies use of off-site mitigation and the KFMB. The City of Bellevue Critical Areas Regulations Technical Report-Part 1 (Bellevue, 2016) addresses the limitations and these studies as part of a best available science review by The Watershed Company, with the key points as follows from this report:

> *"3.1.4.5 Compensatory Mitigation Alternatives*
> *Compensatory mitigation can occur through permittee-responsible mitigation (on-site or offsite), mitigation banks, or in-lieu fee programs. In recent years, with permittee-responsible mitigation as the typical approach, several studies have concluded that despite regulatory mechanisms to ensure "no net loss" of wetlands, substantial loss has occurred, both in terms of wetland area and wetland functions (Matthews and Endress 2008). Losses through compensatory mitigation have been attributed to poor restoration success and a lag time between impacts and mitigation (Bendor 2009). The increased establishment and use of wetland mitigation banking and in-lieu fee programs has been proposed as a solution to the issues that affect on-site mitigation because 1) regulators can devote more time to monitoring and ensuring the success of mitigation banks, 2) mitigation bank sites are generally situated in an ecologically significant area, and 3) mitigation banks tend to aggregate projects into larger wetlands that may provide more functions than small, isolated wetlands (Bendor and Brozovic 2007, Keddy et al. 2009). The Agencies have stated that, "Mitigation banks provide an opportunity to compensate for impacts at a regional scale and provide larger, better-connected blocks of habitat in advance of impacts" (WDOE et al. 2006). Mitigation banks are also advantageous because mitigation credits generally become available in stages as the wetland permit conditions are met and restoration is successful. This helps minimize the lag time that can create a temporal loss in wetland function (Bendor 2009). Based on this and similar rationale, in 2008, EPA and the U.S. Army Corps of Engineers jointly promulgated regulations revising and clarifying requirements regarding compensatory mitigation, and establishing the following hierarchal preference for implementation of compensatory mitigation:*
> *1 Mitigation banks*
> *2 In-lieu fee programs*
> *3 Permittee-responsible mitigation under a watershed approach*

4 Permittee-responsible mitigation through on-site and in-kind mitigation
5 Permittee-responsible mitigation through off-site or out-of-kind mitigation"

The KFMB addresses all of the functions that wetlands provide in a large, re-established wetland whose credits have been approved through a multi-agency review team who will provide long-term oversight to ensure that performance standards are achieved over 10 years of monitoring. The KFMB land is also protected in perpetuity by a conservation easement held and enforced by a third-party land steward and managed in perpetuity through the establishment of an endowment fund for the project. Credits are only released for use to a bank project by the resource agencies, after performance standards are met. Additionally, restoration is done in advance, reducing or eliminating temporal loss. A financial assurance for the bank has also been established to ensure the project is completed successfully through the monitoring period. All of these attributes result in the mitigation bank proposal being the one most likely to provide equal or improved wetland functions than permittee responsible wetland creation or restoration at or near the impacted wetland.

3. Off-site locations shall be in the same sub-drainage basin unless established watershed goals for water quality, flood or conveyance, habitat, or other wetland functions have been established and strongly justify location of mitigation at another site.

Mitigation at the KFMB meets watershed goals for water quality, flood conveyance, habitat and strongly justifies off-site out of sub-drainage basin mitigation. The KFMB service area includes portions of the City of Bellevue, including the project site, which is in the secondary service area (see service area maps in ***Appendix C****). The approval of the bank included the involvement of an interagency team including: USACE, DOE US EPA, Washington State Fish and Wildlife and Muckleshoot Indian Tribe Fisheries Division. Through this team of stakeholders, the service area was developed and the KFMB approved because it was specifically addressed a watershed approach to provide mitigation opportunities at a high value site that would support the rationale for mitigation throughout its service area. Additional details on the site selection and service area rationale are included in the Mitigation Banking Instrument, held by the Department of Ecology. The bank use ratios factor in no net-loss objectives to ensure a positive ecological gain, of both wetland area and functions when the project is utilized.*

The KFMB follows Ecology's guidance document "Selecting mitigation sites using a watershed approach". In the Lake Washington-Sammamish Watershed, there are relatively few restoration or mitigation opportunities available that provide meaningful functional lift of existing aquatic resources. There are limited mitigation opportunities when looking "on-site" versus locating mitigation in a more sustainable and effective part of the watershed.

The KFMB site has been identified as a high priority restoration site since the 1990s and was specifically identified as a potential mitigation bank site in the Final Lake Washington/Cedar/Sammamish Watershed (WRIA 8) Chinook Salmon Conservation Plan (2005). The Bank site was identified as a "Near Term Action" important to regional salmonid habitat restoration efforts as part of the Lake Washington/Cedar/Sammamish Salmon Conservation Plan for Water Resource Inventory Area (WRIA) 8, adopted by the National Oceanic and Atmospheric Administration (NOAA) and implemented by local stakeholders to achieve Chinook salmon recovery consistent with the Endangered Species Act (Chinook Salmon Conservation Plan, 2005; ESA 16 U.S.C. S 1531).

Restoration goals at KFMB address the limiting factors in the watershed related to loss of wetland habitat and riparian vegetation communities, and alterations to floodplain and stream habitat.

5.3 Bank Credits

Utilizing credits at the mitigation bank does not follow the traditional mitigation ratios used for permittee responsible mitigation, such as those specified in LUC 20.25H105. These ratios and the KFMB available credits are not comparable units. Project stakeholders and state and federal agencies have calculated how credits shall be applied to different wetland categories. These determinations were made using several considerations including the guarantee of successful wetland rehabilitation at the bank site, as wetlands have already been restored and determined to be successful. This prevents the potential for failed wetland creation, which is one of the reasons for mitigation ratios in excess of impact area. The other consideration in determining the credit ratios is the ecological lift and value that the KFMB will provide. The rational for the credit ratios is included in KFMB Mitigation Bank Instrument (MBI) (Habitat Bank, LLC 2019). This document defines a credit as:

> "a unit of measure representing the increase in the ecological values of different habitat types on the Bank site. A credit for the KFMB represents the increase in functions and values, and areal extent of the wetland systems and riparian areas on the Bank site. This increase in functions results from the re-establishment and rehabilitation of wetlands and streams, and the enhancement of riparian uplands on the Bank site".

Table 6 below, summarizes the required ratios for bank use. Category I wetlands do not have a required ratio but are determined on a case-by-case basis. This project is proposing a 1.3:1 credit to impact ratio for the impacted wetland on-site. This ratio is slightly higher than required for Category II wetlands, but not substantially higher because of the degraded nature of the impacted wetland and the provision of - on-site wetland enhancement at 4.8:1 enhancement to impact ratio, as detailed in the on-site mitigation section.

Table 6. Required and Proposed KFMB Credits

Permanent Resource Impact	Agency Required Credit to Impact Ratio Impact Ratio (ac.)	Proposed Credit Ratio	Proposed Credits
Wetland, Category I	Case by case	1.3:1	0.057
Wetland, Category II	1.2 to 1	0	0
Wetland, Category III	1.0 to 1	0	0
Wetland, Category IV	0.85 to 1	0	0
Critical Area Buffer	0.3 to 1	0	0
Stream	Case by case	0	0

5.3.1 Confirmation of Mitigation Credit Availability

As of October 20, 2021, the KFMB has approximately 5.0234 mitigation credits available for immediate use (see **Appendix D**). Mitigation credits are provided from the bank to an applicant's project using the

suggested ratios in the table below, as approved by the USACE and the Washington State DOE. For additional information on credit availability and bank use, see contacts in **Table 7**.

Table 7. Bank Contacts

For more information about the bank contact	IRT (Interagency Review Team) Contacts	
	Department of Ecology	Corps of Engineers
Habitat Bank LLC. Zach Woodward Project Manager P.O. Box 354 Kirkland, WA 98033 Phone: (425) 205-0279 Email: Zachary.woodward@habitatbank.com See also: www.habitatbank.com	Kate Thompson Shorelands and Environmental Assistance Program P.O. Box 47600 Olympia, WA 98504 (360) 407-6749 kate.thompson@ecy.wa.gov	Suzanne L. Anderson, PhD, PWS Project Manager/Banking Lead Seattle District U.S. Army Corps of Engineers Regulatory Branch, CENWS-OD-RG Mail Address: P.O. Box 3755 Seattle, WA 98124-3755 Building Location: 4735 East Marginal Way South Seattle, WA 98134 Email: Suzanne.l.Anderson@usace.army.mil

5.3.2 Credit Purchase or Transfer Timing

Adrian and Elana Olteanu will enter into a Purchase Agreement with Keller Farm Mitigation Bank (Habitat Bank, LLC) to purchase **0.057** credits that would appropriately mitigate for the proposed project impacts. The anticipated timing of credit purchase and transfer will follow permit issuance by the agencies with jurisdiction. Purchase of credits will be completed prior to the onset of any activities affecting impacted resources. Nothing in the Purchase Agreement shall be interpreted as permitting or construed to permit any activity that otherwise requires a federal, state and/or local permit. Proof of the credit purchase and transfer will be provided in the form a notification letter to the approving agencies and to the IRT co-chairs by the Bank Sponsor. Upon service of this notification, the mitigation requirement to purchase **0.057** mitigation credits will be fully satisfied.

