KIR 21-57

City of Kirkland
Reviewed by A HAUPT
12/09/2021

PCD APPROVED PLAN SET
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

REVISED SITE PLAN
Any proposed changes to the approved site plan, such as but not limited to, added hard surfaces, HVAC units, accessory structures, or tree removals, must be submitted as a revision to the building permit for review and approval prior to implementation.

LOT COVERAGE
Any proposed increase in the total impervious surfaces on the site must be submitted for review as a revision to this building permit prior to the addition of impervious area.

MUST REMAIN ON JOB SITE

Smoke alarms are required in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms and at each story and shall be interconnected per Washington State Amendments IRC R314.

Carbon monoxide alarms are required outside of each sleeping area in the immediate vicinity of the bedrooms and on each level. Washington State Amendments IRC 315.1

Heat detector required in all new attached garages per IRC R314.2.1

Illicit Discharges and Connections (Municipal Code 15.52) are prohibited into the Storm Drain System:
Contractor is responsible for keeping streets clean and free of contaminants at all times, removing pollutants from a private system that enters the municipal storm system and/or surface and ground water, and preventing an illicit discharge (KMC 15.52) into a the municipal storm drain system and/or surface and ground water. If your construction project violates Municipal Code 15.52, the City of Kirkland Storm Maintenance Division will be called to clean the public storm system, and other affected public infrastructure. The contractor(s), property owner, vendor, and any other responsible party may be charged all costs associated with the clean-up and may also be assessed a fine (KMC 1.12.200). The minimum fine is $500. A fine for a repeat violation shall be determined by multiplying the surface water fine by the number of violations. A fine may be reduced or waived for persons who immediately self-report violation to the city at 425-587-3900. A Final Inspection of your Project will not be granted until all costs associated with the clean-up, and penalties, are paid to the City of Kirkland.

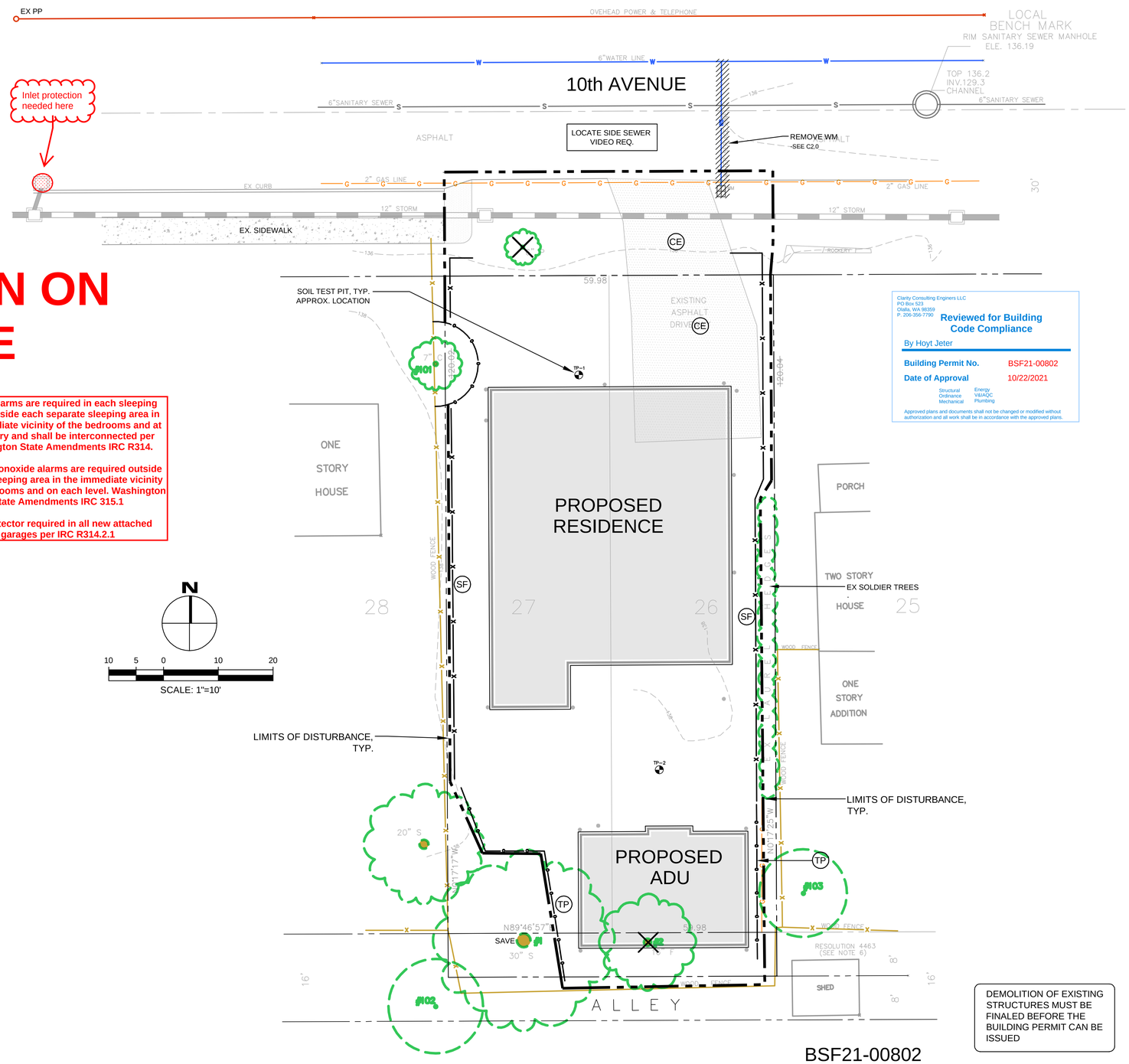
EROSION CONTROL LEGEND

LIMITS OF DISTURBANCE		
FILTER FABRIC FENCE (SILT FENCE)	CK E.03	SF
STABILIZED CONSTRUCTION ENTRANCE	CK E.01	CE
CATCH BASIN INLET PROTECTION	CK E.11	IP
INTERCEPTOR SWALE SEE COR DWG 504, TYPE A TEMPORARY SWALE		IS
TREE PROTECTION FENCING	CK R.49	TP
CHECK DAM		CD
STRAW WATTLES		SW

USE AS NEEDED

SOIL AMENDMENT REQUIRED

COMPOST AMENDED SOIL REQUIRED ON ALL LANDSCAPED AREAS AFTER CONSTRUCTION. SEE DETAIL ON SHEET C3.5.



Clarity Consulting Engineers LLC
PO Box 523
Olalla, WA 98359
P. 206-356-7790

Reviewed for Building Code Compliance

By Hoyt Jeter

Building Permit No. BSF21-00802

Date of Approval 10/22/2021

Structural Ordinance Mechanical | Energy - VAUAQC Plumbing

Approved plans and documents shall not be changed or modified without authorization and all work shall be in accordance with the approved plans.

BSF21-00802

DEMOLITION OF EXISTING STRUCTURES MUST BE FINALED BEFORE THE BUILDING PERMIT CAN BE ISSUED

NO.	DATE	BY	REVISIONS

APPLICANT
BENJY SY AND WENDY LAM

Washington 811 — Know what's below. Call or click before you dig. washington811.com

DATE: Oct 18, 2021
JOB# 1956
DRAFTED: SS DESIGN: DE
DIGITAL SIGNATURE

Oct 18, 2021
JEFFREY E. HAUPT — STATE OF WASHINGTON — 39706 — REGISTERED PROFESSIONAL ENGINEER

CIVIL ENGINEERING SOLUTIONS
102 NW CANAL STREET SEATTLE, WA 98107
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

TESC PLAN

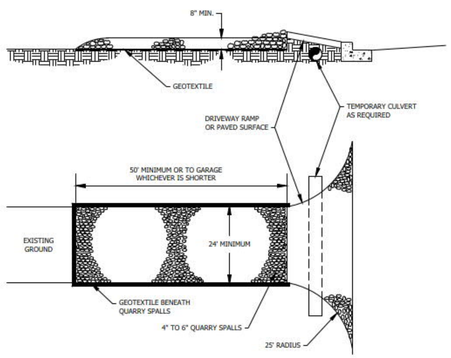
619 10th AVENUE HOUSE
619 10th AVENUE, KIRKLAND, WA 98033

DRAWING NO: C1.0

APN 388580-5360

CONSTRUCTION ENTRANCE

LAST REVISED:01/2020



SINGLE FAMILY

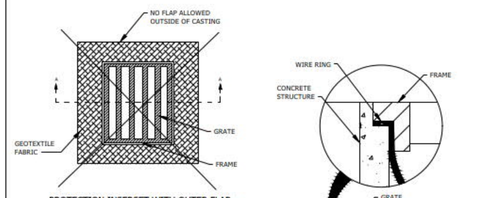
NOTES:

1. PAD SHALL BE REMOVED AND REPLACED WHEN SOIL IS EVIDENT ON THE SURFACE OF THE PAD OR AS DIRECTED BY THE CITY CLEARING AND GRADING INSPECTOR.
2. PAD SHALL BE INSTALLED IN PLANTING STRIP AS APPROPRIATE.
3. PAD THICKNESS SHALL BE INCREASED IF SOIL CONDITIONS DICTATE AND/OR PER THE DIRECTION OF THE CITY CLEARING AND GRADING INSPECTOR.
4. CONTRACTOR RESPONSIBLE FOR CURB & GUTTER CONDITION.
5. RECYCLED CONCRETE SHALL NOT BE USED FOR THE CONSTRUCTION ENTRANCE DUE TO HIGH LEVELS OF PH.
6. ALTERNATIVE DESIGN ALLOWABLE WITH PUBLIC WORKS APPROVAL.

CITY OF KIRKLAND
PLAN NO. CK– E.01
TEMPORARY SINGLE FAMILY CONST. ENTRANCE

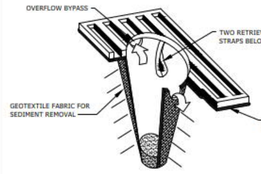
INLET PROTECTION

LAST REVISED: 01/2020



PROTECTION INSERSET WITH OUTER FLAP (NOT ALLOWED)

STORM DRAIN PROTECTION INSERT SECTION A-A



STORM DRAIN PROTECTION INSERT ISOMETRIC VIEW (TYP.)

CITY OF KIRKLAND
PLAN NO. CK- E.11
STORM DRAIN PROTECTION INSERT

BAKER TANK NOTE

A BAKER TANK OR OTHER TEMPORARY GROUND AND/OR SURFACE WATER STORAGE TANK MAY BE REQUIRED DURING CONSTRUCTION, DEPENDING ON WEATHER CONDITIONS.

DENUDED AREAS REQUIREMENTS

MAY 1 TO SEPT 30
ALL DENUDED AREAS MUST BE STABILIZED WITHIN 7 DAYS OF CONSTRUCTION. PLEASE READ ALL CITY TESC NOTES ON SHEET C1.2.

OCT 1 TO APRIL 30
ALL DENUDED AREAS MUST BE STABILIZED WITHIN 2 DAYS OF GRADING. IF AN EROSION PROBLEM ALREADY EXISTS ON THE SITE, OTHER COVER PROTECTION AND EROSION CONTROL WILL BE REQUIRED.

CESCL RESPONSIBLE FOR TESC PLANS

DUFFY ELLIS, PE, CESCL 5260901

CITY OF KIRKLAND EROSION/SEDIMENTATION CONTROL NOTES

1. The approved Construction Sequence shall be as follows:
   a. Conduct pre-construction meeting.
   b. Flag or fence clearing limits.
   c. Post sign with name and phone number of TESC supervisor.
   d. Install catch basin protection if required.
   e. Grade and install construction entrance(s).
   f. Install perimeter protection (silt fence, brush barrier, etc.).
   g. Construct sediment ponds and traps.
   h. Grade and stabilize construction roads.
   i. Construct surface water controls (interceptor dikes, pipe slope drains, etc.) simultaneously with clearing and grading for project development.
   j. Maintain erosion control measures in accordance with City of Kirkland Standards and manufacturer's recommendations.
   k. Relocate erosion control measures or install new measures so that as site conditions change, the erosion and sediment control is always in accordance with the City TESC minimum requirements.
   l. Cover all areas within the specified time frame with straw, wood fiber mulch, compost, plastic sheeting, crushed rock or equivalent.
   m. Stabilize all areas that reach final grade within 7 days.
   n. Seed or sod any areas to remain unworked for more than 30 days.
   o. Upon completion of the project, all disturbed areas must be stabilized and best management practices removed if appropriate.

2. Contractor is responsible for keeping streets clean and free of contaminants at all times and for preventing an illicit discharge (KMC 15.52) into the municipal storm drain system. If your construction project causes an illicit discharge to the municipal storm drain system, the City of Kirkland Storm Maintenance Division will be called to clean the public storm system, and other affected public infrastructure. The contractor(s), property owner, and any other responsible party may be charged all costs associated with the clean-up and may also be assessed monetary penalties (KMC 1.12.200). The minimum penalty is $500. A fine for repeat violation shall be multiplied by the number of violations. A fine may be reduced or waived for persons who immediately self-report violations to the city at 425-587-3900. A Final Inspection of your Project will not be granted until all costs associated with the clean-up, and penalties, are paid to the City of Kirkland.

3. Construction dewatering discharges shall always meet water quality guidelines listed in COK Policy E-1. Specifically, discharges to the public stormwater drainage system must be below 25 ntu, and not considered an illicit discharge (per KMC 15.52.090). Temporary discharges to sanitary sewer require prior authorization and permit from King County Industrial Waste Program (206-263-3000) and notification to the Public Works Construction Inspector.

4. All work and materials shall be in accordance with City of Kirkland standards and specifications.

5. The boundaries of the clearing limits shown on this plan shall be set by survey and clearly flagged in the field by a clearing control fence prior to construction. During the construction period, no disturbance or removal of any ground cover beyond the flagged clearing limits shall be permitted. The flagging shall be maintained by the Permittee/Contractor for the duration of construction.

6. Approval of this erosion/sedimentation control (ESC) plan does not constitute an approval of permanent road or drainage design (e.g., size and location of roads, pipes, restrictors, channels, retention facilities, utilities, etc.).

7. The implementation of this ESC plan and the construction, maintenance, replacement, and upgrading of these ESC facilities is the responsibility of the Permittee/Contractor until all construction is approved.

8. A copy of the approved ESC plans must be on the job site whenever construction is in progress.

9. The ESC facilities shown on this plan must be constructed prior to or in conjunction with all clearing and grading activities in such a manner as to ensure that sediment-laden water does not enter the drainage system or violate applicable water standards. Wherever possible, maintain natural vegetation for silt control.

10. The ESC facilities shall be constructed in accordance with the details on the approved plans. Locations may be moved to suit field conditions, subject to approval by the Engineer and the City of Kirkland Inspector.

11. The ESC facilities shown on this plan are the minimum requirements for anticipated site conditions. During the construction period, these ESC facilities shall be upgraded (e.g., additional sumps, relocation of ditches and silt fences, etc.) as needed for unexpected storm events. Additionally, more ESC facilities may be required to ensure complete siltation control. Therefore, during the course of construction it shall be the obligation and responsibility of the Contractor to address any new conditions that may be created by his activities and to provide additional facilities over and above the minimum requirements as may be needed.

12. The ESC facilities shall be inspected by the Permittee/Contractor daily during non-rainfall periods, every hour (daylight) during a rainfall event, and at the end of every rainfall, and maintained as necessary to ensure their continued functioning. In addition, temporary siltation ponds and all temporary siltation controls shall be maintained in a satisfactory condition until such time that clearing and/or construction is completed, permanent drainage facilities are operational, and the potential for erosion has passed. Written records shall be kept documenting the reviews of the ESC facilities.

13. The ESC facilities on inactive sites shall be inspected and maintained a minimum of once a month or within 48 hours following a storm event.

14. Stabilized construction entrances shall be installed at the beginning of construction and maintained for the duration of the project. Additional measures, such as wash pads, may be required to ensure that all paved areas are kept clean for the duration of the project.

15. All denuded soils must be stabilized with an approved TESC method (e.g. seeding, mulching, plastic covering, crushed rock) within the following timelines:
   ◴ May 1 to September 30 - soils must be stabilized within 7 days of grading.
   ◴ October 1 to April 30 - soils must be stabilized within 2 days of grading.
   ◴ Stabilize soils at the end of the workday prior to a weekend, holiday, or predicted rain event.

16. Where seeding for temporary erosion control is required, fast germinating grasses shall be applied at an appropriate rate (example: annual or perennial rye applied at approximately 80 pounds per acre).

17. Where straw mulch is required for temporary erosion control, it shall be applied at a minimum thickness of 2".

18. All lots adjoining or having any native growth protection easements (NGPE) shall have a 6' high temporary construction fence (chain link with pier blocks) separating the lot (or buildable portions of the lot) from the area restricted by the NGPE and shall be installed prior to any grading or clearing and remain in place until the Planning Department authorizes removal.

19. Clearing limits shall be delineated with a clearing control fence. The clearing control fence shall consist of a 6-ft. high chain link fence adjacent to the drip line of trees to be saved, wetland or stream buffers, and sensitive slopes. Clearing control fences along wetland or stream buffers or upslope of sensitive slopes shall be accompanied by an erosion control fence. If approved by the City, a four-foot high orange mesh clearing control fence may be used to delineate clearing limits in all other areas.

20. Off-site streets must be kept clean at all times. If dirt is deposited on the public street system, the street shall be immediately cleaned with power sweeper or other equipment. All vehicles shall leave the site by way of the construction entrance and shall be cleaned of all dirt that would be deposited on the public streets.

21. Rock for erosion protection of roadway ditches, where required, must be of sound quarry rock, placed to a depth of 1' and must meet the following specifications: 4"-8" rock/40%-70% passing; 2"-4" rock/30 %-40% passing; and 1"-2" rock/10 %-20% passing. Recycled concrete shall not be used for erosion protection, including construction entrance or temporary stabilization elsewhere on the site.

22. If any part(s) of the clearing limit boundary or temporary erosion/sedimentation control plan is/are damaged, it shall be repaired immediately.

23. All properties adjacent to the project site shall be protected from sediment deposition and runoff.

24. At no time shall more than 1' of sediment be allowed to accumulate within a catch basin. All catch basins and conveyance lines shall be cleaned immediately following removal of erosion control BMPs. The cleaning operation shall not flush sediment-laden water into the downstream system.

25. Any permanent retention/detention facility used as a temporary settling basin shall be modified with the necessary erosion control measures and shall provide adequate storage capacity. If the permanent facility is to function ultimately as an infiltration or dispersion system, the facility shall not be used as a temporary settling basin. No underground detention tank, detention vault, or system which backs under or into a pond shall be used as a temporary settling basin.

26. All erosion/sedimentation control ponds with a dead storage depth exceeding 6" must have a perimeter fence with a minimum height of 3'.

27. The washed gravel backfill adjacent to the filter fabric fence shall be replaced and the filter fabric cleaned if it is nonfunctional by excessive silt accumulation as determined by the City of Kirkland. Also, all interceptor swales shall be cleaned if silt accumulation exceeds one-quarter depth.

28. Prior to the October 1 of each year (the beginning of the wet season), all disturbed areas shall be reviewed to identify which ones can be seeded in preparation for the winter rains. The identified disturbed area shall be seeded within one week after October 1. A site plan depicting the areas to be seeded and the areas to remain uncovered shall be submitted to the Public Works Construction Inspector. The Inspector can require seeding of additional areas in order to protect surface waters, adjacent properties, or drainage facilities.

29. Any area to be used for infiltration or pervious pavement (including a 5-foot buffer) must be surrounded by silt fence prior to construction and until final stabilization of the site to prevent soil compaction and siltation by construction activities.

30. If the temporary construction entrance or any other area with heavy vehicle loading is located in the same area to be used for infiltration or pervious pavement, 6" of sediment below the gravel shall be removed prior to installation of the infiltration facility or pervious pavement (to remove fines accumulated during construction).

31. Any catch basins collecting runoff from the site, whether they are on or off the site, shall have adequate protection from sediment. Catch basins directly downstream of the construction entrance or any other catch basin as determined by the City Inspector shall be protected with a "storm drain protection insert" or equivalent.

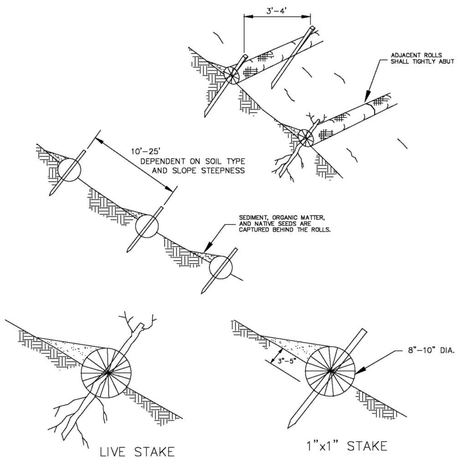
32. If a sediment pond is not proposed, a baker tank or other temporary ground and/or surface water storage tank may be required during construction, depending on weather conditions.

33. Do not flush concrete by-products or trucks near or into the storm drainage system. If exposed aggregate is flushed into the storm system, it could mean re-cleaning the entire downstream storm system, or possibly re-laying the storm line.

34. Recycled concrete shall not be stockpiled on site, unless fully covered with no potential for release of runoff.

STRAW WATTLES

LAST REVISED:04/15/12



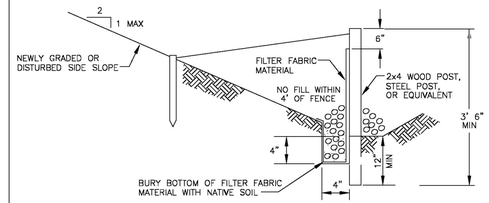
NOT TO SCALE

NOTES
1. STRAW ROLES SHALL BE PLACED ALONG SLOPE CONTOURS.
2. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"–5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
3. DRIVE STAKE THROUGH MIDDLE OF WATTLE, LEAVING 2"–3" OF STAKE PORTRUDING ABOVE WATTLE.

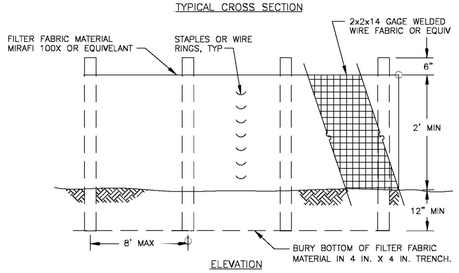
CITY OF KIRKLAND
PLAN NO. CK–E.10
STRAW WATTLES

SILT FENCE

LAST REVISED:09/14/16



TYPICAL CROSS SECTION



ELEVATION

NOTES
1. PREFAB FENCE ALLOWED IF REINFORCED AND APPROVED BY CITY INSPECTOR.
2. FENCE SHALL NOT BE INSTALLED ON SLOPES STEEPER THAN 2:1.
3. JOINTS IN FILTER FABRIC SHALL BE OVERLAPPED 6 INCHES AT POST.
4. USE STAPLES, WIRE RINGS, OR EQUIVALENT TO ATTACH FABRIC TO FENCE.
5. REMOVE SEDIMENT WHEN IT REACHES 1/3 FENCE HEIGHT.
6. LOCATION OF FENCING SHALL BE AS SHOWN ON APPROVED PLANS OR AS DIRECTED BY THE CITY.
7. MAXIMUM 100' SHEET OR OVERLAND FLOW PATH LENGTH TO SILT FENCE.
8. DO NOT DIRECT FLOWS GREATER THAN 0.5 CFS TO FENCE.
9. SILT FENCE SHOULD NOT BE INSTALLED IN STREAMS OR V-SHAPED DITCHES.

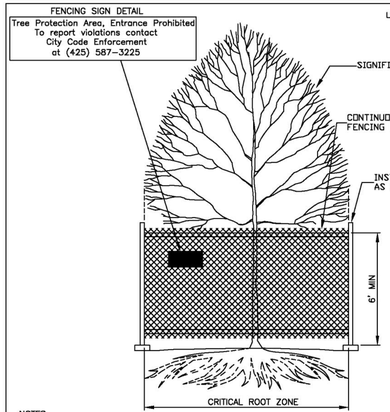
CITY OF KIRKLAND
PLAN NO. CK–E.03
SILT FENCE

TREE PROTECTION

FENCING SIGN DETAIL

Tree Protection Area, Entrance Prohibited
To report violations contact
City Code Enforcement
at (425) 587–3225

LAST REVISED:01/30/09



NOTES
1. MINIMUM SIX (6) FOOT HIGH TEMPORARY CHAINLINK FENCE SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE TREE(S). INSTALL FENCE POSTS USING PIER BLOCK ONLY. AVOID POST OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.
2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER ONE (1) INCH DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING, AND COVERED WITH SOIL AS SOON AS POSSIBLE.
3. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON–SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.
4. FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) FEET ALONG THE FENCE. SIGN TO BE MINIMUM 11"X17", AND MADE OF WEATHERPROOF MATERIAL.

CITY OF KIRKLAND
PLAN NO. CK–R.49
TREE PROTECTION

City of Kirkland
Reviewed by A HAUPT
12/09/2021

BSF21-00802

NO.	DATE	BY	REVISIONS

APPLICANT
BENJY SY AND WENDY LAM

DATE: Oct 18, 2021
JOB# 1956
DRAFTED: SS DESIGN: SS
DIGITAL SIGNATURE

Oct 18, 2021
JEFFREY E. HAUPT
STATE OF WASHINGTON
21076
REGISTERED PROFESSIONAL ENGINEER

CIVIL ENGINEERING SOLUTIONS
102 NW CANAL STREET SEATTLE, WA 98107
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

EROSION CONTROL NOTES & DETAILS

619 10th AVENUE HOUSE
619 10th AVENUE, KIRKLAND, WA 98033

DRAWING NO: C1.1

APN 388580-5360

City of Kirkland
Reviewed by A HAUPT
12/09/2021

SANITARY SEWER IMPROVEMENTS
DETAILS C3.2

1 -6" PVC SIDE SEWER STUB @ MIN 2.0 % PER KIRKLAND DETAIL CK-S.19 AND CK-S.20. INSTALL MARKER POST PER CK-S.18.

2 -SDR 35 PVC SANITARY SEWER(SS) @ MIN 1.0 %.

7 -

WATER IMPROVEMENTS
DETAILS C3.3

10 -1"X1" WATER SERVICE & METER PIT PER DETAIL CK-W.18. PLACE WATER METER 1' BEHIND BACK OF CURB PER DETAIL CK-W.17.

