



**City of Bellevue
Development Services
Staff Report**

Proposal Name: Lalji Shoreline Buffer Restoration –
Critical Areas Land Use Permit

Proposal Address: 76 Cascade Key

Proposal Description: The proposal is to remove and replace an existing impervious walkway from a new home to an existing dock. The proposal includes buffer enhancement mitigation with native plants.

File Number: 08-111657-LO

Applicant: Najma Lalji

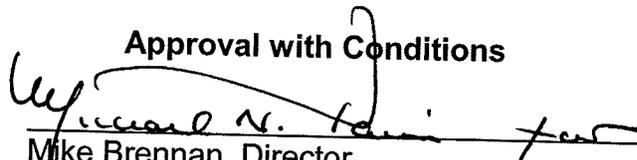
Decisions Included: Critical Areas Land Use Permit
(Process II. LUC 20.30P)

Planner: Leah Hyatt, Land Use Planner

**State Environmental Policy Act
Threshold Determination:** **Determination of Non Significance**

Director's Decision:

Approval with Conditions


Mike Brennan, Director
Development Services Department

Application Date:	<u>2/22/2008</u>
Notice of Application Publication Date:	<u>3/27/2008</u>
Decision Publication Date:	<u>10/22/2008</u>
Project/SEPA Appeal Deadline:	<u>11/6/2008</u>

For information on how to appeal a proposal, visit Development Services at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

I. Background

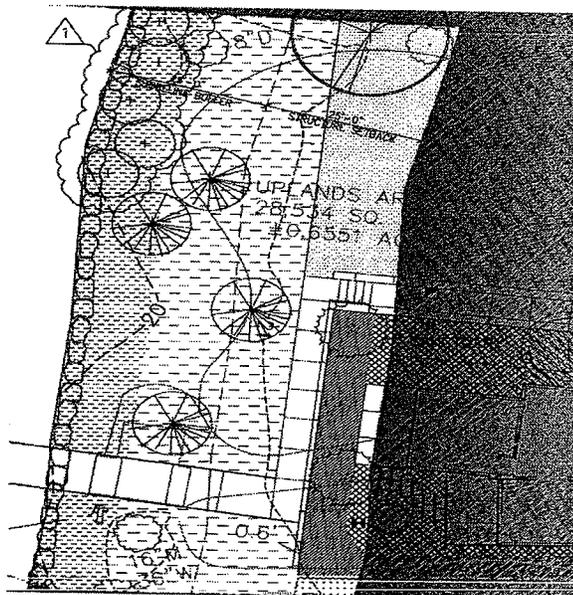
A. Project Description:

The applicant is proposing to remove an existing concrete path to an existing dock on Lake Washington and replace it with a path connecting the new home and proposed terrace. The applicant currently has approval to construct a new single family home on the lot, however, no construction is proposed within the 25-foot critical area buffer or structure setback. Approximately 200 square feet of impervious surface within the shoreline critical area buffer and 482 square feet within the structure setback will be removed and realigned with the new home. The proposal includes buffer enhancement mitigation with native plants to add structural and compositional diversity to improve existing conditions within the remaining buffer area.

B. Site Description:

The property, shown below, is located at 76 Cascade Key (King County Parcel # 6072800060). The property is in the Factoria Comprehensive Plan Subarea. The zoning of the property is R-2.5 and the Comprehensive Plan designation is single-family medium. The subject property is located on the Lake Washington shoreline. The land slopes mildly downhill from east to west. The site contains an existing wooden pier, armored rock wall and is subject to an approved construction permit to build a new single family residence. The proposed single-family residence is situated at the east side of the lot. The west portion of the lot is developed as lawn, a mixture of ornamental plantings, and a concrete pathway. The lot is 28,820 square feet in area and when construction is complete will contain 12,090 square feet of impervious surface (42%).

Parcels surrounding the landward boundaries of the site are all single-family residential and all properties in Newport Shores area are developed. Beyond Newport Shores is I-405 and more residential neighborhoods, with some commercial development beyond the interstate. Nearby open spaces are Newcastle Beach Park, approximately 0.15 miles south of the site, and Mercer Slough, about 0.6 miles to the north. Coal Creek runs through Newport Shores approximately 0.3 miles east of the subject site and drains into Lake Washington. Coal Creek Park is about 0.6 miles to the southeast, east of I-405.



II. Critical Areas and Critical Area Buffers

A. Shoreline:

The site is adjacent to Lake Washington which is regulated as a critical area by the City of Bellevue. The jurisdictional shoreline on a developed site is afforded a 25-foot critical area buffer and an additional 25-foot structure setback. Permanent disturbance (i.e. concrete path) will occur both within the buffer and structure setback and will be the minimum necessary to afford access to the lake and function to the new home. These areas already contained permanent disturbance (i.e. concrete path). The critical buffer area will also be temporarily disturbed when the enhancement plantings are installed.

However, this area will be fully restored with native plants.

III. State Environmental Policy Act (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

A. Earth and Water:

The grades on this property are predominantly level. There is approximately 6 feet of elevation difference across the site. Soil explorations encountered a thin veneer of fill or sod and topsoil overlaying alluvial and lacustrine deposits, with dense sand and gravel at depth. Groundwater was encountered at a depth of approximately 7 feet below the existing site grade.

Permanent disturbance within the critical area buffer and structure setback associated with the construction of the new home will be limited to a concrete path and steps to provide access to the existing wooden dock. The proposed project avoids additional permanent disturbance to the critical area buffer, and retains and increases the existing significant trees on the site.

Some grading is necessary to accommodate the plantings and remove existing turf grass. The implementation of standard erosion control measures will prevent any significant environmental impact to the earth or water. The best management practices required in Chapter 23.76 BCC are adequate to mitigate any expected impacts.

See Conditions of Approval in Section X.

B. Animals:

Washington Department of Fish and Wildlife's 2008 Priority Habitat and Species data show the closest bald eagle nest to be more than a mile from the study area. A peregrine falcon nest is depicted approximately 0.75 miles to the north. Either of these species could potentially perch in the existing fir trees on the south of the lot while foraging over Lake Washington. Vaux's swift forage in open skies over forests, lakes, and rivers, where insects are abundant. Lake Washington provides suitable foraging habitat, and the species may be spotted flying over the subject site. Nesting normally takes place in old-growth forest where large snags are available. The subject site does

not provide nesting habitat for this species. Merlins and Purple martin could also potentially perch in the existing firs and forage near the site. Ospreys also might use the site for resting and for eating although the subject site is farther from the water than preferred nesting sites (see Habitat Assessment attached).

The Habitat Assessment prepared by The watershed Comtant dated February 2008 identified Chinook and coho salmon as well as steelhead migrate though Lake Washington to reach spawning habitat in the river systems and tributaries. Juveniles of these species could inhabit offshore of the subject site during downstream migration, but the lake area immediately adjacent to the subject site lacks high quality shoreline rearing habitat. Adults of these three species are unlikely to inhabit the nearshore. The presence of Bull Trout has also been documented within Lake Washington. Juvenile bull trout would likely remain in headwater streams until migrating as sub-adults in search of improved foraging opportunities. The presence of juvenile bull trout in Lake Washington is very limited and unlikely, and any sub-adult and adult bull trout in the lake would not be present in the nearshore.

The proposed concrete path will not have adverse impacts on wildlife as the project is not proposing any new permanent disturbance within the shoreline critical area buffer. The temporary disturbance associated with the installation of the proposed buffer enhancement will not adversely impact existing species using the site and increase the potential for the site be used in the future.

C. Plants:

There is not a significant amount of existing vegetation onsite. Two 10-inch dbh Douglas fir trees are growing along the south edge of the lot and the remainder of the vegetation is maintained landscape features made up of shrubs and small trees with virtually no herbaceous undergrowth. Patches of ornamental vegetation exists. The onsite nearshore area does not contain any riparian vegetation and has a few low ornamental shrubs near the lake which do not overhang the water. No existing significant vegetation will be disturbed or altered as a part of the proposed project.

D. Noise:

The site is adjacent to single-family uses whose residents are most sensitive to noise impacts in the evening and on the weekends. Noise impacts will be minimized by limiting work hours as specified in the City of Bellevue Noise Control code, BCC 9.18.

See Conditions of Approval in Section X.

IV. Consistency with Land Use Code Requirements

A. Critical Areas Requirements:

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes standards and procedures that apply to development on any site which contains in whole or in part any portion designated as critical area or critical area buffer. The Critical Areas Overlay District is a mechanism by which the City recognizes the existence of natural conditions which affect the use and development of a property. Through this section of the Land Use Code, the city imposes regulations on the use and development of affected property to protect the functions and values of these areas and the public health, safety and welfare, and to allow reasonable use of private property.

The property under proposal contains several areas designated as critical areas and critical area buffers. Based on the proposed project elements and their intersection with the critical areas on the site, there are a set of specific performance standards that apply. These performance standards are identified in the table below:

Critical Area	Shoreline
Performance Standards	20.25H.055.C.2 20.25H.118 20.25H.210 20.25E.080.B

V. Consistency With Land Use Code Performance Standards:

A. Consistency With LUC 20.25H.055.C.2 – New and Expanded Uses or Development:

City staff have concluded, based on the proposal, the realigned concrete path meets the criteria in this section of the Land Use code. The applicant has demonstrated that expanded development is needed to gain access to the existing wooden dock. When the previous home was demolished the pathway needed to be realigned to provide access from the new patio. The proposal calls for 200 square feet of impervious surface within the buffer area and 482 square feet of impervious surface within the structure setback to provide access to the existing dock. The applicant has also demonstrated that it is not feasible to locate the pathway in another location. As proposed, the design results in the least impact to the critical area and structure setback.

The applicant has proposed to mitigate all permanent disturbance with a shoreline buffer enhancement to improve an existing degraded shoreline buffer area. Some grading is necessary to accommodate the new plantings and remove existing turf grass. The installation of native species, including evergreen huckleberry, salal, hardhack, and

willows (see planting plan located within the project file for exact quantities), will provide a food source, cover, and perching areas for wildlife, particularly songbirds. The proposal represents a considerable improvement over the lawn and scattered ornamental plants located in the yard. The proposed amount of native plantings exceeds the 1:1 ratio required for setback reduction (see attached planting plan). As part of the review, the City required additional willows adjacent to the lake to provide overhanging vegetative cover for aquatic species where non currently exists.

B. Consistency with LUC 20.25H.118 & 20.25H.210– Shoreline – Mitigation and monitoring – Additional provisions:

City staff have reviewed the proposal and associated critical areas report and have determined that the proposal meets the criteria in this section of the Land Use code. All construction avoids the 25-foot regulatory buffer on Lake Washington. The regulated 25-foot shoreline buffer will be planted with native species and herbaceous species (see attached planting plan) at a ratio greater than 1:1. Presently only concrete and maintained lawn border the rock wall at the shoreline. The addition of native plants will add structural and compositional diversity and create wildlife habitat where none exists. This may attract song birds to the shoreline as well as provide cover for herons, coots and other birds using Lake Washington. Nearshore aquatic habitat will be improved as the native plants mature, providing shade and inputs of organic debris that provide food for invertebrates, which in return provide food for fish (see attached Habitat Assessment). The enhancement plan represents a substantial improvement over existing shoreline conditions.

See Conditions of Approval in Section X.

C. Consistency with LUC 20.25E.080.B– Shoreline General Regulations:

City staff have reviewed the proposal and associated critical areas report and have determined that the proposal meets the criteria in this section of the Land Use Code. As part of the proposal the applicant is proposing to restore the existing degraded shoreline buffer which includes the preservation of existing native vegetation.

VI. Summary of Technical Reviews

A. Clearing and Grading:

The Clearing and Grading Division of Development Services has reviewed the proposed site development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development.

VII. Public Notice and Comment

Application Date:	February 22, 2008
Public Notice (500 feet):	March 27, 2008
Minimum Comment Period (2 weeks):	April 10, 2008

The Notice of Application for this project was published in the Seattle times and the City of Bellevue weekly permit bulletin. It was mailed to property owners within 500 feet of the project site. No comments were received.

VIII. Decision Criteria

The proposal, as conditioned below, meets the applicable regulations and decision criteria for a Critical Areas Land Use Permit pursuant to LUC 20.30P.

A. Critical Areas Land Use Permit Decision Criteria (LUC 20.30P)

1. The proposal obtains all other permits required by the Land Use Code;

Finding: The applicant currently has an open permit for the construction of the new home and may revisions the clear and grade plan to include the concrete path and buffer enhancement plan.

2. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;

Finding: The direct impacts to the critical area buffer is limited to 200 square feet including a path to the existing dock and will be mitigated by an approved enhancement plan. Temporary impacts within the structure setback associated with construction will be limited and fully restored.

See Conditions of Approval in Section X.

3. The proposal incorporates the performance standards of LUC 20.25H to the maximum extent applicable, and;

Finding: The proposed project incorporates all of the applicable performance standards specified in LUC 20.25H. They are addressed in detail in Section V above for the critical areas present within the project area.

4. The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;

Finding: The proposed single-family residence is currently served by adequate public facilities.

5. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC 20.25H.210; and

Finding: The mitigation and/or restoration plan associated with the proposal is consistent with the requirements of LUC Section 20.25H.210 and is addressed in detail in Section V above.