5.4 Functions not Mitigated at the Bank

As detailed in Section 4, buffers are proposed to be enhanced on-site. The project is impact a small part of a large wetland, and proposing permanent buffer impacts and a home on the edge of the wetland buffer. On-site enhancement is also proposed to mitigate for the buffer's ability to bind soil, slow the flow of water towards Wetland A, and provide screening of the development while increasing the habitat value of the wetlands. These actions cannot be mitigated for solely off-site and are the reason for on-site enhancement treatments.

6.0 FUNCTIONAL VALUE ANALYSIS

Wetlands were rated utilizing the Washington State Department of Ecology Wetland Rating System for Western Washington (2014) and all forms were included in The Watershed Company Wetland Delineation Report. This rating system assigns a point value to a variety of wetland characteristics and the surrounding landscape; through these scores, wetlands are placed into one of four categories, with Category I being the highest functioning wetlands and Category IV the lowest value wetlands. The rating system evaluates three main categories of wetland function: water quality improvement, hydrologic support, and habitat. For each of these categories the potential of the site to perform the

function is evaluated, as well as the landscape potential and the perceived value to society. Wetland A's functions are described below and rating scores were previously summarized in Table 1.

6.1 Water Quality Improvement Function

Site Potential

The wetland was categorized as having an intermittently flowing outlet, which results in water being detained in the wetland during most hydrologic events. The longer water remains in a wetland, the greater the potential for water quality improvement through nutrient and metal uptake by vegetation, adsorption by wetland soils, and filtration. The wetland is nearly entirely vegetated with either an emergent, scrub-shrub, or forested vegetation class, which enables nutrient uptake and filtration by vegetation. Much of the wetland is also seasonally ponded; wetlands with a seasonal ponding cycle best remove the forms of nitrogen that cause eutrophication. Through evaluating these characteristics of the wetland, the wetland had a high score for the potential of the site to perform the water quality improvement function.

Landscape Potential

The landscape site potential for the site to perform water quality improvement functions scored moderate, due to the input of stormwater from developed surfaces into the wetland and from the presence of a pollutant generating adjacent land use, including roadways, subdivisions, and other development.

Value to Society

The site scored high for the water quality improvement value to society because the wetland is in a sub-basin with an aquatic resource on the 303d list and the wetland discharges directly to a stream on the 303d list.

Project Impacts and On-Site Enhancement

The project will result in the loss of some vegetated buffer and wetland areas that perform water quality functions. These impacts will be offset by dense planting of native plants and removal of shallowly rooted invasive species (Armenian blackberry), at a ratio of 2.5:1 (enhancement to loss) in the buffer and at a 4.8:1 enhancement to loss ratio in the wetland. Replacement by native species with dense, fibrous root systems throughout the wetland and buffer areas will enable these to better perform water quality functions through the binding of soil to prevent erosion and increase nutrient uptake.

Off-Site Mitigation - KFMB Contribution to Water Quality

All pre-existing wetlands at the KFMB provided a medium level of water quality functions (total water quality score of 6-7 points) and a low or medium site potential function for water quality improvement using the Washington State Wetland Rating System for Western Washington (Rating System). All wetlands are located within the floodplain of Bear Creek and are inundated during overbank flood events. However, lack of surface channel connections with Bear Creek or existing onsite ditches and limited extent of seasonal ponding during non-flood events restricted the site potential of existing wetlands to provide water quality functions. In addition, because the site was in agricultural use, pollutant filtering capability of vegetation in site wetlands was limited. All existing wetlands now rate high for providing water quality improvement that is valuable to society because both Bear Creek adjacent to the Bank and the tributary Perrigo Creek that flows through the Bank site are listed on the State of Washington 303d list as impaired for water quality parameters. Perrigo Creek is impaired for

temperature and a Total Maximum Daily Load (TMDL) has been established. Bear Creek is listed for bioassessment, dissolved oxygen, temperature, and bacteria and TMDLs have been established for the latter three parameters. Through the rehabilitation and enhancement actions of the KFMB, wetlands on the Bank site are expected to be providing a functional lift in water quality compared to preconstruction conditions. In addition, the bank has created a net increase of 51.1 acres of wetland and 2.6 acres of stream channel/wetland complex. Post-construction wetland and floodplain functions related to water quality, such as removing sediments, nutrients, metals, and toxic organics will continue to significantly increase as native vegetation establishes.

The Bank's riparian restoration and stream plantings are an integral part of a regional effort to restore riparian conditions and functions and reduce temperatures in Bear Creek and the Sammamish River, which has benefits to downstream waters in the watershed, including receiving waters in Lake Washington. Implementation of the bank included vegetating the banks of Bear Creek and the tributary floodplain streams within the Bank site with trees and shrubs will provide additional shading during the critical months in the summer and fall when adult salmon are migrating and spawning. The Bank was designed so that during the summer and fall periods when water levels across the Bank site will be at their lowest levels, water will be confined to the riparian stream channel areas, rather than spreading out or ponding across the site which could warm surface waters. Riparian wetlands are not expected to have extended periods of standing water June through October. Additionally, floodplain streams will maintain their groundwater connection, providing a cold-water source for adjacent and downstream waters.

6.2 Hydrologic Function

Site Potential

The site potential for providing hydrologic functions is moderate in value due to the intermittently flowing outlet, which lifts functional value by providing water detainment during most hydrologic events, and due to the depth of ponding of several feet in the deepest parts of the wetland. The contributing basin of the wetland is large, as the site is low in the watershed, which limits the potential of the site somewhat due to the ratio of the overall wetland size compared to the size of the contributing basin.

Landscape Potential

The landscape potential of the site to provide hydrologic functions is high. The wetland has the opportunity to detain water from stormwater runoff that enters the wetland, there are areas of land that generate excess runoff within 150 feet of the wetland, and more than a quarter of the contributing basin is covered with intensive human land use.

Value to Society

The hydrologic functions of Wetland A scored high for its value to society, as there are both fish resources in Kelsey Creek and human infrastructure such as roads and houses adjacent to the stream. Wetlands that can help detain flows provide value to society.

Project Impacts and On-Site Enhancement

The majority of Wetland A is located within the floodway and floodplains of Kelsey Creek, and at times is inundated with up to two feet of ponded water, which contributes to the wetlands high and moderate hydrologic function scores. However, it is important to distinguish that the location of Wetland A where

fill is proposed is much lower in value. This area is outside of the floodway and floodplain and has minimal surface water ponding, even during the wet times of the year. Project impacts on this function, while they are not non-existent, are minimal. The creation of forested vegetation classes that are densely vegetated in areas that are currently dominated by shrubs or emergent vegetation will provide some benefit to slowing the flow of water through the site. The project stormwater requirements will also be implemented to minimize and slow the flow of water from impervious surfaces on-site.

Off-Site Mitigation - KFMB Contribution to Hydrologic Functions

All pre-existing wetlands on the Bank site provided a medium level of hydrologic functions (total hydrologic score of 7 points) using the Rating System. Restoration actions at KFMB have created a net increase of 51.1 acres of wetland and 2.6 acres of stream channel/wetland complex. This large area of new wetland and stream channels will result in improvement to wetland and floodplain hydrologic functions and watershed-scale hydrologic processes, including increased available flood storage volume, attenuation of flood flows, reductions in peak flood flows, and groundwater recharge.

6.3 Wildlife Habitat Functions

Site Potential

The site has patches of emergent, scrub shrub and forested vegetation layers, per the Cowardin classification. The forested areas include three layers of predominantly native vegetation, which provides both habitat structure and species diversity. The presence of three water regimes, including a stream combined with the vegetation classes increases the interspersion of habitats, which adds to the value of the wetland, as does several habitat features. As a result of these characteristics the site scored high for the habitat site potential.

Landscape Potential

The landscape potential for the site scored in the low range. Potential is limited by the presence of human disturbances in the immediate vicinity of the wetland, as well as within a kilometer of the site, which includes a heavily developed urban and suburban area.

