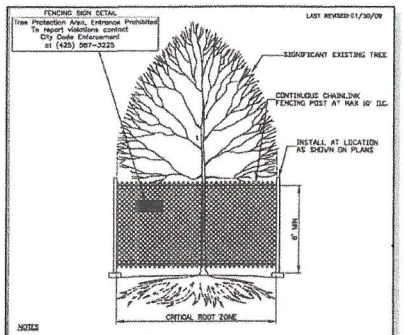
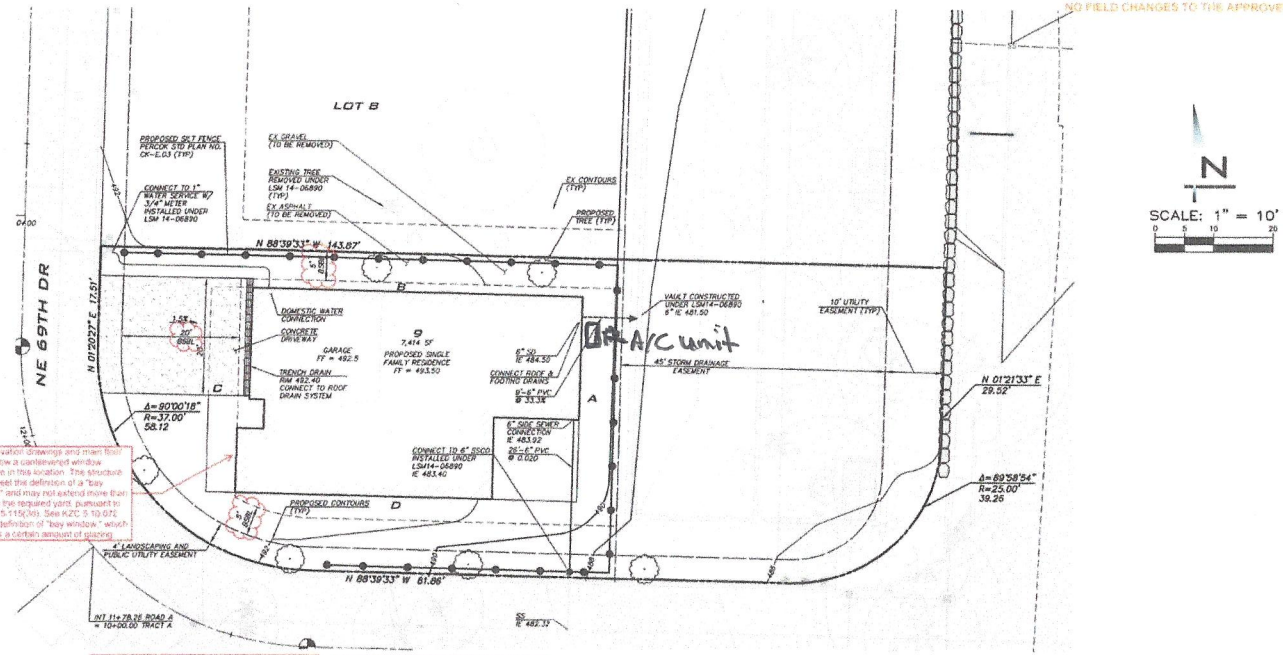
SE 1/4, SEC 9, TWP 25N, RGE 5E, W.M.





The elevation drawings and main floor plan show a cantilevered window structure in this location. The structure must meet the definition of a "bay window" and may not extend more than 18" into the required yard, pursuant to KZC 115.115(3)(b). See KZC 5.10.672 for the definition of "bay window" which requires a certain amount of spacing.

PCD APPROVED SITE PLAN
Any proposed changes to the approved site plan, such as but not limited to added hard surfaces, HVAC units, tree removals and accessory structures, must be submitted to the Building Department as a revision to the building permit for review and approval by all departments prior to implementation

NOTICE
HOURS OF WORK: 7AM TO 8PM MON-FRI 9AM TO 6PM SAT. NO WORK SUNDAYS & HOLIDAYS (PER KZC SEC. 115.25) Exceptions must be approved in writing by Planning Official

All mechanical units shall comply with the maximum environmental noise levels established pursuant to the Noise Control Act of 1974, Revised Code of Washington (RCW) 70.107. See Chapter 173-60 Washington Administrative Code (WAC).