11 -1.5" DIA WATER SERVICE, 250 PSI HDPE WATER (ASTM D2239) FROM METER TO HOUSE. RECOMMENDED DEPTH=36". COORDINATE HOUSE ENTRY WITH BUILDER/OWNER

14 -REPLACE EXISTING WATER SERVICE: COORDINATE WITH INSPECTOR. EXISTING GALVANIZED, COPPER, OR "BLUE POLY" WATER SERVICES SHALL BE REPLACED WITH A 1-INCH DIAMETER POLY SERVICE. THE EXISTING SERVICE SHALL BE ABANDONED AT THE WATER MAIN.

STORM DRAIN

20 -4" STORM DRAIN (ASTM 3034 PVC) @ MIN 2 % GRADE

21 -4" FOUNDATION DRAIN @ MIN 1.0 % GRADE

22 -6" STORM DRAIN (3034 PVC) @ MIN 1.0 % GRADE

23 -

24 -

25 -

STORM STRUCTURE KEY NOTES
DETAILS C3.2

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35 -18" YARD DRAIN PER KIRKLAND DETAIL D.05.

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46 -

STORMWATER BMP KEY NOTES

50 -AMEND UPPER 8-INCHES OF SOIL WITH COMPOST PER CITY DETAIL CK-E.12 AND DOE BMP DETAIL TR-13: COORDINATE WITH LANDSCAPING CONTRACTOR.

51 -

52 -

53 - EXCERPT FROM SOILS REPORT....

54 - *Under the guidelines of Policy D-8 of the City of Kirkland's Storm Drainage Pre-Approved Plans, the use of on-site subsurface infiltration to dispose of runoff from impervious surface is infeasible. Glacial drift (SCS classification Arents, Alderwood Material) is glacially-compressed and impervious to downward percolation of water. The SPT blowcount for dense glacial drift is over 50. The impervious nature of glacial drift often results in a seasonal perched water table within the overlying looser, weathered soil. This was evident in the test holes excavated on the site.*

55 -

56 -

57 -PERMEABLE PAVER DRIVEWAY. SEE STD DETAIL ON C3.5. MIN 6" DEEP BALLAST COURSE (STORAGE). INSTALL CHECK DAMS (CK-L.09) UNDER PAVERS FOR DRIVEWAYS OVER 10 % TO AID INFILTRATION.

STREET IMPROVEMENT KEY NOTES
DETAILS C3.4

60 -TYPE A CURB & GUTTER PER KIRKLAND DETAIL CK-R.17, C3.4. FIELD FIT LIP OF GUTTER AT 2 % CROSS-SLOPE FROM EXISTING EDGE OF PAVEMENT.

61 -5' WIDE CONCRETE SIDEWALK PER KIRKLAND DETAIL CK-R.23, C3.4.

62 -DRIVEWAY CUT PER KIRKLAND DETAIL CK-R.21. SEE PLAN FOR WIDTH. SEE C3.4 FOR DETAIL.

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67 -STREET TREES AT 30-FOOT ON CENTER PER KIRKLAND DETAIL CK-R.48, C3.4. SET 2.5' FROM EDGE OF SIDEWALK

68 -

70 -

71 -STREET OVERLAY CONDITIONS APPLY PER POLICY R-7. IN PARTICULAR, A 2" ASPHALT OVERLAY REQUIRED WHERE 3 OR MORE UTILITY TRENCHES CROSSINGS OCCUR WITHIN 150 LF STRETCH.

72 -RESPONSIBILITY OF APPLICANT TO TO RELOCATE ANY ABOVE OR BELOW GROUND UTILITIES WHICH CONFLICT WITH STREET IMPROVEMENTS.

73 -

74 -PAVEMENT PATCH NEXT TO CURB PER KIRKLAND DETAIL CK-R.09.

75 -

76 -

77 -

78

LEGAL DESCRIPTION

LOTS 26 AND 27, BLOCK 169, TOWN OF KIRKLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 53, RECORDS OF KING COUNTY, WASHINGTON.

SURVEYOR

HARSTAD CONSULTANTS
2024 W. LAKE SAMMAMISH PKWY NE
REDMOND, WA 98052
(425) 747-8336

VERTICAL DATUM

CITY OF KIRKLAND - NAVD 88
SEE SURVEY

EROSION CONTROL

SEE C1.0

SOIL/INFILTRATION SUMMARY

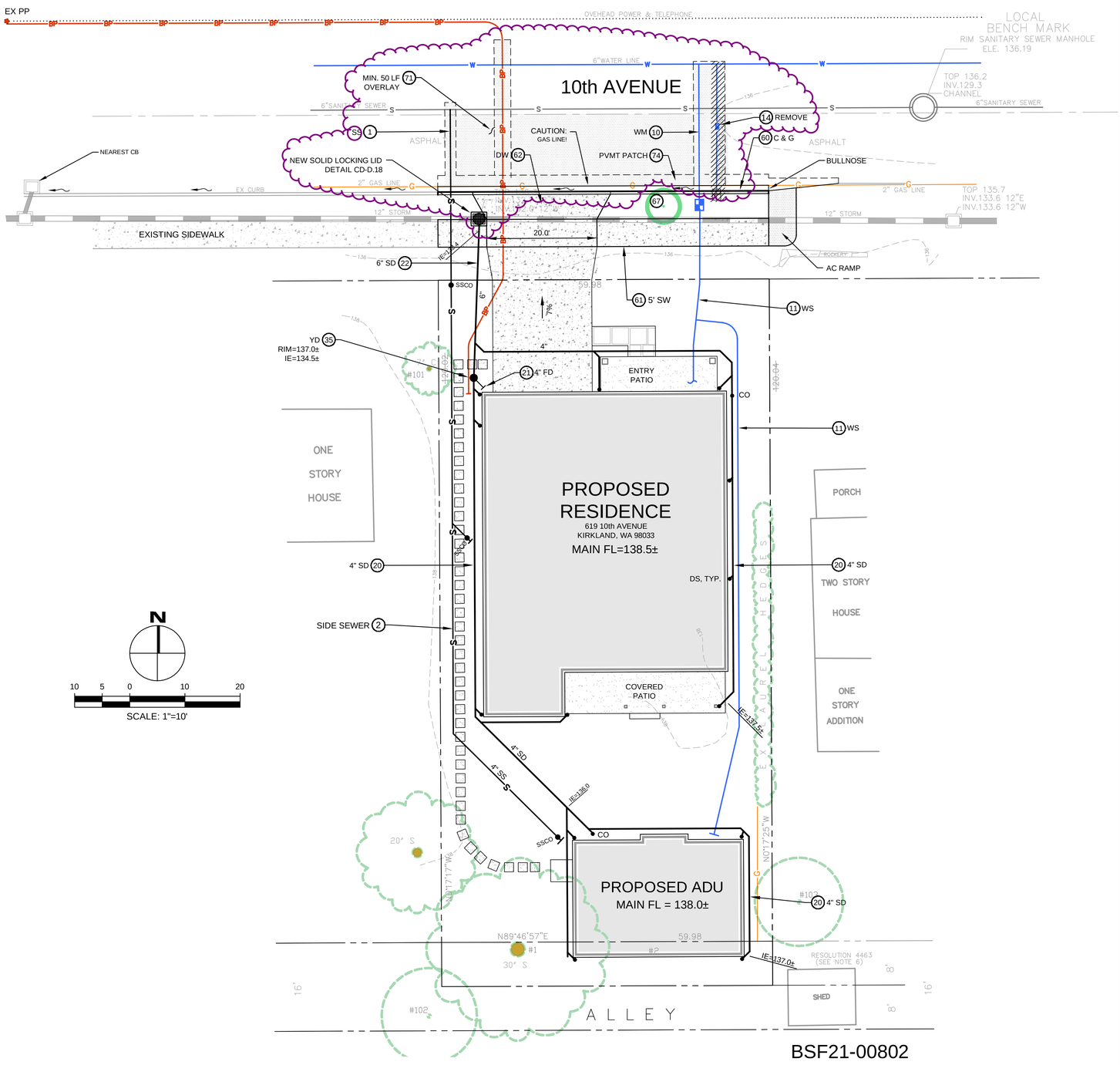
GRAVELLY SILT OVER DENSE NATIVE GLACIAL DRIFT
PERCHED GROUNDWATER ENCOUNTERED AT 2.5'-3'

SEE "GEOTECHNICAL REPORT - LIQUEFACTION HAZARD ASSESSMENT, FOUNDATION DESIGN CONSIDERATIONS, AND INFILTRATION FEASIBILITY" BY GEOTECH CONSULTANTS, INC., DECEMBER 2020

Under the guidelines of Policy D-8 of the City of Kirkland's Storm Drainage Pre-Approved Plans, the use of on-site subsurface infiltration to dispose of runoff from impervious surface is infeasible. Glacial drift (SCS classification Arents, Alderwood Material) is glacially-compressed and impervious to downward percolation of water. The SPT blowcount for dense glacial drift is over 50. The impervious nature of glacial drift often results in a seasonal perched water table within the overlying looser, weathered soil. This was evident in the test holes excavated on the site.

SOIL AMENDMENT REQUIRED

COMPOST AMENDED SOIL REQUIRED ON ALL LANDSCAPED AREAS AFTER CONSTRUCTION. SEE DETAIL ON SHEET C3.5.



BSF21-00802

NO.	DATE	BY	REVISIONS

APPLICANT
BENJY SY AND WENDY LAM

DATE: Dec 03, 2021
JOB# 1956
DRAFTED: SS DESIGN: SS
DIGITAL SIGNATURE

Dec 03, 2021
JEFFREY E. HAUPT
STATE OF WASHINGTON
39706
REGISTERED PROFESSIONAL ENGINEER

CIVIL ENGINEERING SOLUTIONS
102 NW CANAL STREET SEATTLE, WA 98107
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

CIVIL SITE PLAN

619 10th AVENUE HOUSE
619 10th AVENUE, KIRKLAND, WA 98033

DRAWING NO: C2.0

APN 388580-5360
BSF21-00802

City of Kirkland
Reviewed by A HAUPT
12/09/2021

CITY OF KIRKLAND ROADWAY PLAN NOTES

1. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.

2. ALL ROADWAY WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH THE CURRENT APWA AND CITY OF KIRKLAND STANDARDS AND SPECIFICATIONS.

3. ALL PUBLIC ROADWAYS SHALL BE CONSTRUCTED OF 2" CLASS "B" AC PAVING ON 4" ASPHALT-TREATED BASE (ATB), UNLESS OTHERWISE APPROVED BY THE PUBLIC WORKS DEPARTMENT.

4. A COPY OF THE APPROVED ROADWAY PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

5. DENSITY TEST REPORTS WILL BE REQUIRED FOR ALL PUBLIC ROADWAYS AND ALL PRIVATE ROADWAYS WITHIN PLATS. ALL TRENCH BACKFILL SHALL BE COMPACTED TO 95 PERCENT DENSITY IN ROADWAYS, ROADWAY SHOULDERS, ROADWAY PRISM AND DRIVEWAYS, AND 85 PERCENT DENSITY IN UNPAVED AREAS. ALL PIPE ZONE COMPACTION SHALL BE 95 PERCENT.

6. ALL COMMERCIAL AND RESIDENTIAL DRIVEWAYS MUST CONFORM TO THE CITY OF KIRKLAND DEPARTMENT OF PUBLIC WORKS DRIVEWAY POLICY.

7. ALL CONCRETE FOR SIDEWALKS AND CURB AND GUTTER MUST BE 4,000 PSI MINIMUM. (5-3/4 SACK MIX.)

8. IN THE CASE OF NEW ROAD CONSTRUCTION OR RECONSTRUCTION REQUIRING MAILBOXES TO BE MOVED OR REARRANGED, THE DEVELOPER/CONTRACTOR SHALL COORDINATE WITH THE U.S. POSTAL SERVICE FOR THE NEW LOCATION OF THE MAILBOX STRUCTURE.

9. ANY ROADWAY SIGNAGE OR STRIPING REMOVED OR TEMPORARILY MOVED BY THE CONTRACTOR SHALL BE RESTORED SO AS TO MEET THE CURRENT CITY OF KIRKLAND STANDARDS.

10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY TRAFFIC CONTROL TO ENSURE TRAFFIC SAFETY DURING CONSTRUCTION ACTIVITIES. THEREFORE, THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE PUBLIC WORKS DEPARTMENT AT LEAST 48 HOURS PRIOR TO STARTING ANY WORK IN THE RIGHT-OF-WAY. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) OR AS MODIFIED BY THE TRAFFIC ENGINEER.

11. WHERE A SIDEWALK IS TO BE CONSTRUCTED ABOVE A SLOPE OR ADJACENT TO A ROCKERY OR RETAINING WALL WHERE THE LOWEST FINISHED ELEVATION OF THE SLOPE, ROCKERY, OR RETAINING WALL IS TO BE THIRTY INCHES (30") OR MORE BELOW THE FINISHED ELEVATION OF THE SIDEWALK, A SAFETY RAILING SHALL BE REQUIRED WHEN: (A) THE PLANE OF THE WALL FACE IS LESS THAN 4' IN HORIZONTAL DISTANCE FROM THE OUTSIDE EDGE OF THE SIDEWALK; (B) THE SLOPES ADJACENT TO THE SIDEWALK AVERAGE GREATER THAN TWO TO ONE.

12. THE MAXIMUM GRADE FOR PRIVATE ROADWAYS SHALL BE TWENTY PERCENT (20 %), OR FIFTEEN PERCENT (15 %) IF USED FOR FIRE ACCESS. FOR PUBLIC ROADWAYS, THE MAXIMUM GRADE SHALL BE FIFTEEN PERCENT (15 %).

13. DEAD-END STREETS SHALL BE APPROPRIATELY SIGNED AND BARRICADED. SEE MOST CURRENT EDITION OF THE MUTCD.

14. SIDEWALK AND CURB AND GUTTER CANNOT BE POURED MONOLITHICALLY. THERE MUST BE A COLD JOINT OR FULL-DEPTH EXPANSION JOINT BETWEEN THEM.

15. MEASURES SHALL BE TAKEN BY THE DEVELOPER TO PROVIDE GROUND COVER IN AREAS WITHIN THE RIGHT-OF-WAY WHICH HAVE BEEN STRIPPED OF NATURAL VEGETATION OR HAVE A POTENTIAL FOR EROSION.

16. THE DEVELOPER SHALL COORDINATE WITH PUGET POWER FOR THE DESIGN AND INSTALLATION OF STREET LIGHTS ON ALL NEWLY-CREATED PUBLIC ROADWAYS AND EXISTING ROADWAYS.

17. WHEN AN EXISTING ROADWAY IS TO RECEIVE A HALF-STREET OVERLAY, THE EXISTING ROADWAY MUST BE COLD PLANED AT THE EDGE OF THE GUTTER AND CENTERLINE. WHEN THE EXISTING ROADWAY IS TO RECEIVE A FULL-STREET OVERLAY, IT MUST BE COLD PLANED AT THE EDGE OF BOTH GUTTERS. SEE CITY OF KIRKLAND STANDARD DETAIL NO. R.13.

18. ALL NEW SIGNS REQUIRED IN THE PUBLIC RIGHT-OF-WAY MUST BE PURCHASED FROM, AND INSTALLED BY, THE CITY OF KIRKLAND PUBLIC WORKS DEPARTMENT.

19. WHEN INSTALLING NEW SIDEWALK, THE AREA BEHIND THE SIDEWALK MUST BE GRADED SO THAT THE YARD DRAINAGE DOES NOT DRAIN OVER THE SIDEWALK.

20. ANY EXISTING PUBLIC IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED PRIOR TO FINAL INSPECTION.

21. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL PUBLIC STREETS FREE FROM MUD AND DEBRIS AT ALL TIMES. THE CONTRACTOR SHALL BE PREPARED TO USE POWER SWEEPERS OR OTHER PIECES OF EQUIPMENT NECESSARY TO KEEP THE ROADWAYS CLEAN.

22. BACKFILL IN ALL STREET CUTS ON ARTERIALS WILL BE CONTROL DENSITY FILL (CDF). CONTRACTOR MUST PROVIDE STEEL PLATING NECESSARY TO ALLOW THE CDF TO CURE.

23. WHEN CONSTRUCTING NEW CURB AND GUTTER WHICH DOES NOT ALIGN WITH THE EXISTING EDGE OF PAVEMENT, THE ROADWAY MUST BE TAPERED FROM THE ENDS OF THE NEW CURB AND GUTTER TO MATCH THE EXISTING PAVEMENT. THE ENTRY TAPER INTO THE NEW IMPROVEMENTS SHALL BE 5:1, AND LEAVING THE NEW IMPROVEMENTS SHALL BE 10:1.

24. WHEN AN EXISTING ROADWAY IS TO BE WIDENED, THE EXISTING PAVEMENT MUST BE SAW CUT AT LEAST ONE FOOT FROM THE EDGE TO PROVIDE A PROPER MATCH BETWEEN NEW AND EXISTING ASPHALT, HOWEVER, WHEN THE EXISTING PAVEMENT CONTAINS ALLIGATORED AREAS, THOSE AREAS MUST BE REMOVED PRIOR TO WIDENING. ALL SAW CUTS SHALL BE PARALLEL OR PERPENDICULAR TO THE RIGHT-OF-WAY CENTERLINE.

25. ALL ROCKERIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE MOST CURRENT GUIDELINES OF THE ASSOCIATION.

CITY OF KIRKLAND SANITARY SEWER PLAN NOTES

1. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.

2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO CITY OF KIRKLAND DEPARTMENT OF PUBLIC WORKS AND CURRENT WSDOT/APWA STANDARDS AND SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION.

3. APPROXIMATE LOCATIONS OF EXISTING UTILITIES HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND ARE SHOWN FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF THE LOCATIONS SHOWN AND FOR DISCOVERY OF POSSIBLE ADDITIONAL UTILITIES NOT SHOWN SO AS TO AVOID DAMAGE OR DISTURBANCE. THE UNDERGROUND UTILITY LOCATION SERVICE SHALL BE CONTACTED FOR FIELD LOCATION PRIOR TO ANY CONSTRUCTION. THE OWNER OR HIS REPRESENTATIVE SHALL BE CONTACTED IF A UTILITY CONFLICT EXISTS. FOR UTILITY LOCATION IN KING COUNTY, CALL 1-800-424-5555. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT UTILITY LOCATES ARE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE HIS ACTIVITIES WITH LOCAL UTILITY COMPANIES TO ENSURE THAT ALL UTILITIES ARE INSTALLED ACCORDING TO THESE PLANS AND THE REQUIREMENTS OF THE INDIVIDUAL UTILITY COMPANIES.

5. ALL MANHOLES SHALL CONFORM TO WSDOT/APWA STANDARDS, ECCENTRIC CONES WITH MANUFACTURER-APPROVED GASKETS AND 1/2" POLYPROPYLENE-ENCAPSULATED SAFETY STEPS AND LADDERS. ALL MANHOLES SHALL HAVE CAST IRON RINGS AND DUCTILE IRON COVERS. LIDS SHALL HAVE 2" RAISED LETTERS MARKED "SEWER." ALL CLEANOUTS SHALL HAVE CAST IRON RINGS AND COVERS MARKED "CO" THAT ARE IN PAVED AREAS.

6. ALL SIDE SEWERS SHALL BE TESTED FOR ACCEPTANCE AT THE SAME TIME THE MAIN SEWER IS TESTED. SIDE SEWER LOCATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION AND BACKFILLING. ALL SIDE SEWERS SHALL BE CAPPED WITH A WATRTIGHT PLUG, HAVE A CLEANOUT AND TEST TEE INSTALLED, AND SHALL BE MARKED FOR LOCATION WITH A 2" X 4" STAKE PAINTED WHITE, MARKED SEWER, WITH 3' EXPOSED, AND THE DEPTH OF THE CAP WRITTEN ON THE STAKE. SEE STANDARD DETAIL S.18. THE STAKE SHALL BE SECURED TO THE END OF THE PLUG WITH WIRE A MINIMUM OF 16 GAUGE. INITIAL SIDE SEWER INSTALLATION SHALL RUN TO THE PROPERTY LINE. THE REMAINING SIDE SEWER SHALL NOT BE INSTALLED UNTIL TESTING AND ACCEPTANCE OF THE SEWER TRUNK LINE BY THE CITY OF KIRKLAND IS COMPLETED. NUMBER AND LOCATION OF SIDE SEWERS SHOWN ARE APPROXIMATE ONLY AND MAY BE CHANGED AS REQUIRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER WHEN EXACT LOCATIONS ARE DETERMINED AND PROVIDE THE ENGINEER AND THE CITY OF KIRKLAND DEPARTMENT OF PUBLIC WORKS WITH AN AS-BUILT. IF APPROVED BY THE PUBLIC WORKS DEPARTMENT, ALL DOUBLE-SIDED SEWER WYES MUST BE AT THE PROPERTY LINE.

7. ALL MAIN-LINE TRENCHES SHALL BE COMPACTED PRIOR TO TESTING SEWER LINES FOR ACCEPTANCE.

CITY OF KIRKLAND SANITARY SEWER PLAN NOTES (CONT.)

8. PRESSURE TESTING OF GRAVITY SEWER MAINS SHALL CONFORM TO THE FOLLOWING STANDARDS: (1) AIR TESTING WILL REQUIRE A MINIMUM OF 4 PSI FOR 15 MINUTES WITH NO PRESSURE DROP; (2) WATER TESTING WILL REQUIRE A MINIMUM OF 10' OF HEAD IN A STANDPIPE AT THE TEST LOCATION FOR 15 MINUTES WITH NO DROP IN THE WATER LEVEL IN THE STANDPIPE. EITHER TEST IS ACCEPTABLE.

9. PRESSURE TESTING OF FORCE MAINS AND LATERALS WILL REQUIRE AN AIR TEST OF 25 PSI MINIMUM FOR 15 MINUTES WITH NO PRESSURE DROP.

10. NEW CONNECTIONS TO EXISTING MANHOLES OR SEWER LINES SHALL BE SEALED OFF UNTIL UPSTREAM CONSTRUCTION IS FINISHED, TESTED, CLEANED, AND ACCEPTED. ALL CONSTRUCTION DEBRIS AND WATER SHALL BE REMOVED PRIOR TO OPENING THE SEAL.

11. ALL PVC SEWER PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF ASTM SPECIFICATIONS D-3034 FOR 4" TO 15" DIAMETER AND ASTM F679 FOR 18" TO 27"
DIAMETER. PIPE SHALL BE SDR-35 AND SHALL CONFORM TO STANDARD SPECIFICATIONS. BEDDING AND BACKFILL SHALL MEET WSDOT AND APWA SPECIFICATIONS.

12. MINIMUM SLOPE FOR SIDE SEWERS SHALL BE TWO PERCENT (2 %).

13. AN APPROVED COPY OF THE SEWER PLAN MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

14. PRIOR TO CONSTRUCTION OF SEWER LINES, THE NECESSARY LOT CORNERS MUST BE SET, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF THE LOCATION OF PIPES, MANHOLES, AND INVERT ELEVATIONS.

15. PIPE ANCHORS, IF USED, SHALL BE INSTALLED: NOT OVER 36' CENTER TO CENTER ON GRADES FROM 20 PERCENT TO 35 PERCENT; NOT OVER 24' CENTER TO CENTER ON GRADES FROM 35
PERCENT TO 50 PERCENT; AND NOT OVER 16' CENTER TO CENTER ON GRADES 50 PERCENT AND GREATER.

16. ALL MANHOLES SHALL HAVE A MINIMUM OF 0.10' TO A MAXIMUM OF 1.00' DROP BETWEEN INVERT IN AND INVERT OUT.

17. PVC SEWER PIPE SHALL BE TESTED FOR DEFLECTION ACCORDING TO WSDOT/APWA SPECIFICATIONS.

18. ALL TRENCH BACKFILL SHALL BE COMPACTED TO 95 PERCENT DENSITY IN ROADWAYS, ROADWAY SHOULDERS, ROADWAY PRISM AND DRIVEWAYS, AND 85 PERCENT DENSITY IN UNPAVED
AREAS. ALL PIPE ZONE COMPACTION SHALL BE 95 PERCENT.

19. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST ALL MANHOLE LIDS AND CLEANOUT LIDS TO MATCH FINAL ASPHALT ELEVATIONS IN ROADWAYS OR GROUND ELEVATIONS IN LANDSCAPED AREAS.

20. WHEN TYING INTO EXISTING MANHOLES THAT ARE BELOW MINIMUM STANDARDS, THE EXISTING MANHOLE MUST BE UPGRADED TO MEET CURRENT STANDARDS.

21. ALL NEW SEWER MAIN EXTENSIONS SHALL BE VIDEOED PRIOR TO FINAL ACCEPTANCE.

22. ALL FASTENERS (BOLTS, NUTS, WASHERS, ETC.) ON MANHOLE AND CATCH BASIN LIDS TO BE STANDARD SIZE. NO METRIC FASTENERS ALLOWED.

CITY OF KIRKLAND WATER PLAN NOTES

1. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.

2. ALL WATER MAIN WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH CURRENT AWWA, WSDOT, AND APWA STANDARD SPECIFICATIONS, AS AMENDED BY THE CITY OF KIRKLAND. ALL MATERIAL UTILIZED SHALL BE NEW, NO PARTS SHALL BE REUSED. ANY PART REMOVED FROM THE SYSTEM FOR ANY REASON MAY NOT BE REUSED AND SHALL BE REPLACED WITH A NEW PART. (E.G. A ROMAC WITH A BAD GASKET MUST BE REPLACED WITH AN ENTIRELY NEW ROMAC ASSEMBLY).

3. THE WATER MAIN SHALL BE CLASS 52 DUCTILE IRON PIPE CONFORMING TO ANSI/AWWA C151/A21.51-86 OR THE MOST RECENT REVISION. THE PIPE SHALL BE 1/16" CEMENT LINED AND SEALED IN ACCORDANCE WITH ANSI/AWWA C104/A21.4-90. THE CAST IRON OR DUCTILE IRON PIPE FITTINGS SHALL BE CLASS 250 AS PER ANSI/AWWA C110/A21.10-92. PIPE BEDDING SHALL BE COMPACTED TO 95 PERCENT OF ITS MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT. THE MAIN SHALL BE INSTALLED WITH A MINIMUM COVER OF 36" AND A MAXIMUM COVER OF 60". ANY DEVIATIONS FROM THIS MUST BE APPROVED BY THE CITY OF KIRKLAND PRIOR TO CONSTRUCTION.