6. The proposal complies with other applicable requirements of this code.

Finding: The applicant submitted documentation consistent with the requirement to demonstrate compliance with the requirements of LUC 20.30P, 20.25H and 20.20.

IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of Development Services does hereby **approve with conditions** the proposal to realign an existing concrete pathway and enhance the existing onsite degraded shoreline buffer.

Note- Expiration of Approval: In accordance with LUC 20.30P.150, a Critical Areas Land Use Permit is void if the applicant fails to file for a Building Permit or other necessary development permits within one year of the effective date of the approval.

X. Conditions of Approval

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Tom McFarlane, 425-452-5207
Land Use Code- BCC 20.25H	Leah Hyatt, 425-452-6834
Noise Control- BCC 9.18	Leah Hyatt, 425-452-6834

The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:

- A. Rainy Season Restrictions:** Due to the adjacent shoreline, no clearing and grading activity may occur during the rainy season, which is defined as November 1 through April 30 without written authorization from Development Services. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.

Authority: Bellevue City Code 23.76.093.A,
Reviewer: Tom McFarlane, Development Services Department

- B. Building Permit:** Prior to initiation of any work the applicant must apply for and obtain a Clearing and Grading Permit or submit a revision to the open Single-Family Building Permit from the City of Bellevue that incorporates the relocated pathway and buffer mitigation planting.

Authority: Land Use Code 20.30P.140
Reviewer: Leah Hyatt, Development Services Department

- C. Noise related to Construction:** Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7:00 a.m. and 10:00 p.m. Monday through Friday, 9:00 a.m. and 10:00 p.m. on weekends. Operation of heavy equipment is limited to 7:00 a.m. and 6:00 p.m. Monday through Friday and 9:00 a.m. and 6:00 p.m. on Saturday. No work is permitted on legal holidays.

Authority: Bellevue City Code 9.18
Reviewer: Leah Hyatt, Development Services Department

- D. Buffer Enhancement:** The applicant shall submit the proposed buffer enhancement plan, stamped October 22, 2008 that includes mitigation plantings for impacts to the site associated with the concrete path. Any modifications to this plan need to be reviewed and approved by the Development Services Department.

Authority: Land Use Code Section 20.25H.220
Reviewer: Leah Hyatt, Development Services Department

- E. Landscape Installation and Maintenance Security:** The applicant must submit a combined Landscape Installation and Maintenance Security in the amount of 100 percent of the costs of site restoration, including labor, materials. The security may

be released after the vegetation has successfully been installed and maintained for a period of five years and inspected by the City of Bellevue.

Authority: Land Use Code Section 20.25H.220.D
Reviewer: Leah Hyatt, Development Services Department

- F. Monitoring Plan:** Critical Areas enhancement plans must include a monitoring and maintenance program to objectively gauge the success of mitigation. This monitoring should be conducted for a period of not less than five years. The buffer enhancement shall be inspected immediately after construction. Deviations from the planting plan need to be approved by the City of Bellevue prior to installation and should be reflected on the as-built drawing. Annual monitoring will take place in the summer for five years following the installation of the buffer enhancement. A copy of the yearly assessment will be submitted to the City of Bellevue.

Authority: Land Use Code Section 20.25H.220
Reviewer: Leah Hyatt, Development Services Department

- G. Area of Modification:** The development within the critical area buffer is limited to the area depicted on the site plan dated June 26, 2008 and included as Attachment 2.

Authority: Land Use Code Section 20.25H.115
Reviewer: Leah Hyatt, Development Services Department

XI. Attachments:

1. Vicinity Map
2. Site Plan
3. Enhancement Plan



DEVELOPMENT SERVICES DEPARTMENT
 ENVIRONMENTAL COORDINATOR
 450 100th Ave NE., P.O. BOX 90012
 BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Najma Lalji

LOCATION OF PROPOSAL: 76 Cascade Key

NAME & DESCRIPTION OF PROPOSAL:

The proposal is to remove and replace an existing impervious walkway from a new home to an existing dock. The proposal includes buffer enhancement mitigation with native plants.

FILE NUMBER: 08-111657-LO

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on March 16, 2006.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on November 6, 2008.
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.

[Signature]
 Environmental Coordinator

10/23/2008
 Date

OTHERS TO RECEIVE THIS DOCUMENT:

- State Department of Fish and Wildlife
- State Department of Ecology,
- Army Corps of Engineers
- Attorney General
- Muckleshoot Indian Tribe

ENVIRONMENTAL CHECKLIST

4/18/02

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

BACKGROUND INFORMATION

Property Owner: Firoz and Najma Lalji

Proponent:

Contact Person: Les Eerkes

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 159 South Jackson, Seattle WA 98104

Phone: 206.624.5670

Proposal Title: 76 Cascade Key

Proposal Location: 76 Cascade Key, Bellevue, WA 98006

(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: Landscaping within 25' shoreline buffer and 25' structure setback on a previously developed site.
2. Acreage of site: 28,820sf
3. Number of dwelling units/buildings to be demolished: NA
4. Number of dwelling units/buildings to be constructed: NA
5. Square footage of buildings to be demolished: NA
6. Square footage of buildings to be constructed: NA
7. Quantity of earth movement (in cubic yards): 125 yards of planting soil for landscape restoration
8. Proposed land use: Single Family Residence
9. Design features, including building height, number of stories and proposed exterior materials:
Shoreline landscape restoration of 25' shoreline buffer and portion of 25' structure setback, including paved path and stair to dock.
10. Other

RECEIVED

FFR 22 2008

PERMIT PROCESSING

08-111657-LO
10-22-08
2thyatt

Estimated date of completion of the proposal or timing of phasing:

December 2009

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

Yes, Future repair of exterior stucco system, roofing, window replacement, and remodel of single family residence at 78 Cascade key and new SFR at 76 Cascade Key.

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

Critical Areas Report.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

Yes. Building permit application #08103255BS and #08103256TG for a new Single family residence at 76 cascade key applied for on January 28, 2008.

08-111657-LO

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

Critical Areas Permit (see above for related permit)

08-111657-LO

Please provide one or more of the following exhibits, if applicable to your proposal. (Please check appropriate box(es) for exhibits submitted with your proposal):

- Land Use Reclassification (rezone) Map of existing and proposed zoning
- Preliminary Plat or Planned Unit Development
Preliminary plat map
- Clearing & Grading Permit
Plan of existing and proposed grading
Development plans
- Building Permit (or Design Review)
Site plan
Clearing & grading plan
- Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: Flat Rolling Hilly Steep slopes Mountains Other

b. What is the steepest slope on the site (approximate percent slope)?

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. Fill.

08-111657-LO
10-22-08
-H

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
NO.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
Minor grading and soil import to provide improved soil for landscape restoration.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. No
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
44%
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
See TESC plan prepared by Civil engineer.

Impacts mitigated by application of Clear & Grade Code ~~30.23.76~~.

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.
NA
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
NA
- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:
NA

3. WATER

a. Surface

- (1) 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.

Lake Washington

- (2) 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.
Landscape restoration in the shoreline buffer and structure setback and paved path and stairs to existing dock. Related work includes construction of a single family residence on the same lot under separate permit.
- (3) 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 fill material. 0
- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
No
- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
No
- (6) 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

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.
No
- (2) 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

c. Water Runoff (Including storm water)

(1) 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. Storm water from site discharged into Lake Washington.

(2) Could waste materials enter ground or surface waters? If so, generally describe.
No

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Replacement of Lawn and landscaping with restoration native planting of shoreline buffer and structure setback.

4. Plants

a. Check or circle 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
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

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

Lawn replaced by native plants in 25' buffer, other landscape plantings added.

c. List threatened or endangered species known to be on or near the site.

NA

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Native Plants in 25' shoreline buffer

See Approved Enhancement plan stamped 10-22-08

5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: hawk, heron, eagle, songbirds, other:

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

Fish: bass, salmon, trout, herring, shellfish, other:

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

NA

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

No

d. Proposed measures to preserve or enhance wildlife, if any:

native planting in shoreline buffer.

6. Energy and Natural Resources

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

NA for work of this permit.

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

No

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

NA

7. Environmental Health

a. 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.

NA

(1) Describe special emergency services that might be required.

NA

(2) Proposed measures to reduce or control environmental health hazards, if any.

NA

08-111657-L0
10-22-08
204

b. Noise

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

None

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

Normal residential construction noise - 8:00-5:00

- (3) Proposed measures to reduce or control noise impacts, if any:
Schedule and communication with neighbors.

Impacts Mitigated by 9.18

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

Single Family Residential

- b. Has the site been used for agriculture? If so, describe.

No

- c. Describe any structures on the site.

Single Family Residences

- d. Will any structures be demolished? If so, what?

Yes, single family residence

- e. What is the current zoning classification of the site?

Residential R2.5

- f. What is the current comprehensive plan designation of the site?

R2.5

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

R2.5

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Shoreline.

- i. Approximately how many people would reside or work in the completed project?

three

- j. Approximately how many people would the completed project displace?

0

- k. Proposed measures to avoid or reduce displacement impacts, if any:

NA

- i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
NA

9. Housing

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

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

- c. Proposed measures to reduce or control housing impacts, if any:
NA

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
30" concrete bench wall in structure setback

- b. What views in the immediate vicinity would be altered or obstructed?
None

- c. Proposed measures to reduce or control aesthetic impacts, if any:
None

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
typical lighting associated with Single Family Residence. produced at night.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No

- c. What existing off-site sources of light or glare may affect your proposal?
None
- d. Proposed measures to reduce or control light or glare impacts, if any:
None

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Boating, swimming.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
NA

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
No
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.
NA
- c. Proposed measures to reduce or control impacts, if any:
NA

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
No
- c. How many parking spaces would be completed project have? How many would the project eliminate?
NA for work of this permit
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
No.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. NA
- g. Proposed measures to reduce or control transportation impacts, if any:
NA

15. Public Services

- a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
No
- b. Proposed measures to reduce or control direct impacts on public services, if any.
NA

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other
- b. 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.

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..... *[Handwritten Signature]*
Date Submitted..... 2/22/2008.....

08-111657-10
10-22-08
LA

HABITAT ASSESSMENT

LALJI CASCADE KEY PROPERTY BELLEVUE, WASHINGTON

Prepared for:

Firoz Lalji
c/o Les Eerkes
Olson Sundberg Kundig Allen Architects
159 South Jackson, Suite 600
Seattle, Washington 98104

1809 Seventh Avenue, Suite 1603
Seattle, Washington 98101

Prepared by:



750 SIXTH STREET SOUTH
KIRKLAND WA 98033

RECEIVED

FEB 22 2008

PERMIT PROCESSING

February 2008

TABLE OF CONTENTS

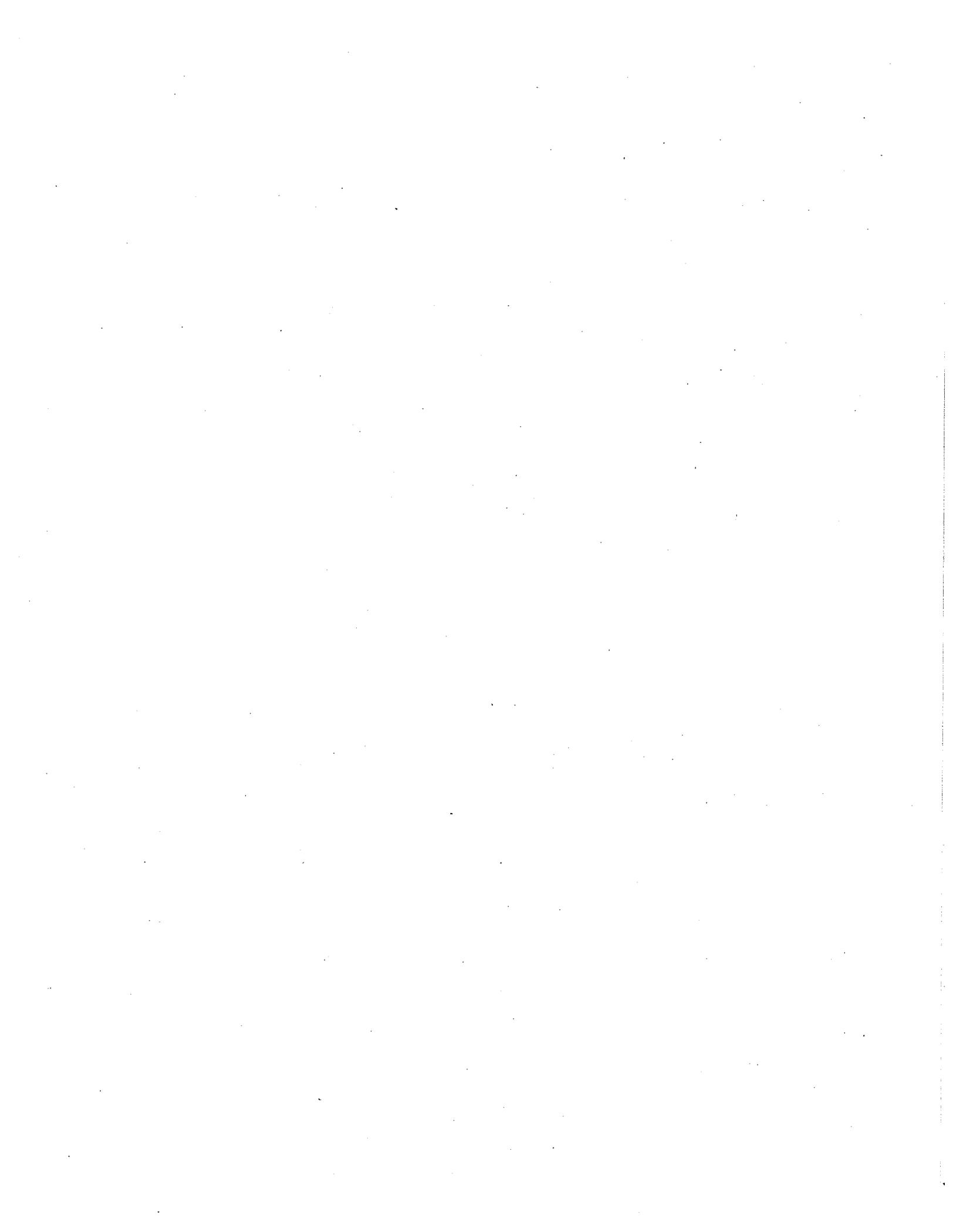
INTRODUCTION	1
EXISTING CONDITIONS	1
Critical Areas	3
Habitat Assessment	3
PROJECT DESCRIPTION	5
PROPOSED MODIFICATIONS PER CODE	6
PROJECT IMPACTS	6
Direct Impacts	6
Indirect and Cumulative Impacts	6
MITIGATION	6
Appendix A: Site Photographs	
Appendix B: Existing Conditions	
Appendix C: Proposed Conditions	
Appendix D: Shoreline Planting Plan	