Placing Materials near Trees: No person may conduct any activity within the protected area of any tree designated to remain, including, but not limited to, operating or parking equipment, placing solvents, storing building material or soil deposits, or dumping concrete washout or other chemicals. During construction, no person shall attach any object to any tree designated for protection.

SIX (6) SUPPLEMENTAL TREES MUST BE PLANTED PRIOR TO FINAL INSPECTION. TREES MUST BE 6' TALL FOR CONIFERS AND 2" CALIPER FOR DECIDUOUS

TREE PROTECTION MEASURES

1. TREE PROTECTION FENCES WILL NEED TO BE PLACED AROUND EACH TREE OR GROUP OF TREES TO BE RETAINED.
   A. TREE PROTECTION FENCES ARE TO BE PLACED ACCORDING TO CITY STANDARD PLAN NO. CK-R.49 AND AS NOTED IN THE TREE INVENTORY/CONDITIONS SPREADSHEET, COLUMN 6 – LIMITS OF DISTURBANCE (SEE ARBORIST REPORT DATED 1/28/14).
   B. TREE PROTECTION FENCES MUST BE INSPECTED PRIOR TO THE BEGINNING OF ANY CONSTRUCTION WORK/ACTIVITIES.
   C. NOTHING MUST BE PARKED OR STORED WITHIN THE TREE PROTECTION FENCES--NO EQUIPMENT, VEHICLES, SOIL DEBRIS, OR CONSTRUCTION SUPPLIES OF ANY SORTS.
2. CEMENT TRUCKS MUST NOT BE ALLOWED TO DEPOSIT WASTE OR WASH OUT MATERIALS FROM THEIR TRUCKS WITHIN THE TREE PROTECTION FENCES.
3. THE TREE PROTECTION FENCES NEED TO BE CLEARLY MARKED WITH THE FOLLOWING OR SIMILAR TEXT IN FOUR INCH OR LARGER LETTERS:

   TREE PROTECTION AREA, ENTRANCE PROHIBITED
   TO REPORT VIOLATIONS CONTACT
   CITY CODE ENFORCEMENT AT
   425-587-3225

4. THE AREA WITHIN THE TREE PROTECTION FENCING MUST BE COVERED WITH WOOD CHIPS, HOG FUEL, OR SIMILAR MATERIALS TO A DEPTH OF 8 TO 10 INCHES. THE MATERIALS SHOULD BE PLACED PRIOR TO BEGINNING CONSTRUCTION AND REMAIN UNTIL THE TREE PROTECTION FENCING IS TAKEN DOWN.
5. WHEN EXCAVATION OCCURS NEAR TREES THAT ARE SCHEDULED FOR RETENTION, THE FOLLOWING PROCEDURE MUST BE FOLLOWED TO PROTECT THE LONG TERM SURVIVABILITY OF THE TREE:
   A. AN INTERNATIONAL SOCIETY OF ARBORICULTURE, (ISA) CERTIFIED ARBORIST MUST BE WORKING WITH ALL EQUIPMENT OPERATOR.
      I. THE CERTIFIED ARBORIST SHOULD BE OUTFITTED WITH A SHOVEL, HAND PRUNERS, A PAIR OF LOPPERS, A HANDSAW, AND A POWER SAW (A "SAWSALL" IS RECOMMENDED).
   B. THE HOE MUST BE PLACED TO "COMB" THE MATERIAL DIRECTLY AWAY FROM THE TRUNK AS OPPOSED TO CUTTING ACROSS THE ROOTS.
      I. COMBING IS THE GRADUAL EXCAVATION OF THE GROUND COVER PLANTS AND SOIL IN DEPTHS THAT ONLY EXTEND AS DEEP AS THE TINES OF THE HOE.
   C. WHEN ANY ROOTS OF ONE INCH OR GREATER, OF THE TREE TO BE RETAINED, IS STRUCK BY THE EQUIPMENT, THE CERTIFIED ARBORIST SHOULD STOP THE EQUIPMENT OPERATOR.
   D. THE CERTIFIED ARBORIST SHOULD THEN EXCAVATE AROUND THE TREE ROOT BY HAND/SHOVEL AND CLEANLY CUT THE TREE ROOT.
      I. THE CERTIFIED ARBORIST SHOULD THEN INSTRUCT THE EQUIPMENT OPERATOR TO CONTINUE.
6. PUTTING UTILITIES UNDER THE ROOT ZONE:
   A. BORING UNDER THE ROOT SYSTEMS OF TREES (AND OTHER VEGETATION) SHALL BE DONE UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST. THIS IS TO BE ACCOMPLISHED BY EXCAVATING A LIMITED TRENCH OR PIT ON EACH SIDE OF THE CRITICAL ROOT ZONE OF THE TREE AND THEN HAND DIGGING OR PUSHING THE PIPE THROUGH THE SOIL UNDER THE TREE. THE CLOSEST PIT WALLS SHALL BE A MINIMUM OF 7 FEET FROM THE CENTER OF THE TREE AND SHALL BE SUFFICIENT DEPTH TO LAY THE PIPE AT THE GRADE AS SHOWN ON THE PLAN AND PROFILE.
   B. TUNNELING UNDER THE ROOTS OF TREES SHALL BE DONE UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST IN AN OPEN TRENCH BY CAREFULLY EXCAVATING AND HAND DIGGING AROUND AREAS WHERE LARGE ROOTS ARE EXPOSED. NO ROOTS 1 INCH IN DIAMETER OR LARGER SHALL BE CUT.
   C. 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.
7. WATERING:
   A. THE TREES WILL REQUIRE SIGNIFICANT WATERING THROUGHOUT THE SUMMER AND EARLY FALL IN ORDER TO SURVIVE LONG-TERM. AN EASY AND ECONOMICAL WATERING CAN BE DONE USING SOAKER HOSES PLACED THREE FEET FROM THE TRUNK OF THE TREE AND SPIRALED AROUND THE TREE. ONE 75-FOOT SOAKER HOSE PER TREE IS ADEQUATE. IT IS BEST TO PLACE THE SOAKERS USING LANDSCAPE STAPLES, (AVAILABLE FROM MO FOWLER IN BELLEVUE FOR PENNIES APIECE) THEN COVER THE AREA WITH TWO TO THREE INCHES COMPOSED MATERIALS. THE COMPOSTED MATERIAL WILL ACT AS A MULCH TO MINIMIZE EVAPORATION AND WILL ALSO STIMULATE THE MICROBIAL ACTIVITY OF THE SOIL WHICH IS ANOTHER BENEFIT TO THE HEALTH OF THE TREE.
   B. WATER THE TREE TO A DEPTH OF 18 TO 20 INCHES. I RECOMMENDED LEAVING THE WATER ON THE SOAKER HOSES FOR SIX TO EIGHT HOURS AND THEN DIGGING DOWN TO DETERMINE HOW DEEP YOUR WATER IS PENETRATING. THEN ADJUST ACCORDINGLY. IT MAY TAKE A GOOD TWO DAYS OF WATERING TO REACH THE PROPER DEPTH.
   C. ONCE THE WATER REACHES THE PROPER DEPTH, TURN OFF THE HOSES FOR FOUR WEEKS AND THEN WATER AGAIN. WATER MORE OFTEN WHEN TEMPERATURES INCREASE--EVERY THREE WEEKS WHEN TEMPERATURES EXCEED 80 DEGREES AND EVERY TWO WEEKS WHEN TEMPERATURES EXCEED 90 DEGREES. THIS DRYING OUT OF THE SOIL IN BETWEEN WATERING IS IMPORTANT TO PREVENT SOIL PATHOGENS FROM ATTACKING THE TREES.