4. CONCRETE BLOCKING FOR WATER MAINS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH AWWA AND CITY OF KIRKLAND SPECIFICATIONS AND SHALL BE INSTALLED AT ALL VERTICAL AND HORIZONTAL BENDS AND FITTINGS. PRIOR TO BLOCKING, THE FITTINGS SHALL BE WRAPPED WITH VISQUEEN.

5. ALL CONNECTIONS TO EXISTING MAINS AND ALL TESTING AND DISINFECTION SHALL BE PERFORMED UNDER THE SUPERVISION OF THE CITY OF KIRKLAND DEPARTMENT OF PUBLIC WORKS INSPECTOR.

6. APPROXIMATE LOCATIONS OF EXISTING UTILITIES HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND ARE SHOWN FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF THE LOCATIONS SHOWN AND FOR DISCOVERY OF POSSIBLE ADDITIONAL UTILITIES NOT SHOWN SO AS TO AVOID DAMAGE OR DISTURBANCE. THE UNDERGROUND UTILITY LOCATION SERVICE SHALL BE CONTACTED FOR FIELD LOCATION PRIOR TO ANY CONSTRUCTION. THE OWNER OR HIS REPRESENTATIVE SHALL BE CONTACTED IF A UTILITY CONFLICT EXISTS. FOR UTILITY LOCATION IN KING COUNTY, CALL 1-800-424-5555. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT UTILITY LOCATES ARE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

7. ALL CONTRACTORS WORKING WITH AC PIPE MUST BE STATE-CERTIFIED. THE CONTRACTOR SHALL PROVIDE PROTECTIVE CLOTHING AND EQUIPMENT (COVERALLS, GLOVES, BOOTS, HEAD COVERING, GOGGLES, RESPIRATORS, ETC.) TO CREWS WORKING WITH ASBESTOS CEMENT PIPE IN ORDER TO ASSURE THE WORKER'S EXPOSURE TO ASBESTOS MATERIAL IS AT OR BELOW THE LIMITS PRESCRIBED IN WAC 296-62-07705.

8. AN APPROVED COPY OF THE WATER PLAN MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

9. A 5' MINIMUM HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ALL WATER FACILITIES AND UNDERGROUND POWER AND TELEPHONE FACILITIES, UNLESS OTHERWISE APPROVED BY THE CITY OF KIRKLAND.

10. FOR WATER MAIN AND SEWER MAIN SEPARATION REQUIREMENTS, SEE ITEM VIII.C OF THE SANITARY SEWER - DESIGN CRITERIA SECTION AND DETAIL W.01.

11. PRESSURE AND PURITY TESTING SHALL BE DONE IN THE PRESENCE OF, AND UNDER THE SUPERVISION OF, A CITY OF KIRKLAND DEPARTMENT OF PUBLIC WORKS INSPECTOR. THE CONTRACTOR SHALL PROVIDE ALL PLUGS AND TEMPORARY BLOWOUT ASSEMBLIES FOR PRESSURE TESTING AND DISINFECTION PRIOR TO FINAL TIE-IN. NO CONNECTION SHALL BE MADE BETWEEN THE NEW MAIN AND THE EXISTING MAINS UNTIL THE NEW PIPING HAS BEEN DISINFECTED, FLUSHED, AND PASSED BOTH PRESSURE AND PURITY TESTING. TEMPORARY PLUGS AND BLOCKING SHALL BE INSTALLED AT THE POINTS OF CONNECTION TO THE EXISTING SYSTEM. FOR CONSTRUCTION OF NEW WATER MAIN, THE SERVICES, HYDRANTS ETC., WILL BE TESTED WITH THE MAIN. PRESSURE TESTING WILL REQUIRE A MINIMUM OF 200 PSI FOR 15 MINUTES WITH NO PRESSURE DROP. UPON SATISFACTORY COMPLETION OF THE PRESSURE TEST, THE LINE SHALL BE DISINFECTED, FLUSHED, AND THEN A SAMPLE SHALL BE TAKEN FOR PURITY TESTING BY THE PUBLIC WORKS INSPECTOR.

12. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY OF KIRKLAND INSPECTOR 24 HOURS IN ADVANCE OF BACKFILLING ALL WATER MAIN CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING AS-BUILT DRAWINGS OF ALL CONSTRUCTION NOT INSTALLED ACCORDING TO THE APPROVED PLANS. (THIS DOES NOT GIVE APPROVAL FOR AS-BUILT CONSTRUCTION.)

13. THE CONTRACTOR SHALL CONTACT THE CITY OF KIRKLAND DEPARTMENT OF PUBLIC WORKS FIVE (5) DAYS PRIOR TO ANY WORK REQUIRING THE SHUTDOWN OF EXISTING WATER MAINS. THE CONTRACTOR IS REQUIRED TO GIVE TWO (2) WORKING DAYS NOTICE TO ALL CUSTOMERS AFFECTED BY A WATER MAIN SHUTDOWN (NOTICES AND MAPS FOR THE SHUTDOWN WILL BE PROVIDED BY THE WATER DIVISION). SHUTDOWNS SHALL BE SCHEDULED FOR MONDAYS, TUESDAYS, WEDNESDAYS, AND THURSDAYS BETWEEN 8 AM AND 2 PM. SHUTDOWNS AFFECTING INSTITUTIONS SHALL BE SCHEDULED AT NIGHT. ONLY WATER DIVISION PERSONNEL OR A DESIGNATE OF THE WATER DIVISION MANAGER MAY OPERATE VALVES, AND/OR HYDRANTS, BLOW-OFFS, ETC., FOR FILLS, SHUT DOWNS, FLUSHING, OR RECHARGING OF WATER LINES. TWO (2) WORKING DAYS NOTICE TO THE WATER DIVISION IS REQUIRED TO SCHEDULE FILLS.

14. THERE SHALL BE NO WATER MAIN CONSTRUCTION ON A SATURDAY, SUNDAY, OR HOLIDAYS OBSERVED BY THE CITY OF KIRKLAND.

15. SHOULD THE WATER MAIN WORK NECESSITATE THE CLOSING OF CERTAIN GATE VALVES WITHIN THE EXISTING SYSTEM, THE CITY OF KIRKLAND MAINTENANCE DEPARTMENT SHALL BE RESPONSIBLE FOR THE OPERATION OF SUCH VALVES.

16. THE FIRE FLOW SYSTEM SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO ABOVE-GROUND COMBUSTIBLE CONSTRUCTION.

17. ALL TRENCH BACKFILL SHALL BE COMPACTED TO 95 PERCENT DENSITY IN ROADWAYS, ROADWAY SHOULDERS, ROADWAY PRISM AND DRIVEWAYS, AND 85 PERCENT DENSITY IN UNPAVED AREAS. ALL PIPE ZONE COMPACTION SHALL BE 95 PERCENT.

CITY OF KIRKLAND WATER PLAN NOTES (CONT.)

18. MEGA-LUGS (OR SIMILAR PRODUCT) SHALL BE REQUIRED ON ALL FITTINGS AND VALVES FOR TIE-INS, OR BUILD-OUTS FOR TO A FINAL CONNECTION TO THE EXISTING WATER MAIN. APPROPRIATE CONCRETE BLOCKING IS ALSO REQUIRED IN ADDITION TO MEGA-LUGS.

19. FOR THE DURATION OF ANY WATER MAIN INSTALLATION PROJECT, ALL EXISTING AND NEWLY INSTALLED VALVE CANS ARE TO REMAIN ACCESSIBLE TO WATER DIVISION PERSONNEL.

20. WHEN IT BECOMES NECESSARY TO RE-PLUMB THE CUSTOMER'S SIDE OF AN EXISTING WATER METER AS THE RESULT OF THE RELOCATION OF THE EXISTING SERVICE OR TO COMPLY WITH OTHER CITY OF KIRKLAND PUBLIC WORKS SPECIFICATIONS, THE CUSTOMER'S SIDE SHALL BE RECONNECTED WITH THE APPROPRIATE PLUMBING MATERIALS (AND RELATED FITTINGS) SUCH AS BRASS, COPPER, POLYETHYLENE WITH A 200 P.S.I. RATING, OR PVC.

21. NO TIE-IN WILL BE ALLOWED INTO THE EXISTING TAILPIECE ON THE CUSTOMER'S SIDE OF THE METER. IF THE EXISTING METER DOES NOT HAVE A CHECK VALVE INSTALLED ON THE BACK SIDE OF THE METER (CUSTOMER'S SIDE) A CHECK VALVE CANNOT BE INSTALLED WHEN DOING THE TIE-IN.

22. IF A FITTING, EITHER DURING INSTALLATION OR AFTER, IS FOUND TO BE DEFECTIVE IN ANY WAY AS DETERMINED BY THE CITY, THE CONTRACTOR SHALL REPLACE THE ENTIRE FITTING AND NOT JUST THE DEFECTIVE COMPONENT.

23. BEGINNING JANUARY 1, 2014, ALL PIPES, PIPE FITTINGS, PLUMBING FITTINGS, AND PLUMBING FIXTURES USED FOR POTABLE WATER, MUST HAVE A MAXIMUM LEAD CONTENT NOT TO EXCEED 0.25 %, PER "LEAD FREE" STANDARDS AS DEFINED IN SECTION 9 OF NSF/ANSI STANDARD 61.

WATER - CONSTRUCTION CRITERIA

1. UNLESS OTHERWISE SPECIFIED, THE MINIMUM NEW WATER SERVICE SIZE SHALL BE 1" POLY WITH A 1" ANGLE STOP. CRIMPING WILL NOT BE ALLOWED ON ANY NEW OR EXISTING SERVICE.

2. THE WATER DEPARTMENT WILL INSTALL WATER METERS AFTER THE SERVICES HAVE BEEN INSTALLED ACCORDING TO THE FOLLOWING GUIDELINES:

A. WHEN SERVICES ARE INSTALLED OFF A NEW MAIN IN A PLAT THEY ARE TO BE SET AT FINISHED GRADE. THE PUBLIC WORKS CONSTRUCTION INSPECTOR MAY ALLOW THE SERVICES TO BE LEFT ABOVE GRADE AND CAPPED IF THERE ARE EXTENUATING CIRCUMSTANCES THAT PREVENT THE SERVICES FROM BEING SET AT FINISHED GRADE. AFTER FINISHED GRADE IS SET, THE MAIN MAY BE SHUT OFF, THE SERVICES LOWERED AND THE ANGLE STOPS INSTALLED. IN EITHER CASE, THE ANGLE STOPS SHALL BE SET 6-10" BELOW THE TOP OF THE METER BOX AT FINISHED GRADE.

B. WHEN SERVICES ARE INSTALLED OFF AN EXISTING MAIN, THE ANGLE STOP IS TO BE SET AT A GRADE BETWEEN 6 AND 10" BELOW THE TOP OF THE METER BOX. THE METER BOX IS TO BE SET AT FINISHED GRADE. IF IT IS DETERMINED THAT THE SERVICE HAS BEEN INSTALLED AT THE WRONG ELEVATION (GRADE), THE CONTRACTOR SHALL SCHEDULE A SHUT DOWN WITH THE WATER DEPARTMENT BEFORE ADJUSTING THE SERVICE. IF THE WATER DEPARTMENT DETERMINES THE SHUT DOWN AREA IS TOO LARGE, THE CONTRACTOR WILL NEED TO EXCAVATE TO THE CORPORATION STOP AND TURN IT OFF BEFORE ADJUSTING THE SERVICE.

3. WHEN PROVIDING WATER SERVICE TO A MIXED USE BUILDING SUCH AS RETAIL USE ON THE GROUND FLOOR AND OFFICE OR RESIDENTIAL USE ON THE UPPER FLOORS, EACH USE IN THE BUILDING SHALL HAVE ITS OWN SEPARATE WATER SERVICE AND METER. AS AN EXAMPLE, A NEW BUILDING WITH GROUND-FLOOR RETAIL AND UPPER-FLOOR RESIDENTIAL WOULD HAVE A MINIMUM OF TWO WATER SERVICES AND METERS. ONE FOR EACH OF THE SEPARATE USES. IN ADDITION, BECAUSE DEDUCT METERS ARE NOT ALLOWED FOR NEWLY CONSTRUCTED MULTIFAMILY AND COMMERCIAL BUILDINGS, IT IS SUGGESTED THAT A SEPARATE IRRIGATION SERVICE AND METER BE INSTALLED SO THAT MONTHLY SEWER CHARGES ARE NOT CHARGED AGAINST WATER BEING USED FOR IRRIGATION PURPOSES (IRRIGATION METERS ARE NOT ALLOWED ON SINGLE-FAMILY RESIDENTIAL LOTS).

4. A MANIFOLD SYSTEM MAY BE AN OPTION FOR NEW CONSTRUCTION WHEN A PROJECT NEEDS 4 OR MORE SERVICES. MANIFOLD SYSTEMS ARE TYPICALLY ONLY ALLOWED IN ARTERIAL STREETS WHEN THE WATER MAIN IS ON THE OPPOSITE SIDE OF THE STREET FROM THE PROPERTY BEING SERVED. THIS OPTION WILL BE DETERMINED DURING THE REVIEW PROCESS. FOR 4-6 SERVICES, A 2" MANIFOLD SHALL BE USED.

5. SIZE-ON-SIZE WET TAPS ARE ALLOWED AS LONG AS THE EXISTING PIPE IS OF AN ACCEPTABLE CONDITION. IF IT IS DETERMINED BY CITY STAFF THAT THE PIPE CANNOT ACCEPT A WET TAP, THE NEW VALVE WILL NEED TO BE CUT IN.

6. NEW MAIN INSTALLATIONS: ALL NEW WATER MAINS SHALL BE LAID STARTING AT THE EXISTING MAIN. ALL VALVES SHALL BE CUT IN OR WET TAPPED FIRST, (DEPENDING ON THE REQUIREMENTS FOR THE NEW INSTALLATION) ALLOWING FOR A GAP FROM THE VALVE, (NO LESS THAN 3' LONG AND NO MORE THAN 10' LONG) WITH TEMPORARY BLOCKING PER CK-W.10. THE NEW MAIN SHALL BE LAID STARTING AT THIS POINT. AFTER INSPECTION OF THE NEW MAIN AND APPURTENANCES (SERVICES, HYDRANTS, AIR/VACS AND BLOW-OFFS, ETC.), THE MAIN SHALL BE FILLED PER CK-W.10, PRESSURE TESTED, FLUSHED AND A "SATISFACTORY" PURITY SAMPLE TAKEN PRIOR TO TIE-IN. THE CONTRACTOR WILL BE REQUIRED TO RENT A 2" HYDRANT METER FROM THE CITY PER CK-W.10 FOR FILLING AND FLUSHING OF THE NEW MAIN.

7. ALL FIRE LINES ARE TO BE CONSTRUCTED COMPLETELY FROM THE VALVE TO THE MECHANICAL ROOM PER BOTH PUBLIC WORKS AND FIRE DEPARTMENT SPECIFICATIONS. THE VALVE MAY BE WET TAPPED OR CUT IN DEPENDING ON THE CONDITIONS OF THE INSTALLATION. SHUT DOWNS FOR CUT INS ARE TO BE COORDINATED WITH THE WATER DIVISION. ONCE THE INSTALLATION IS COMPLETE, A "BAG FLUSH" IS REQUIRED. AT THAT TIME, A "PURITY" SAMPLE WILL ALSO BE TAKEN (OPERATION OF THE VALVE AT THE MAIN WILL BE CONTROLLED BY THE WATER DIVISION). AFTER A "SATISFACTORY PURITY" SAMPLE IS RECEIVED, THE LINE MAY THEN BE PRESSURE TESTED PER APPROVED SPECIFICATIONS. AFTER THESE STEPS ARE COMPLETED, THE WATER DIVISION IS TO BE NOTIFIED TO RE-OPEN THE VALVE AT THE MAIN. MINIMUM FIRE LINE SIZE SHALL BE 2" COPPER WITH BALL VALVE AT MAIN (SIMILAR TO A 2" WATER SERVICE). FIRE LINES 4" OR LARGER SHALL BE CLASS 52 DI WITH GATE VALVE AT MAIN.

8. HYDRANTS INSTALLED WITH NEW MAIN EXTENSIONS SHALL BE TESTED WITH THE FOOT VALVE OPEN AND THE MAIN VALVE (HYDRANT) CLOSED. HYDRANT WILL THEN BE INSPECTED AND OPERATED DURING FLUSH.

9. HYDRANTS INSTALLED ON EXISTING MAINS SHALL BE SWABBED WITH CHLORINE, FLUSHED AND PRESSURE TESTED WITH THE FOOT VALVE CLOSED AND THE MAIN VALVE (HYDRANT) OPEN.

10. ALL NEW BUILDINGS SHALL HAVE A WATER SERVICE THAT MEETS THE CURRENT STANDARDS. ANY EXISTING SERVICES THAT NEED TO BE ABANDONED BECAUSE OF SIZE, MATERIAL, LOCATION OR OTHER CONDITIONS, MUST BE CUT AND CAPPED AT THE MAIN PER CURRENT PUBLIC WORK'S SPECIFICATIONS. IF IT IS DETERMINED THAT THE EXISTING CORPORATION STOP IS A HAYES OR B-MACHINE, THE CORPORATION STOP SHALL BE REMOVED FROM THE MAIN AND A REPAIR BAND INSTALLED.
NOTE: GALVANIZED, "BLUE-POLY", COPPER AND PVC ARE THE MOST COMMON TYPES OF EXISTING SERVICES THAT ARE FOUND IN THE CITY AND REQUIRED TO BE UPGRADED.

11. WATER SERVICES AND METERS SHALL NOT BE LOCATED IN DRIVEWAYS. IF AN EXISTING WATER METER IS LOCATED IN AN EXISTING DRIVEWAY AND THE SERVICE NEEDS TO BE UPGRADED, OR THE DRIVEWAY IS REMOVED AND REPLACED, THE EXISTING WATER SERVICE SHALL BE ABANDONED AT THE WATER MAIN AND A NEW WATER SERVICE SHALL BE INSTALLED OUTSIDE OF THE DRIVEWAY.

12. IF AN EXISTING WATER VALVE NEEDS TO BE ABANDONED, A SHUT DOWN SHALL BE SCHEDULED WITH THE WATER DEPARTMENT. THE VALVE MUST BE REMOVED AND A BLIND FLANGE INSTALLED ON THE TEE.

13. WHEN AN AC WATER MAIN IS TUNNELED UNDER TO INSTALL ANOTHER UTILITY, THE SECTION OF THE AC MAIN WITHIN THE TRENCH AND FOR 5 FEET ON EITHER SIDE OF THE TRENCH SHALL BE

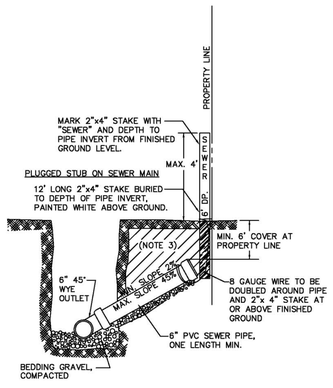
City of Kirkland
Reviewed by A HAUPT
12/09/2021

CITY OF KIRKLAND STORM DRAINAGE PLAN NOTES

1. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
2. BEFORE ANY CONSTRUCTION MAY OCCUR, THE CONTRACTOR SHALL HAVE PLANS WHICH HAVE BEEN SIGNED AND APPROVED BY THE CITY OF KIRKLAND PUBLIC WORKS DEPARTMENT, OBTAINED ALL CITY, COUNTY, STATE, FEDERAL AND OTHER REQUIRED PERMITS, AND HAVE POSTED ALL REQUIRED BONDS.
3. ALL STORM DRAINAGE IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF KIRKLAND PUBLIC WORKS PRE-APPROVED PLANS AND POLICIES AND THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION , PREPARED BY WSDOT AND THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA).
4. ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL, ALL CHANGES SHALL BE SUBMITTED TO THE CITY.
5. A COPY OF THE APPROVED STORM WATER PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
6. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SIMILARLY STABILIZED TO THE SATISFACTION OF THE CITY OF KIRKLAND DEPARTMENT OF PUBLIC WORKS FOR THE PREVENTION OF ON-SITE EROSION AFTER THE COMPLETION OF CONSTRUCTION.
7. MINIMUM COVER OVER STORM DRAINAGE PIPES IN ROW OR VEHICULAR PATH SHALL BE 18 INCHES, UNLESS OTHER DESIGN IS APPROVED.
8. STEEL PIPE SHALL HAVE ASPHALT TREATMENT #1 OR BETTER INSIDE AND OUTSIDE.
9. ALL CATCH BASINS SHALL BE TYPE I UNLESS OTHERWISE NOTED. CATCH BASINS WITH A DEPTH OF OVER FIVE FEET (5') TO THE PIPE INVERT SHALL BE A TYPE II CATCH BASIN. TYPE II CATCH BASINS EXCEEDING FIVE FEET (5') IN DEPTH SHALL HAVE A STANDARD LADDER INSTALLED.
10. ALL STORM DRAINAGE MAIN EXTENSIONS WITHIN THE PUBLIC RIGHT-OF-WAY OR IN EASEMENTS MUST BE STAKED FOR LINE AND GRADE PRIOR TO STARTING CONSTRUCTION.
11. ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF ONE FOOT (1') AND MUST MEET THE FOLLOWING SPECIFICATIONS: 4"-8" ROCK/40 %-70% PASSING; 2"-4" ROCK/30%-40% PASSING; 2"-MINUS ROCK/10 %-20% PASSING.
12. ALL PIPE, MANHOLES, CATCH BASINS, AND APPURTENANCES SHALL BE LAID ON A PROPERLY PREPARED FOUNDATION IN ACCORDANCE WITH THE CURRENT STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (WSDOT). THIS SHALL INCLUDE NECESSARY LEVELING OF THE TRENCH BOTTOM OR THE TOP OF THE FOUNDATION MATERIAL AS WELL AS PLACEMENT AND COMPACTION OF REQUIRED BEDDING MATERIAL TO UNIFORM GRADE SO THAT THE ENTIRE LENGTH OF THE PIPE WILL BE SUPPORTED ON A UNIFORMLY DENSE, UNYIELDING BASE. IF THE NATIVE MATERIAL IN THE BOTTOM OF THE TRENCH MEETS THE REQUIREMENTS FOR "GRAVEL BACKFILL FOR PIPE BEDDING," THE FIRST LIFT OF PIPE BEDDING MAY BE OMITTED PROVIDED THE MATERIAL IN THE BOTTOM OF THE TRENCH IS LOOSENED, REGRADED, AND COMPACTED TO FORM A DENSE UNYIELDING BASE. ALL PIPE BEDDING SHALL BE APWA CLASS B, TYPE I, OR BETTER. PIPE SHALL NOT BE INSTALLED ON SOD, FROZEN EARTH, LARGE BOULDERS, OR ROCK. PIPE BEDDING FOR FLEXIBLE PIPES SHALL BE PEA GRAVEL TO THE SPRINGLINE OF THE PIPE.
13. CONSTRUCTION OF DEWATERING (GROUNDWATER) SYSTEMS SHALL BE IN ACCORDANCE WITH THE APWA STANDARD SPECIFICATIONS.
14. ISSUANCE OF A BUILDING OR LAND SURFACE MODIFICATION PERMIT BY THE CITY OF KIRKLAND DOES NOT RELIEVE THE OWNER OF THE CONTINUING LEGAL OBLIGATION AND/OR LIABILITY CONNECTED WITH STORM SURFACE WATER DISPOSITION. FURTHER, THE CITY OF KIRKLAND DOES NOT ACCEPT ANY OBLIGATION FOR THE PROPER FUNCTIONING AND MAINTENANCE OF THE SYSTEM DURING OR FOLLOWING CONSTRUCTION EXCEPT AS OUTLINED IN THE CITY OF KIRKLAND PUBLIC WORKS STANDARDS.
15. ALL TRENCH BACKFILL SHALL BE COMPACTED TO 95 PERCENT DENSITY IN ROADWAYS, ROADWAY SHOULDERS, ROADWAY PRISM AND DRIVEWAYS, AND 85 PERCENT DENSITY IN UNPAVED AREAS. ALL PIPE ZONE COMPACTION SHALL BE 95 PERCENT.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, CONFINED SPACE PROTECTION, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACT. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE A TRAFFIC CONTROL PLAN APPROVED BY THE CITY OF KIRKLAND. ALL SECTIONS OF THE WSDOT STANDARD SPECIFICATIONS, TRAFFIC CONTROL, AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL APPLY.
17. NO FINAL CUT OR FILL SLOPE SHALL EXCEED SLOPES OF TWO (2) HORIZONTAL TO ONE (1) VERTICAL WITHOUT STABILIZATION BY ROCKERY OR BY A STRUCTURAL RETAINING WALL.
18. ALL MANHOLE LADDERS SHALL BE FIRMLY ATTACHED AND EXTEND TO WITHIN 1' OF THE BOTTOM OF THE STRUCTURE.
19. APPROXIMATE LOCATIONS OF EXISTING UTILITIES HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND ARE SHOWN FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF EXISTING UTILITY LOCATIONS WHETHER OR NOT THESE UTILITIES ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXERCISE ALL CARE TO AVOID DAMAGE TO ANY UTILITY. IF CONFLICTS WITH EXISTING UTILITIES ARISE DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY CONSTRUCTION INSPECTOR AND ANY CHANGES REQUIRED SHALL BE APPROVED BY THE DEVELOPMENT ENGINEER PRIOR TO COMMENCEMENT OF RELATED CONSTRUCTION ON THE PROJECT.
20. THE UNDERGROUND UTILITY LOCATION SERVICE SHALL BE CONTACTED FOR FIELD LOCATION OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. THE OWNER OR HIS REPRESENTATIVE SHALL BE CONTACTED IF A UTILITY CONFLICT EXISTS. FOR UTILITY LOCATION IN KING COUNTY, CALL 1-800-424-5555. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT UTILITY LOCATES ARE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
21. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, WIDTHS, THICKNESSES, AND ELEVATIONS OF ALL EXISTING PAVEMENTS AND STRUCTURES THAT ARE TO INTERFACE WITH NEW WORK. PROVIDE ALL TRIMMING, CUTTING, SAW CUTTING, GRADING, LEVELING, SLOPING, COATING, AND OTHER WORK, INCLUDING MATERIALS AS NECESSARY, TO CAUSE THE INTERFACE WITH EXISTING WORKS TO BE PROPER, ACCEPTABLE TO THE ENGINEER AND THE CITY OF KIRKLAND, COMPLETE IN PLACE AND READY TO USE.
22. ALL INLET, MANHOLE, AND CATCH BASIN FRAMES AND GRATES SHALL NOT BE ADJUSTED TO GRADE UNTIL IMMEDIATELY PRIOR TO FINAL PAVING. ALL CATCH BASIN GRATES SHALL BE SET 0.10' BELOW PAVEMENT LEVEL.
23. OPEN CUT ROAD CROSSINGS FOR UTILITY TRENCHES ON EXISTING TRAVELED ROADWAY SHALL BE BACKFILLED ONLY WITH 5/8" MINUS CRUSHED ROCK AND MECHANICALLY COMPACTED (UNLESS OTHERWISE APPROVED BY THE CITY). FOR STREETS CLASSIFIED AS ARTERIALS OR COLLECTORS, BACKFILL FOR CROSSINGS SHALL BE CDF. CUTS INTO THE EXISTING ASPHALT SHALL BE NEAT LINE CUT WITH SAW OR JACKHAMMER IN A CONTINUOUS LINE. A TEMPORARY COLD MIX PATCH MUST BE PLACED IMMEDIATELY AFTER BACKFILL AND COMPACTION. A PERMANENT HOT MIX PATCH SHALL BE PLACED WITHIN 30 DAYS AND SHALL BE A MINIMUM OF 1" THICKER THAN THE ORIGINAL ASPHALT WITH A MINIMUM THICKNESS OF 2". SEE STANDARD D.02.
24. ALL DAMAGES INCURRED TO PUBLIC AND/OR PRIVATE PROPERTY BY THE CONTRACTOR DURING THE COURSE OF CONSTRUCTION SHALL BE PROMPTLY REPAIRED TO THE SATISFACTION OF THE CITY CONSTRUCTION INSPECTOR BEFORE PROJECT APPROVAL AND/OR THE RELEASE OF THE PROJECT'S PERFORMANCE BOND.
25. GROUT ALL SEAMS AND OPENINGS IN ALL INLETS, CATCH BASINS, AND MANHOLES. JETSET GROUT IS NOT ALLOWED.
26. WHEN WIDENING AN EXISTING ROADWAY WHERE AN EXISTING TYPE I CATCH BASIN WILL REMAIN IN THE TRAVEL LANE, THE EXISTING FRAME AND COVER SHALL BE REPLACED WITH A ROUND, LOCKING FRAME AND COVER.
27. FOR OTHER THAN SINGLE-FAMILY DWELLINGS, ALL EXPOSED OR READILY EXPOSED INDOOR STORM DRAINAGE PIPING/PLUMBING SHALL BE LABELED WITH THE WORDS "STORM DRAIN" WITH MINIMUM 2 INCH HIGH LETTERS.
28. RECYCLED CONCRETE SHALL NOT BE USED AROUND STORMWATER FACILITIES.
29. ALL FASTENERS (BOLTS, NUTS, WASHERS, ETC.) ON MANHOLE AND CATCH BASIN LIDS TO BE STANDARD SIZE. NO METRIC FASTENERS ALLOWED.