Value to Society

The site also scored high for habitat value to society due to the presence of Washington Department of Fish and Wildlife priority habitats and fish species in Kelsey Creek. The adjacent off-site wetlands are also associated with a public park and have significant value due to their public access and education potential.

Project Impacts and On-Site Enhancement

Project impacts to habitat are occurring in weedy, disturbed areas and adjacent to an existing disturbance and human presence (a subdivision). These impacts will be mitigated through on-site enhancement treatments which are designed to reduce the invasive species cover and replace with native species that will provide habitat for native species as well as provide screening of the wetland from development. Without enhancement, this function would not be expected to improve, as weeds would continue to dominate much of the buffer.

Off-Site Mitigation - KFMB Contribution to Habitat Functions

All pre-existing wetlands on the Bank site provided a medium level of habitat functions (total habitat score of 6 points) using the Rating System. Plant communities previously were entirely emergent and

dominated by non-native and invasive species, farmed, and lacking in habitat complexity. Overall habitat suitability for wetland-associated birds, mammals, amphibians, fish and invertebrates has improved substantially over previous conditions because of: the net increase in acreage of wetland and aquatic area; improved access for aquatic organisms to floodplain wetland and aquatic areas; the increased variety of hydroperiods; the increase in vegetation species richness, habitat diversity and interspersion, and structural diversity; the addition of habitat enhancement features such as large woody debris; and accessibility to contiguous habitat areas such as the adjacent WSDOT mitigation site and NPGA areas along Bear Creek. The restoration of 7,114 linear feet of ditched tributary streams and addition of 5,162 linear feet of stream channel will increase available suitable habitat for salmonids and other fish species, including ESA-listed species, including additional off-channel rearing and refuge habitat within the floodplain streams and deeper backwater areas connected to Bear Creek.

7.0 CONSTRUCTION SPECIFICATIONS

- Prior to weed removal or planting activities, erosion control measures must be installed near the outer edge of the mitigation areas using compost socks or straw wattles.
- Prior to planting, remove Armenian blackberry, and other noxious weeds (per King County Noxious Weed List) in areas to be planted.
- Exact planting locations subject to modification by Biologist during installation.
- Species substitution shall not be made without approval of biologist.
- Plants shall be locally grown (western Washington or Oregon), of normal health, vigorous, and free of weeds, diseases, insects, insect eggs and larvae.
- Container grown plants shall not be loose in container and shall not be pot-bound.
- B&B plant material shall not have cracked or mushroomed root balls. Root balls shall be firm, natural balls of earth of enough size to encompass the fibrous and feeding rooting system necessary for establishment and health of plant.
- Do not prune plants prior to delivery or planting.
- Take all precautions and customary good trade practices in preparing plants for transport. Cover plants transported on open vehicles with a protective covering to prevent wind burn.
- Protect plants from drying out. Bare root plant material shall always have their roots kept moist. Protect from freezing, wind, and sun. If planting is delayed, cover roots/root balls with moist sawdust, compost, or soil. Water plants as necessary.
- Thoroughly water plants within 24 hours of planting.
- All receipts for labor and materials shall be retained for submittal to the City if requested.
- Replace dead or dying plant material during or at conclusion of 1-year post-installation approval.

8.0 MONITORING PROGRAM

Performance monitoring of the mitigation areas will be conducted for a period of five years, with reports submitted to the City according to the schedule presented in **Table 8**.

Table 8: Projected Calendar for Performance Monitoring and Maintenance Events

Year	Date	Maintenance Review	Performance Monitoring	Report Due to City
1	at installation	X	X	X
	Fall Year 1	X	X	X
2	Spring Year 2	X		

	Fall Year 2	X	X	X
3	Spring Year 3	X		
	Fall Year 3	X	X	X*
4	Spring Year 4	X		
	Fall Year 4	X	X	X
5	Spring Year 5	X		
	Fall Year 5	X	X	X*

*Request approval for release of bond from the City (presumes performance criteria are met).

8.1 Reports

Each monitoring report will include a) estimates of percent vegetative cover, plant survival, and invasive species, b) evidence of wildlife usage, c) photo-documentation, d) an overall qualitative assessment of project success for the mitigation areas, and e) maintenance recommendations. The first monitoring report will serve as the baseline assessment report. If the performance criteria are met, monitoring will cease after the third year.

8.2 Wildlife

Birds, mammals, reptiles, and amphibians observed in the mitigation areas (either by direct or indirect means) will be identified and recorded during scheduled monitoring events, and at any other times observations are made. Direct observations include actual sightings, while indirect observations may include tracks, scat, nests, burrows, song, or other indicative signs.

8.3 Photo Documentation

A series of color photographs representing views of the mitigation areas will be taken during each monitoring event. Photographs will be included with the performance monitoring reports.

9.0 VEGETATION MANAGEMENT PLAN (M) and CONTINGENCY (C)

Maintenance will be performed regularly to address any conditions that could jeopardize the success of the mitigation areas. During maintenance reviews (schedule shown in **Table 8**), any maintenance items requiring attention will be identified and reported to the property owner. Maintenance items requiring attention shall be completed within 30 days of the monitoring event.

Established performance standards for the project will be compared to the monitoring results to judge the success of the mitigation project. If there is a significant problem with the mitigation achieving its performance standards, the Bondholder shall work with the City to develop a Contingency Plan. Contingency plans can include, but are not limited to additional plant installation, erosion control, modifications to hydrology, and plant substitutions of type, size, quantity, and location. Such contingency Plan shall be submitted to the City by December 31 of any year when deficiencies are discovered.

Contingency and maintenance items may include many of the items listed below and would be implemented if performance standards are not met. Maintenance and remedial action on the site will be implemented immediately upon completion of the monitoring event (unless otherwise specifically indicated below).

- During year one, replace all dead plant material. (M)

- Water all plantings at a rate of 1” of water at least every week between June 15 and September 15, or as needed during the first year after installation, and for the first year after any replacement plantings. (C & M)
- Replace dead plants with the same species or a substitute species that meets the goal and objectives of the mitigation plan, subject to the approval of the wetland biologist. (C)
- Re-plant area after reason for failure has been identified (e.g., moisture regime, poor plant stock, disease, shade/sun conditions, wildlife damage, etc.). (C)
- Weed trees and shrubs to the drip line, by hand. Do not use mechanized devices, herbicides, or pesticides. Maintain mulch rings around trees and shrubs at a depth of 3 inches. (M)
- Remove/control weedy or exotic invasive plants (e.g., ivy, reed canarygrass, Himalayan blackberry, purple loosestrife, etc.). All non-native vegetation must be removed and dumped off site. (C & M)
- Clean up trash and other debris. (M)

10.0 PERFORMANCE ASSURANCE

The City may require an assurance device in compliance with LUC 20.40.490 to assure that the enhancement plan and monitoring and future maintenance area conducted adequately. A bond quantity worksheet detailing estimated projects costs is included in **Appendix E**.

11.0 REFERENCES

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Appendix A

CONSULTANT QUALIFICATIONS

Ms. Teresa Opolka, PWS
Wetland Biologist/Botanist

EDUCATION

B.S., Biology, 1998, Seattle University

REGISTRATIONS/CERTIFICATIONS

Professional Wetland Scientist, Society of Wetland Scientists

TRAINING

2016 Washington Department of Ecology Ordinary High Water Mark Training, October 2021
2014 Washington Department of Ecology Western Washington Rating System, April 2015
Designing and Installing Mitigation and Restoration Projects, April 2019
Using the Credit Debit Method for Estimating Mitigation Needs May 2018
Using the Field Indicators for Hydric Soils, June 2011
Advanced Hydric Soils, May 2006
Wetland and Upland Habitat Restoration Design, April 2006
Using the Revised Washington State Wetland Rating System in Western Washington, May 2005
Ordinary High Water Mark Determination Training, May 2003
Wetland Delineation Training Course, USACE, January 2002
Introduction to Grasses, Sedges, and Rushes, Fall 2003

EXPERIENCE SUMMARY

Twenty years of experience as a wetland biologist and botanist. Responsibilities have included wetland and stream delineations and reports, wetland functional value assessments, wetland monitoring, wetland/stream mitigation plans, vegetation surveys, and vegetation sampling and monitoring in wetlands and forests in the Pacific Northwest. She has authored numerous technical reports in support of local, state and federal permitting in many jurisdictions.

Wetland and Stream Delineations

- Assessed thousands of acres of land for the presence/absence of wetlands and streams. Experience working in the Western Mountains, Valleys and Coast Region, Alaska Region, and the Arid West Region. Experience includes delineations in a variety of habitat types as well as on disturbed lands, including disturbances resulting from land use violations caused by unpermitted fill and clearing, legally permitted uses such as historical and current agricultural uses, and changing hydrological conditions caused by urbanization.