List of Figures

Figure 1. Vicinity map and aerial photograph (from MapQuest) of the Lalji Cascade Key properties.....	2
---	---

List of Tables

Table 1. Existing and proposed lot coverages	5
--	---



**LALJI CASCADE KEY PROPERTY
HABITAT ASSESSMENT
CITY OF BELLEVUE, WASHINGTON**

INTRODUCTION

This report addresses two neighboring parcels located at 76 ("south lot") and 78 ("north lot") Cascade Key (parcel numbers 60728000-60 and -65) in the Newport Shores area of Bellevue. The report contains information and analysis required by the City of Bellevue Land Use Code (LUC) 20.25H.165A.

The applicant proposes to remodel the house on the north lot within the existing footprint. The south lot house will be demolished and a new single-family residence constructed. Both the new home and the remodeled house will include terraces, gardens, auto courts, and landscaping. The houses will be accessed from Cascade Key via a shared driveway. Native shoreline plantings will be installed along the Lake Washington shoreline on both properties.

EXISTING CONDITIONS

The subject parcels are located on the Lake Washington shoreline in the City of Bellevue (Figure 1, Appendix B). The land slopes mildly downhill from east to west. The shoreline is armored by a rock wall that spans both properties. A concrete path borders the wall on the north property (Appendix A, Photo 1). Both properties have wood piers. The north property has a lawn, pool house, hot tub, and pool surrounded by a concrete patio behind (west of) the house. In front (east) of the north house is a concrete driveway with decorative fountain, and two areas of ornamental vegetation bordering the street. The northern property boundary is vegetated with ornamental shrubs and small trees. Impervious surface presently covers 16,250 square feet (59%) of the 27,277-square-foot lot.

The property line between the two lots is fenced and the north side of the fence is lined with hedges and ornamental trees (Appendix A, Photo 2). The south lot has a large lawn with patches of ornamental shrubs, a gravel path, pool house, pool, and concrete patio behind the existing single story, wood frame house (Appendix A, Photo 3). The area between the front (east side) of the house and the road consists of a circular concrete driveway, a small lawn, and a center area of maintained ornamental vegetation (Appendix A, Photo 4). The south lot is 28,820 square feet, of which 12,090 square feet (42%) is presently in impervious surface.

Parcels surrounding the landward boundaries of the study area are single-family residential and all properties in the Newport Shores area are developed. Beyond Newport Shores is I-405 and more residential neighborhoods, with some commercial development beyond the interstate. Nearby open spaces are Newcastle Beach Park, approximately 0.15 mile south of the site, and Mercer Slough, about 0.6 mile to the north. Coal Creek runs through Newport Shores approximately 0.3 mile east of the study site and drains to Lake Washington. Coal Creek Park is about 0.6 mile to the southeast, east of I-405.

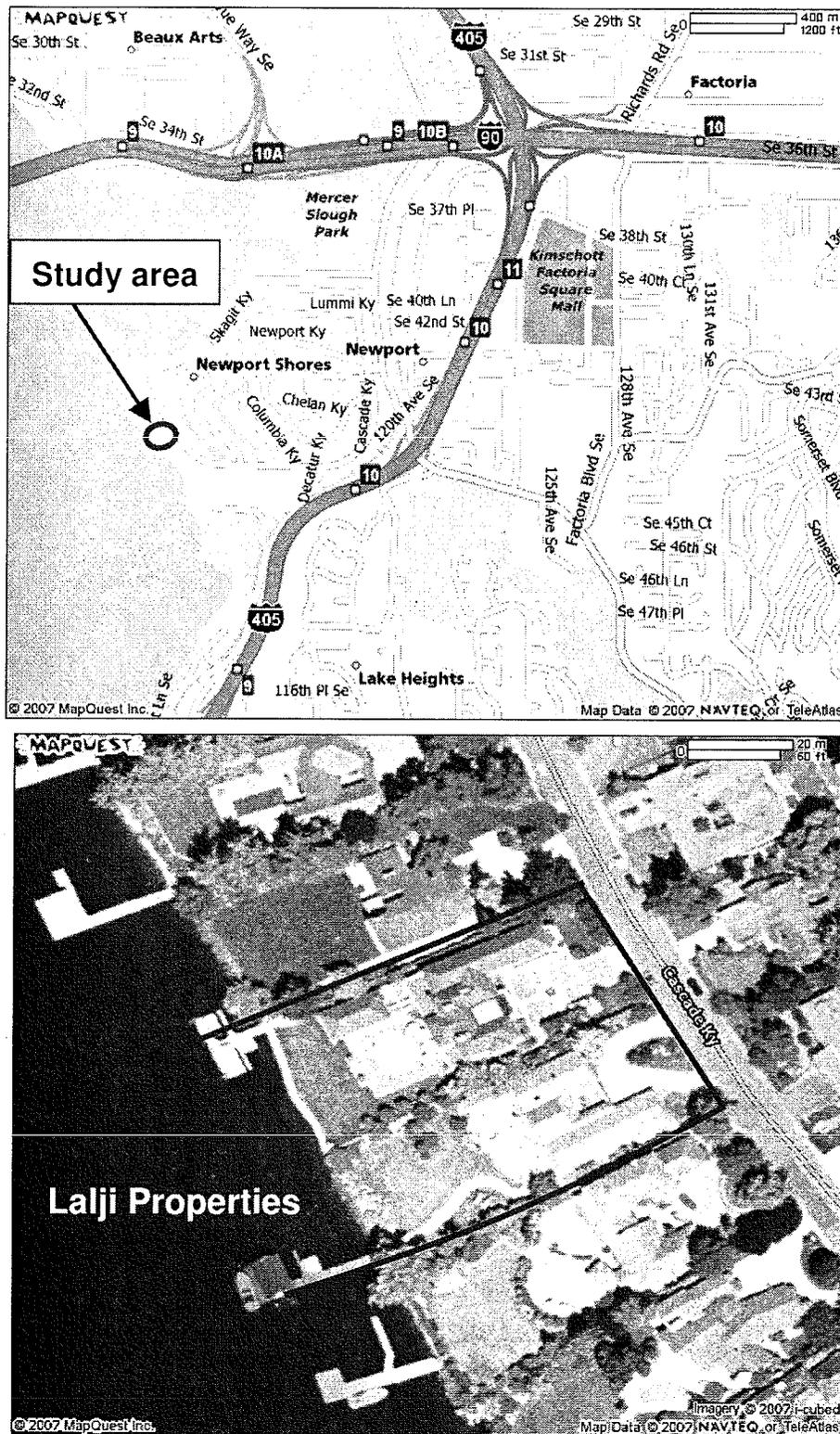


Figure 1. Vicinity map and aerial photograph (from MapQuest) of the Lalji Cascade Key properties.

Critical Areas

Lake Washington runs along the west edge of both properties. The Lake Washington shoreline is subject to a critical area buffer of 25 feet and building setback of an additional 25 feet on developed lots (LUC 20.20H.035A). Neither the field visit nor King County's iMAP database revealed any other critical areas on the property. However, Lake Washington contains species of local importance, as defined in LUC 20.25H.150.

Habitat Assessment

0 20,25H, 055, C.3.J
20,25H, 080, F C.2

Habitat

Very little natural habitat exists on or adjacent to the subject properties. Two 10-inch dbh (diameter at breast height) Douglas-fir trees are growing along the south edge of the south lot (Appendix A, Photo 5); the remainder of the vegetation is maintained landscape features made up of shrubs and small trees with virtually no herbaceous undergrowth. Patches of ornamental vegetation provide some songbird cover, but the limited vegetation on neighboring properties provides no travel corridor, and species using the available landscaping are very likely limited to common backyard birds.

High-quality fish habitat is not present in the nearshore immediately adjacent to the study site. Presently, no riparian vegetation exists on the north site; only a few low ornamental shrubs are near the lake on the south site, and these do not overhang the water (Appendix A, Photo 6). There is no beach on the site, and the bulkhead reduces the potential for establishment of emergent vegetation that would increase nearshore habitat complexity. Tall trees are scarce in the Newport Shores area, although a few lakeside trees on neighboring properties provide potential perching sites for osprey and bald eagle using the lake. Canada geese frequently use the grassy lawns, as droppings are abundant. Mallards often rest on lawns and docks as well. Bufflehead, Barrow's goldeneye, and American coot were recorded on the lake during the site visit. Bufflehead, goldeneye, and other sea ducks are extremely unlikely to enter the property. Coots and herons may perch on the rocks, but forage is scarce and better foraging sites exist elsewhere on the east shore of Lake Washington.

The western half of Newport Shores, where the study area is located, provides little wildlife habitat in the form of natural vegetation. The eastern half generally has more large trees and less lawn and pavement. Coal Creek runs through the eastern half in a greenbelt broken by paved roads, but ultimately connecting with larger forested areas, albeit via a very narrow corridor along I-405. Regardless, the habitat east of the study area is more likely to attract and support songbirds and other terrestrial wildlife than the immediate study area vicinity. As well, more suitable shoreline habitat for foraging raptors and waterfowl exists to the south in Newcastle Beach Park.

Species of Local Importance

The City of Bellevue designates habitat associated with species of local importance as a critical area (LUC 20.25H150.B). None of the designated species of local importance (LUC 20.25H.150.A) are likely to enter the subject properties. A number of the species use Lake Washington, however.

Washington Department of Fish and Wildlife's (WDFW) 2008 Priority Habitat and Species (PHS) data show the closest bald eagle nest to be more than a mile from the study area. A peregrine falcon nest is depicted approximately 0.75 mile to the north. Either of these species, whether they are the individuals indicated by the PHS data or other birds, could potentially perch in the fir trees located on the south lot while foraging over Lake Washington.

Vaux's swift forages in open skies over forests, lakes, and rivers, where insects are abundant. Lake Washington provides suitable foraging habitat, and the species may be spotted flying over the study area. Nesting normally takes place in old-growth forest where large snags are available. The study site does not provide nesting habitat for this species.

Merlins occur throughout western Washington in winter and during migration. Breeding birds are rare in the state. Occurrences are spotty, but not uncommon in suburban areas, and birds could potentially perch in the firs on the south lot of the study area.

Purple martin is Washington State's least common swallow (Seattle Audubon Society 2005). The species is closely associated with humans and has been observed nesting in several areas around Lake Washington where gourds have been installed, although there are no known occurrences of breeding birds in the study vicinity. Purple martins forage over open water and could potentially use the lake area near the study site for foraging, however.

Great blue herons are widespread in western Washington. Outside of breeding, which occurs in tall trees, the birds are most commonly seen in and along rivers, lakes, and wetlands. The nearby waters of Lake Washington are used by foraging and resting herons throughout the year. The nearest known rookery is located more than a mile north on Mercer Slough (WDFW 2008). Individuals may occasionally perch on the docks and rock wall of the study area.

Osprey are very common over Lake Washington. Although the study area is farther from water than preferred nesting sites, individuals might use the firs on the site for resting and for eating captured prey.

Red-tailed hawks are ubiquitous and likely to occasionally perch on or fly over the study area, and possibly hunt on the open lawns. Suitable nesting habitat does not exist on the study property.

Chinook and coho salmon and steelhead migrate through Lake Washington to reach spawning habitat in the rivers systems and tributaries. Occasional beach spawning by chinook has been observed in the lake (Roberson 1967), although this is not a common occurrence. Juveniles of these species could occur offshore of the study property during downstream migration or rearing, but the lake area immediately adjacent to the study property lacks high-quality shoreline rearing habitat. Adults of the three species are unlikely to occur in the nearshore area.