SIDE SEWER STUB "PROFILE" CK-S.19

LAST REVISED: 11/30/99



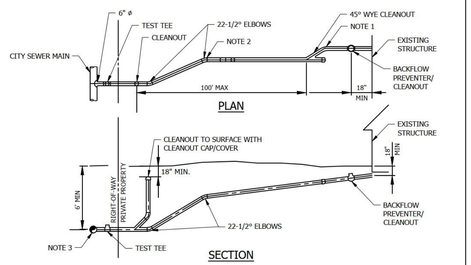
NOTES:

1. WHERE SIDE SEWER CONNECTS TO MANHOLE: INVERT OF SIDE SEWER SHALL BE EQUAL TO OR ABOVE MAIN SEWER CROWN, BUT NOT TO EXCEED 18" ABOVE INVERT OF MAIN SEWER. (FOR COMMERCIAL AND MULTIFAMILY APPLICATIONS ONLY)
2. UNLESS OTHERWISE INDICATED ON PLAN, SIDE SEWER SHALL BE MIN. OF 6' DEEP AT PROPERTY LINE, OR 5' LOWER THAN THE LOWEST ELEVATION, WHICHEVER IS LOWER.
3. TRENCH BACKFILL SHALL BE PER CITY OF KIRKLAND STD. PLAN NO. CK-S.01.

CITY OF KIRKLAND
PLAN NO. CK- S.19
SIDE SEWER STUB "PROFILE VIEW"

SIDE SEWER INSTALLATION CK-S.20

LAST REVISED: 01/2020



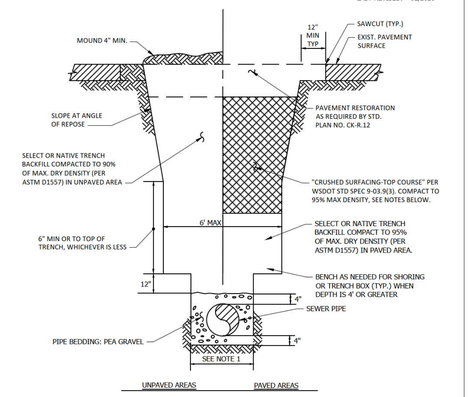
NOTES:

1. ELBOWS SHALL NOT BE GREATER THAN 45 DEGREES.
2. CLEAN OUT IS REQUIRED FOR EACH PIPE LENGTH GREATER THAN 100' AND FOR EACH 90 DEGREES ACCUMULATED ELBOW PER 100'.
3. RIGHT-OF-WAY RESTORATION SHALL MATCH OR EXCEED THE ORIGINAL CONDITION AND BE IN ACCORDANCE WITH THE CITY STANDARD.
4. BACKFILL FOR PAVED AREA SHALL BE 3/4" MINUS CRUSHED SURFACING TOP COURSE, COMPACTED IN 12" LIFTS.
5. ALL HOUSE PLUMBING OUTLETS MUST BE CONNECTED TO THE SEWER. NO DOWNSPOUTS OR STORM DRAINAGE MAY BE CONNECTED TO
6. THE SEWER SYSTEM.
7. 6' MINIMUM COVERAGE AT PROPERTY LINE.
8. LAY PIPE IN STRAIGHT LINE BETWEEN BENDS. MAKE ALL CHANGES IN GRADE OR LINE WITH A 1/8 BEND OR WYE. 90 DEGREE CHANGE WITH 1/8 BEND AND WYE.
9. 6" SEWER PIPE MINIMUM SIZE IN STREET, AND ELSEWHERE AS DIRECTED BY ENGINEER. 2% MINIMUM GRADE (UNLESS DIRECTED BY ENGINEER) 50% MAXIMUM.
10. 4" SEWER PIPE MINIMUM SIZE ON PROPERTY. 2% MINIMUM GRADE, 100% (45 DEGREE) MAXIMUM.
11. TEST "T" WITH PLUG AT WYE.
12. ALL CONSTRUCTION WITHIN STREETS AND/OR PUBLIC RIGHT-OF-WAYS MUST BE DONE BY A STATE LICENSED GENERAL CONTRACTOR.
13. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT SIDE SEWER ORDINANCES.
14. ALL CONSTRUCTION REQUIRES A PERMIT AND PAYMENT OF FEE, COMPLETE LEGAL DESCRIPTION OF PROPERTY AND DIMENSIONS.
15. BACKFLOW PREVENTER (CHECK VALVE) IS REQUIRED:
    a) IF CONNECTED TO A COMBINED SIDE SEWER.
    b) IF CONNECTION AT HOUSE IS LOWER THAN BOTH UPSTREAM AND DOWNSTREAM MANHOLE LID.
16. AS-BUILT DRAWING SHOWING LOCATION OF SIDE SEWER IN RELATION TO THE HOUSE IS REQUIRED AFTER INSTALLATION.
17. SIDE SEWER BEDDING: PEA GRAVEL.
18. ASTM D-3034 OR SDR-35.

CITY OF KIRKLAND
PLAN NO. CK- S.20
RESIDENTIAL SIDE SEWER INSTALLATION

SAN TRENCH DETAIL CK-S.01

LAST REVISED: 01/2020



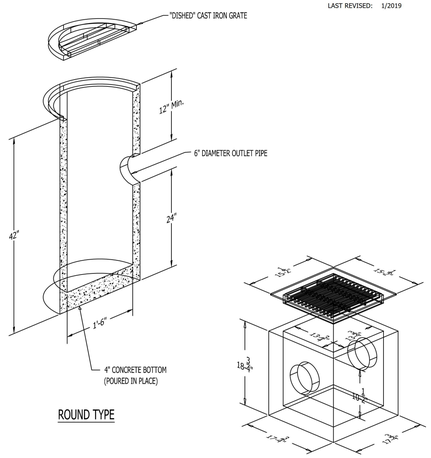
NOTES

1. TRENCH BACKFILL BELOW TOP 4 FEET MAY BE NATIVE MATERIALS OR AS REQUIRED BY THE SPECIFICATIONS, OR AS DIRECTED BY THE PUBLIC WORKS INSPECTOR.
2. MINIMUM TRENCH WIDTH SHALL BE PIPE ID + 24".
3. IN PAVED AREAS USE CRUSHED ROCK BACKFILL
   * FULL DEPTH OF TRENCH WHERE SEWER MAIN CROSSES PERPENDICULAR TO THE TRAVELED LANE OR DRIVEWAY.
   * TOP FOUR FEET WHERE SEWER MAIN RUNS PARALLEL TO THE TRAVELED LANE, UNLESS EXISTING MATERIAL IS DETERMINED BY THE ENGINEER TO BE SUITABLE FOR BACKFILL.
4. THE STREET SHALL BE OVERLAID WHEN THE ASPHALT ROADWAY IS LESS THAN 5YRS OLD FOR UTILITY CROSSINGS, THE STREET SHALL BE OVERLAID AT LEAST 25 FEET ON EACH SIDE OF THE TRENCH. SEE OVERLAY POLICY R-7.

CITY OF KIRKLAND
PLAN NO. CK- S.01
SANITARY SEWER TRENCH DETAIL

YARD DRAIN DETAIL CK-D.05

LAST REVISED: 1/2019



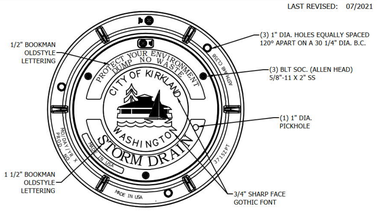
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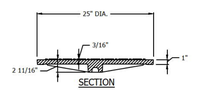
1. FOR USE IN NON-TRAFFIC AREAS ONLY, SUCH AS ENCLOSED YARDS IN PRIVATE RESIDENCES AND ENCLOSED PLAY AREAS IN SCHOOL GROUNDS.
2. FOR USE WITH 6" PIPES AND SMALLER, AND DEPTH LESS THAN 18".
3. LAST STRUCTURE BEFORE ROW HAS 18" MIN. SUMP DEPTH

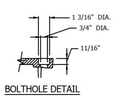
CITY OF KIRKLAND
PLAN NO. CK- D.05
YARD DRAIN

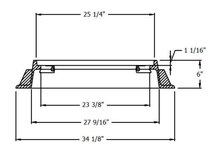
SOLID, LOCKING LID CK-D.18

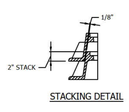
LAST REVISED: 07/2021











NOTES:

1. COVERS SHALL BE GRAY IRON, LOCKING, WITH A MINIMUM WEIGHT OF 141 LBS.
2. MINIMUM WEIGHT OF FRAME SHALL BE 134 LBS.
3. PRODUCT SUPPLIED BY EJ GROUP, INC., APPROVED EQUAL.
4. CITY OF KIRKLAND LOGO REQUIRED
5. THIS SPEC SHOULD NOT BE USED IN THE ROADWAY.
6. MUST BE MADE IN THE USA.

CITY OF KIRKLAND
PLAN NO. CK - D.18
24" MANHOLE FRAME W/LOCKING COVER AND LOGO

BSF21-00802

NO.	DATE	BY	REVISIONS

APPLICANT
BENJY SY AND WENDY LAM

DATE: Nov 29, 2021
JOB# 1956
DRAFTED: CH DESIGN: DE
DIGITAL SIGNATURE

Nov 29, 2021
JEFFREY E. KIRKLAND
STATE OF WASHINGTON
39798
REGISTERED PROFESSIONAL ENGINEER

CIVIL ENGINEERING SOLUTIONS
102 NW CANAL STREET SEATTLE, WA 98107
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

STORM NOTES & DETAILS
Sanitary Sewer ~~SAN~~ DETAILS

619 10th AVENUE HOUSE
619 10th AVENUE, KIRKLAND, WA 98033

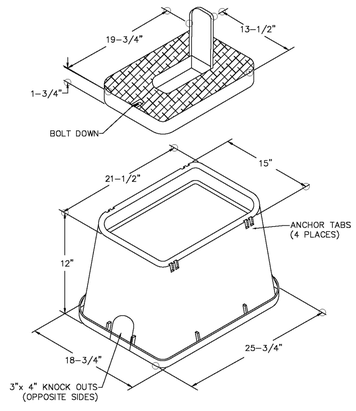
DRAWING NO:
C3.2

APN 388580-5360

City of Kirkland
Reviewed by A HAUPT
12/09/2021

WATER METER IN PLANTER CK-W.21

LAST REVISED:02/01/10



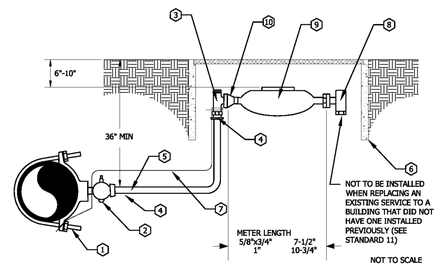
NOTES:

1. USE – CARSON MODEL 1220-12 WITH METER READING COVER OR EQUAL.
2. COVER MUST DISPLAY "W.M." OR EQUAL.
3. METER READING FLIP-UP LID SHALL BE PLASTIC.

CITY OF KIRKLAND
PLAN NO. CK– W.21
3/4" & 1" WATER METER BOX PLACED IN PLANTER

WATER METER INSTALLATION CK-W.18

LAST REVISED:10/15/19



WATER SERVICE STANDARDS

DESCRIPTION	MAKER OR TYPE	1"
1. SINGLE STRAP SADDLE	STAINLESS ROMAC OR EQUAL	101 1PT
2. CORP STOP	FORD OR EQUAL	FB1101-4-G-NL
3. ANGLE STOP	FORD OR EQUAL	BA63-444W-G-NL
4. INSERTS	FORD OR EQUAL	#72 STAINLESS STEEL
5. POLY PIPE	POLYETHYLENE ASTM D2239	IPS-SDR-7(PE3408)
6. METER BOX	CARSON OR EQUAL	CK-W.21 (OR W.23 W/APPROVAL)
7. TRACER WIRE	CU SOLID WIRE	14 GAUGE
8. CHECK VALVE	----------	CITY TO INSTALL*
9. METER	----------	CITY TO INSTALL*
10. 1" x 3/4" METER ADAPTOR (FOR 5/8 x 3/4" MTR)	FORD OR EQUAL #A24	CITY TO INSTALL UNLESS A CIP PROJECT
11. 1" METER 3/4" METER	FORD OR EQUAL L31-44 FORD OR EQUAL L31-24	CONTRACTOR TO INSTALL

*UNLESS A CIP PROJECT

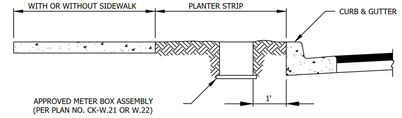
NOTES:

1. ALL FITTINGS MUST BE FORD OR EQUAL.
2. TRACER WIRE FROM MAIN TO SERVICE METER MUST BE INSTALLED IN ALL INSTALLATIONS. WIRE MUST BE WRAPPED AROUND ANGLE STOP AND THE CORPORATION STOP, WITH LAST 8" STRIPPED.
3. POLY SERVICE LINE IS TO BE CONTINUOUS FROM MAIN TO METER-NO SPLICES OF ANY KIND.
4. POLY PIPE TO BE 1" FROM MAIN TO METER.
5. METERS SHALL NOT BE LOCATED IN CONCRETE OR ASPHALT PAVING UNLESS UNAVOIDABLE.
6. THE ANGLE STOP SHALL BE IN A POSITION THAT RESULTS IN THE METER BEING CENTERED DIRECTLY BENEATH THE METER READING LID.

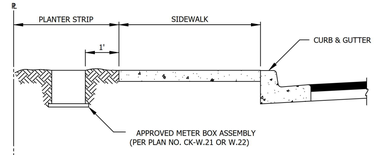
CITY OF KIRKLAND
PLAN NO. CK– W.18
5/8"x3/4" & 1" WATER METER SERVICE INSTALLATION

WATER METER PLACEMENT CK-W.17

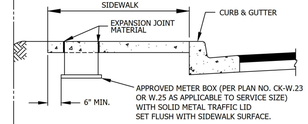
LAST REVISED: 1/1/18



INSTALLATION IN PLANTER STRIP 3' OR WIDER



INSTALLATION BEHIND SIDEWALK



INSTALLATION IN SIDEWALK

CITY OF KIRKLAND
PLAN NO. CK-W.17
WATER METER PLACEMENT DETAILS

BSF21-00802

NO.	DATE	BY	REVISIONS

APPLICANT
BENJY SY AND WENDY LAM

DATE: Nov 29, 2021
JOB# 1956
DRAFTED: DE DESIGN: DE
DIGITAL SIGNATURE

Nov 29, 2021
JEFFREY E. RAMIREZ
STATE OF WASHINGTON
39766
REGISTERED PROFESSIONAL ENGINEER

CIVIL ENGINEERING SOLUTIONS
102 NW CANAL STREET SEATTLE, WA 98107
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

WATER DETAILS

619 10th AVENUE HOUSE
619 10th AVENUE, KIRKLAND, WA 98033

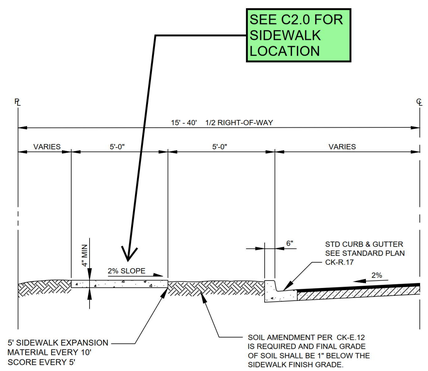
DRAWING NO:
C3.3

APN 388580-5360
BSF21-00802

City of Kirkland
Reviewed by A HAUPT
12/09/2021

TYPICAL HALF-STREET SECTION

LAST REVISED:7/1/2017



STANDARD HALF-STREET IMPROVEMENT SECTION

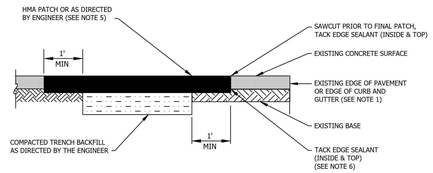
NOTE:
ABOVE DIMENSIONS MINIMUM. SEE PUBLIC WORKS AND/OR PLANNING FOR INFORMATION ON SPECIFIC STREETS

STREET TREES ARE REQUIRED EVERY 30' O.C. PER POLICY R-10.

CITY OF KIRKLAND
PLAN NO. CK—R.08
HALF—STREET SECTION

PAVEMENT PATCH-UTILITY

LAST REVISED: 01/2020



TYPICAL PATCH FOR PAVEMENT

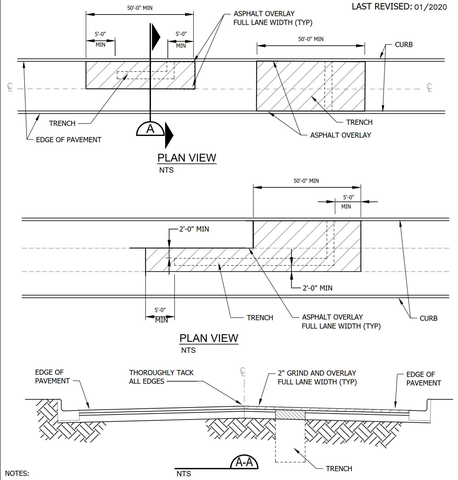
NOTES:

1. IF THE DISTANCE FROM THE EDGE OF PATCH TO THE EDGE OF PAVEMENT OR CURB AND GUTTER IS LESS THAN 3', THE PATCH MUST CONTINUE TO THE EXISTING EDGE; UNLESS ROADWAY IS OVERLAID WITHIN 60 DAYS.
2. HOT MIX ASPHALT SHALL BE CLASS 1/2".
3. ALL TRENCH BACKFILL SHALL BE CRUSHED SURFACING TOP COURSE MATERIAL FOR PERPENDICULAR TRENCHES, OR AS DIRECTED BY ENGINEER.
4. HMA CLASS 1/2" MAY BE USED IN LIEU OF ATB.
5. PATCH MUST ALWAYS BE 1" DEEPER THAN EXISTING ASPHALT; MAX 6" DEEP, OR AS DIRECTED BY ENGINEER.
6. TOP SEAL-USE PG 64-22 AND PROVIDE A SAND BLANKET TO ALLEVIATE TRAILING.
7. REFER TO COK STD. PLAN NO. CK-R.13C FOR REQUIREMENTS FOR GEOTECH BORING ASPHALT PATCHES.

CITY OF KIRKLAND
PLAN NO. CK- R.12
RESTORATION DETAIL AND PAVEMENT PATCHING

ASPHALT OVERLAY

LAST REVISED: 01/2020



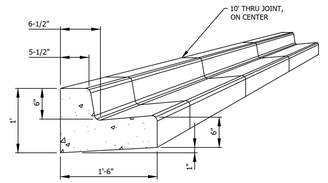
NOTES:

1. THIS STANDARD APPLIES TO ALL CUTS AND ARTERIAL STREETS AND ALL PAVEMENT LESS THAN 5 YEARS OLD.
2. OVERLAY AREA MAY BE MODIFIED BY CITY ON OLDER PAVEMENT DEPENDING ON CONDITIONS OR SCHEDULED CONSTRUCTION/MAINTENANCE.
3. ADJUST ALL UTILITY CASTING TO FINISH GRADE AND RESTORE CHANNELIZATION AND LOOP DETECTORS.
4. POTHOLES TO BE RESTORED WITH A 1' T-CUT. IF AFTER THE 1' T-CUT THE PATCH IS MORE THAN 4'x4', A GRIND AND OVERLAY IS REQUIRED UNLESS OTHERWISE APPROVED BY PUBLIC WORKS. IF THE PATCH IS WITHIN 2 LANES OF TRAVEL, THE GRIND AND OVERLAY WILL BE REQUIRED ON BOTH LANES. 50' MIN. LENGTH.
5. REFER TO COK STD. PLAN NO. CK-R.13C FOR REQUIREMENTS FOR GEOTECH BORING ASPHALT PATCHES.

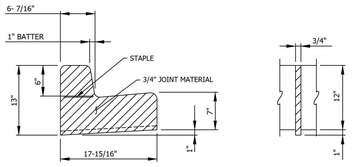
CITY OF KIRKLAND
PLAN NO. CK- R.13A
ASPHALT OVERLAY FOR ROADWAY TRENCH REPAIR

TYPE A CURB & GUTTER

LAST REVISED:01/2020



TYPICAL SECTION FOR CURB & GUTTER, TYPE A



JOINT DETAIL

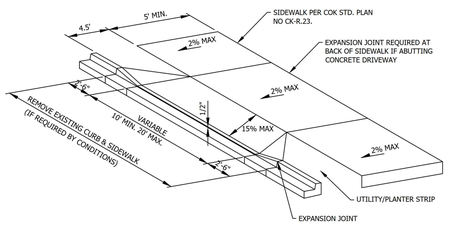
NOTES:

1. FORMS SHALL BE STEEL AND SET TRUE TO LINE AND GRADE (INSPECTION IS REQUIRED PRIOR TO PLACEMENT OF CONCRETE) UNLESS SPECIFIED DIFFERENTLY BY CITY PROJECT ENGINEER.
2. CONCRETE SHALL BE CEMENT CONCRETE CLASS 4000.
3. BASE COURSE SHALL BE 4" OF 5/8" MINUS CRUSHED ROCK.
4. SURVEY REQUIRED FOR CURB ALIGNMENT.

CITY OF KIRKLAND
PLAN NO. CK—R.17
CONCRETE CURB AND GUTTER, TYPE "A"

DRIVEWAY

LAST REVISED:01/2020



SINGLE FAMILY DRIVEWAY WITH PLANTER STRIP

NOTES:

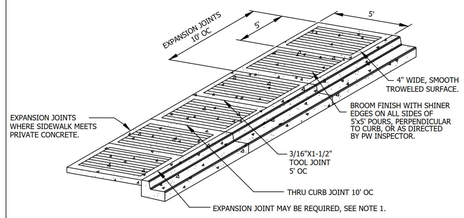
1. ALL DRIVEWAYS AND WHEEL CHAIR RAMPS MUST BE DESIGNED TO MEET ADA STANDARDS. USE WSDOT STANDARD PLANS FOR LAYOUTS NOT SHOWN ON THIS PLAN WITH CLASS 4,000PSI CONCRETE FOR ALL STANDARD PLANS.

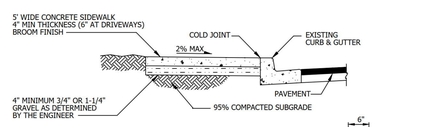
   WWW.WSDOT.WA.GOV/DESIGN/STANDARDS/PLANS.HTM
2. THIS DETAIL REPLACES THE FOLLOWING COK DETAILS AS OF 01/2014: R.21, R.22, R.22A, R.25, R.25A, R.26, R.27, R.41, AND R.41A.
3. LANDING SHALL BE A MINIMUM OF 5' BY 5'.
4. EXPANSION JOINT SPACING NOT TO EXCEED 10'.