Technical Writing and Permitting

- Experienced working as part of a project team on a variety of project types. Past work includes development projects for the private and public sector as well as nonprofit organizations. Experience ranges from small residential projects to large projects with potential impacts at a landscape scale such as inter- and intra-state transmission lines, timber sales, and mining projects. Experienced working on federal, state, and private land.
- Prepared Critical Area Reports, Biological Evaluations, JARPA applications, resource reports and botanical and wetland sections of Environmental Impact Statements in eastern and western Washington, Oregon and Alaska. Prepared wetland and stream delineation reports, feasibility studies, functional assessments, and wetland and stream mitigation plans. Mitigation plans include sites with wetland creation, enhancement and stream and wetland buffer enhancement.

Performance Monitoring

- Monitored over 75 implemented wetland mitigation and stream enhancement projects in eastern and western Washington.

Ms. Suzanne Tomassi, PWS
Wetland and Wildlife Biologist

EDUCATION

BS, Biology, 1987, Stockton University
MSc, Fisheries and Wildlife Ecology, Michigan State University

REGISTRATIONS/CERTIFICATIONS

Professional Wetland Scientist, Society of Wetland Scientists

TRAINING

2016 Washington Department of Ecology Ordinary High Water Mark Training, June 2021
Winter Tree and Shrub Identification for Western WA Puget Lowland Habitats, February 2021
Designing and Installing Mitigation and Restoration Projects, April 2019
Using the Revised Washington State Wetland Rating System (2014) in Eastern Washington Wednesday, September 2018
Using the Credit Debit Method for Estimating Mitigation Needs May 2018
What's New in the Updated Version (2014) of the Washington State Wetland Rating System for Eastern Washington, April 2016
Using the 2014 Washington Department of Ecology Western Washington Rating System, April 2015
Reviewing Wetland Mitigation and Monitoring Plans, December 2007
USACE Training on Regional General Permits: Applications and Uses, 2007
Wetland Delineation Training Course, Wetland Training Institute, September 2005

EXPERIENCE SUMMARY

Twenty years of experience as a wetland and wildlife biologist. Responsibilities and skills include wetland and stream delineations and reports, habitat assessment and management plans, mitigation and restoration design and monitoring, wetland functional assessment, permitting, and technical writing.

Technical reporting and permitting experience in numerous jurisdictions throughout Washington State, including state and federal agencies, counties, and cities. Completed projects have included Critical Areas Reports, Mitigation Plans, JARPA, Biological Evaluation, Environmental Impact Statement, Habitat Management Plans, and technical publications.

PUBLICATIONS

Messina, S., D. Constantini, **S. Tomassi**, C.C.P. Cosset, S. Benedick, M. Eens, and D.P. Edwards. 2020. Selective logging reduces body size in omnivorous and frugivorous tropical forest birds. In review.

Cosset, C.C.P., J.J. Gilroy, **S. Tomassi,** S. Benedick, L. Nelson, P.G. Cannon, S. Messina, M.R. Kaputa, M. Fandrem, R.S. Ramon, A. Lello-Smith, L. Paven, B. King, R. Folgliano, T. Hackney-Huck, E. Gerald, J. Chai, E. Cros, C. Yi Yao, H.T. Chen, R.C. Rayzigerson, C.C. Ong, and D.P. Edwards. 2020. Selective logging drives local movement in tropical understory avian communities. In review.

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Garcelon, D.K., **S. Tomassi,** D. Kristan, and D. Delaney. 1997. Food habits of the bald eagle on Santa Catalina Island, November 1991 - December 1992. Report submitted to the Damage Assessment Office, U.S. Fish and Wildlife Service, Sacramento, CA. 24pp.

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Appendix B

Wetland Delineation Datasheets

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Olteanu/City Parcel 332505-9024 City/County: Bellvue/King Sampling Date: 7/10/2021

Applicant/Owner: Olteanu State: WA Sampling Point: DP#1

Investigator(s): T.Opolka Section, Township, Range: 33/25/05E

Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): CONCAVE Slope (%): 0

Subregion (LRR): A Lat: Long: Datum:

Soil Map Unit Name: Alderwood gravelly sandy loam, 8-15% slopes NWI Classification: PSSA

Are climatic / hydrologic conditions on the site typical for this time of year? (●) Yes ( ) No (If no, explain in Remarks.)

Are Vegetation [ ], Soil [ ], or Hydrology [ ] significantly disturbed? Are "Normal Circumstances" present? (●) Yes ( ) No

Are Vegetation [ ], Soil [ ], or Hydrology [ ] naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	(●) Yes	( ) No	**Is the Sampled Area within a Wetland?**	(●) Yes ( ) No
Hydric Soil Present?	(●) Yes	( ) No		
Wetland Hydrology Present?	(●) Yes	( ) No		

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 15)	Absolute % Cover	Dom. Sp.?	Relative % Cover	Indicator Status
1.				
2.				
3.				
4.				
	= Total Cover			
Sapling/Shrub Stratum (Plot size: 6)				
1. *Salix lasiandra*	70	**Y**	48.3	FACW
2. *Rubus spectabilis*	75	**Y**	51.7	FAC
3.				
4.				
5.				
	145	= Total Cover		
Herb Stratum (Plot size: 3)				
1. *Impatiens capensis*	40	**Y**	100.0	FACW
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
	40	= Total Cover		
Woody Vine Stratum (Plot size: 6')				
1.				
2.				
	= Total Cover			

% Bare Ground in Herb Stratum 60

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	110	x 2 =	220
FAC species	75	x 3 =	225
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	185 (A)		445 (B)

Prevalence Index = B/A = 2.405

Hydrophytic Vegetation Indicators:

- [ ] 1 - Rapid Test for Hydrophytic Vegetation
- [x] 2 - Dominance Test is >50%
- [x] 3 - Prevalence Index is ≤3.0[1]
- [ ] 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- [ ] 5 - Wetland Non-Vascular Plants[1]
- [ ] Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? (●) Yes ( ) No

Remarks:

SOIL

Sampling Point: DP#1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)		Matrix %	Redox Features Color (moist)		Redox %	Type[1]	Loc[2]	Texture	Remarks
0-9	10YR	4/1	95	10YR	4/6	5	C	M	Sandy silt loam	
9-18	10YR	4/1	90	10YR	4/6	10	C	M	Sandy silt loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicble to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (except MLRA 1)
- ☐ Loamy Gleyed Matrix (F2)
- ☑ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☑ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? ◉ Yes ○ No

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☑ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (LRR A)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☑ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (LRR A)
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	○ Yes	◉ No	Depth (inches):
Water Table Present?	◉ Yes	○ No	Depth (inches): 5
Saturation Present? (includes capillary fringe)	◉ Yes	○ No	Depth (inches): to surface

Wetland Hydrology Present? ◉ Yes ○ No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Olteanu/City Parcel 332505-9024 City/County: Bellvue/King Sampling Date: 7/10/2021

Applicant/Owner: Olteanu State: WA Sampling Point: DP#2

Investigator(s): T.Opolka Section, Township, Range: 33/25/05E

Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): CONCAVE Slope (%): 0

Subregion (LRR): A Lat: Long: Datum:

Soil Map Unit Name: Alderwood gravelly sandy loam, 8-15% slopes NWI Classification: upland scrub shrub

Are climatic / hydrologic conditions on the site typical for this time of year? (●) Yes ( ) No (If no, explain in Remarks.)