Bull trout are observed at the Ballard Locks every year with numbers observed or caught varying from three to nine fish per year (Goetz, pers. comm., 14 May 2004). Little is known about their distribution and use of habitat within Lake Washington. Expectations of bull trout distribution and habitat-use in the Lake Washington system have been based upon the extrapolation of such information from other bull-trout populations. Juvenile bull trout would remain in headwater streams until migrating as subadults in search of improved foraging opportunities. The presence

of juvenile bull trout in Lake Washington is very limited to unlikely, and any subadult and adult bull trout in the lake would not be present in the nearshore.

Some evidence of river lamprey in Lake Washington exists, although records are largely anecdotal. According to the U.S. Fish and Wildlife Service website information, the species has declined, present status is unknown, and little is known about their biology.

PROJECT DESCRIPTION

The applicant proposes to remodel an existing house on the north lot and replace the house on the south lot (Appendix C, Sheet A1.00.1). On the northern lot, the scope of work is limited to interior finishes, repair and replacement of exterior materials, and replacement of the pool house with new construction within the existing footprint. The existing pool and patio will be removed and much of the area presently in impervious surface will be replaced with lawn. An auto court in the front of the house will be accessed from a shared driveway on the south lot. An overall decrease in impervious surface will result, along with an increase in structure coverage (Table 1).

The existing house on the south lot will be demolished. The proposed new house will retain the existing driveway for construction access and staging, and a new concrete driveway will serve both properties from the south lot (Appendix C, Sheet A1.00). Construction of the house will necessitate the removal of ornamental vegetation, including two 10-inch dbh (diameter at breast height) pines, one 8-inch pine, two 4-inch pines, one 12-inch dbh maple, and one 4-inch dbh Japanese maple.

New construction will include one shared lawn on the west side of the houses, a shared terrace spanning the west side of the houses, and a shared tropical garden with water feature between the houses. Border gardens will be installed along the north property line of the north lot and the south property line of the south lot.

No construction is proposed within the 25-foot shoreline regulatory buffer. On the north lot, impervious surface within the additional 25-foot shoreline structure setback will decrease from 579 square feet to 109 square feet. On the south lot, 200 square feet of impervious surface is proposed within the shoreline buffer and 482 square feet within the structure setback. The remaining area within the 25-foot regulatory buffer will be planted to native species (see *Mitigation*, below).

Table 1. Existing and proposed lot coverages.

	Existing		Proposed	
	Structures (ft ²) (% of lot)	Impervious surface (ft ²) (% of lot)	Structures (ft ²) (% of lot)	Impervious surface (ft ²) (% of lot)
North lot	5,962 (24%)	16,250 (59%)	7,422 (30%)	12,511 (45%)
South lot	5,455 (21%)	12,090 (42%)	7,768 (29%)	12,702 (44%)
Total	11,417 (23%)	28,340 (51%)	15,190 (30%)	25,213 (45%)

Note: Impervious surface coverage is calculated for the entire lots; structure coverage is calculated as a percentage of the usable area, which excludes 25 feet of shoreline buffer

PROPOSED MODIFICATIONS PER CODE

Construction on the south lot calls for a modification of LUC 20.25H.035.A, the shoreline developed site structure setback. The proposed site plan on the south lot places 482 square feet of impervious surface in the structure setback.

PROJECT IMPACTS

Direct Impacts

The direct impact of the proposal to regulatory sensitive area buffer is limited to 200 square feet including a path to the dock consisting of concrete paving stairs and a concrete wall. Other direct impacts are the removal of primarily ornamental vegetation from both properties. As described in the *Habitat Assessment* section, above, vegetation presently on the properties has low value as wildlife habitat. Of greatest value are the two fir trees near the southern border of south lot; these trees are to remain. Total habitat impacts are limited to the loss of a few groups of shrubs and small trees that might be used by common songbird species. The net impact will be an overall improvement in habitat value (see *Mitigation*, below).

Ongoing direct impacts, expected noise and light created by residential use of single-family homes, will continue.

Temporary impacts associated with construction are noise and increased human and vehicular activity. These will be limited to normal working hours, and machinery emissions will be controlled by keeping all construction equipment in good working condition. Staged materials will be removed from the site following construction.

Indirect and Cumulative Impacts

Indirect and cumulative impacts consider the surrounding landscape, and the expected habitat succession and changes in development. The habitat, as described above, is highly developed for residential use with little intact native vegetation. As neighboring properties are redeveloped and improved, similar to that proposed for the Lalji properties, little overall change in habitat conditions is expected. Existing vegetation is largely ornamental, and likely to be replaced with similar landscaping. Increases in impervious surface may occur as houses become bigger or additions are made. The City of Bellevue recognizes the value of native vegetation for environmental, aesthetic, and land value purposes. Future cumulative impacts can be reduced and controlled through review of individual projects by the City of Bellevue.

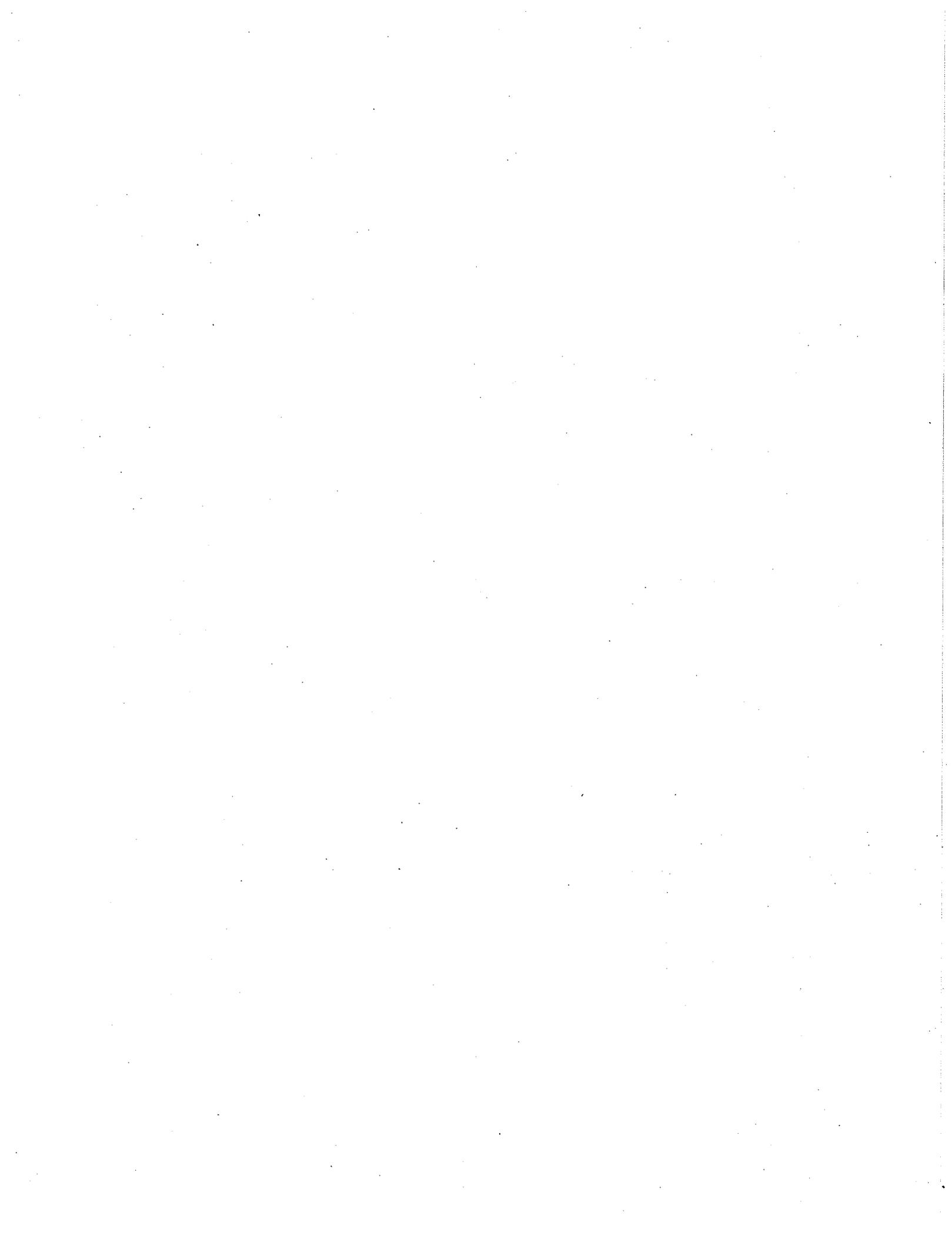
MITIGATION

All construction avoids the 25-foot shoreline regulatory buffer on Lake Washington. Significant tree (8 inches dbh or greater) removal is limited to two 10-inch and one 8-inch dbh non-native ornamental pine trees and one 12-inch dbh non-native maple. Several ornamental gardens will replace lost ornamental landscaping.

The 25-foot shoreline regulatory buffer along both lots will be planted with native shrubs and herbaceous species (Appendix D). Presently only concrete and maintained lawn border the rock wall at the shoreline. The addition of native plants will add structural and compositional diversity and create wildlife habitat where none exists. This may attract songbirds to the shoreline, as well as provide cover for herons, coots, and other birds using Lake Washington. Nearshore aquatic habitat will be improved as the native plants mature, providing shade and inputs of organic debris that provide food for invertebrates, which in turn provide food for fish. It represents a substantial improvement over existing shoreline conditions. The shoreline and all other gardens will be irrigated, mulched, and otherwise maintained as needed.

REFERENCES

- Goetz, Fred. Fishery Biologist, U.S. Army Corps of Engineers, Seattle District. Personal communication, e-mail to Dan Nickel (The Watershed Company), 14 May 2004.
- Roberson, K. 1967. An occurrence of chinook salmon beach spawning in Lake Washington. *Trans. Amer. Fish. Soc.* 96(4):423-424
- Seattle Audubon Society. 2005. Birdweb website (www.birdweb.org).
- Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species database search results prepared for The Watershed Company, April 9, 2007.



APPENDIX A
PHOTOGRAPHS





Photo 1: Lake Washington shoreline and concrete path



Photo 2: Ornamental hedge between north and south lots



Photo 3: South lot back yard and existing house

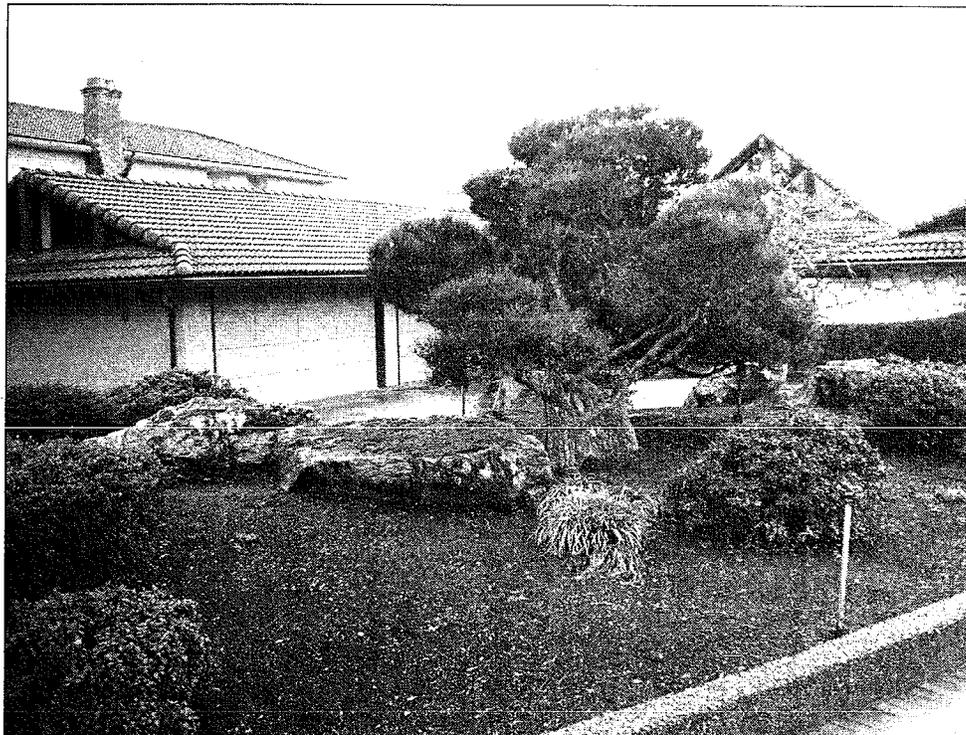


Photo 4: Ornamental vegetation in front yard of south lot

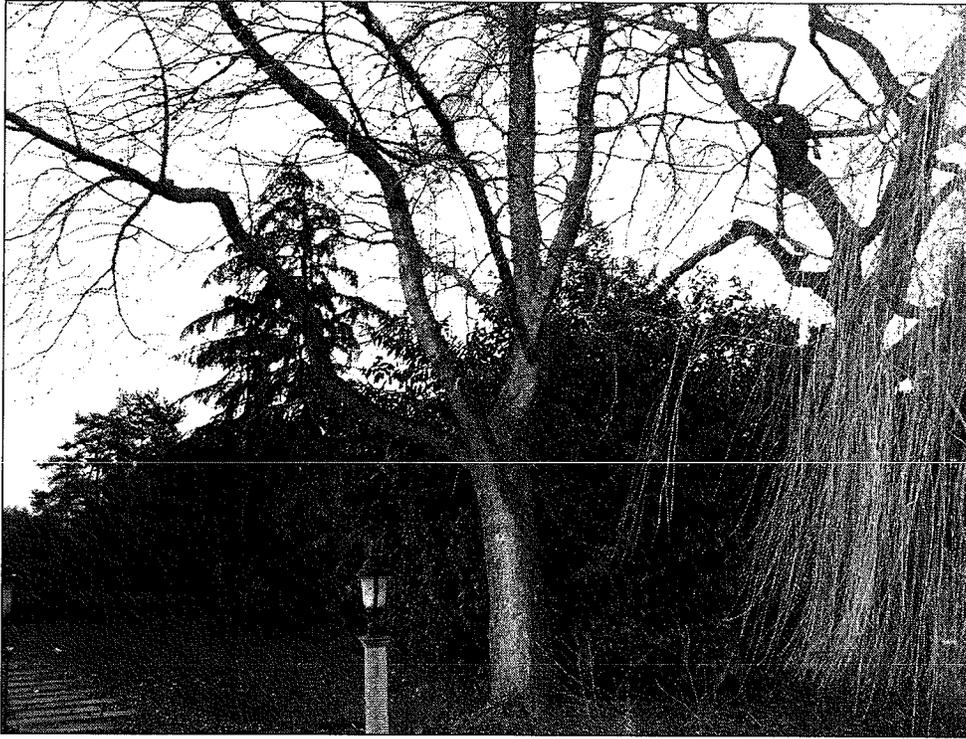


Photo 5: Vegetation along south boundary of south lot (with firs in background)