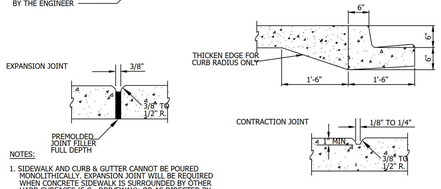
CITY OF KIRKLAND
PLAN NO. CK—R.21
DRIVEWAYS AND WHEEL CHAIR RAMPS

SIDEWALK SECTION

LAST REVISED: 1/1/18







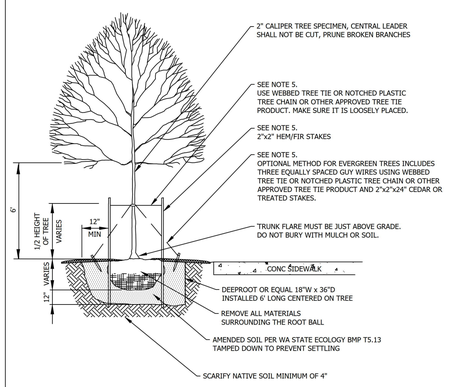
NOTES:

1. SIDEWALK AND CURB & GUTTER CANNOT BE POURED MONOLITHICALLY. EXPANSION JOINT WILL BE REQUIRED WHEN CONCRETE SIDEWALK IS SURROUNDED BY OTHER HARD SURFACES (E.G., DRIVEWAY); OR AS DIRECTED BY PW INSPECTOR.
2. CONCRETE SHALL BE CEMENT CONCRETE CLASS 4000 PSI MINIMUM, WITH AIR ENTRAINMENT. NO COLOR OR TINT SHALL BE ADDED.
3. FORMS SHALL BE SET TRUE TO LINE AND GRADE AND SHALL BE STEEL UNLESS OTHERWISE APPROVED BY INSPECTOR.
4. SIDEWALK SHALL NOT BE POURED IN THE RAIN. SEE POLICY R-8, PLACING CONCRETE OR ASPHALT IN ADVERSE WEATHER CONDITIONS.

CITY OF KIRKLAND
PLAN NO. CK- R.23
SIDEWALK SECTION

STREET TREE PLANTING

LAST REVISED: 01/2020



NOTES:

1. SIZE OF PLANTING PIT SHALL BE 4' BY 6' BY 3' DEEP.
2. FOR DECIDUOUS TREES, 2" CALIPER MINIMUM AND BRANCHING STARTS 5' ABOVE GRADE (UNLESS OTHER APPROVED BY CITY.)
3. FOR PLANTING DISTANCES NEAR INTERSECTIONS AND DRIVEWAYS, REFER TO PRE-APPROVED PLANS NOTEBOOK.
4. TREES SHALL NOT BE PLANTED WITHIN 10' OF ANY UG UTILITY ACCESS WHICH MAY BE LOCATED IN THE PLANTER STRIP OR ADJACENT SIDEWALK.
5. STAKE ONLY WHEN NECESSARY OR IF REQUIRED BY THE CITY AND INCLUDE TIMELINE FOR REMOVAL OF STAKES AND TIES.
6. ROOT BARRIER TO BE DEEPROOT (OR APPROVED EQUAL 18" BY 36" BY 6' LONG INSTALLED ON BOTH CURB AND SIDEWALK SIDE.

CITY OF KIRKLAND
PLAN NO. CK—R.48
TREE PLANTING DETAIL

PERMITTED GROUNDCOVER IN PLANTER STRIP

LAST REVISED: 1/18/18

CK-R.60: Permitted Groundcover in Public Landscape Strip

IN ADDITION TO GRASS, THE FOLLOWING TYPES OF GROUNDCOVER CAN BE PLANTED IN A LANDSCAPE STRIP (THE PLANTING AREA BETWEEN CURB AND SIDEWALK) IN THE PUBLIC RIGHT-OF-WAY.

- **LOWFAST COTONEASTER**
- **POTENTILLA**
- **KINNIKINNICK**
- **SALAL**
- **HEATHER AND HEATH**
- **VINCA MINOR (FOR SHADY AREAS)**
- **ORNAMENTAL GRASS SUCH AS:**
  - **-BLUE FESCUE**
  - **-CAREX/ SEDGE**
  - **-DWARF LAVENDER**
  - **-IBERIS**
  - **-OTHERS AS APPROVED.**

MAINTENANCE OF THE GROUNDCOVER, INCLUDING WATERING, TRIMMING, AND WEEDING IS THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNERS.

PLANTING SHALL BE AS FOLLOWS:

- **4" MINIMUM PLANT SIZE**
- **9" MINIMUM SPACING ON CENTER**
- **GROWTH SHALL BE NO HIGHER THAN 12" ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR KEEPING HEIGHT BELOW THIS 12" MAXIMUM.**
- **PREFERRED PLANTING DATES BETWEEN OCTOBER AND FEBRUARY.**

CITY OF KIRKLAND
PLAN NO. CK- R.60
PERMITTED GROUNDCOVER PUBLIC LANDSCAPE STRIP

BSF21-00802

NO.	DATE	BY	REVISIONS

APPLICANT
BENJY SY AND WENDY LAM

DATE: Nov 29, 2021
JOB# 1956
DRAFTED: CH DESIGN: DE
DIGITAL SIGNATURE

Nov 29, 2021
JEFFREY E. RAILEY
STATE OF WASHINGTON
39756
REGISTERED
PROFESSIONAL ENGINEER

CIVIL ENGINEERING SOLUTIONS
102 NW CANAL STREET SEATTLE, WA 98107
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

KIRKLAND ROAD DETAILS

619 10th AVENUE HOUSE
619 10th AVENUE, KIRKLAND, WA 98033

DRAWING NO:
C3.4

APN 388580-5360
BSF21-00802

City of Kirkland
Reviewed by A HAUPT
12/09/2021

CK-E.12: COMPOST-AMENDED SOIL

SOIL AMENDMENT NOTES FOR BMP T5.13

LAST REVISED: 01/2019

REFERENCE: WA STATE DEPT. OF ECOLOGY'S STORMWATER MANAGEMENT MANUAL FOR W. WA



Notes for Soil Amendment:

General:

1. For planting areas, the minimum acceptable organic matter content by dry weight is 10% (loss-on-ignition testing).
2. For turf areas, the minimum acceptable organic matter content by dry weight is 5% (loss-on-ignition testing).
3. A minimum organic-amended depth of 8 inches (except in tree protection areas) is required.
4. Subsoil shall be scarified 4 inches below amended layer to produce 12-inch depth of un-compacted soil.
5. Planting beds should be mulched after planting with 2 to 3 inches of organic material such as arborist wood chip mulch.
6. Soil amendment cannot be placed in overly saturated soils. It is recommended that the soil amendment be placed between May 1 and October 1, when soils are typically driest and less subject to compaction.
7. Prior to soil installation, applicant will submit soil test verification, including tests from either supplier or contractor (depending on option chosen) to verify organic matter content and that compost meets WAC specifications. Soil verification test method must meet ASTM D2974. The verification shall clearly state the following (at a minimum): test date, test method used, testing company, and loss-on-ignition (LOI) results.

For projects 4 lots or less – you must import amended soil meeting the requirements below:

1. For planting beds, a mix by volume of 40% compost (meeting WAC 173-350-220) with 60% mineral aggregate is pre-approved to meet the organic matter content by dry weight (loss-on-ignition test).
2. For turf areas, a mix by volume of 25% compost (meeting WAC 173-350-220) with 75% mineral aggregate is pre-approved to meet the organic matter content by dry weight (loss-on-ignition test).

For projects 5 lots or greater – you may either import amended soil meeting the requirements above or follow Option 1 or Option 2 below:

Option 1 – Amending Existing Disturbed Topsoil:

1. For planting beds, 3 inches of compost (meeting WAC 173-350-220) on 9 inches scarified or tilled soil (total amended depth of 12") is pre-approved to meet the organic matter content by dry weight (loss-on-ignition test).
2. For turf areas, 1.75 inches of compost (meeting WAC 173-350-220) on 10 inches scarified or tilled soil (total amended depth of 12") is pre-approved to meet the organic matter content by dry weight (loss-on-ignition test).

Option 2 – Amending Stockpiled Topsoil from Cleared Areas:

1. Stockpile and cover soil with 3 inches of wood chips, weed barrier, or other breathable materials that sheds moisture yet allows air transmission.
2. Test stockpile material (prior to adding compost) for organic matter content to determine whether additional compost must be tilled into the stockpiled material to meet the required organic matter content by dry weight (loss-on-ignition test).
3. After the stockpiled material has been laid, a soil sample will be taken by the applicant/contractor for every 5,000 sf or every lot (whichever is less) to test that the site meets the required organic matter content by dry weight (loss-on-ignition test).

CITY OF KIRKLAND

PLAN NO. CK-E.12

SOIL AMENDMENT

BSF21-00802

NO.	DATE	BY	REVISIONS

APPLICANT
BENJY SY AND WENDY LAM

DATE: Nov 29, 2021
JOB# 1956
DRAFTED: SS DESIGN: DE
DIGITAL SIGNATURE

Nov 29, 2021
JEFFREY E. DUFFY
STATE OF WASHINGTON
39788
REGISTERED
PROFESSIONAL ENGINEER

CIVIL ENGINEERING
SOLUTIONS
102 NW CANAL STREET SEATTLE, WA 98107
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

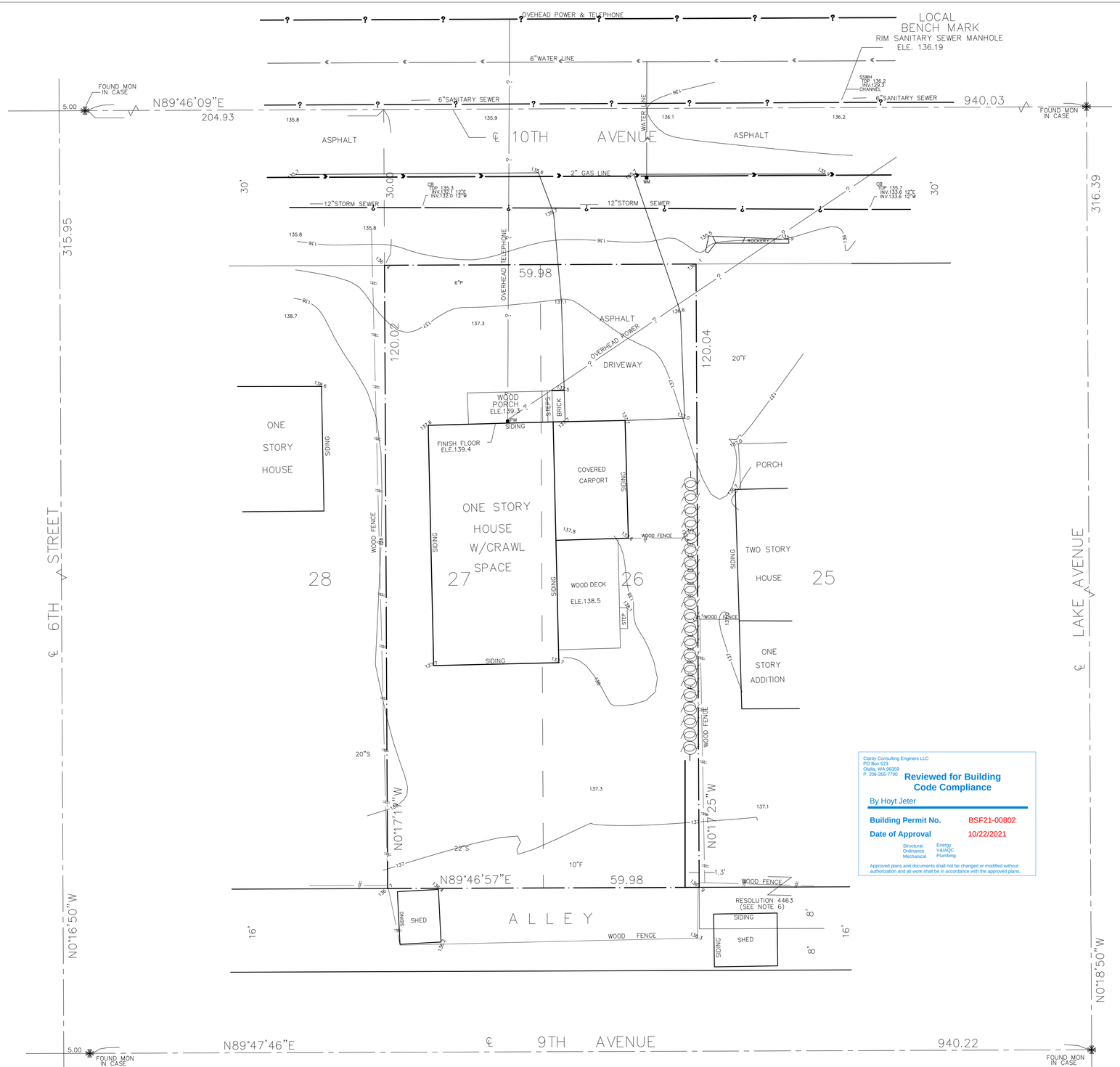
BMP DETAILS

619 10th AVENUE HOUSE
619 10th AVENUE, KIRKLAND, WA 98033

DRAWING NO:
C3.5

APN 388580-5360
BSF21-00802

City of Kirkland
Reviewed by A HAUPT
12/09/2021



Clarity Consulting Engineers LLC
PO Box 523
Olalla, WA 98359
P. 206-356-7790

Reviewed for Building Code Compliance

By Hoyt Jeter

Building Permit No. BSF21-00802

Date of Approval 10/22/2021

Structural, Ordinance, Mechanical — Energy, VA/AQC, Plumbing

Approved plans and documents shall not be changed or modified without authorization and all work shall be in accordance with the approved plans.

N

1"=10'

GRAPHIC SCALE 1"=10'

0 10 20 30

HORIZONTAL DATUM
CITY OF KIRKLAND – NAD 83 (1991)

VERTICAL DATUM
CITY OF KIRKLAND – NAVD 88

LEGEND

- ● – SET 1/2" REBAR W/CAP
- SSMH – SANITARY SEWER MANHOLE
- CB – CATCH BASIN
- PM – POWER METER
- F – FIR
- P – PINE
- S – SPRUCE

BENCH MARK

CITY OF KIRKLAND BENCH MARK 33

FOUND 4"x4" CONCRETE MONUMENT WITH 2"BRASS DISK WITH PUNCH IN MON CASE AT THE INTERSECTION OF 18TH AVENUE AND 6TH STREET

ELE.229.93 US FEET NAVD 1988

LEGAL DESCRIPTION

LOT 26 AND 27, BLOCK 169, TOWN OF KIRKLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 53, RECORDS OF KING COUNTY, WASHINGTON.

NOTES

1. WORK PERFORMED IN CONJUCTION WITH THIS SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES.
   A. LEICA TCR – 405 TOTAL STATION MAINTAINED TO MANUFACTURER'S SPECIFICATIONS OF WAC–332–130–100.
   B. FIELD TRAVERSE EXCEEDING REQUIREMENTS OF WAC–332–130–090.
2. EASEMENTS, IF EXISTING, ARE NOT SHOWN ON THIS SURVEY.
3. THE SITE IS SHOWN AS SURVEYED ON JANUARY 24, 2008.
4. THE LEGAL DESCRIPTION USED WAS TAKEN FROM THE STATUTORY WARRANTY UNDER RECORDING NO. 200710010022011.
5. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT THE GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITIES SHOWN HEREON MAY HAVE BEEN TAKEN FROM THE PUBLIC RECORDS AND ARE APPROXIMATE ONLY. HARSTAD CONSULTANTS ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF PUBLIC RECORDS.
6. THE 16 FOOT WIDE ALLEY TO THE SOUTH OF THE SUBJECT PROPERTY HAS NEVER BEEN IMPROVED BY THE CITY OF KIRKLAND. THE OWNERS OF THE ADJACENT PROPERTY TO THE EAST HAS OBTAINED TITLE TO THE NORTH 8 FEET OF THE ALLEY ADJACENT TO LOTS 24 AND 25 THROUGH THE CITY OF KIRKLAND RESOLUTION NO. 4463. IT APPEARS THAT THE OWNERS OF THE SUBJECT PROPERTY COULD OBTAIN THE NORTH 8 FEET OF THIS ALLEY THROUGH RESOLUTION.

SW1/4 NE1/4 SECTION 5, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.

REV.NO.	DRAWN BY	REVISIONS	DATE	APPROVAL

HARSTAD CONSULTANTS
CIVIL ENGINEERS LAND SURVEYORS
2024 W. Lake Sammamish Pwy. NE Redmond, WA. 98052
(425) 747–8336 TEL (425) 643–6020 FAX

JEFF IRELAND

BOUNDARY, TOPOGRAPHY AND UTILITY SURVEY
LOTS 26 AND 27 BLOCK 169
TOWN OF KIRKLAND

JOB NO. 08002
DATE JAN.2008
SCALE AS SHOWN
DRAWING BY NSZ
CHECKED BY JRH
APPROVED.

SHEET 1 OF 1

GENERAL NOTES

1. All work shall conform to the 2015 International Residential Code (IRC), applicable sections of the 2015 International Building Code (IBC), the Washington State Building Code, Washington Cities Electrical Code, and all applicable local jurisdiction rules and regulations.

2. Contractor shall verify all dimensions, datums, and levels prior to construction. All dimensions are to face of stud or face of concrete unless otherwise noted. Do not scale drawings for critical dimensions.

3. Contractor shall be responsible for all required safety precautions and the methods, techniques, sequences, or procedures required to perform the work.

4. Do not significantly vary or modify the work shown, except with written instructions from the Architect.

5. Report errors and omissions to the Architect immediately.

6. Contractor-initiated changes shall be submitted in writing to the Architect for approval prior to fabrication or construction. Changes shown on the drawing only will not satisfy this requirement.

7. The Contractor shall notify the Architect if any unusual, unforeseen, or unexpected subsurface conditions are encountered.

8. These drawings are the property of Tim Olson Architect, and may be reproduced only with written permission. Authorized reproductions must bear the name of the Architect.

9. Working drawings by their very nature are diagrammatic and do not provide all details or conditions of construction. However, questions may arise as to the design intent and to construction technical detailing within these drawings. As clarifications, interpretations, and revisions are all part of the construction process, Tim Olson Architect shall not be liable for any direct, indirect or consequential damages as a result of not participating in the construction process.

MISCELLANEOUS ASSEMBLY

1. All exposed exterior metal shall be galvanized. Fasteners for pressure preservative and fire-retardant-treated wood shall be of hot-dipped galvanized steel, stainless steel, silicon bronze, or copper, except steel bolts 1/2" diameter or greater.

   Fasteners for pressure-treated wood shall be "ZMAX" hot-dipped galvanized (G185), stainless steel, or meet ASTM 153 requirements per IBC 2304.9.5.

2. All wood in contact with concrete or earth shall be approved pressure-preservative treated wood per IRC R317.1.2.

3. Roof ventilation shall be per IRC R806. Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilating openings shall be provided with corrosion-resistant wire mesh with 1/8" minimum to ¼" maximum openings. The total net free ventilating area shall be not less than 1 SF per 150 SF of attic area or 1 SF per 300 SF of attic area provided at least 50 percent and not more than 80 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet above eave or cornice vents. As an alternative, the net free ventilation may be reduced to 1/300 of the area provided a vapor-retarder having a perm rating not exceeding 1 is installed on the warm side of the ceiling.

4. Slope all decks, walks, driveways and patios away from the building; minimum 1/4" per foot.

5. Stairways shall conform to IRC R311.7. Stairways shall not be less than 36" in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31.5 inches where a handrail is installed on one side and 27 inches where handrails are provided on both sides. Minimum headroom in all parts of the stairway shall not be less than 6 feet 8 inches measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform. The maximum riser height shall be 7 3/4 inches. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch. The minimum tread depth shall be 10 inches, measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch. The radius of curvature at the leading edge of the tread shall be no greater than 9/16 inch. A nosing not less than 3/4 inch but not more than 1 1/4 inch shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest by more than 3/8 inch between two stories, including the nosing at the level of floors and landings. A nosing is not required where the tread depth is a minimum of 11 inches. Open risers are permitted, provided that the opening between treads does not permit the passage of a 4-inch diameter sphere. The opening between adjacent treads is not limited on stairs with a total rise of 30 inches or less.

6. Handrails shall be provided per IRC R311.7.7, on at least one side of each continuous run of treads or flight with four or more risers. The handrail height, measured vertically from the sloped plane adjoining the tread nosing shall be not less than 34 inches and not more than 38 inches. Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrails shall be returned or shall terminate in newel posts.

7. Stairway illumination shall be per IRC 303.6. All interior and exterior stairways shall be provided with a means to illuminate the stairs, including the landings and treads. Interior stairways shall be provided with an artificial light source located in the immediate vicinity of each landing of the stairway, to a level of not less than 1 foot-candle measured at the center of treads and landings. The control for activation of the required interior stairway lighting shall be accessible at the top and bottom of each stairway without traversing any steps. The illumination of exterior stairways shall be controlled from inside the dwelling unit.

8. Guards shall be per IRC R312. Porches, balconies, or raised floor surfaces located more than 30 inches above the floor or grade below shall have guards not less than 36 inches in height. Open stairs with a total rise of more than 30 inches above the floor or grade below shall have guards not less than 34 inches in height measured vertically from the nosing of the treads. Required guards shall have intermediates rails or ornamental closures that do not allow passage of a sphere 4 inches or more in diameter.

STRUCTURAL NOTES

1. Drawings indicate general and typical details of construction. Where conditions are not specifically indicated, but are of similar character to the details shown, similar details of construction shall be used, subject to review and approval by the Architect and the Structural Engineer.
   Assumed design loads shall be as follows:
   Snow load- 25 PSF
   Floor live load- 40 PSF
   Deck live load- 60 PSF
   Soil bearing pressure- 2000 PSF
   Equivalent fluid pressure- See Plans

2. All structural systems which are to be composed of components to be field erected shall be supervised by the supplier during manufacturing, delivery, handling, storage and erection in accordance with instructions prepared by the supplier.

3. Unless a soils investigation report by a qualified engineer is provided, all footings and foundations shall be placed on undisturbed firm natural soil or compacted soil of 2,000 psf minimum bearing capacity, at least 1'-6" below adjacent grade and free of organic materials. Footing and foundation excavation shall be free of loose soils, sloughs, debris, and free water at all times. Foundations supporting wood shall extend at least 6" above adjacent finish grade. Foundation wall backfill shall be placed simultaneously on both sides of wall. Provide 4" perforated pipe for subsurface drainage. Footing size shall be as indicated on drawings or per IRC Table R403.1

4. The top surface of footings shall be level. The bottom surface of footings shall not have a slope exceeding 1 unit vertical in 10 units horizontal. Footings shall be stepped where it is necessary to change the elevation of the top surface of the footings or where the slope of the bottom surface of the footings will exceed 1 unit vertical in 10 units horizontal per IRC R403.1.5.

5. Wood columns or posts shall be approved wood of natural decay resistance or approved pressure preservatively treated wood unless posts or columns are supported by piers or metal pedestals projecting 1 inch above the floor or finished grade and 6 inches above exposed earth, and are separated therefrom by an approved impervious moisture barrier per IRC R319.1.3.

6. Foundation sole plates shall be bolted to the foundation with steel bolts embedded into the concrete. There shall be a minimum of two (2) bolts per piece and within 12" from each end per IRC R403.1.6. See Drawings for bolt size and spacing. All anchor bolts shall be ASTM A-307.

7. All concrete shall be mixed, proportioned, conveyed, and placed in accordance with the IBC and ACI 301. Foundations and floor slab concrete shall be f'c=2,500 psi at 28 days. Maximum water-to-cement ratio: 5 1/2 sacks of cement per cubic yard of concrete and 6¾ gallons of water per 94 lb. sack of cement. A water-reducing admixture, conforming to ASTM C494 Classification D, shall be used in strict accordance with the manufacturer's recommendations. An air-entraining agent, conforming to ASTM C260 shall be used in all concrete mixes. The amount of entrainment shall be 4.5% plus or minus 1.5% by volume. Maximum area of slab before control or expansion joint is 200 SF.

   Concrete used in foundation walls, porches, carport slabs, and steps exposed to the weather, and garage floor slabs shall be minimum f'c = 3000 psi at 28 days.

8. All reinforcing steel, unless otherwise noted, shall be deformed billet steel conforming to ASTM A-615, Grade 40 or Grade 60, min Fy=40,000 psi, new, clean, and free from dirt or scale. Reinforcing shall be continuous, with all splices staggered. Provide elbow bars to lap horizontal bars at all corners and intersection. All steel shall be accurately located in the forms and secured before and during the placing of concrete by form ties adequate to prevent displacement during construction. Bars shall be detailed in accordance with the "ACI Manual of Standard Practice for Detailing Reinforced Concrete Structures", latest edition. Minimum lap for all bars shall be 24" or 48 bar diameters, whichever is more. Provide corner bars to match horizontal reinforcement. Where a concrete wall end does not intersect another wall, hook horizontal bars 90 degrees and provide a 6 bar diameter extension. At all walls lap vertical steel 42 bar diameters with footing dowels. Concrete walls shall be reinforced as shown on the plans and details. Reinforcing shall be covered as follows:
   Concrete cast against and exposed to earth 3"
   Concrete exposed to earth but cast in forms 2" (#6 or smaller)
   1.5" (#5 or smaller)
   Concrete not exposed to weather or earth 3/4"

9. Framing clips, joist hangers and other connecting devices , refer to catalog numbers of connectors manufactured by the Simpson Strong-Tie Company, San Leandro, California. Equivalent devices by other manufacturers may be substituted, provided they have I.C.B.O. approval for equal or greater load capacities.

10. Wood framing notes: the following apply unless otherwise shown on the plans:
    A. All wood framing details not shown otherwise shall be constructed to the minimum standards of the International Residential Code. Minimum nailing, unless otherwise noted, shall conform to Table R602.3.(1) of the International Residential Code. Coordinate the size and location of all openings with mechanical and architectural drawings.
    B. Wall framing: exterior stud walls shall be 2x6 studs at 16" OC. Two studs minimum shall be provided at all openings not otherwise noted. Align the bottom of all headers at adjacent doors and windows. Solid blocking for wood columns shall be provided through floors to supports below. Individual members of built-up posts shall be nailed to each other with 16d nails @ 12"OC staggered. Refer to the plans and shear wall schedule for required sheathing and nailing.
    C. Bearing wall framing: 2x4 studs at interior walls, 2x6 studs at exterior walls unless otherwise noted. Not less than three (3) studs shall be installed at each corner of an exterior wall. All door and window headers not called out on the plan shall be 4x6 D.F. #2 with one (1) trimmer and one (1) king stud at each end for openings 4'-0" or less and two (2) trimmers and one (1) king stud for openings more than 4'-0" wide.