Are Vegetation [ ], Soil [ ], or Hydrology [ ] significantly disturbed? Are "Normal Circumstances" present? (●) Yes ( ) No

Are Vegetation [ ], Soil [ ], or Hydrology [ ] naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	( ) Yes	(●) No	**Is the Sampled Area within a Wetland?**	( ) Yes (●) No
Hydric Soil Present?	( ) Yes	(●) No		
Wetland Hydrology Present?	( ) Yes	(●) No		

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 15)	Absolute % Cover	Dom. Sp.?	Relative % Cover	Indicator Status
1.				
2.				
3.				
4.				
	= Total Cover			
Sapling/Shrub Stratum (Plot size: 6)				
1. *Rubus armeniacus*	90	**Y**	100.0	FAC
2.				
3.				
4.				
5.				
	90	= Total Cover		
Herb Stratum (Plot size: 3)				
1. *Polystichum munitum*	60	**Y**	100.0	FACU
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
	60	= Total Cover		
Woody Vine Stratum (Plot size: 6')				
1.				
2.				
	= Total Cover			

% Bare Ground in Herb Stratum 40

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	90	x 3 =	270
FACU species	60	x 4 =	240
UPL species	0	x 5 =	0
Column Totals:	150 (A)		510 (B)

Prevalence Index = B/A = 3.400

Hydrophytic Vegetation Indicators:

- [ ] 1 - Rapid Test for Hydrophytic Vegetation
- [ ] 2 - Dominance Test is >50%
- [ ] 3 - Prevalence Index is ≤3.0[1]
- [ ] 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- [ ] 5 - Wetland Non-Vascular Plants[1]
- [ ] Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? ( ) Yes (●) No

Remarks:

SOIL

Sampling Point: DP#2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)		Matrix %	Redox Features Color (moist)		Redox %	Type[1]	Loc[2]	Texture	Remarks
0-7	10YR	4/2	100						sandy loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicble to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (except MLRA 1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: 7"

Depth (inches): rock

Hydric Soil Present? ○ Yes ◉ No

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (LRR A)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (LRR A)
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? ○ Yes ◉ No Depth (inches): _____

Water Table Present? ○ Yes ◉ No Depth (inches): _____

Saturation Present? (includes capillary fringe) ○ Yes ◉ No Depth (inches): _____

Wetland Hydrology Present? ○ Yes ◉ No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Appendix C

Keller Farm Mitigation Bank Service Area Maps

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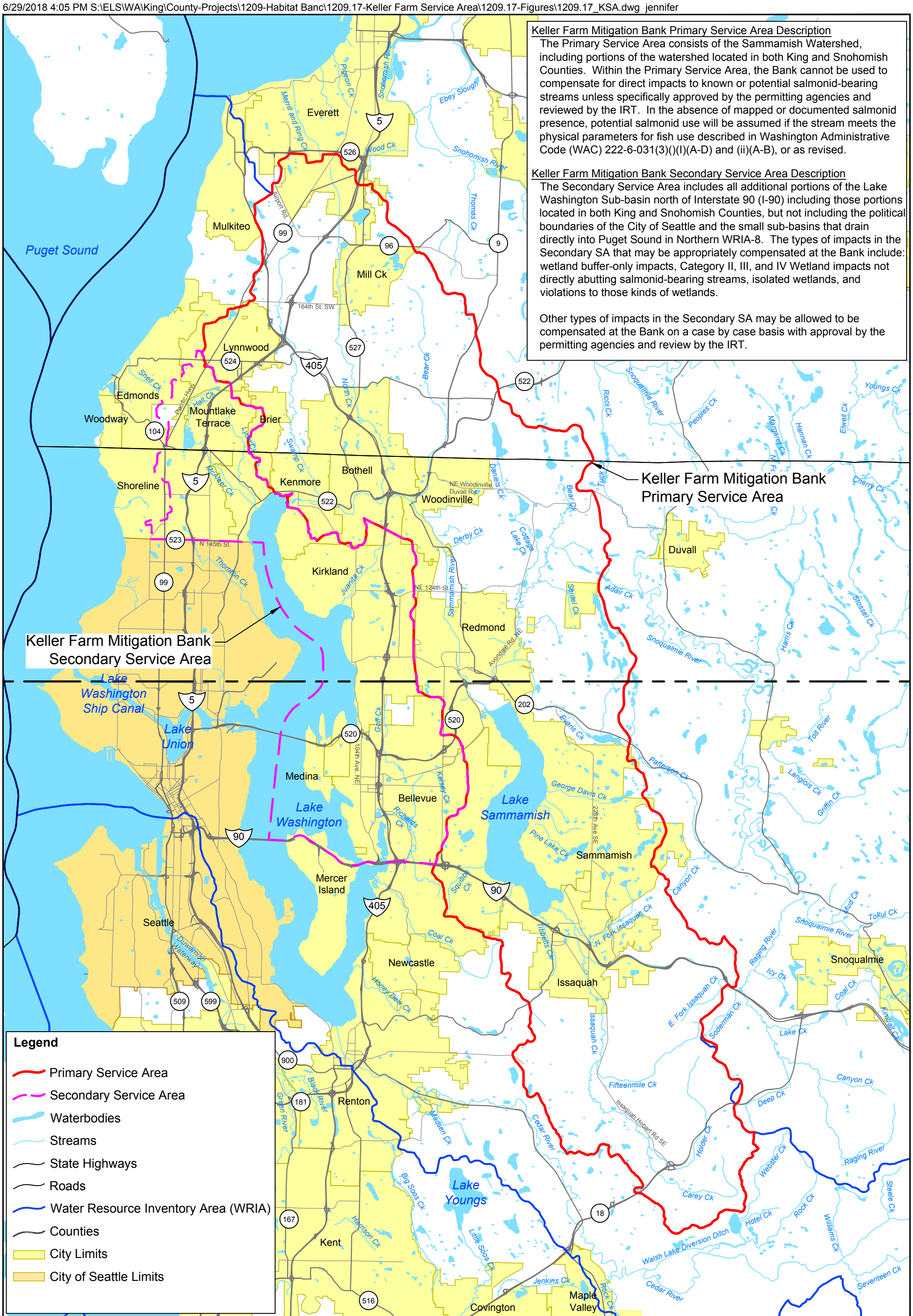

Figure E-1
KELLER FARM MITIGATION BANK SERVICE AREAS
Primary and Secondary Service Areas

0 3 6
SCALE IN MILES

Please contact bank sponsor for Google Earth™ KMZ Service Area Boundary lines.

HABITAT BANK LLC
Ecological Land Services

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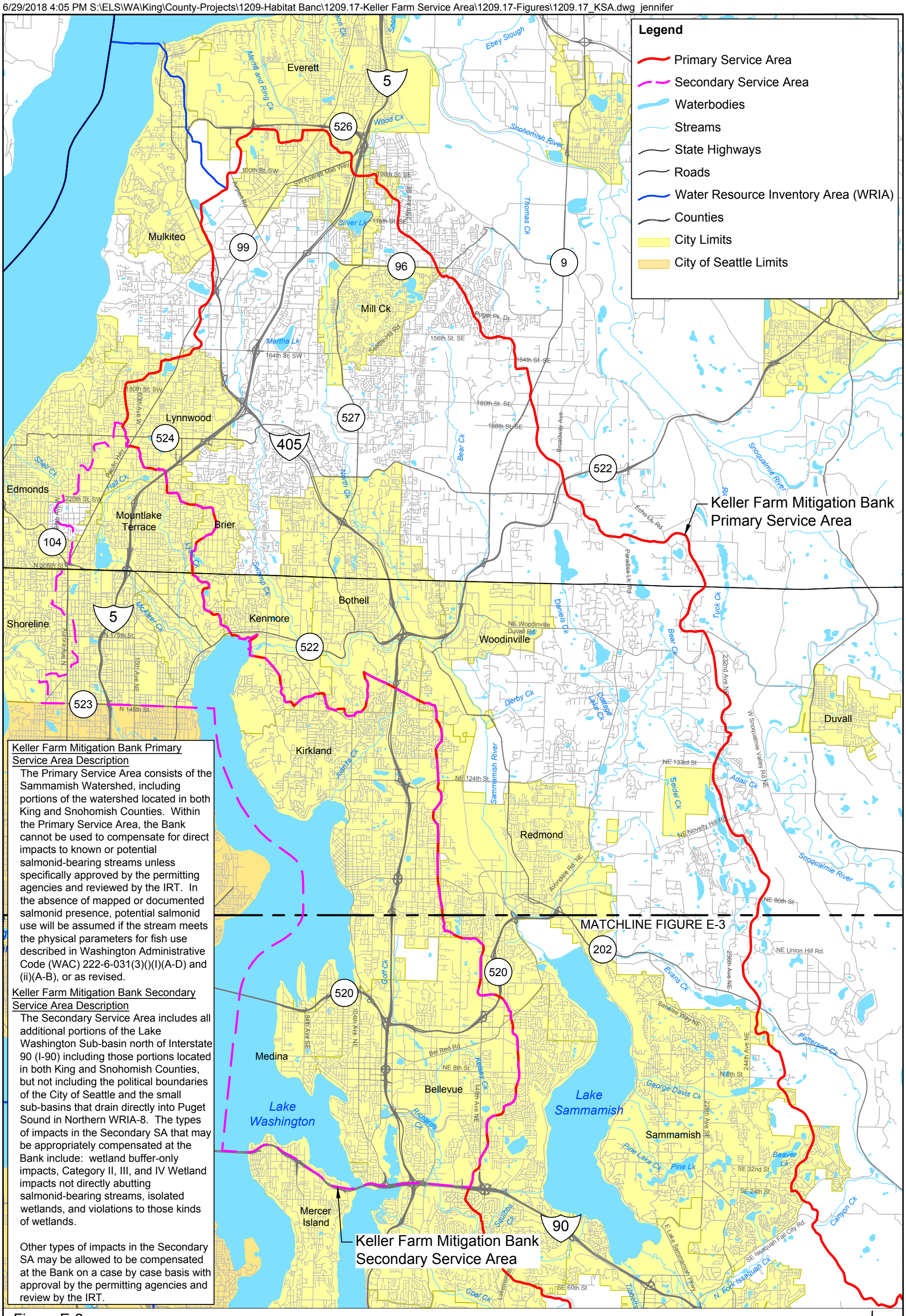

Keller Farm Mitigation Bank Primary Service Area Description

The Primary Service Area consists of the Sammamish Watershed, including portions of the watershed located in both King and Snohomish Counties. Within the Primary Service Area, the Bank cannot be used to compensate for direct impacts to known or potential salmonid-bearing streams unless specifically approved by the permitting agencies and reviewed by the IRT. In the absence of mapped or documented salmonid presence, potential salmonid use will be assumed if the stream meets the physical parameters for fish use described in Washington Administrative Code (WAC) 222-6-031(3)()(I)(A-D) and (ii)(A-B), or as revised.