Photo 6: Shoreline ornamental vegetation at south end of south lot

APPENDIX B
EXISTING CONDITIONS

APPENDIX C
SITE PLAN

117 South Lakeside
 Suite 100
 Arlington, VA 22204
 Phone: (703) 242-2923

2148 BRIDSON CONSTRUCTION
 CIVIL ENGINEER
 14111 CASCADE WAY
 FARMERSVILLE, VA 22933
 PHONE: (803) 242-2923

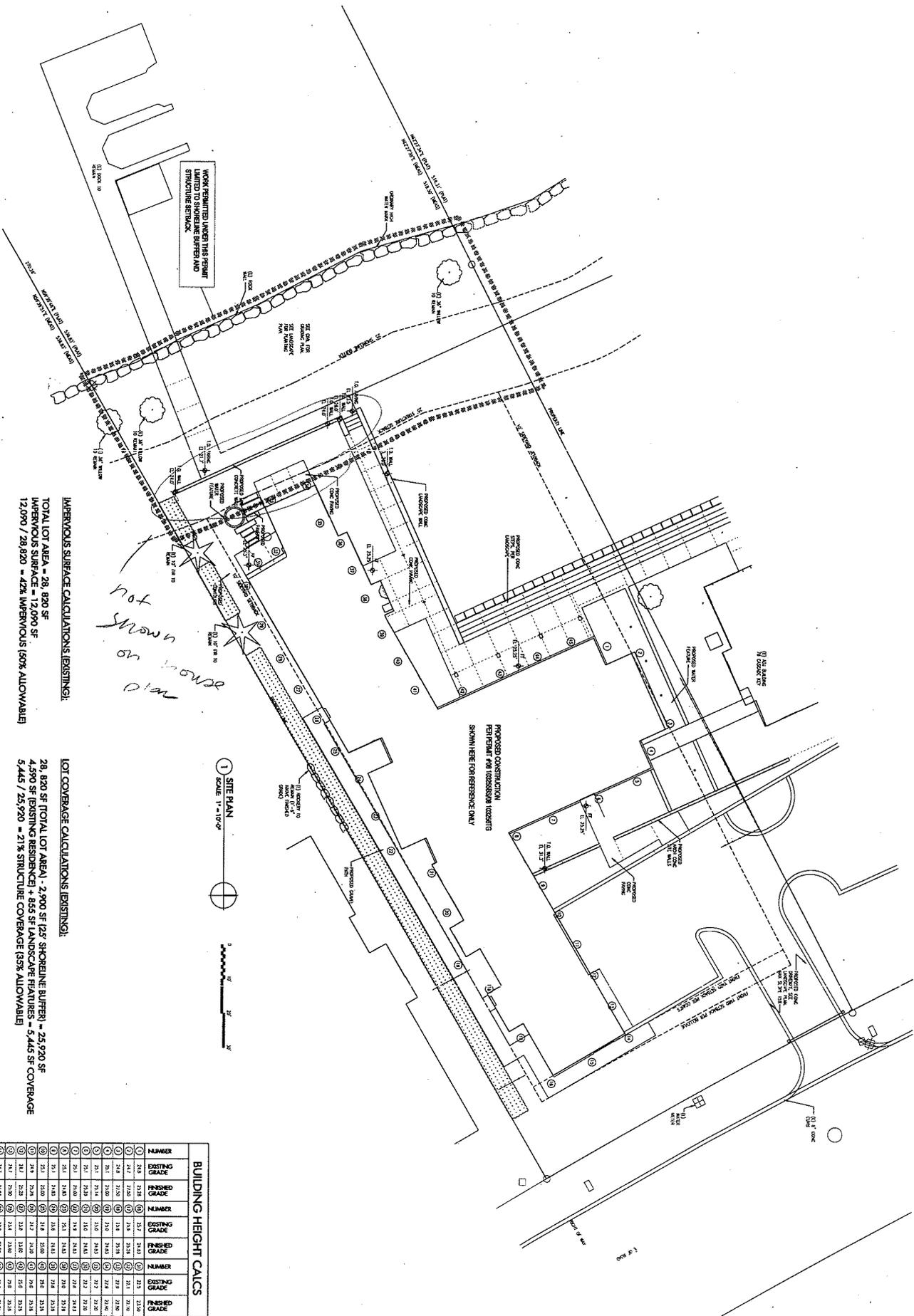
14111
 76 CASCADE KEY
 RESTAURANT
 RESTAURANT

PREPARED BY:
 DESIGNER:
 ARCHITECT:
 OWNER:
 CONTRACTOR:
 LANDSCAPE ARCHITECT:
 CIVIL ENGINEER:
 ELECTRICAL ENGINEER:
 MECHANICAL ENGINEER:
 PLUMBING ENGINEER:
 STRUCTURAL ENGINEER:
 TRAFFIC ENGINEER:
 ENVIRONMENTAL ENGINEER:
 GEOTECHNICAL ENGINEER:
 HISTORIC PRESERVATION ARCHITECT:
 INTERIOR ARCHITECT:
 LANDSCAPE ARCHITECT:
 CIVIL ENGINEER:
 ELECTRICAL ENGINEER:
 MECHANICAL ENGINEER:
 PLUMBING ENGINEER:
 STRUCTURAL ENGINEER:
 TRAFFIC ENGINEER:
 ENVIRONMENTAL ENGINEER:
 GEOTECHNICAL ENGINEER:
 HISTORIC PRESERVATION ARCHITECT:
 INTERIOR ARCHITECT:

DATE: 11/20/24
 SHEET: 11/20/24

SITE PLAN

A1.00



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

WORK PERMITTED UNDER THIS PERMIT LIMITED TO SHOULDER BUFFER AND STRUCTURE SETBACK

IMPERVIOUS SURFACE CALCULATIONS (EXISTING):
 TOTAL LOT AREA = 28,820 SF
 IMPERVIOUS SURFACE = 12,090 SF
 12,090 / 28,820 = 42% IMPERVIOUS (50% ALLOWABLE)

IMPERVIOUS SURFACE CALCULATIONS (PROPOSED):
 TOTAL LOT AREA = 28,820 SF
 IMPERVIOUS SURFACE = 13,850 SF
 13,850 / 28,820 = 48% IMPERVIOUS (50% ALLOWABLE)

LOT COVERAGE CALCULATIONS (EXISTING):
 28,820 SF TOTAL LOT AREA - 2,900 SF 12% SHOULDER BUFFER - 25,920 SF
 4,590 SF EXISTING RESIDENCE + 248 LAUNDRY PATIOES = 5,445 SF COVERAGE
 5,445 / 25,920 = 21% STRUCTURE COVERAGE (35% ALLOWABLE)

LOT COVERAGE CALCULATIONS (PROPOSED):
 28,820 SF TOTAL LOT AREA - 2,900 SF 12% SHOULDER BUFFER - 25,920 SF
 7,000 SF PROPOSED RESIDENCE + 248 LAUNDRY PATIOES = 7,768 SF COVERAGE
 7,768 / 25,920 = 30% STRUCTURE COVERAGE (35% ALLOWABLE)

BUILDING HEIGHT CALCS

NUMBER	EXISTING GRADE	FINISHED GRADE	NUMBER	EXISTING GRADE	FINISHED GRADE	NUMBER	EXISTING GRADE	FINISHED GRADE
1	24.8	25.2	1	25.7	24.3	1	25.1	23.0
2	24.8	25.2	2	24.8	25.8	2	24.9	25.8
3	24.8	25.2	3	24.8	25.8	3	24.9	25.8
4	24.8	25.2	4	24.8	25.8	4	24.9	25.8
5	24.8	25.2	5	24.8	25.8	5	24.9	25.8
6	24.8	25.2	6	24.8	25.8	6	24.9	25.8
7	24.8	25.2	7	24.8	25.8	7	24.9	25.8
8	24.8	25.2	8	24.8	25.8	8	24.9	25.8
9	24.8	25.2	9	24.8	25.8	9	24.9	25.8
10	24.8	25.2	10	24.8	25.8	10	24.9	25.8
11	24.8	25.2	11	24.8	25.8	11	24.9	25.8
12	24.8	25.2	12	24.8	25.8	12	24.9	25.8
13	24.8	25.2	13	24.8	25.8	13	24.9	25.8
14	24.8	25.2	14	24.8	25.8	14	24.9	25.8
15	24.8	25.2	15	24.8	25.8	15	24.9	25.8
16	24.8	25.2	16	24.8	25.8	16	24.9	25.8
17	24.8	25.2	17	24.8	25.8	17	24.9	25.8
18	24.8	25.2	18	24.8	25.8	18	24.9	25.8
19	24.8	25.2	19	24.8	25.8	19	24.9	25.8
20	24.8	25.2	20	24.8	25.8	20	24.9	25.8
21	24.8	25.2	21	24.8	25.8	21	24.9	25.8
22	24.8	25.2	22	24.8	25.8	22	24.9	25.8
23	24.8	25.2	23	24.8	25.8	23	24.9	25.8
24	24.8	25.2	24	24.8	25.8	24	24.9	25.8
25	24.8	25.2	25	24.8	25.8	25	24.9	25.8
26	24.8	25.2	26	24.8	25.8	26	24.9	25.8
27	24.8	25.2	27	24.8	25.8	27	24.9	25.8
28	24.8	25.2	28	24.8	25.8	28	24.9	25.8
29	24.8	25.2	29	24.8	25.8	29	24.9	25.8
30	24.8	25.2	30	24.8	25.8	30	24.9	25.8
31	24.8	25.2	31	24.8	25.8	31	24.9	25.8
32	24.8	25.2	32	24.8	25.8	32	24.9	25.8
33	24.8	25.2	33	24.8	25.8	33	24.9	25.8
34	24.8	25.2	34	24.8	25.8	34	24.9	25.8
35	24.8	25.2	35	24.8	25.8	35	24.9	25.8
36	24.8	25.2	36	24.8	25.8	36	24.9	25.8
37	24.8	25.2	37	24.8	25.8	37	24.9	25.8
38	24.8	25.2	38	24.8	25.8	38	24.9	25.8
39	24.8	25.2	39	24.8	25.8	39	24.9	25.8
40	24.8	25.2	40	24.8	25.8	40	24.9	25.8
41	24.8	25.2	41	24.8	25.8	41	24.9	25.8
42	24.8	25.2	42	24.8	25.8	42	24.9	25.8
43	24.8	25.2	43	24.8	25.8	43	24.9	25.8
44	24.8	25.2	44	24.8	25.8	44	24.9	25.8
45	24.8	25.2	45	24.8	25.8	45	24.9	25.8
46	24.8	25.2	46	24.8	25.8	46	24.9	25.8
47	24.8	25.2	47	24.8	25.8	47	24.9	25.8
48	24.8	25.2	48	24.8	25.8	48	24.9	25.8
49	24.8	25.2	49	24.8	25.8	49	24.9	25.8
50	24.8	25.2	50	24.8	25.8	50	24.9	25.8
51	24.8	25.2	51	24.8	25.8	51	24.9	25.8
52	24.8	25.2	52	24.8	25.8	52	24.9	25.8
53	24.8	25.2	53	24.8	25.8	53	24.9	25.8
54	24.8	25.2	54	24.8	25.8	54	24.9	25.8
55	24.8	25.2	55	24.8	25.8	55	24.9	25.8
56	24.8	25.2	56	24.8	25.8	56	24.9	25.8
57	24.8	25.2	57	24.8	25.8	57	24.9	25.8
58	24.8	25.2	58	24.8	25.8	58	24.9	25.8
59	24.8	25.2	59	24.8	25.8	59	24.9	25.8
60	24.8	25.2	60	24.8	25.8	60	24.9	25.8
61	24.8	25.2	61	24.8	25.8	61	24.9	25.8
62	24.8	25.2	62	24.8	25.8	62	24.9	25.8
63	24.8	25.2	63	24.8	25.8	63	24.9	25.8
64	24.8	25.2	64	24.8	25.8	64	24.9	25.8
65	24.8	25.2	65	24.8	25.8	65	24.9	25.8
66	24.8	25.2	66	24.8	25.8	66	24.9	25.8
67	24.8	25.2	67	24.8	25.8	67	24.9	25.8
68	24.8	25.2	68	24.8	25.8	68	24.9	25.8
69	24.8	25.2	69	24.8	25.8	69	24.9	25.8
70	24.8	25.2	70	24.8	25.8	70	24.9	25.8
71	24.8	25.2	71	24.8	25.8	71	24.9	25.8
72	24.8	25.2	72	24.8	25.8	72	24.9	25.8
73	24.8	25.2	73	24.8	25.8	73	24.9	25.8
74	24.8	25.2	74	24.8	25.8	74	24.9	25.8
75	24.8	25.2	75	24.8	25.8	75	24.9	25.8
76	24.8	25.2	76	24.8	25.8	76	24.9	25.8
77	24.8	25.2	77	24.8	25.8	77	24.9	25.8
78	24.8	25.2	78	24.8	25.8	78	24.9	25.8
79	24.8	25.2	79	24.8	25.8	79	24.9	25.8
80	24.8	25.2	80	24.8	25.8	80	24.9	25.8
81	24.8	25.2	81	24.8	25.8	81	24.9	25.8
82	24.8	25.2	82	24.8	25.8	82	24.9	25.8
83	24.8	25.2	83	24.8	25.8	83	24.9	25.8
84	24.8	25.2	84	24.8	25.8	84	24.9	25.8
85	24.8	25.2	85	24.8	25.8	85	24.9	25.8
86	24.8	25.2	86	24.8	25.8	86	24.9	25.8
87	24.8	25.2	87	24.8	25.8	87	24.9	25.8
88	24.8	25.2	88	24.8	25.8	88	24.9	25.8
89	24.8	25.2	89	24.8	25.8	89	24.9	25.8
90	24.8	25.2	90	24.8	25.8	90	24.9	25.8
91	24.8	25.2	91	24.8	25.8	91	24.9	25.8
92	24.8	25.2	92	24.8	25.8	92	24.9	25.8
93	24.8	25.2	93	24.8	25.8	93	24.9	25.8
94	24.8	25.2	94	24.8	25.8	94	24.9	25.8
95	24.8	25.2	95	24.8	25.8	95	24.9	25.8
96	24.8	25.2	96	24.8	25.8	96	24.9	25.8
97	24.8	25.2	97	24.8	25.8	97	24.9	25.8
98	24.8	25.2	98	24.8	25.8	98	24.9	25.8
99	24.8	25.2	99	24.8	25.8	99	24.9	25.8
100	24.8	25.2	100	24.8	25.8	100	24.9	25.8