11. Framing lumber shall be graded and marked in conformance with W.C.L.B. Standard Grading Rules for West Coast Lumber No. 17, latest edition. Furnish to the following minimum standards:

Joists (including 2x6 and larger members used as studs and plates)	Hem-Fir No. 2 or Douglas Fir No. 2
Beams and stringers (including 4x and larger members)	Douglas Fir No. 2
Studs, plates and misc. light framing	Douglas Fir or Hem-Fir Construction Grade (Standard for studs)
Posts and columns	Douglas Fir No. 2

12. Plywood/OSB panels shall meet the requirements of DOC PS 1-95, "Construction and Industrial Plywood" and DOC PS 2-04, "Performance for Wood-based Structural-Use Panel". Each piece shall bear the APA grade trademark of the American Plywood Association. Minimum panel nailing to be 6" OC at all supported edges and 12" OC at interior supports. See shear wall schedule for specific nailing. Nails shall be driven flush but shall not fracture the surface of the sheathing. Support shall be supplied to all panel edges with plyclips, blocking, tongue and groove panel joints or other approved methods per APA recommendation.

13. All structural panel components of the house such as softwood plywood, particle board, wafer board, and OSB sheathing shall be identified as "Exposure 1", "Exterior", or "HUD-approved".

ABBREVIATIONS

ABV	ABOVE
ACC	ACCESS
ACOUS	ACOUSTIC
AD	AREA DRAIN
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
AB	ANCHOR BOLT
APPROX	APPROXIMATELY
ARCH	ARCHITECTURAL
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
B.O.	BOTTOM OF
BOT	BOTTOM
CAB	CABINET
C.B.	CATCH BASIN
CEM	CEMENT
CER	CERAMIC
C.I.P.	CAST IN PLACE
CJ	CONTROL JOINT
CL	CLOSET
CLR	CLEAR
CLG	CEILING
CMA	CARBON MONOXIDE ALARM
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CSMT	CASEMENT
C.T.	CERAMIC TILE
CTR	CENTER
DBL	DOUBLE
DEMO	DEMOLISH
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWING
E	EAST
EERO	EMERGENCY ESCAPE AND RESCUE OPENING
EA	EACH
EL	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE
(E)	EXISTING
EXIST	EXISTING
EXP	EXPAND/EXPANSION
EXT	EXTERIOR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FF	FINISH FLOOR
FFE	FINISH FLOOR ELEVATION
FIN	FINISHED
FLASH	FLASHING
FLR	FLOOR
FLUOR	FLUORESCENT
FDN	FOUNDATION
F.O.	FACE OF
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.I.C.	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
FP	FIREPLACE
FR	FRAME
FT	FOOT/FEET
FURR	FURRING
FUT	FUTURE
G	GAS
GA	GAUGE
GALV	GALVANIZED
GL	GLASS
GLB	GLU-LAM BEAM
GR	GRADE
GWB	GYPSUM WALLBOARD
GYP	GYPSUM
HB	HOSE BIBB
HC	HOLLOW CORE
HDR	HEADER
HDWD	HARDWOOD
HM	HOLLOW METAL
HOR	HORIZONTAL
HT	HEIGHT
HVAC	HEATING/VENTILATING/ AIR CONDITIONING
HWT	HOT WATER TANK
ID	INSIDE DIAMETER
IN	INCH
INT	INTERIOR
LAM	LAMINATE/LAMINATED
LAV	LAVATORY
LF	LINEAL FOOT/FEET
LOC	LOCATION
LOD	LIMIT OF DISTURBANCE
LT	LIGHT
M.O.	MASONRY OPENING
MFGR	MANUFACTURER
MAX	MAXIMUM
MB	MACHINE BOLT
MC	MEDICINE CABINET
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL
MULL	MULLION
N	NORTH
N/A	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
N.T.S.	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHANG
OPNG	OPENING
OPP.	OPPOSITE
PERF	PERFORATED
PERP	PERPENDICULAR
PIC	PICTURE
PL	PLATE
PLAS	PLASTER
PWD	PLYWOOD
PR	PAIR
PT	POINT
PT	PRESSURE TREATED
PTD	PAINTED
PTN	PARTITION
R	RISER
R/A	RETURN AIR
RAD	RADIUS
RAS	ROD AND SHELF
RD	ROOF DRAIN
REF	REFRIGERATOR
REINF	REINFORCED
REQ'D	REQUIRED
REV	REVISION/REVISED
R.H.	RIGHT HAND
RM	ROOM
R.O.	ROUGH OPENING
S	SOUTH
SA	SMOKE ALARM
SC	SOLID CORE
SECT	SECTION
S.G.	SAFETY GLASS/GLAZING
SH	SHELF
SHT.	SHEET
SF	SQUARE FOOT/FEET
SQ IN	SQUARE INCH
SIM	SIMILAR
S.O.G.	SLAB ON GRADE
SPEC	SPECIFICATION
SRW	SEGMENTAL RETAINING WALL
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRICAL
T	TREAD
T.B.	TOWEL BAR
T.C.	TOP OF CURB
TEL	TELEPHONE
TEMP	TEMPERED
TER	TERAZZO
TKG	TONGUE AND GROOVE
T.G.	TEMPERED GLASS
TH	THICK
T.O.	TOP OF
T.O.W.	TOP OF WALL
TPF	TREE PROTECTION FENCE
TPH	TOILET PAPER HOLDER
TYP	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
VEN	VENEER
VERT	VERTICAL
W	WEST
WC	WATER CLOSET
WD	WOOD
WF	WIDE FLANGE
W.H.	WATER HEATER
WRB	WEATHER RESISTANT BARRIER

City of Kirkland
Reviewed by A HAUPT
12/09/2021

Clarity Consulting Engineers LLC
PO Box 523
Olalla, WA 98359
P. 206-356-7790

Reviewed for Building Code Compliance

By Hoyt Jeter

Building Permit No. BSF21-00802

Date of Approval 10/22/2021

Structural, Ordinance, Mechanical | Energy, VB/AQC, Plumbing

Approved plans and documents shall not be changed or modified without authorization and all work shall be in accordance with the approved plans.

TIM OLSON ARCHITECT
1571 Third Street
Kirkland, WA 98033
425-881-0066

REGISTERED ARCHITECT 6083 TIM OLSON STATE OF WASHINGTON

REV.	DATE	DESCRIPTION
1	4-2-2021	RESPONSE TO CITY COMMENT LETTER

619 10th Ave House
Benjy Sy and Wendy Lam
619 10th Ave
Kirkland, WA

DATE: 1-25-2021
JOB NO: 202005

R10R

C

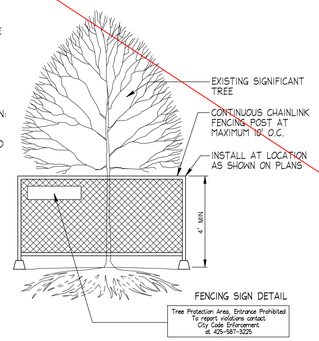
TREE DATA

TAG	DBH	SPECIES	CONDITION	RETENTION SUITABILITY	TREE CREDITS	COMMENTS	PROPOSAL
	inches						
1	30	noble fir	good	good	11	old trunk wound on west side, good vigor, full croun	Save
2	17	noble fir	good	IBF	4	good vigor, sound	Remove
101	16	Douglas fir	good	good	NA	young specimen, subdominant fork, excellent vigor	Protect
5	18	Western red cedar	good	good	NA	cluster, good vigor, approx. 5-feet off SW corner	Protect
5	6	Japanese maple	good	good	NA	approx. 5-feet off fence line, typical form	Protect
5	8" - 12"	Leyland cypress	good	good	NA	planted 5 to 10 feet off property line, young specimens	Protect
				Total Tree Credits	0.0		

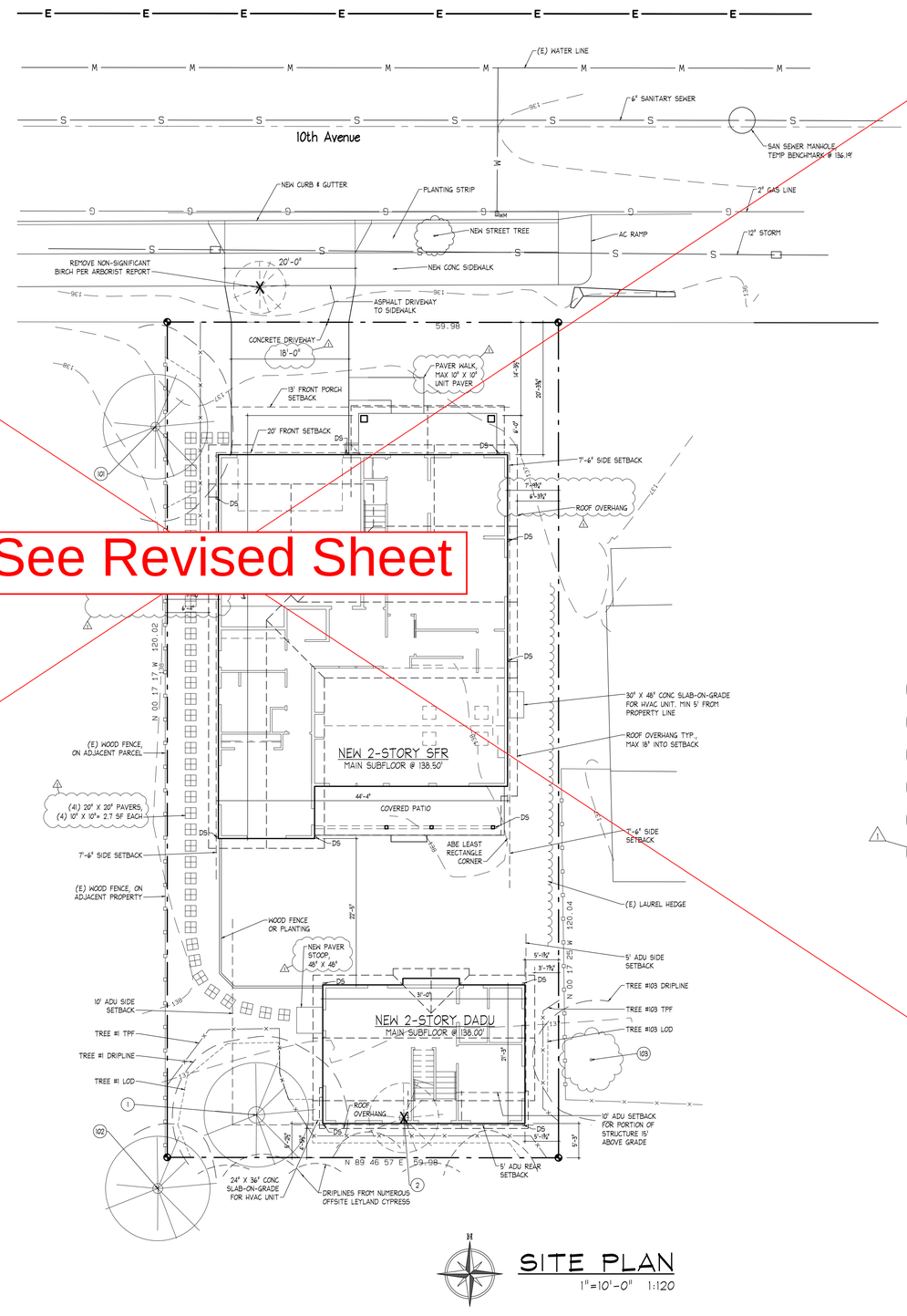
IBF - in building footprint

7,680 SF LOT SIZE / 43560 SF PER ACRE X 30 = 5.29, THUS THE REQUIRED MINIMUM TREE DENSITY ROUNDS UP TO 6 TREE CREDITS. 11 TREE CREDITS ARE PROVIDED BY TREE #1

1. MINIMUM FOUR (4) FOOT HIGH TEMPORARY CHAINLINK FENCE SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE TREE(S). INSTALL FENCE POSTS USING PIER BLOCK ONLY. AVOID POST OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.
2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER ONE (1) INCH DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING, AND COVERED WITH SOIL AS SOON AS POSSIBLE.
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4. FENCING SIGNAGE AS DETAILED AT RIGHT MUST BE POSTED EVERY FIFTEEN (15) FEET ALONG THE FENCE.



TREE PROTECTION FENCING DETAIL



SITE PLAN
1" = 10'-0" 1:120

See Revised Sheet

PROJECT DATA:

OWNER:	Benjy Sy and Wendy Lam
SITE ADDRESS:	619 10th Avenue
TAX ACCOUNT NO:	3885805360
SITE AREA:	7,680 SF
LEGAL DESCRIPTION:	

LOTS 26-27, BLOCK 169, KIRKLAND ADDITION

FLOOR AREA RATIO (FAR)

HOUSE:	
MAIN FLR W/ GARAGE	2,239 SF
UPPER FLOOR	1,302 SF
STAIR EXCLUSION PER KZC 115.42.1.f	(100) SF
SUBTOTAL	3,471 SF
ADU:	
MAIN	608 SF
UPPER	434 SF
EXCLUSION PER KZC 115.1.c	(500) SF
SUBTOTAL	542 SF
TOTAL FAR SF	4,013 SF
SITE AREA:	7,680 SF
	FAR = 52.2%

FAR ALLOWED PER KZC 115.42.4.a.=55%. TWO OF THREE CRITERIA ARE SATISFIED (#2 AND #3), MINIMUM 7'-6" SIDE SETBACKS AND UPPER FLOOR SF IS 15% LESS THAN MAIN FLOOR SF.

A.B.E.

TEMP. BENCH MARK = 136.19'
(SAN SEWER MANHOLE COVER)

HOUSE: MAIN FLOOR T.O. SUBFLOOR = 138.50'

WALL SEGMENT	SEGMENT LENGTH	MID-PT ELEV.
A	44.33'	137.3
B	64.83'	137.5
C	44.33'	138.3
D	64.83'	137.5

HOUSE A.B.E.= 137.65' A.B.E + 25'=162.65'
HOUSE TOP OF HIGHEST RIDGE = 160.19'

ADU: MAIN FLOOR T.O. SUBFLOOR = 138.00'

WALL SEGMENT	SEGMENT LENGTH	MID-PT ELEV.
A	35.00'	137.3
B	22.25'	136.8
C	35.00'	136.6
D	22.25'	136.9

ADU A.B.E.= 136.90' A.B.E + 25'=161.90'
ADU TOP OF HIGHEST RIDGE = XXX'

HARDSCAPE COVERAGE

SITE AREA:	7,680 SF
HOUSE	2,372 SF
CONCRETE DRIVEWAY	365 SF
FRONT CONC ENTRY PAVERS	52 @ 1/2 = 27 SF
FRONT COVERED PORCH	134 SF
REAR COVERED HOUSE PATIO	218 SF
ADU	659 SF
ADU PAVER STOOP	16 @ 1/2 = 8 SF
PAVER WALKWAY TO ADU	56 SF
TOTAL HARDSCAPE AREA:	3,839 SF
LOT COVERAGE PERCENTAGE:	49.9%
ALLOWED HARDSCAPE COVERAGE:	50.0%

Clarity Consulting Engineers LLC
PO Box 523
Olalla, WA 98359
P: 206-356-7790

Reviewed for Building Code Compliance

By Hoyt Jeter

Building Permit No. BSF21-00802

Date of Approval 10/22/2021

Structural, Ordinance, Mechanical, Energy, V&IAQ, Plumbing

Approved plans and documents shall not be changed or modified without authorization and all work shall be in accordance with the approved plans.

City of Kirkland
Reviewed by A HAUPT
12/09/2021

REGISTERED ARCHITECT
6083
TIM OLSON
STATE OF WASHINGTON

TIM OLSON ARCHITECT
1571 Third Street
Kirkland, WA 98033
425-881-4066

REV	DATE	DESCRIPTION
1	4-1-2021	RESPONSE TO CITY COMMENT LETTER

619 10th Ave House
Benjy Sy and Wendy Lam
619 10th Ave
Kirkland, WA

DATE: 1-25-2021
JOB NO: 202005

R10R

A1

Planning Dept. Review Comments in Green
Review and Respond.
Plan Reviewer: Kyle Cotchett
kcotchett@kirklandwa.gov
425-587-3254

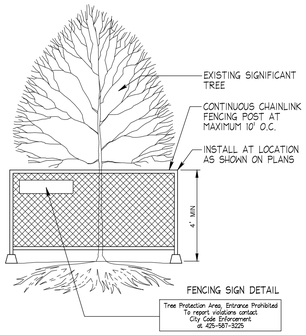
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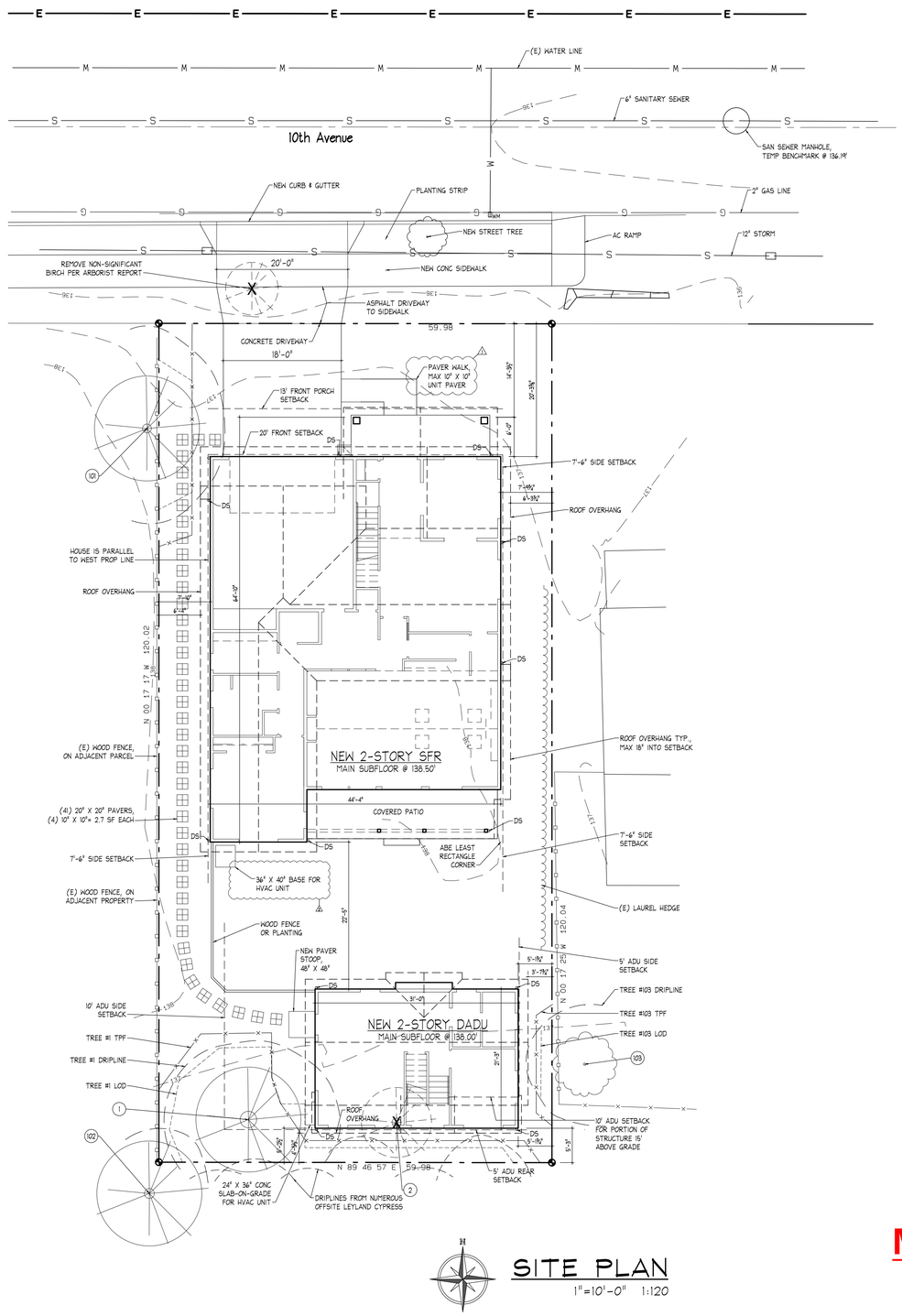
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TREE PROTECTION FENCING DETAIL



SITE PLAN
1"=10'-0" 1:120

City of Kirkland
Post Revision
Approved by Planning
11/09/2022

PROJECT DATA:

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C	44.33'	138.3
D	64.83'	137.5

HOUSE A.B.E.= 137.65' A.B.E + 25'=162.65'
HOUSE TOP OF HIGHEST RIDGE = 160.19'

ADU: MAIN FLOOR T.O. SUBFLOOR = 138.00'

WALL SEGMENT	SEGMENT LENGTH	MID-PT ELEV.
A	35.00'	137.3
B	22.25'	136.8
C	35.00'	136.6
D	22.25'	136.9

ADU A.B.E.= 136.90' A.B.E + 25'=161.90'
ADU TOP OF HIGHEST RIDGE = XXX'

HARDSCAPE COVERAGE

SITE AREA:	7,680 SF
HOUSE	2,372 SF
CONCRETE DRIVEWAY	365 SF
FRONT CONC ENTRY PAVERS	52 @ 1/2 = 27 SF
FRONT COVERED PORCH	134 SF
REAR COVERED HOUSE PATIO	218 SF
ADU	659 SF
ADU PAVER STOOP	16 @ 1/2 = 8 SF
PAVER WALKWAY TO ADU	56 SF
TOTAL HARDSCAPE AREA:	3,839 SF
LOT COVERAGE PERCENTAGE:	49.9%
ALLOWED HARDSCAPE COVERAGE:	50.0%

INSERT REVISED PAGES INTO APPROVED SET 11/10/2022

MUST REMAIN ON JOB SITE

BSF21-00802 Approved Plan - Sy & Lam SFR Site Plan Post-Revision - 11.10.2022

REGISTERED ARCHITECT
6083
TIM OLSON
STATE OF WASHINGTON

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TIM OLSON ARCHITECT
1571 Third Street
Kirkland, WA 98033
425-881-4066

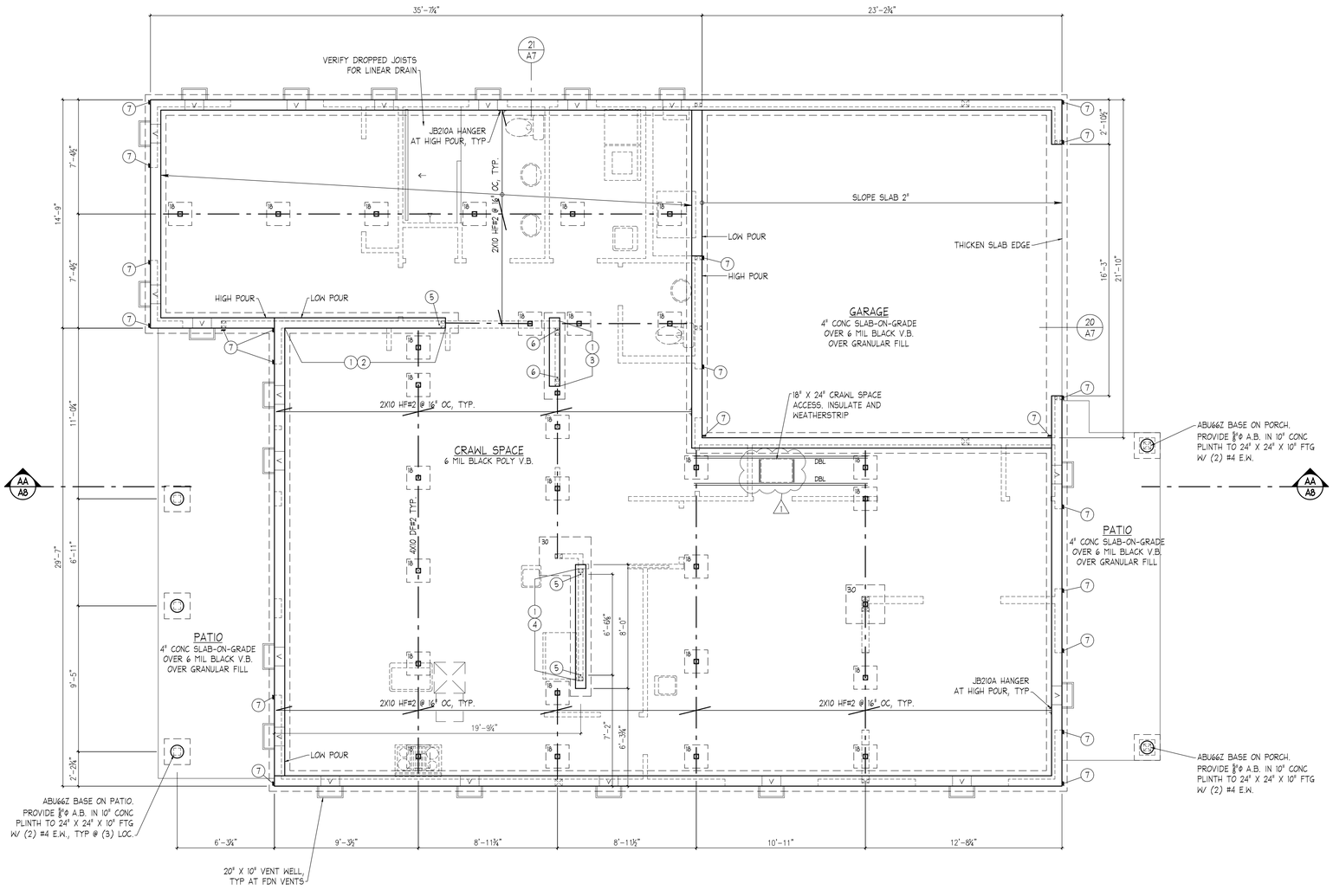
REV/	DATE	DESCRIPTION
1	4-1-2021	RESPONSE TO CITY COMMENT LETTER
2	9-16-2022	POSTED HVAC EQUIPMENT LOCATION

619 10th Ave House
Benjy Sy and Wendy Lam
619 10th Ave
Kirkland, WA

DATE: 1-25-2021
JOB NO: 202005

R10R

A1



FLOOR PLAN NOTES

P-1 DWELLING/GARAGE SEPARATION PER IRC R302.6. APPLY ONE LAYER 1/2" GWB TO WALLS BETWEEN GARAGE AND RESIDENCE/ ATTIC. APPLY ONE LAYER 5/8" TYPE-X GWB TO CEILING WHERE HABITABLE ROOMS ARE LOCATED ABOVE GARAGE.