Keller Farm Mitigation Bank Secondary Service Area Description

The Secondary Service Area includes all additional portions of the Lake Washington Sub-basin north of Interstate 90 (I-90) including those portions located in both King and Snohomish Counties, but not including the political boundaries of the City of Seattle and the small sub-basins that drain directly into Puget Sound in Northern WRIA-8. The types of impacts in the Secondary SA that may be appropriately compensated at the Bank include: wetland buffer-only impacts, Category II, III, and IV Wetland impacts not directly abutting salmonid-bearing streams, isolated wetlands, and violations to those kinds of wetlands.

Other types of impacts in the Secondary SA may be allowed to be compensated at the Bank on a case by case basis with approval by the permitting agencies and review by the IRT.

Figure E-2

KELLER FARM MITIGATION BANK SERVICE AREAS

Primary and Secondary Service Areas Northern Boundaries

Please contact bank sponsor for Google Earth™ KMZ Service Area Boundary lines.

0 2 4

SCALE IN MILES

HABITAT BANK LLC

Ecological Land Services

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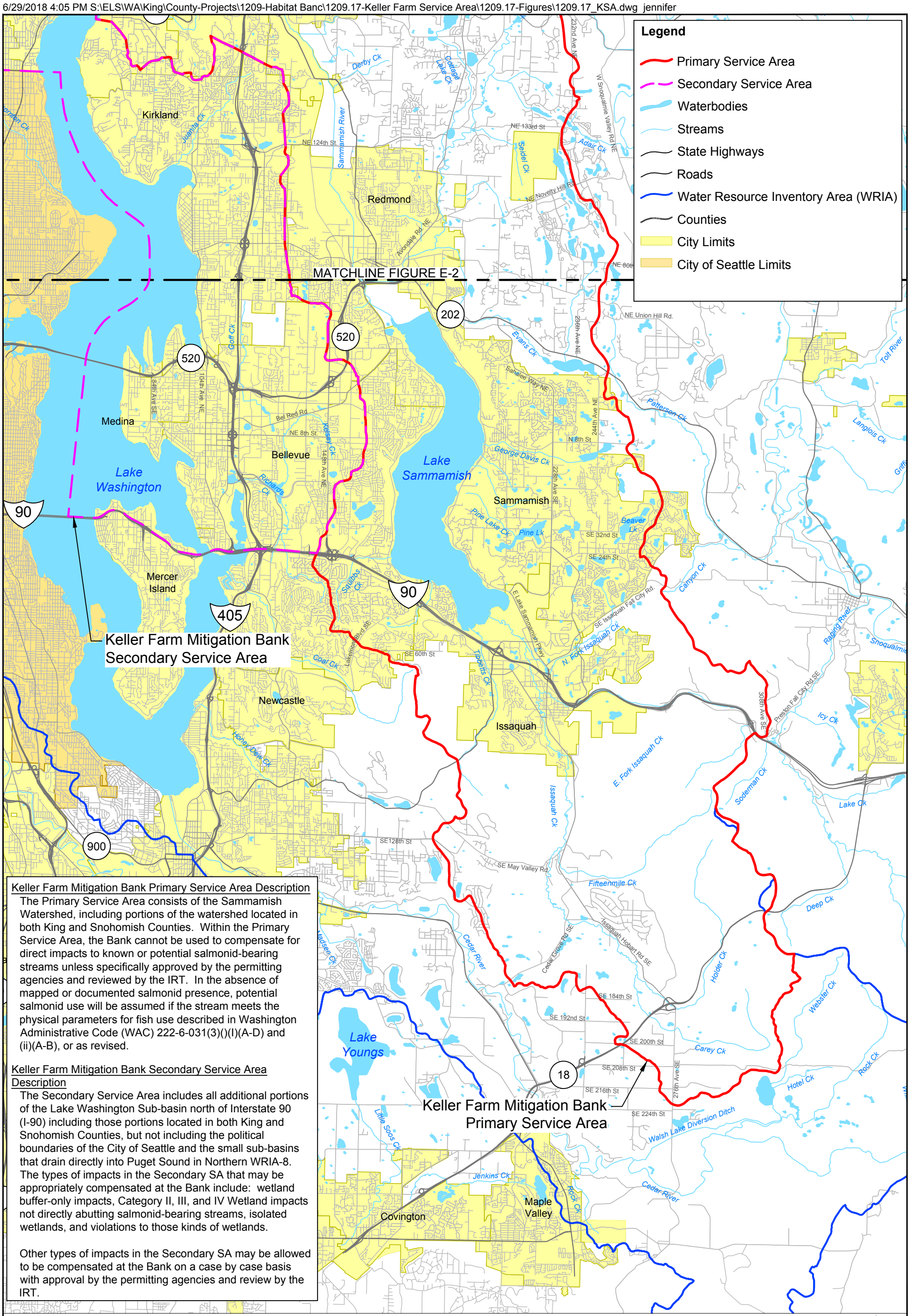

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Other types of impacts in the Secondary SA may be allowed to be compensated at the Bank on a case by case basis with approval by the permitting agencies and review by the IRT.

Figure E-3

KELLER FARM MITIGATION BANK SERVICE AREAS

Primary and Secondary Service Areas Southern Boundaries

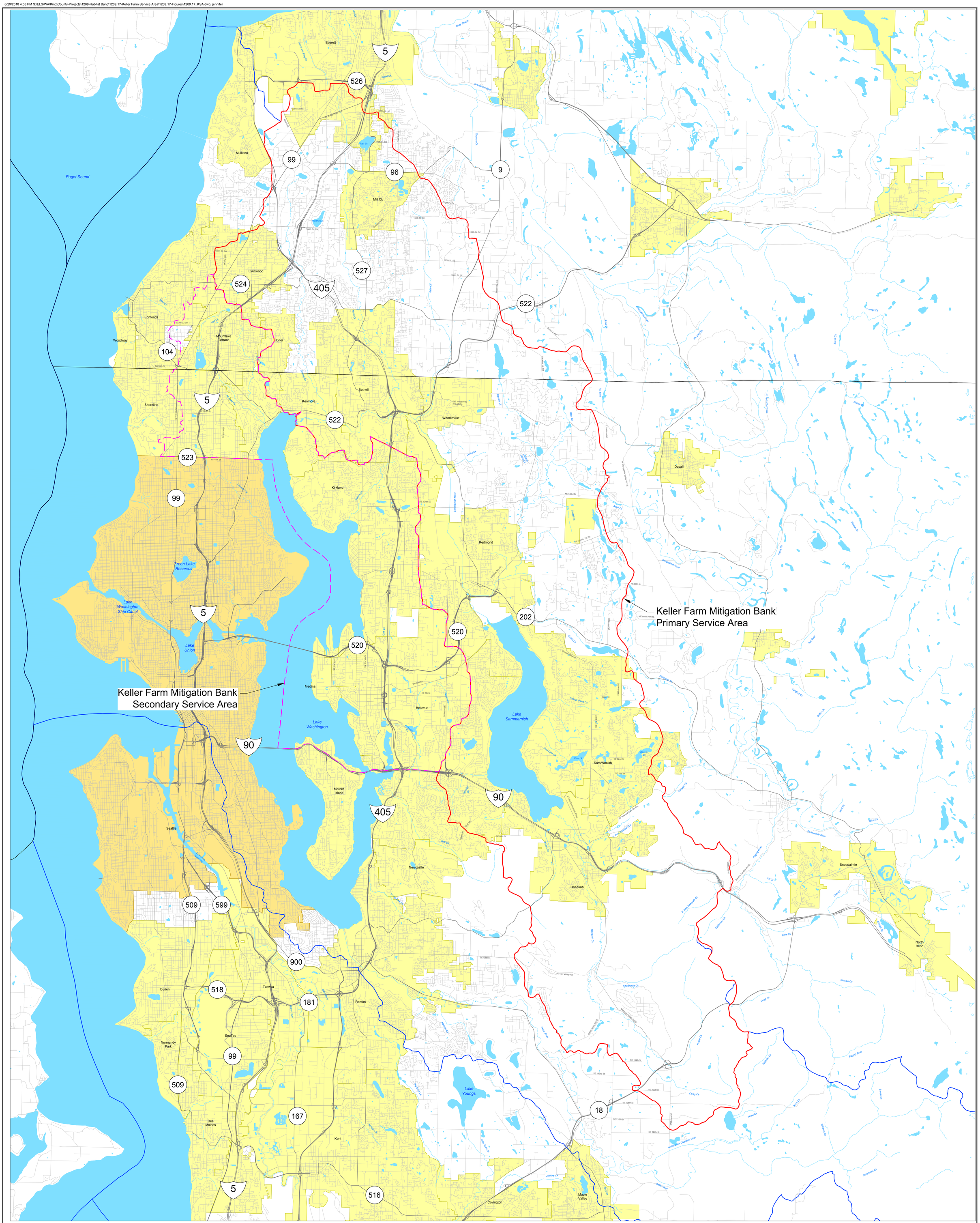
Please contact bank sponsor for Google Earth™ KMZ Service Area Boundary lines.