AVG. FINISHED GRADE	100%/75%	75%/50%
AVG. FINISHED GRADE	100%/75%	75%/50%
PROPOSED FINISHED GRADE ELEVATION	74.8	74.8
ADJ. ROAD ELEVATION POINT OF INTERSECTION	74.8	74.8
MAX. ALLOWABLE BUILDING HEIGHT	74.8	74.8

147 Road, Suite 100
 Laguna Hills, CA 92653
 (949) 261-2222
 (949) 261-2223
 (949) 261-2224
 (949) 261-2225
 (949) 261-2226
 (949) 261-2227
 (949) 261-2228
 (949) 261-2229
 (949) 261-2230
 (949) 261-2231
 (949) 261-2232
 (949) 261-2233
 (949) 261-2234
 (949) 261-2235
 (949) 261-2236
 (949) 261-2237
 (949) 261-2238
 (949) 261-2239
 (949) 261-2240

ZAHN BROSON CONSULTANTS
 ARCHITECTS
 147 Road, Suite 100
 Laguna Hills, CA 92653
 (949) 261-2222
 (949) 261-2223
 (949) 261-2224
 (949) 261-2225
 (949) 261-2226
 (949) 261-2227
 (949) 261-2228
 (949) 261-2229
 (949) 261-2230
 (949) 261-2231
 (949) 261-2232
 (949) 261-2233
 (949) 261-2234
 (949) 261-2235
 (949) 261-2236
 (949) 261-2237
 (949) 261-2238
 (949) 261-2239
 (949) 261-2240

LALUI
 ARCHITECT
 147 Road, Suite 100
 Laguna Hills, CA 92653
 (949) 261-2222
 (949) 261-2223
 (949) 261-2224
 (949) 261-2225
 (949) 261-2226
 (949) 261-2227
 (949) 261-2228
 (949) 261-2229
 (949) 261-2230
 (949) 261-2231
 (949) 261-2232
 (949) 261-2233
 (949) 261-2234
 (949) 261-2235
 (949) 261-2236
 (949) 261-2237
 (949) 261-2238
 (949) 261-2239
 (949) 261-2240

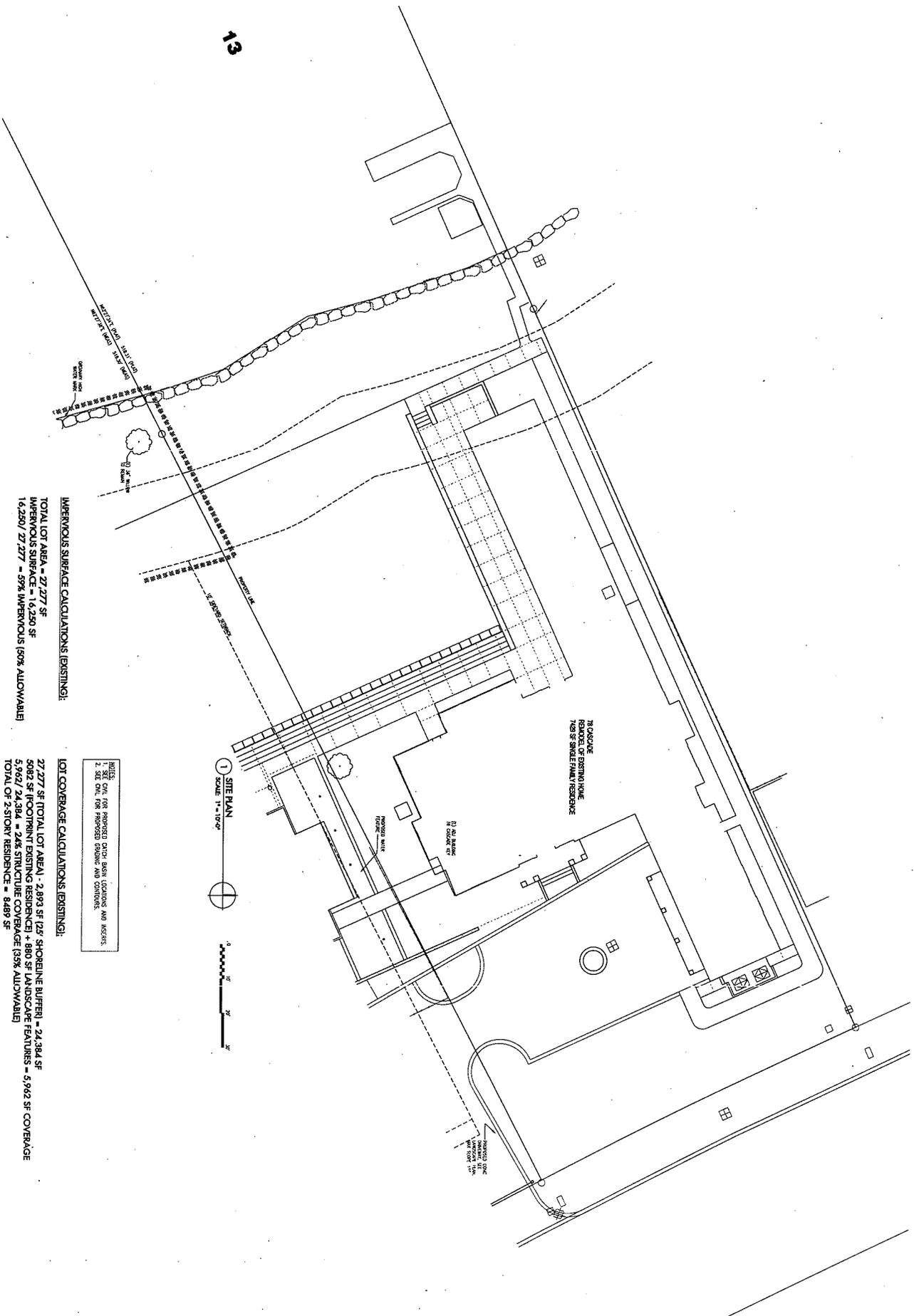
OWNER
 HONG & NANA, LLC
 147 Road, Suite 100
 Laguna Hills, CA 92653
 (949) 261-2222
 (949) 261-2223
 (949) 261-2224
 (949) 261-2225
 (949) 261-2226
 (949) 261-2227
 (949) 261-2228
 (949) 261-2229
 (949) 261-2230
 (949) 261-2231
 (949) 261-2232
 (949) 261-2233
 (949) 261-2234
 (949) 261-2235
 (949) 261-2236
 (949) 261-2237
 (949) 261-2238
 (949) 261-2239
 (949) 261-2240

CONTRACTOR
 TONY CONSTRUCTION
 147 Road, Suite 100
 Laguna Hills, CA 92653
 (949) 261-2222
 (949) 261-2223
 (949) 261-2224
 (949) 261-2225
 (949) 261-2226
 (949) 261-2227
 (949) 261-2228
 (949) 261-2229
 (949) 261-2230
 (949) 261-2231
 (949) 261-2232
 (949) 261-2233
 (949) 261-2234
 (949) 261-2235
 (949) 261-2236
 (949) 261-2237
 (949) 261-2238
 (949) 261-2239
 (949) 261-2240

LANDSCAPE ARCHITECT
 DANIEL ANGELO
 147 Road, Suite 100
 Laguna Hills, CA 92653
 (949) 261-2222
 (949) 261-2223
 (949) 261-2224
 (949) 261-2225
 (949) 261-2226
 (949) 261-2227
 (949) 261-2228
 (949) 261-2229
 (949) 261-2230
 (949) 261-2231
 (949) 261-2232
 (949) 261-2233
 (949) 261-2234
 (949) 261-2235
 (949) 261-2236
 (949) 261-2237
 (949) 261-2238
 (949) 261-2239
 (949) 261-2240

DATE
 11/11/2025

SITE PLAN
 76
A1.01



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

- NOTES**
- SEE PLAN FOR PROPOSED DRIVE, DECK, POOL, LOCATIONS AND DETAILS.
 - SEE PLAN FOR PROPOSED DRIVE AND CONTIGUOUS.

IMPERVIOUS SURFACE CALCULATIONS (EXISTING):

TOTAL LOT AREA - 27,277 SF
 IMPERVIOUS SURFACE - 14,250 SF
 16,250 / 27,277 = 59% IMPERVIOUS (50% ALLOWABLE)

IMPERVIOUS SURFACE CALCULATIONS (PROPOSED):

TOTAL LOT AREA - 27,277 SF
 IMPERVIOUS SURFACE - 12,511 SF
 12,511 / 27,277 = 45% IMPERVIOUS (50% ALLOWABLE)

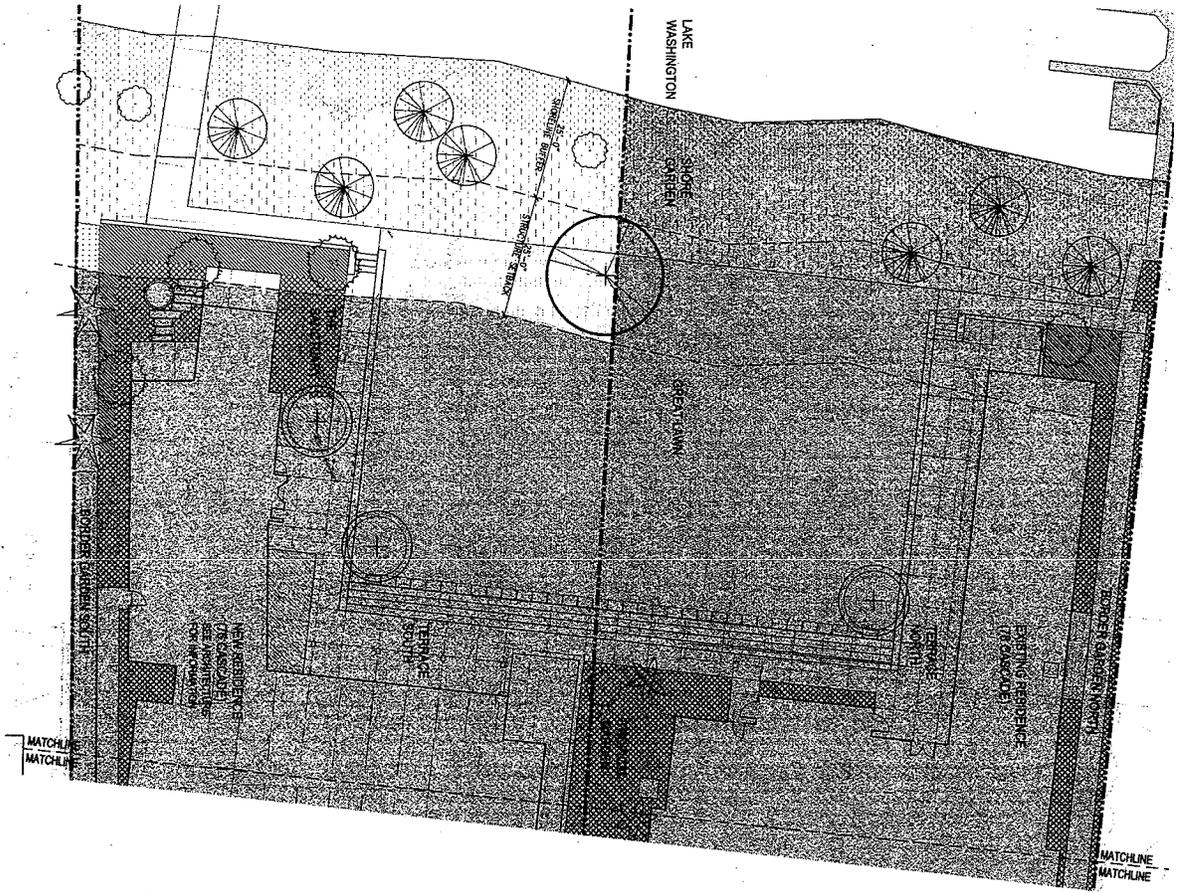
LOT COVERAGE CALCULATIONS (EXISTING):