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P-10 1 3/8" SOLID CORE WOOD DOOR, SOLID OR HONEYCOMB CORE STEEL DOOR, OR 20-MINUTE FIRE-RATED DOOR, PER IRC R302.5.1.

STRUCTURAL NOTES

SW-6 SHEARWALL CALLOUT, SEE SCHEDULE ON SHEET S1

ALL EXTERIOR WALLS AND GABLE ENDS TO BE SW-6, U.N.O.

1. PROVIDE CONTINUOUS FOOTING AND STEM WALL FOR SHEAR WALL ABOVE
2. ADD (1) A35, BLOCKING TO SILL
3. ADD (2) A35, BLOCKING TO SILL
4. ADD (3) A35, BLOCKING TO SILL
5. SSTB16 FOR HTT5 ABOVE, SEE DETAIL F/S1
6. SSTB28 FOR HDQ8 ABOVE, SEE DETAIL G/S1
7. STHD14 OR STHD14RJ, TYP

SPREAD FOOTING SCHEDULE			
#	WIDTH	DEPTH	REINFORCEMENT
18	1'-6"	10"	(2) #4 EACH WAY
24	2'-0"	10"	(3) #4 EACH WAY
30	2'-6"	10"	(3) #4 EACH WAY
36	3'-0"	10"	(4) #4 EACH WAY
48	4'-0"	10"	(5) #4 EACH WAY

NO SOILS REPORT IS PROVIDED. A SOIL BEARING CAPACITY OF 2000 PSF IS ASSUMED.

FASTENERS FOR PRESSURE-TREATED WOOD SHALL BE ZMAX HOT-DIPPED GALVANIZED (G185), STAINLESS STEEL OR MEET ASTM 153 REQUIREMENTS, PER IBC 2304.9.5

CRAWL SPACE VENTILATION

1729 SF NEW CRAWL SPACE AREA DIVIDED BY 150=11.53 SF VENT AREA REQUIRED. (20) 14.5" X 8" VENTS PROVIDED AT .6 NET SF VENT AREA EACH EQUALS 12.0 NET SF PROVIDED.

| v | 14.5" X 8" FDN VENT, .6 SF NFVA EACH

FOUNDATION PLAN

1/4"=1'-0"

Clarity Consulting Engineers LLC
PO Box 523
Olalla, WA 98359
P: 206-356-7790

Reviewed for Building Code Compliance

By Hoyt Jeter

Building Permit No. BSF21-00802

Date of Approval 10/22/2021

Structural Energy
Ordinance V&IAQC
Mechanical Plumbing

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City of Kirkland
Reviewed by A HAUPT
12/09/2021

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1571 Third Street
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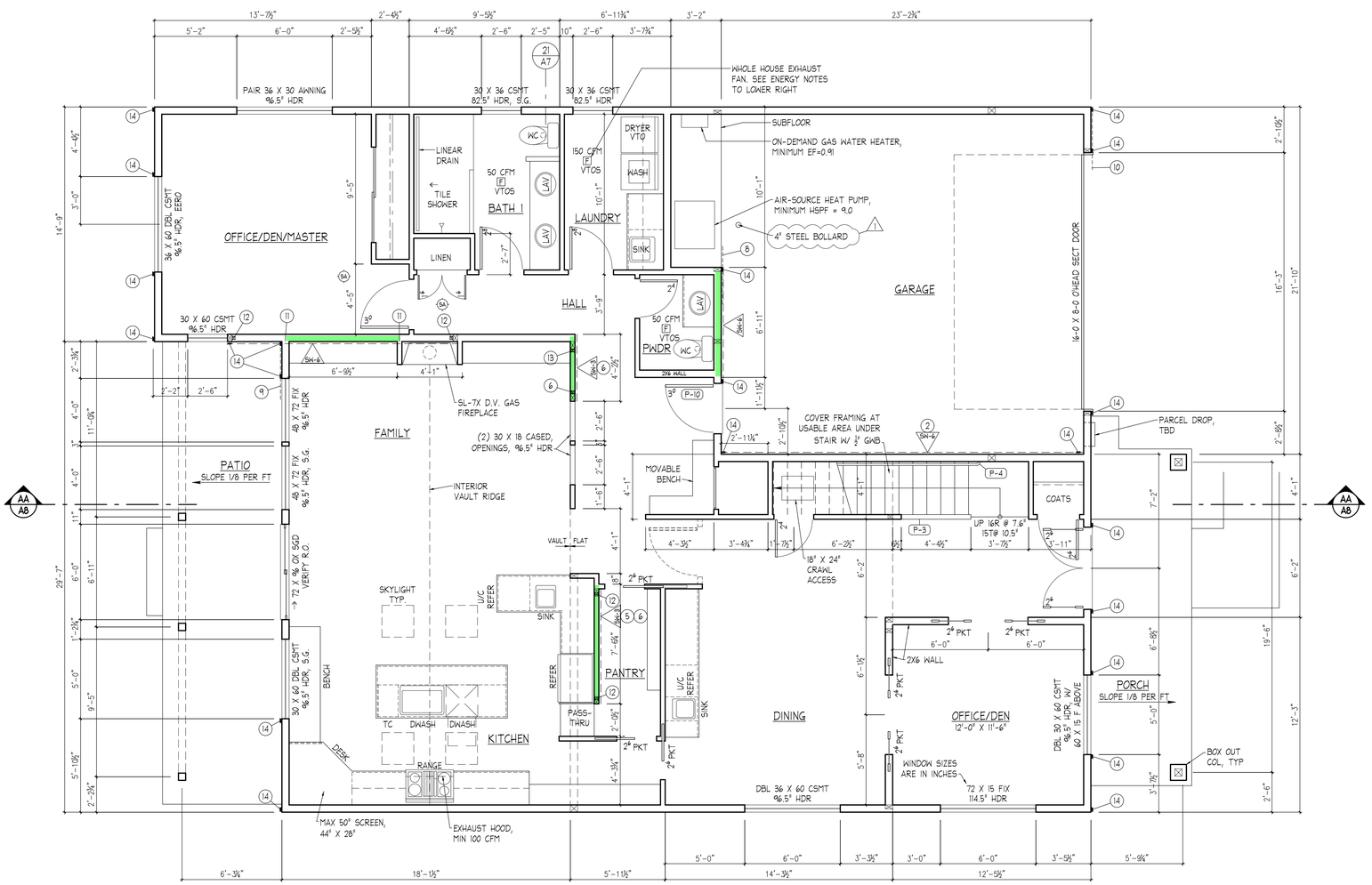
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R10R

A2



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ENERGY NOTES:

Lighting equipment. A minimum of 75 percent of permanently installed lamps in lighting fixtures shall be high-efficacy lamps.

WSEC 2015 Table 406.2 compliance of 3.5 points (Medium Duelling Unit, 3235 SF) is per:

Option 1a, 0.5 point, Efficient Building Envelope

Option 5a, 0.5 point, Efficient Water Heating: All shower and kitchen sink faucets shall be rated at 1.75 GPM or less. All other lavatory faucets shall be rated at 1.0 GPM or less

Option 3b, 1.0 point, High Efficiency HVAC Equipment: Air source heat pump with minimum HPSF of 9.0.

Option 5c, 1.5 point, Efficient Water Heating: Water heating system shall include one of the following: Gas, propane, or oil water heater with a minimum EF of 0.91

Total 3.5 points.

Whole House Ventilation shall be integrated with a Forced Air System (M1507.3.5.). The lower Laundry room exhaust fan shall be a Panasonic FV11115VK2, high-efficiency fan rated at 150 CFM at 0.25" WG and a sone rating of 1.0 at 0.1" WG.

Four bedroom house at 3235 SF requires 90 CFM continuous; a ventilation rate factor of 1.5 requires fan to be run 66% of each four hour segment.

STRUCTURAL NOTES

SW-6 SHEARWALL CALLOUT, SEE SCHEDULE ON SHEET S1

ALL EXTERIOR WALLS AND GABLE ENDS TO BE SW-6, U.N.O.

1. PROVIDE CONTINUOUS SHEAR WALL SHEATHING & NAILING TO WALL ABOVE. SEE SHEAR TRANSFER @ EXTERIOR WALL DETAIL.
2. ADD (2) A35 RIM TO WALL TOP PLATE
3. BLOCK UPPER FLOOR SHEATHING PANEL EDGES TO SHEAR WALL ABOVE
4. PROVIDE 10d @ 4" OC @ ALL PANEL EDGES THIS AREA
5. PROVIDE 10d @ 4" OC UPPER FLOOR SHEATHING TO BLOCKING
6. PROVIDE CONTINUOUS TIMBERSTRAND BLOCKING. SEE DETAIL C/S1
7. ADD CS16 @ BEAM SPLICE AS REQ'D
8. ADD CS16, BEAM TO WALL TOP PLATE, L=???
9. ADD CS16 ABOVE & BELOW OPENING, SEE DETAIL D/S1
10. ADD CS16 BLOCKING TO DOOR HEADER, SEE DETAIL E/S1
11. HOLD BACK STUD TO ALLOW FOR CONTINUOUS SHEAR WALL SHEATHING
12. HTT5, SEE DETAIL F/S1
13. HDQ8, SEE DETAIL G/S1
14. STHD14, TYP

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Structural, Ordinance, Mechanical; Energy, V&I/AQC, Plumbing

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HOUSE SQUARE FOOTAGE

MAIN FLOOR	1833 SF
UPPER FLOOR	1402 SF
TOTAL	3235 SF
GARAGE	539 SF
FRONT PORCH (COVERED)	138 SF
REAR PATIO (COVERED)	218 SF

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

TIM OLSON ARCHITECT
1571 Third Street
Kirkland, WA 98033
425-881-4066

REGISTERED ARCHITECT 6083 TIM OLSON STATE OF WASHINGTON

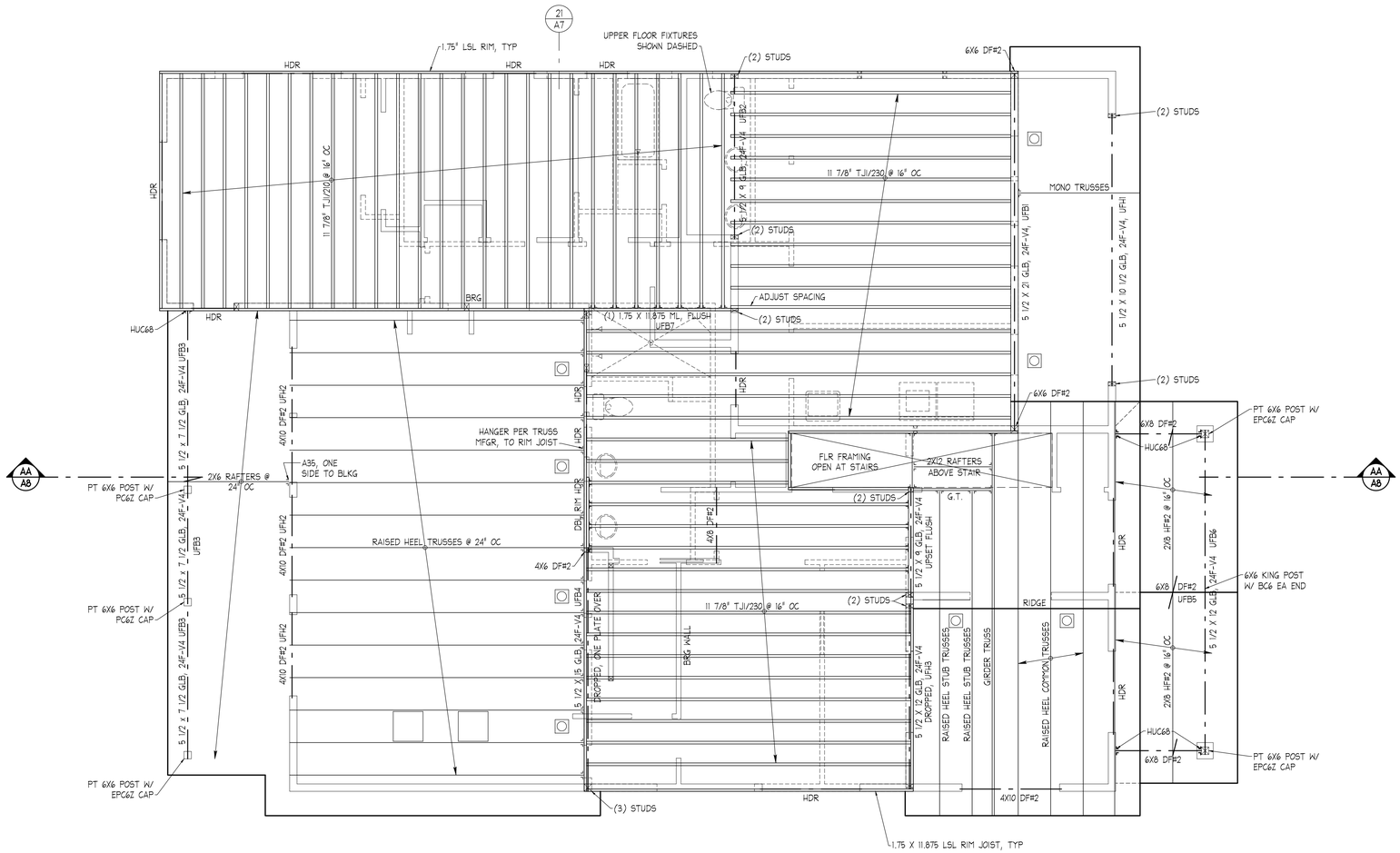
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A3



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1 SHEATHE TRUSS, PER SW-4, L = 4', SEE DETAIL B/S1

2 CS16 TO WALL BELOW

3 CS16 TO BEAM BELOW

"MUSHROOM" ROOF VENT, 0.50 SF NFVA EACH

ATTIC VENTILATION

FRONT ENTRY:
280 SF ATTIC AREA DIVIDED BY 300= 0.93 SF NFVA REQUIRED. LOW VENTS PROVIDED AT SCREENED HOLES IN EAVE BLOCKING, HALF OF TOTAL AT HIGH VENTS PROVIDED AT "MUSHROOM" VENTS. (2) VENTS AT .50 SF NFVA EACH = 1.00 SF NFVA TOTAL.

GREAT ROOM:
536 SF ATTIC AREA DIVIDED BY 300= 1.79 SF NFVA REQUIRED. LOW VENTS PROVIDED AT SCREENED HOLES IN EAVE BLOCKING, HALF OF TOTAL AT HIGH VENTS PROVIDED AT "MUSHROOM" VENTS. (4) VENTS AT .50 SF NFVA EACH = 2.00 SF NFVA TOTAL.

GARAGE:
131 SF ATTIC AREA DIVIDED BY 300= 0.44 SF NFVA REQUIRED. LOW VENTS PROVIDED AT SCREENED HOLES IN EAVE BLOCKING, HALF OF TOTAL AT HIGH VENTS PROVIDED AT "MUSHROOM" VENTS. (2) VENTS AT .50 SF NFVA EACH = 1.00 SF NFVA TOTAL.

(WITH LOW ROOF FRAMING)
UPPER FLOOR FRAMING PLAN
1/4"=1'-0"

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Kirkland, WA 98033
425-881-4066

REGISTERED ARCHITECT
6083
TIM OLSON
STATE OF WASHINGTON

City of Kirkland
Reviewed by A HAUPT
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By Hoyt Jeter

Building Permit No. BSF21-00802

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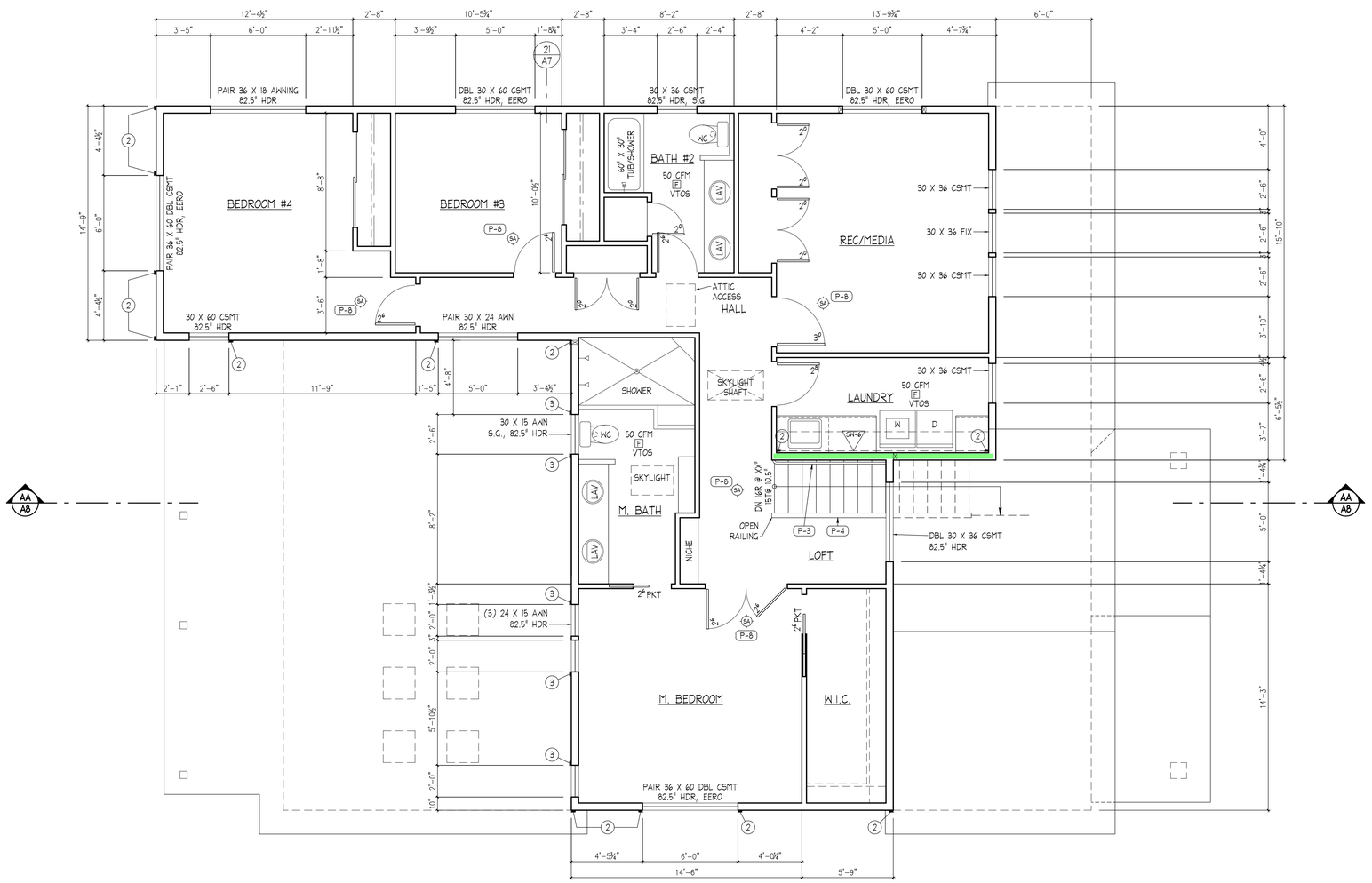
Structural, Ordinance, Mechanical, Energy, V&IAQC, Plumbing

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A4



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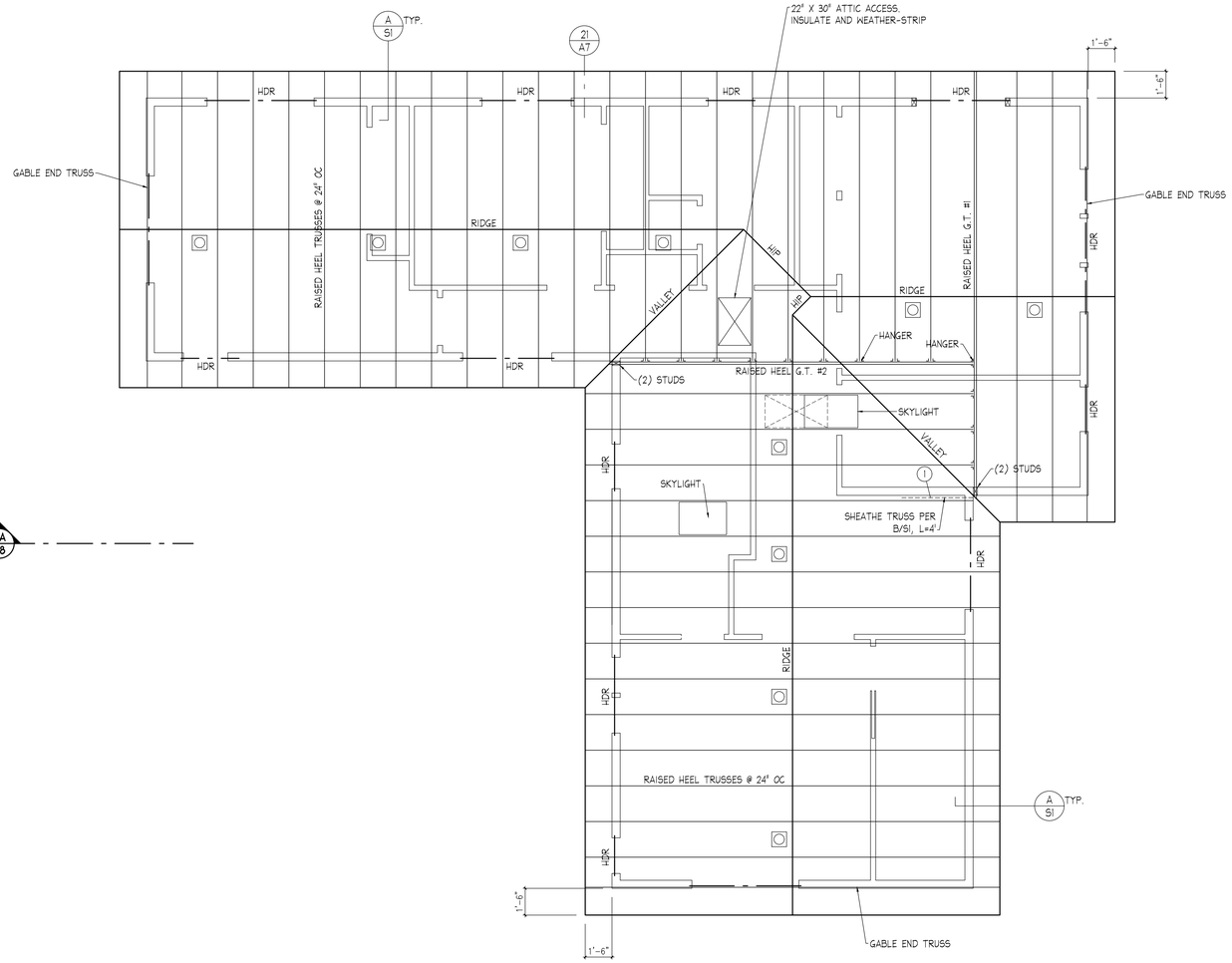
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UPPER FLOOR PLAN
1/4" = 1'-0"

A5



AA A8

AA A8

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DESIGN LOADS:

ROOF: DL=15 PSF
LL=20 PSF

ENGINEERED TRUSSES: BY TRUSS MFG'R.
NOTE: PROVIDE (2) 2X POST @ ALL HIP MASTERS & GIRDER TRUSSES U.N.O.

HEADERS: 4X8 DF#2, U.N.O.
NOTE: PROVIDE (1) 2X TRIMMER @ ALL HEADERS U.N.O.

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UPPER ROOF FRAMING PLAN

1/4"=1'-0"

REGISTERED ARCHITECT TIM OLSON STATE OF WASHINGTON 6083

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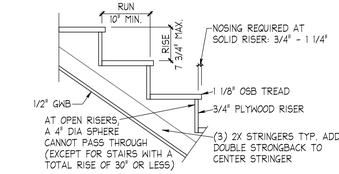
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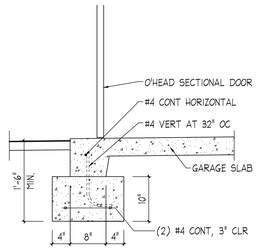
R10R

A6

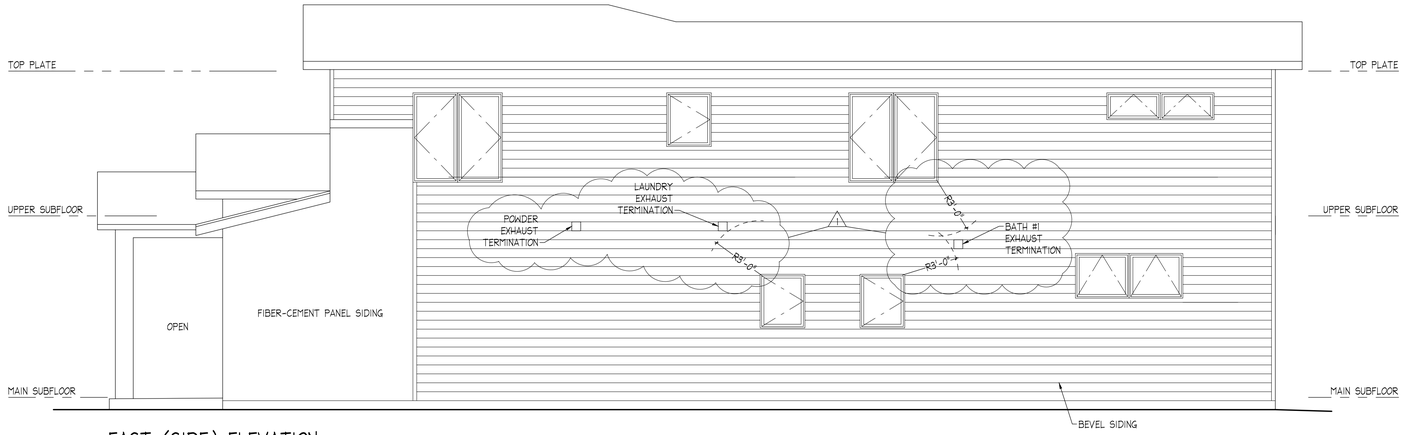


1. HEADROOM MINIMUM 6'-8", WIDTH MINIMUM 3'-0" PER IRC R311.7.2.
2. HANDRAILS ARE REQUIRED FOR STAIRWAYS WITH FOUR OR MORE RISERS. HANDRAIL AT MINIMUM 34" TO MAXIMUM 38" ABOVE TREAD NOSING. HANDRAIL 1 1/2" MIN TO 2" MAX CROSS SECTION DIMENSION AT 1 1/2" MIN CLR. FROM WALL. RETURN RAIL ENDS OR TERMINATE AT NEWEL POST.
3. INSTALL FIRE BLOCKING AT STRINGERS TOP AND BOTTOM AND ADJACENT WALLS PER IRC R602.8.
4. COVER USEABLE SPACE UNDER STAIR W/ 1/2" GWB PER IRC R302.7.
5. INTERIOR AND EXTERIOR STAIRS MUST BE ILLUMINATED WITH AN ARTIFICIAL LIGHT SOURCE AT EACH LANDING OR OVER EACH STAIRWAY SECTION PER R303.7. LIGHT ACTIVATION MUST BE ACCESSIBLE AT THE TOP AND BOTTOM OF EACH LANDING WITHOUT TRAVERSING ANY STEPS. EXTERIOR STAIRWAYS MUST BE CONTROLLED FROM INSIDE THE DWELLING UNLESS CONTINUOUSLY ILLUMINATED OR AUTOMATICALLY CONTROLLED.