SITE DATA

SITE AREA:	7,414 SF (0.170 AC)
ADDRESS:	12730 NE 69TH DRIVE (LOT 9)
PARCEL:	1241500192
PROPERTY OWNER:	ALEXA LANE, LLC
ZONING:	RSX 7.2
SETBACKS:	20' FRONT, 5' SIDE, 10' REAR
MAX. COVERAGE:	3,707 SF (50% OF SITE AREA)
PROPOSED COVERAGE:	
HOUSE:	1,767 SF
PORCH:	106 SF
PATIO:	203 SF
DRIVEWAY:	519 SF
TOTAL:	2,595 SF (35.0%)

LOT 9 AVERAGE BUILDING GRADE ELEVATION		
WALL SEGMENT LETTER	WALL SEGMENT LENGTH (FT)	EXIST GRADE AT MIDPOINT
A	35.00	491.17
B	63.00	491.08
C	35.00	493.01
D	63.00	492.29
AVERAGE BUILDING ELEV (ABE):		491.83
PROPOSED FINISH FLOOR ELEVATION:		493.50
MAX BUILDING HEIGHT ON SITE IS 30'		
PROPOSED RIDGE ELEVATION:		517.70
MAX RIDGE ELEVATION (ABE+30'):		521.83

FAR CALCULATIONS

(SQUARE FOOTAGE TAKEN FROM THE AREA WITHIN THE EXTERIOR WALLS PER KMC 115.42)

PARCEL 9 SQUARE FOOTAGES	
MAIN	1,283 SF
UPPER	1,669 SF
GARAGE	360 SF
TOTAL	3,312 SF

NO ATTIC AREAS OVER 5'-0" TALL
NO AREAS WITH 16'-0" TALL CEILING

LOT AREA = 7,414 SF
0.5 FAR ALLOWED PER KMC (3,707 SF MAX)
ACTUAL 3,312 SF (44.8%)

TREE RETENTION CALCULATIONS:

LOT 9

REQUIRED MIN. DENSITY = $\frac{30 \text{ CREDITS}}{\text{ACRES}}$ * (0.170 AC) = 6 CREDITS

PROPOSED DENSITY = 6 CREDITS (6 CREDITS FOR SIX NEW 2" DECIDUOUS TREE – RED MAPLE 'ACER RUBRUM')

TREE LEGEND

- EXISTING CONIFEROUS TREE TO BE REMOVED
- EXISTING DECIDUOUS TREE TO BE REMOVED
- EXISTING CONIFEROUS TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING OFF-SITE CONIFEROUS TREE
- EXISTING OFF-SITE DECIDUOUS TREE
- LIMITS OF DISTURBANCE
- EXISTING DRIPLINE
- PROPOSED DECIDUOUS TREE (UNDER LSM PERMIT)
- PROPOSED DECIDUOUS TREE

LEGAL DESCRIPTION

LOT 9 OF CITY OF KIRKLAND SHORT PLAT SUB14-01870, RECORDED IN KING COUNTY UNDER RECORDING NUMBER 20150205900008.

VERTICAL DATUM

NAVD 88

BENCH MARK

PROPERTY CORNERS:
PT FOUND REBAR & CAP, UP 0.8', 0.19' E & 0.41' N
SITE BM ELEV. 487.59

NOTES

1. INSTALL TEMP CONSTRUCTION ENTRANCE AT DRIVEWAY PER CK-E.01.
2. FRONTAGE IMPROVEMENTS SHOWN TO BE CONSTRUCTED UNDER LSM 14-06890
3. STORMWATER REQUIREMENT: AMMENDED SOILS REQUIRED FOR ENTIRE SITE, PER ECOLOGY BMP T5.13.

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES. TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

BLUELINE

SCALE: AS NOTED
PROJECT MANAGER: TODD A. OBERG, PE
PROJECT ENGINEER: CHRIS MILLER, PE
DESIGNER: NADIA NTOUMOVA
ISSUE DATE: 9/16/2015

NO	DATE	BY	REVISIONS

SITE PLAN - LOT 9
ALEXA LANE
PARCEL # 1241500192
CITY OF KIRKLAND WASHINGTON

JOB NUMBER: 14-197
SHEET NAME: SP-01
SHT 1 OF 1

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