0 2 4

SCALE IN MILES

HABITAT BANK LLC

Ecological Land Services



Keller Farm Mitigation Bank Primary Service Area Description

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Keller Farm Mitigation Bank Secondary Service Area Description

The Secondary Service Area includes all additional portions of the Lake Washington Sub-basin north of Interstate 90 (I-90) including those portions located in both King and Snohomish Counties, but not including the political boundaries of the City of Seattle and the small sub-basins that drain directly into Puget Sound in Northern WRIA-8. The types of impacts in the Secondary SA that may be appropriately compensated at the Bank include: wetland buffer-only impacts, Category II, III, and IV Wetland impacts not directly abutting salmonid-bearing streams, isolated wetlands, and violations to those kinds of wetlands.

Other types of impacts in the Secondary SA may be allowed to be compensated at the Bank on a case by case basis with approval by the permitting agencies and review by the IRT.

Legend

- Primary Service Area
- Secondary Service Area
- Waterbodies
- Streams
- State Highways
- Roads
- Water Resource Inventory Area (WRIA)
- Counties
- City Limits
- City of Seattle Limits

0 2 4
SCALE IN MILES

DIGITAL DISPLAY FIGURE
Please contact bank sponsor for Google Earth™ KMZ Service Area Boundary lines.

HABITAT BANK LLC
Ecological Land Services

Appendix D

Available KFMB Credit Ledger

Keller Farm Mitigation Bank Credit Ledger

Contact: Victor Woodward (425) 785-8428

Date: August 19, 2021

	Credits Received		Credits Debited						
Transaction Date	**Credits Received**	**Bank Performance Standards**	**Credits Debited**	**Credits Reserved**	**Permittee, Address, Phone**	**Permitting Agencies and Permit Numbers**	**Permit Issuance Date**	**Project Location**	**Brief Description of Impact(s) Compensated for by KFMB Credits**
April 29, 2020	7.4600	1A, 1B, 1C, 1D and 1E							IRT credit release for the achievement of MBI performance standards: 1A, 1B, 1C, 1D and 1E.
September 10, 2020			1.5130		Sound Transit Attn: Ellie Ziegler 401 S Jackson Street Seattle, WA 98104-9826	USACE: NWS-2018-173 WA Dept. of Ecology: #16844 City of Redmond: LAND-2019-00691	Not yet issued 10/10/19 12/02/19	The downtown Redmond link light rail extension project is a 3.4-mile extension from the Redmond Technology Center at NE 40th Street to downtown in the City of Redmond, Washington.	Project impacts include 0.938 acre of permanent wetland impacts, 0.460 acre of long-term temporary wetland impacts, 0.023 acre of wetland vegetation conversion, and 0.824 acre of wetland buffer.
October 5, 2020			0.0428		Condor Homes LLC. Attn: Mr. Kyle Gellner 2215 117th Ave NE Lake Stevens, WA 98258	Snohomish County: LDA-20101495	October, 2020	The project is located in Snohomish County, Washington, Parcel #27052700103600	The project will impact 6,218 square feet of Category 2 Wetland Buffer
October 29, 2020			0.5720		Sound Transit Attn: Ellie Ziegler 401 S Jackson Street Seattle, WA 98104-9826	USACE: NWS-1999-428 King County: GRDE20-0039	February 2020 To be issued	The downtown Redmond link light rail extension project is a 3.4-mile extension from the Redmond Technology Center at NE 40th Street to downtown in the City of Redmond, Washington.	The Project will affect a portion of a Category III wetland (Wetland WKC-3) that was part of a former compensatory mitigation project completed by King County Parks in 2001 (Corps Reference Number NWS-1999-428). Sound Transit is compensating for a total of 0.572 acre of the mitigation area of Wetland WKC-3 that will be removed from the restrictive covenant.
January 11, 2021			0.0450		Issaquah School District 5150-220th Ave SE Issaquah, WA 98029 Contact: Tom Mullins Director, Capital Projects	USACE: NWS-2020-761 City of Sammamish: ROW2020-01329	11/19/2020 To be issued	The project is located within the right-of-way of Issaquah-Pine Lake Rd. SE, between SE Klahanie Boulevard and SE 44th St., and along the eastern edge of King County Tax Parcels #1524069086 and #1524069026 in the City of Sammamish, WA.	Permanent impact to .03 acres of Category 3 wetland and .05 acres of wetland and stream buffer
March 23, 2021			0.1009		Pacific Ridge-DRH, LLC Attn: Scott Borgeson 17921 Bothell-Everett Hwy. Suite 100 Bothell, WA 98012	USACE: NWS-2019-685 Snohomish County: 20-110523 LDA	09-16-2020 To be issued	The project is located at: 2707 and 20715 Richmond Road, and 329 208th Street, within the Bothell area of unincorporated Snohomish County, Washington	Unavoidable permanent impacts to critical area wetland buffer and drainage area.
April 15, 2021			0.0600		Pacific Ridge-DRH, LLC Attn: John Mirante 17921 Bothell-Everett Hwy. Suite 100 Bothell, WA 98012	Eology: AO#19800 Snohomish County: 20-113155 LDA Snohomish County: 20-102059 PSD Snohomish County: 20-102059 SPA	03-30-2021 03-08-2021 11-25-2020 11-25-2020	Located on four tax parcels in Snohomish County, Washington: 00374100300101, 00374100300102, 00374100300202, and 00374100300204	Unavoidable impacts to 2,564 sq/ft of a Category 3 Wetland.
June 22, 2021			0.0389		Julia and Michael Jeffery 24126 Carter Rd. Bothell, WA 98021	Snohomish County: 20114777 LDA Snohomish County: 20114782 RK Snohomish County: 20115206 D1	05-25-2021 05-25-2021 05-25-2021	The project is located at: 24204 Carter Road, Bothell, WA in unincorporated Snohomish County.	Unavoidable impacts to 5,640 square feet of a critical area wetland buffer.
August 16, 2021			0.0270		Tri Pointe Homes Attn: Mr. John Potts 15900 SE Eastgate Way Suite 300 Bellevue, WA 98008	USACE: NWS-2021-558 City of Redmond: SITE-2021-00140	July 28, 2021 July 27, 2021	Located along the western portion of Willows Road, southwest of the intersection of NE 124th Street and Willows Road, in the City of Redmond, WA	490 sq/ft of wetland fill and 2,592 square feet of critical area buffer impact
August 19, 2021			0.0370		Tri Pointe Homes Attn: Mr. John Potts 15900 SE Eastgate Way Suite 300 Bellevue, WA 98008	USACE: NWS-2019-672 City of Redmond: SITE-2021-00140	Sept. 25, 2020 July 27, 2021	located on two tax parcels (#2726059026 and #2726059024) southwest of the intersection of NE 124th Street and Willows Road in the City of Redmond, WA	1,934 square feet of impact to a CAT 4 Wetland.
Totals:	7.4600		2.4366	0.000					
Current Credit Balance KFMB:	5.0234								

Appendix E

Bond Quantity Worksheet

King County
Department of Permitting and
Environmental Review
35030 SE Douglas Str, Suite 210
Snoqualmie, WA 98065-9266
206-296-6600 TTY Relay: 711