27,277 SF TOTAL LOT AREA - 2,893 SF (25' SHORELINE BUFFER) = 24,384 SF
 5,962 SF (FOOTPRINT EXISTING RESIDENCE) + 880 SF (LANDSCAPE FEATURES) = 5,962 SF COVERAGE
 TOTAL OF 2-STORY RESIDENCE = 8,489 SF

LOT COVERAGE CALCULATIONS (PROPOSED):

27,277 SF TOTAL LOT AREA - 2,893 SF (25' SHORELINE BUFFER) = 24,384 SF
 5,962 SF (FOOTPRINT) + 692 ADDITION + 768 LANDSCAPE FEATURES = 7,422 COVERAGE
 7,422 / 24,384 = 30% STRUCTURE COVERAGE (35% ALLOWABLE)

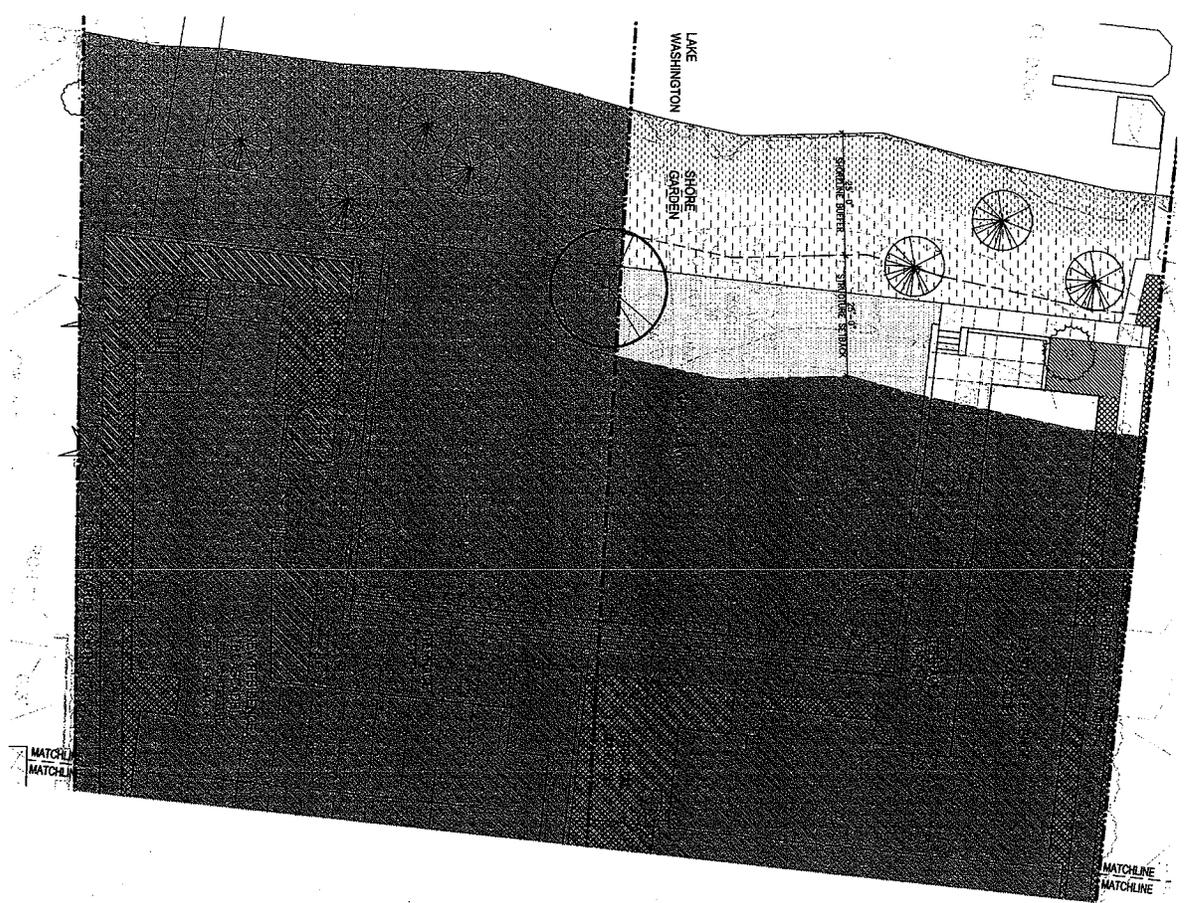
APPENDIX D
SHORELINE PLANTING PLAN



1 PLANNING PLAN: TREES AND GROUNDCOVER AREA B
SCALE: 1" = 10'-0"

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
	1	CORDONRUBRA JAPONICA	KARSIA	4" CAL.
	4	CORNUS X STIMULIF	STIMULIF DOGWOOD	5" CAL.
	7	CORNUS X VENUS*	VENUS DOGWOOD	3" CAL.
	1	MAISA BACCO	HARDY REED BANANA	
	62	PHILLOSTACHYS VIRIDIS ROBERT YOUNG	ROBERT YOUNG BAMBOO	15' CAL. OR B. + B.
	3	STEMONA JAPONICA	TALL STEWARTIA	5" CAL.
GROUNDCOVER, PERENNIALS, WHERS + GRASSES, AREA B				
TROPICAL GARDEN				
		PACHYSTACHYA TENNINUS	JAPANESE SPURGE	4" POTS
BORDER GARDENS				
		PACHYSTACHYA TENNINUS	JAPANESE SPURGE	4" POTS
THE SANCTUARY				
		LIPOPE SPICATA	CREEPING LILY TUBE	1 CAL.
		PACHYSTACHYA TENNINUS	JAPANESE SPURGE	4" POTS
		VACCINIUM OVATUM	FERREBERRY HICKLEBERRY	1 CAL.
SHORE GARDEN				
		RAJACIA CHOCOROS	BEACH STIMBERRY	4" POTS
		QUINCEA SHALON	SKAL	1 CAL.
		SPRICK DOUGLASS	ROSE SPRICK	1 CAL.
		RAJACIA VESCA	WOODLAND STIMBERRY	4" POTS
		CHAMBERA SHALON	SKAL	1 CAL.
		STYRACOCARYS SNOWBERRY	SNOWBERRY	1 CAL.
OTHER				
		TIFF GRASSES		

NOTES:
1. SHADED AREA FOR REFERENCE ONLY.



① PLANTING PLAN: TREES AND GROUNDCOVER AREA 8
SCALE: 1" = 10'-0"



NOTES:
1. SHADED AREA FOR REFERENCE ONLY.

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	1	GEODOPHETIUM JAPONICUM	KATYBA	4" OAL
	4	OPUNUS X STRICKLANDI	STAGHORN DORRHOOD	3" OAL
	7	OPUNUS X VENUS	VENUS DORRHOOD	3" OAL
	1	IRISA BASSO	HARRY PERRI BAMBINA	
	62	PHYLLOSTACHYS VIRGOS ROBERT YOUNG	ROBERT YOUNG BAMBOO	15 OAL OR 8" x 8"
	3	STENANTHUS KUNZEI	TALL STEPHANIA	3" OAL

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
		PHOENIXIA TERMINALIS	JAPANESE SPRUCE	4" POTS

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
		PHOENIXIA TERMINALIS	JAPANESE SPRUCE	4" POTS

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
		LAGER STRONGIA	OPENING LIT TURF	1 OAL
		PHOENIXIA TERMINALIS	JAPANESE SPRUCE	4" POTS
		WICKSTROMIA DIVINUM	EVERGREEN HICKLEBERRY	1 OAL

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
		FRAXINA CHLOROPHYLLA	BEACH STRAWBERRY	4" POTS
		QUERCUS SHALLOW	SALAL	1 OAL
		SPIEA KODAKASHI	ROSE SPIREA	1 OAL
		FRAXINA VESPA	WOODLAND STRAWBERRY	4" POTS
		QUERCUS SHALLOW	SALAL	1 OAL
		STYPHNOLOBIOS SNOBERBERY	SNOBERBERY	1 OAL

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
		TIER GRASSES		

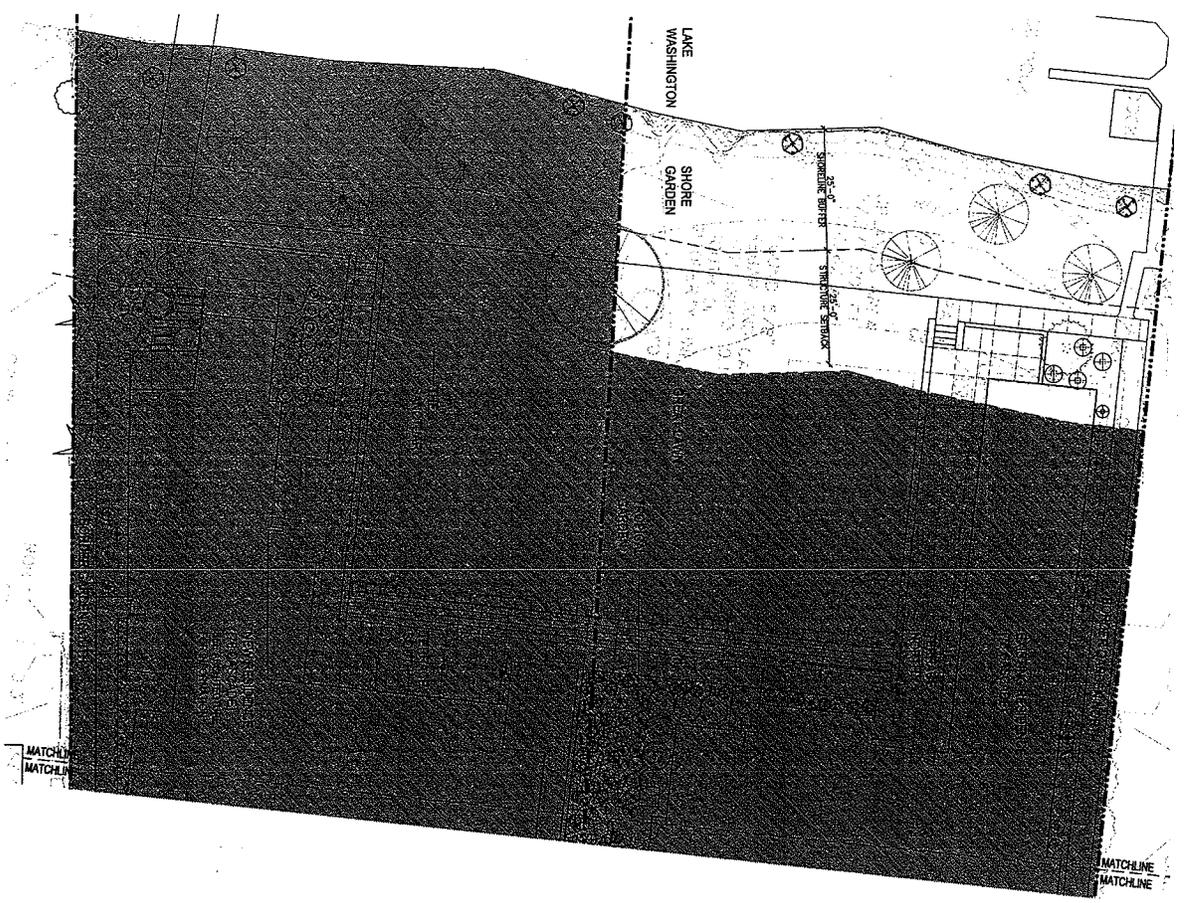
OSBORN
 SUTWALLACE
 KUNZING ALLEN
 ARCHITECTS
 1375 North Jackson
 Seattle, WA 98109
 Phone: 206 462 1919
 Fax: 206 462 2925

QUALITY ARCHITECTURE
 CONSULTING ARCHITECTS
 78 CASCADE KEY
 BELLEVUE, WA

LALUI
 78 CASCADE KEY
 BELLEVUE, WA

Project: 78 CASCADE KEY
 Location: BELLEVUE, WA
 Date: 02/20/02
 Scale: 1" = 10'-0"
 Drawing No.: 13.10

PLANTING PLAN:
TREES AND
GROUNDCOVER
AREA 8
13.10



SHRUB AREA B

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
⊗	1	CAMILLA X TAYLOR BLUSH	FABRY BUSH, CAMILLA	3 GAL.
⊗	5	COLOCOYA ESCULENTIA	ELSPHANT EARS	3 GAL.
⊗	6	CONIUS SERICEA	CRIZZ, OORHINO	3 GAL.
⊗	31	DAPHNE ODORA	WHITE DAPHNE	3 GAL.
⊗	14	HOSTA X BRIGHT LIGHTS	BRIGHT LIGHTS PLANTAIN LILY	3 GAL.
⊗	7	LAESTRISSEMA NICKA 'PEPPERSHIRT LACE'	PEPPERSHIRT LACE CRISP WHITE	3 GAL.
⊗	22	RHOXODENDRON LAURENTHILLUM	PACIFIC RHODODENDRON	3 GAL.
⊗	5	RHOXODENDRON X 'NORFOL'	JUNKEI RHODODENDRON	3 GAL.
⊗	3	RHOXODENDRON X 'YOUNG ZEPHYR'	HOVA ZEPHYR RHODODENDRON	3 GAL.
⊗	6	RHOXODENDRON X 'VANICE'	URRICE RHODODENDRON	3 GAL.
⊗	25	SARCOCOCCA ROSEOPHILA	FRASQUANT SARCOCOCCA	3 GAL.
⊗	8	TAJUS BACCALIA	ENGLISH YEW	3 GAL.
⊗	13	VERINUM DAVIDI	DAVID VERINUM	5 GAL.