Critical Areas Mitigation
Bond Quantity Worksheet

C24 09/09/2015
ls-wks-sensareaBQ.xls
ls-wks-sensareaBQ.pdf

Project Name: **Olteanu Residence** **Date:** **18-Oct-21** **Prepared by:** **T.Opolka**

19-341 **Project Description:**

Applicant: **Phone:**

PLANT MATERIALS (includes labor cost for plant installation)

Type	Unit Price	Unit	Quantity	Description	Cost
PLANTS: Potted, 4" diameter, medium	$5.00	Each			$ -
PLANTS: Container, 1 gallon, medium soil	$11.50	Each	658.00		$ 7,567.00
PLANTS: Container, 2 gallon, medium soil	$20.00	Each	127.00		$ 2,540.00
PLANTS: Container, 5 gallon, medium soil	$36.00	Each	19.00		$ 684.00
PLANTS: Seeding, by hand	$0.50	SY			$ -
PLANTS: Slips (willow, red-osier)	$2.00	Each			$ -
PLANTS: Stakes (willow)	$2.00	Each			$ -
PLANTS: Stakes (willow)	$2.00	Each			$ -
PLANTS: Flats/plugs	$2.00	Each			$ -
				TOTAL	**$ 10,791.00**

INSTALLATION COSTS (LABOR, EQUIPMENT, & OVERHEAD)

Type	Unit Price	Unit			Cost
Compost, vegetable, delivered and spread	$37.88	CY			$ -
Decompacting till/hardpan, medium, to 6" depth	$1.57	CY			$ -
Decompacting till/hardpan, medium, to 12" depth	$1.57	CY			$ -
Hydroseeding	$0.51	SY			$ -
Labor, general (landscaping other than plant installation)	$40.00	HR			$ -
Labor, general (construction)	$40.00	HR			$ -
Labor: Consultant, supervising	$55.00	HR	16.00		$ 880.00
Labor: Consultant, on-site re-design	$95.00	HR			$ -
Rental of decompacting machinery & operator	$70.00	HR			$ -
Sand, coarse builder's, delivered and spread	$42.00	CY			$ -
Staking material (set per tree)	$7.00	Each			$ -
Surveying, line & grade	$250.00	HR			$ -
Surveying, topographical	$250.00	HR			$ -
Watering, 1" of water, 50' soaker hose	$3.62	MSF			$ -
Irrigation - temporary	$3,000.00	Acre	0.50		$ 1,500.00
Irrigation - buried	$4,500.00	Acre			$ -
Tilling topsoil, disk harrow, 20hp tractor, 4"-6" deep	$1.02	SY			$ -
				TOTAL	**$ 2,380.00**

HABITAT STRUCTURES*

ITEMS	Unit Cost	Unit			Cost
Fascines (willow)	$ 2.00	Each			$ -
Logs, (cedar), w/ root wads, 16"-24" diam., 30' long	$1,000.00	Each			$ -
Logs (cedar) w/o root wads, 16"-24" diam., 30'	$400.00	Each			$ -
Logs, w/o root wads, 16"-24" diam., 30' long	$245.00	Each			$ -
Logs w/ root wads, 16"-24" diam., 30' long	$460.00	Each			$ -
Rocks, one-man	$60.00	Each			$ -
Rocks, two-man	$120.00	Each			$ -
Root wads	$163.00	Each			$ -
Spawning gravel, type A	$22.00	CY			$ -
Weir - log	$1,500.00	Each			$ -
Weir - adjustable	$2,000.00	Each			$ -
Woody debris, large	$163.00	Each			$ -
Snags - anchored	$400.00	Each			$ -
Snags - on site	$50.00	Each			$ -
Snags - imported	$800.00	Each			$ -
* All costs include delivery and installation				*TOTAL*	**$ -**

EROSION CONTROL

ITEMS	Unit Cost	Unit			Cost
Backfill and Compaction-embankment	$ 4.89	CY			$ -
Crushed surfacing, 1 1/4" minus	$30.00	CY			$ -
Ditching	$7.03	CY			$ -
Excavation, bulk	$4.00	CY			$ -
erosion control wattles	$0.66	LF	722.00		$ 476.52
Jute Mesh	$1.26	SY			$ -
Mulch, by hand, straw, 2" deep	$1.27	SY			$ -
Mulch, by hand, wood chips, 4" deep	$35.00	SY	137.00		$ 4,795.00
Mulch, by machine, straw, 1" deep	$0.32	SY			$ -
Piping, temporary, CPP, 6"	$9.30	LF			$ -
Piping, temporary, CPP, 8"	$14.00	LF			$ -
Piping, temporary, CPP, 12"	$18.00	LF			$ -
Plastic covering, 6mm thick, sandbagged	$2.00	SY			$ -
Rip Rap, machine placed, slopes	$33.98	CY			$ -
Rock Constr. Entrance 100'x15'x1'	$3,000.00	Each			$ -
Rock Constr. Entrance 50'x15'x1'	$1,500.00	Each			$ -
Sediment pond riser assembly	$1,695.11	Each			$ -
Sediment trap, 5' high berm	$15.57	LF			$ -
Sediment trap, 5' high berm w/spillway incl. riprap	$59.60	LF			$ -
Sodding, 1" deep, level ground	$5.24	SY			$ -
Sodding, 1" deep, sloped ground	$6.48	SY			$ -
Straw bales, place and remove	$600.00	TON			$ -
Hauling and disposal	$20.00	CY			$ -
Topsoil, delivered and spread**	$35.73	CY			$ -
**TOPSOIL IS FOR AREA OF GRAVEL REMOVAL				*TOTAL*	**$ 5,271.52**

GENERAL ITEMS

ITEMS	Unit Cost	Unit			Cost
Fencing, chain link, 6' high	$18.89	LF			$ -
Fencing, chain link, corner posts	$111.17	Each			$ -
Fencing, chain link, gate	$277.63	Each			$ -
Fencing, split rail, 3' high (2-rail)	$10.54	LF			$ -
Fencing, temporary (NGPE)	$1.20	LF			$ -
Signs, sensitive area boundary (inc. backing, post, install)	$28.50	Each			$ -
				TOTAL	**$ -**

OTHER

(Construction Cost Subtotal) **$ 18,442.52**

MAINTENANCE AND MONITORING

NOTE: Projects with multiple permit requirements may be required to have longer monitoring and maintenance terms. This will be evaluated on a case-by-case basis for development applications. Monitoring and maintance ranges may be assessed anywhere from 5 to 10 years.

Maintenance, annual (by owner or consultant)					
Less than 1,000 sq.ft. and buffer mitigation only	$ 1.08	SF		(3 X SF total for 3 annual events; Includes monitoring)	$ -
Less than 1,000 sq.ft. with wetland or aquatic area mitigation	$ 1.35	SF		(3 X SF total for 3 annual events; Includes monitoring)	$ -
Larger than 1,000 sq. ft. but less than 5,000 sq.ft. of buffer mitigation	$ 180.00	EACH		(4hr @$45/hr)	$ -
Larger than 1,000 sq. ft. but less than 5,000 sq.ft. of wetland or aquatic area mitigation	$ 270.00	EACH		(6hr @$45/hr)	$ -
Larger than 5,000 sq.ft. but < 1 acre -buffer mitigation only	$ 360.00	EACH		(8 hrs @ 45/hr)	$ -
Larger than 5,000 sq.ft. but < 1 acre with wetland or aquatic area mitigation	$ 450.00	EACH	5.00	(10 hrs @ $45/hr)	$ 2,250.00
Larger than 1 acre but < 5 acres - buffer and / or wetland or aquatic area mitigation	$ 1,600.00	DAY		(WEC crew)	$ -
Larger than 5 acres - buffer and / or wetland or aquatic area mitigation	$ 2,000.00	DAY		(1.25 X WEC crew)	$ -
Monitoring, annual (by owner or consultant)					
Larger than 1,000 sq.ft. but less than 5,000 wetland or buffer mitigation	$ 720.00	EACH		(8 hrs @ 90/hr)	$ -
Larger than 5,000 sq.ft. but < 1 acre with wetland or aquatic area impacts	$ 900.00	EACH	7.00	(10 hrs @ $90/hr)	$ 6,300.00
Larger than 1 acre but < 5 acres - buffer and / or wetland or aquatic area impacts	$ 1,440.00	DAY		(16 hrs @ $90/hr)	$ -
Larger than5 acres - buffer and / or wetland or aquatic area impacts	$ 2,160.00	DAY		(24 hrs @ $90/hr)	$ -
				TOTAL	**$ 8,550.00**

					Total	**$26,992.52**
					150%	**$40,488.78**