NOTES:
1. SHRUBBED AREA FOR REFERENCE ONLY.

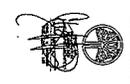
1 PLANTING PLAN: SHRUBS AREA B
SCALE: 1" = 10'-0"



MATCHLINE
MATCHLINE

MATCHLINE
MATCHLINE

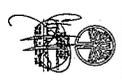
117 1/2 Park Avenue
Seattle, WA 98104
Phone: 206 462 2222
Fax: 206 462 2222
www.chambliss.com



LALUI
78 CASCADE KEY
BELLEVUE, WA

Project:	78 CASCADE KEY
Location:	BELLEVUE, WA
Client:	CHAMBLISS ASSOCIATES
Architect:	CHAMBLISS ASSOCIATES
Scale:	1" = 10'-0"
Date:	07/20/21
Drawn by:	AL
Checked by:	AL
Approved by:	AL

PLANTING PLAN:
SHRUBS AREA B
L3.30

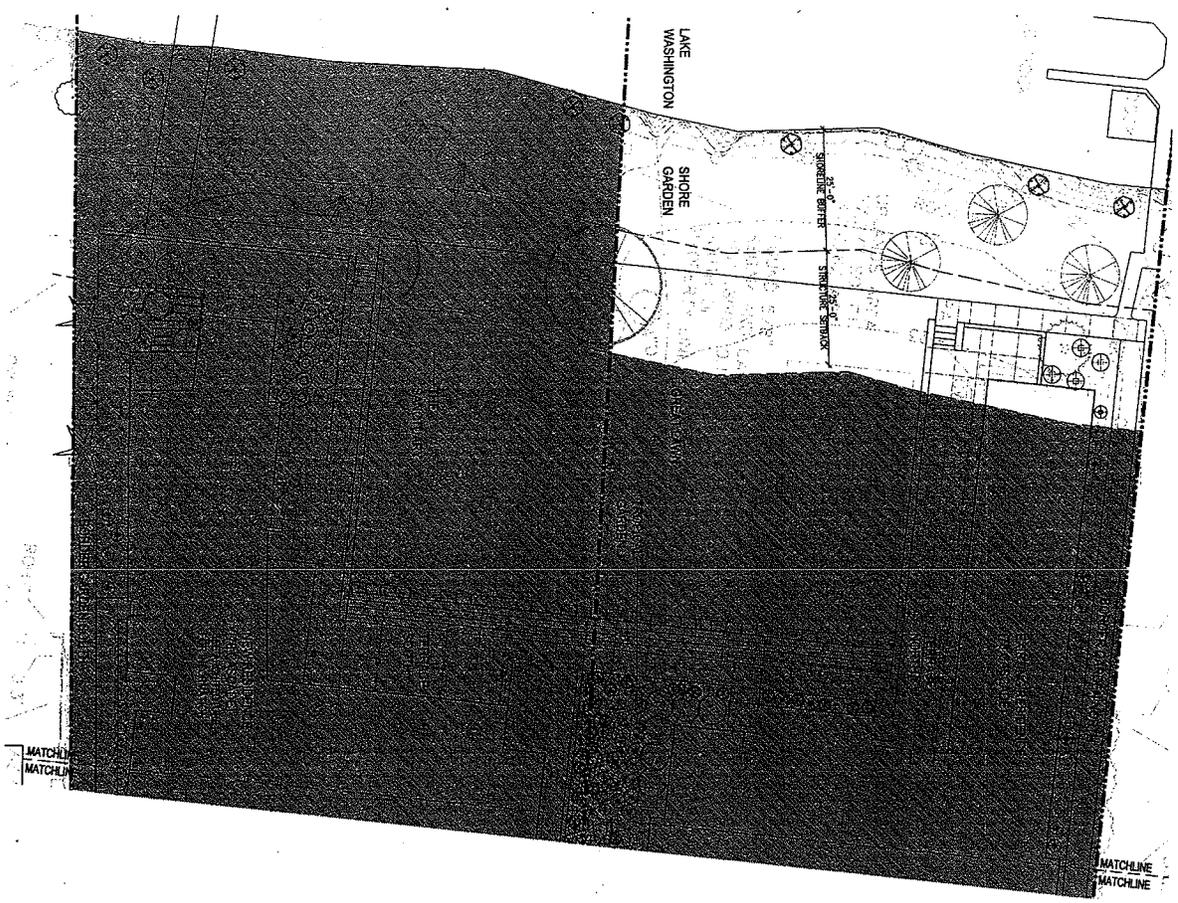


Project:	78 Cascade Key
Location:	Bellevue, WA
Client:	LALU
Architect:	Osberg Sundling Kunzing Allen
Scale:	1" = 10'-0"
Date:	08/20/2013
Drawn by:	[Signature]
Checked by:	[Signature]
Approved by:	[Signature]

SHRUBS AREA B

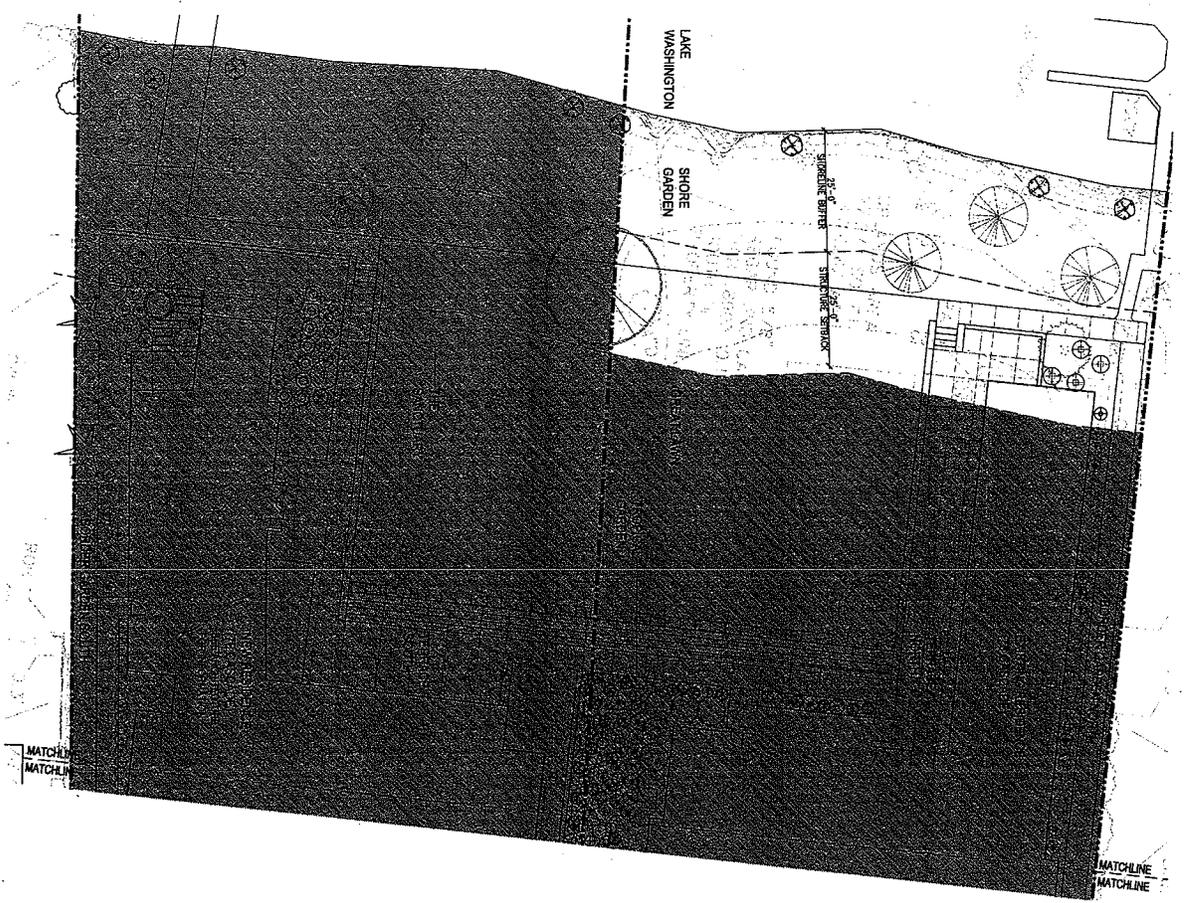
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
⊗	1	CAMELIA X YASRI BLOSS	FAIRY BLOSS CAMELIA	3 GAL.
⊗	5	COLUCAEA ESCULENTUM	DELPHINIUM FANS	3 GAL.
⊗	8	CORNUS SPICATA	OEZEL CORONADO	3 GAL.
⊗	31	DAPHNE ODORA	WINTER DAPHNE	3 GAL.
⊗	14	HOSTA X BRIGHT LIGHTS	BRIGHT LIGHTS PLANTAIN LILY	3 GAL.
⊗	7	LABASTERNA MINKA 'PERPETUUM LIGHT'	PERPETUUM LACE CAPPE WHELLE	3 GAL.
⊗	22	RHOODODENDRON MARGRAPHIUM	PACIFIC RHODODENDRON	3 GAL.
⊗	5	RHOODODENDRON X 'JUNCELI'	WUNDEI RHODODENDRON	3 GAL.
⊗	3	RHOODODENDRON X 'NINA ZEBEL'	NIWA ZEBEL RHODODENDRON	3 GAL.
⊗	8	RHOODODENDRON X 'WINDIE'	UNIQUE RHODODENDRON	3 GAL.
⊗	23	SARGOLLOCA RUSSELLIA	FRASERITE SARGOLLOCA	3 GAL.
⊗	8	TAYUS BACCATA	ENGLISH YEW	3 GAL.
⊗	13	VERIBERNA DAVINCI	DAVID VERIBERNA	5 GAL.

NOTES:
1. SPOURED AREA FOR REFERENCE ONLY.



1 PLANTING PLAN: SHRUBS AREA B
SCALE: 1" = 10'-0"

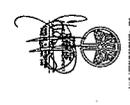




1 PLANTING PLAN: SHRUBS AREA B
SCALE: 1"=10'

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
⊗	1	CANADA X TAHOE BUSH	PINK BUSH CANADA	3 GAL.
⊗	5	CECOCYLA ESQUERIANA	CLYDEAUNT FERN	3 GAL.
⊗	8	CORNUS SERICEA	CEBEX DOGWOOD	3 GAL.
⊗	31	DAPHNE ODORA	WINTER DAPHNE	3 GAL.
⊗	14	HOSTA X BRIGHT LIGHTS	BRIGHT LIGHTS PLANTAIN Lily	3 GAL.
⊗	7	LABASTERNAIA NINICA 'PERENNANT LACE'	PERENNANT LACE CAPE WATTLE	3 GAL.
⊗	22	RHOODODENDRON MACROPHYLLUM	PACIFIC RHODODENDRON	3 GAL.
⊗	5	RHOODODENDRON X 'MARGEL'	UNIQUE RHODODENDRON	3 GAL.
⊗	3	RHOODODENDRON X 'NOVA ZEMBLA'	NOVA ZEMBLA RHODODENDRON	3 GAL.
⊗	6	RHOODODENDRON X 'VANDER'	UNIQUE RHODODENDRON	3 GAL.
⊗	26	SARCOCOCOA ROSEIFOLIA	FRAGRANT SARCOCOCOA	3 GAL.
⊗	8	TAXUS BACCATA	ENGLISH YEW	3 GAL.
⊗	15	VERIBERNA DAVINCI	DAWN VERIBERNA	5 GAL.

NOTES:
1. SHADED AREA FOR REFERENCE ONLY.



Project:	78 CASCADE KEY
Location:	RENEVE, WA
Client:	LALU
Architect:	OLSON SUNDERLIN KIMMEL ARCHITECTS
Date:	08/20/2018
Scale:	1"=10'
Sheet:	13.30