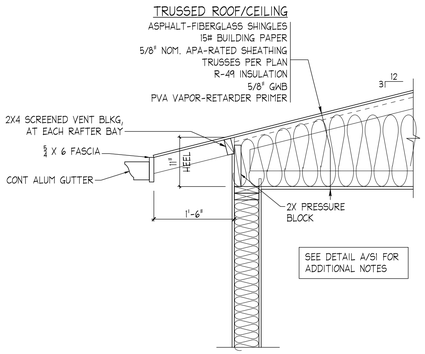
24 TYP. INTERIOR STAIR
NO SCALE

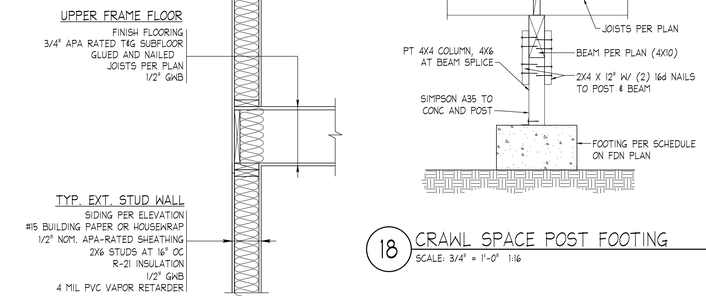


20 THICKENED SLAB EDGE
NO SCALE



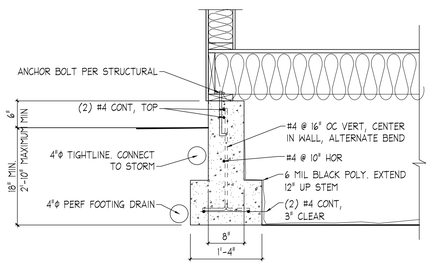
EAST (SIDE) ELEVATION
SCALE: 1/4"=1'-0"





21 TYP. WALL SECTION
3/4"=1'-0" 1:16

18 CRAWL SPACE POST FOOTING
SCALE: 3/4" = 1'-0" 1:16



17 FDN @ LOW POUR STEMWALL
3/4"=1'-0" 1:16

Clarity Consulting Engineers LLC
PO Box 523
Olalla, WA 98359
P. 206-356-7790

Reviewed for Building Code Compliance

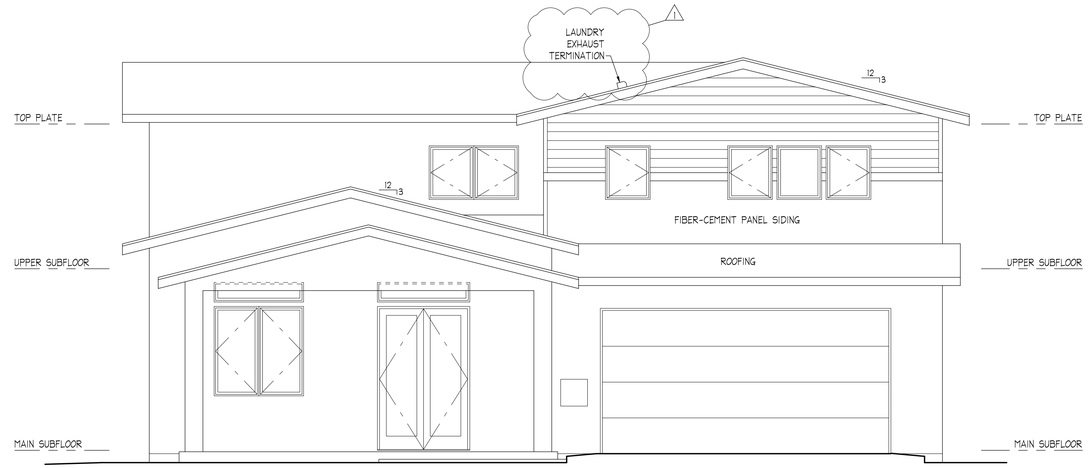
By Hoyt Jeter

Building Permit No. BSF21-00802

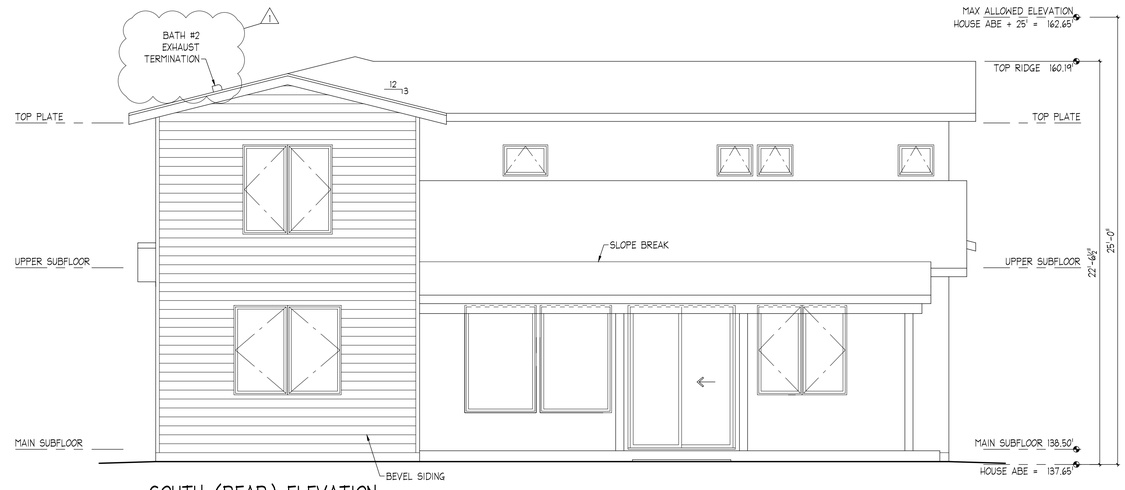
Date of Approval 10/22/2021

Structural, Ordinance, Mechanical — Energy, WSUAQC, Plumbing

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NORTH (FRONT) ELEVATION
SCALE: 1/4"=1'-0"



SOUTH (REAR) ELEVATION
SCALE: 1/4"=1'-0"

City of Kirkland
Reviewed by A HAUPT
12/09/2021

REGISTERED ARCHITECT
6083
TIM OLSON
STATE OF WASHINGTON

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TIM OLSON ARCHITECT
1571 Third Street
Kirkland, WA 98033
425-881-0066

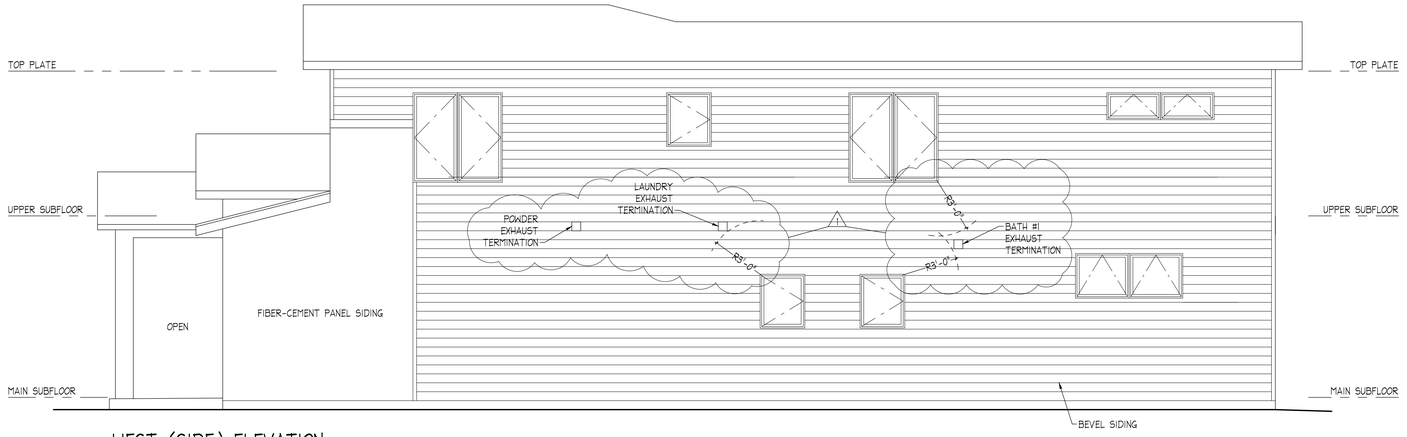
REV/	DATE	DESCRIPTION
1	4-1-2021	RESPONSE TO CITY COMMENT LETTER

619 10th Ave House
Benjy Sy and Wendy Lam
619 10th Ave
Kirkland, WA

DATE: 1-25-2021
JOB NO: 202005
R10R

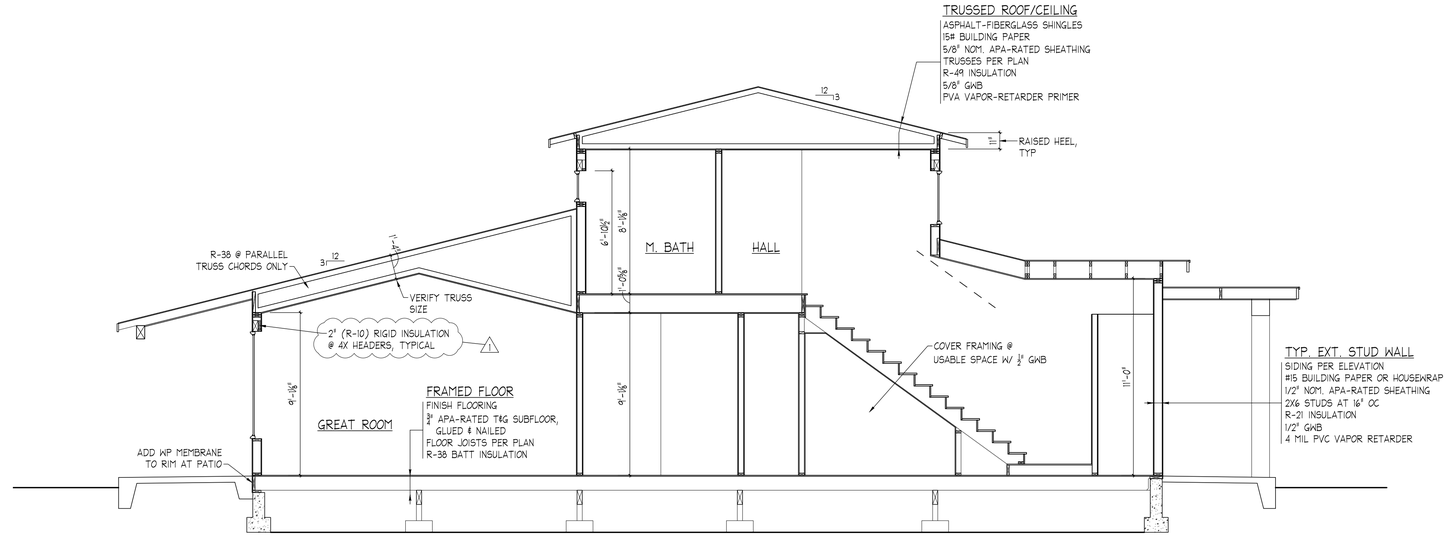
A7

City of Kirkland
Reviewed by A HAUPT
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WEST (SIDE) ELEVATION

SCALE: 1/4"=1'-0"



BUILDING SECTION A-A

SCALE: 1/4"=1'-0"

Clarity Consulting Engineers LLC
PO Box 523
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P. 206-356-7790

Reviewed for Building Code Compliance

By Hoyt Jeter

Building Permit No. BSF21-00802

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Structural
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Energy
V&I/AQC
Plumbing

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REV.	DATE	DESCRIPTION
1	4-1-2021	RESPONSE TO CITY COMMENT LETTER

619 10th Ave House
Benjy Sy and Wendy Lam
619 10th Ave
Kirkland, WA

DATE: 1-25-2021
JOB NO: 202005

R10R

A8

City of Kirkland
Reviewed by A HAUPT
12/09/2021

Simple Heating System Size: Washington State

This heating system sizing calculator is based on the Prescriptive Requirements of the 2015 Washington State Energy Code (WSEC) and ACCA Manuals J and S. This calculator will calculate heating loads only. ACCA procedures for sizing cooling systems should be used to determine cooling loads.

Please fill out all of the green drop-downs and boxes that are applicable to your project. As you make selections in the drop-downs for each section, some values will be calculated for you. If you do not see the selection you need in the drop-down options, please call the WSU Energy Extension Program at (360) 956-2042 for assistance.

Project Information	*Contact Information*
Sy Lam Residence	Tim Olson Architect
619 10th Ave	1571 3rd Street
Kirkland, WA 98033	Kirkland, WA 98033

Heating System Type: ○ All Other Systems ◉ Heat Pump

To see detailed instructions for each section, place your cursor on the word "Instructions".

Design Temperature
Instructions: Kirkland
Design Temperature Difference (ΔT) 53
ΔT = Indoor (70 degrees) - Outdoor Design Temp

Area of Building
Conditioned Floor Area
Instructions: Conditioned Floor Area (sq ft) 3,235
Average Ceiling Height
Instructions: Average Ceiling Height (ft) 8.5
Conditioned Volume 27,498

Glazing and Doors
Instructions: U-0.28

U-Factor	X	Area	=	UA
0.280		464		130.03

Skylights
Instructions:

U-Factor	X	Area	=	UA
0.50		38		19.00

Insulation
Attic
Instructions: R-49

U-Factor	X	Area	=	UA
0.026		1,950		50.70

Single Rafter or Joist Vaulted Ceilings
Instructions: R-38 Vented

U-Factor	X	Area	UA
0.027		268	7.24

Above Grade Walls *(see Figure 1)*
Instructions: R-21 Intermediate

U-Factor	X	Area	UA
0.056		3,541	198.30

Floors
Instructions: R-38

U-Factor	X	Area	UA
0.025		2,245	56.13

Below Grade Walls *(see Figure 1)*
Instructions: No Below Grade Walls in this project.

U-Factor	X	Area	UA
0.028			----------

Slab Below Grade *(see Figure 1)*
Instructions: No Slab Below Grade in this project.

F-Factor	X	Length	UA
0.303			---

Slab on Grade *(see Figure 1)*
Instructions: No Slab on Grade in this project.

F-Factor	X	Length	UA
---			----------

Location of Ducts
Instructions: Unconditioned Space
Duct Leakage Coefficient 1.10

Figure 1.



Sum of UA	461.39	
Envelope Heat Load *Sum of UA X ΔT*	24,454	Btu / Hour
Air Leakage Heat Load *Volume X 0.6 X ΔT X .018*	15,740	Btu / Hour
Building Design Heat Load *Air Leakage + Envelope Heat Loss*	40,193	Btu / Hour
Building and Duct Heat Load *Ducts in unconditioned space: Sum of Building Heat Loss X 1.10 Ducts in conditioned space: Sum of Building Heat Loss X 1*	44,213	Btu / Hour
Maximum Heat Equipment Output *Building and Duct Heat Loss X 1.40 for Forced Air Furnace Building and Duct Heat Loss X 1.25 for Heat Pump*	55,266	Btu / Hour

(07/01/13)

Simple Heating System Size: Washington State

This heating system sizing calculator is based on the Prescriptive Requirements of the 2015 Washington State Energy Code (WSEC) and ACCA Manuals J and S. This calculator will calculate heating loads only. ACCA procedures for sizing cooling systems should be used to determine cooling loads.

Please fill out all of the green drop-downs and boxes that are applicable to your project. As you make selections in the drop-downs for each section, some values will be calculated for you. If you do not see the selection you need in the drop-down options, please call the WSU Energy Extension Program at (360) 956-2042 for assistance.

Project Information: Sy Lam Residence; 619 10th Ave; Kirkland, WA 98033
Contact Information: Tim Olson Architect; 1571 3rd Street; Kirkland, WA 98033
Heating System Type: ○ All Other Systems ◉ Heat Pump
To see detailed instructions for each section, place your cursor on the word "Instructions".
Design Temperature: Kirkland; Design Temperature Difference (ΔT) 53; ΔT = Indoor (70 degrees) - Outdoor Design Temp
Area of Building; Conditioned Floor Area; Conditioned Floor Area (sq ft) 3,235
Average Ceiling Height; Average Ceiling Height (ft) 8.5; Conditioned Volume 27,498
Glazing and Doors: U-0.28 — U-Factor 0.280 X Area 464 = UA 130.03
Skylights: U-Factor 0.50 X Area 38 = UA 19.00
Insulation
Attic: R-49 — U-Factor 0.026 X Area 1,950 = UA 50.70
Single Rafter or Joist Vaulted Ceilings: R-38 Vented — U-Factor 0.027 X Area 268 = UA 7.24
Above Grade Walls (see Figure 1): R-21 Intermediate — U-Factor 0.056 X Area 3,541 = UA 198.30
Floors: R-38 — U-Factor 0.025 X Area 2,245 = UA 56.13
Below Grade Walls (see Figure 1): No Below Grade Walls in this project. — U-Factor 0.028 X Area = UA ----------
Slab Below Grade (see Figure 1): No Slab Below Grade in this project. — F-Factor 0.303 X Length = UA ---
Slab on Grade (see Figure 1): No Slab on Grade in this project. — F-Factor --- X Length = UA ----------
Location of Ducts: Unconditioned Space
Duct Leakage Coefficient 1.10

Figure 1.

Above Grade / Below Grade

Sum of UA	461.39	
Envelope Heat Load	24,454	Btu / Hour
Air Leakage Heat Load	15,740	Btu / Hour
Building Design Heat Load	40,193	Btu / Hour
Building and Duct Heat Load	44,213	Btu / Hour
Maximum Heat Equipment Output	55,266	Btu / Hour

(07/01/13)

Window, Skylight and Door Schedule

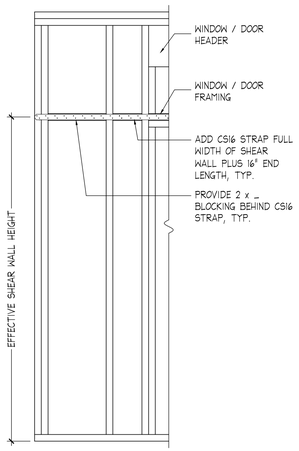
Project Information	*Contact Information*
Sy Lam Detached ADU	Tim Olson Architect
619 10th Ave	1571 3rd Street
Kirkland, WA 98033	Kirkland, WA 98033

	Ref.	U-factor	Qt.	Width Feet	Width Inch	Height Feet	Height Inch	Area	UA
Exempt Swinging Door (24 sq. ft. max.)		0.50	1	3	0	6	8	20.0	10.00
Exempt Glazed Fenestration (15 sq. ft. max.)								0.0	0.00

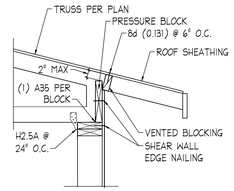
Vertical Fenestration (Windows and doors)

Component Description	Ref.	U-factor	Qt.	Width Feet	Width Inch	Height Feet	Height Inch	Area	UA
Living/Dining/Kitchen		0.30	1	7	6	5	6	41.3	12.38
Living/Dining/Kitchen		0.30	2	3	0	2	6	15.0	4.50
Living/Dining/Kitchen		0.30	1	3	0	3	6	10.5	3.15
								0.0	0.00
Lower Bath		0.30	1	3	0	3	0	9.0	2.70
Lower Bath		0.30	1	2	6	3	0	7.5	2.25
"								0.0	0.00
Office/Den		0.30	2	2	6	5	0	25.0	7.50
Office/Den		0.30	2	3	0	1	6	9.0	2.70
								0.0	0.00
Stair		0.30	1	5	0	2	6	12.5	3.75
								0.0	0.00
Bedroom #1		0.30	2	2	6	4	0	20.0	6.00
Bedroom #1		0.30	2	3	0	1	6	9.0	2.70
								0.0	0.00
Upper Bath		0.30	1	2	6	1	6	3.8	1.13
								0.0	0.00
Bedroom #2		0.30	2	2	6	4	0	20.0	6.00
Bedroom #2		0.30	2	3	0	1	6	9.0	2.70
								0.0	0.00
Upper Stair		0.30	1	5	0	2	6	12.5	3.75
								0.0	0.00
								0.0	0.00
								0.0	0.00

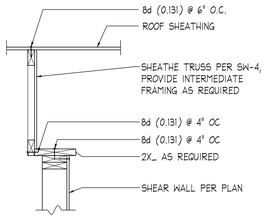
City of Kirkland
Reviewed by A HAUPT
12/09/2021



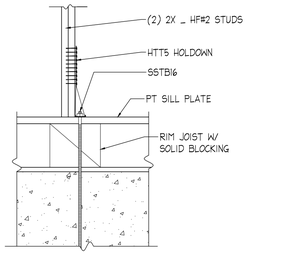
DETAIL E



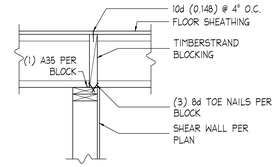
DETAIL A



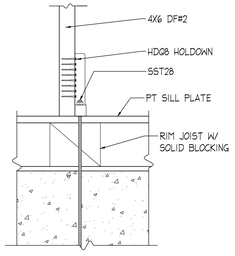
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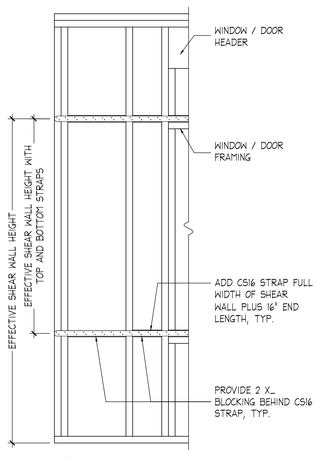
DETAIL F



DETAIL C



DETAIL G



DETAIL D

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Reviewed for Building Code Compliance

By Hoyt Jeter

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Structural
Ordinance
Mechanical
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V&MAQC
Plumbing

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DESIGN CRITERIA
PER THE 2015 INTERNATIONAL BUILDING CODE

EARTHQUAKE PER SECTION 1613
Design Per ASCE 7-10
Section 12.8 Equivalent Lateral Force Procedure

Base Shear: $V = C_S * W$
C_S = Seismic Response Coefficient
W = Effective Seismic Weight

Site / Project Specific Design Values:
S_S = 1.26 per USGS
Site Class D (Default)
R = 6.5 from Table 12.2-1
S_1 = 0.48 per USGS
Seismic Design Category D
Risk Category II from Table 1.5-1
I_e = 1.00 from Table 1.5-2

C_S = 0.1282 per Section 12.8.1.1

WIND DESIGN PER SECTION 1609 (Allowable Stress Design)
Design per ASCE 7-10 Section 28.6

Design Wind Pressure: $P_S = \lambda * I_e * K_{ZT} * PS_{30}$
where: λ = Exposure Factor
K_{ZT} = Topographic Factor
I_e = Importance Factor
PS_{30} = Base Design Pressure

Site/Project Specific Values:
Basic Wind Speed = 110 mph (V_{ult})
λ = 1.00 Exposure "B" (<30') "Urban Clustered Area"
K_{ZT} = 1.00
I_e = 1.00
PS_{30} = see ASCE 7-10, Figure 28.6.1

STANDARD DESIGN INFORMATION
The information described below is to be used unless otherwise noted on the plans

WOOD DESIGN per Section 2301, Allowable Strength Design, ANSI/AWC SDPWS 2015 & AF & PA NDS 2015
when applicable; per 2308 Conventional Light-Frame Construction

MINIMUM NAILING REQUIREMENTS per Table 2304.10.1

ANCHOR BOLTS:
5/8" ∅ x 10", A307 or better, w/ 7" min. Embedment. V = 1.6 x 860 = 1376 # / bolt

CONCRETE DESIGN per Chapter 19 & ACI 318-14
Concrete: f'_c = 2500 psi
Rebar: f_y = 40,000 psi

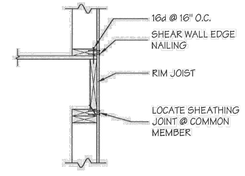
MISCELLANEOUS HARDWARE
SIMPSON Strong-Tie Connectors or equal

SHEAR WALL SCHEDULE

(SEE ANSI / AWC SDPWS-2015 Table 4.3A & Section 4.3.3)
All shear walls to be sheathed from top plate to bottom plate. Block all panel edges.
Nail spacing is for all panel edges. Space nails @ 12" o.c. along intermediate framing members.

SW-6	**v = 350 plf**	7/16" OSB, w/ 8d (0.131" Ø) common nails @ 6" o.c. Anchorage (interior walls only) to SINGLE joist or blkg below: 16d (box) @ 4" o.c.
SW-4	**v = 560 plf**	7/16" OSB, w/ 8d (0.131" Ø) common nails @ 4" o.c. Anchorage (interior walls only) to 4x (min.) BEAM or blkg below: 16d (box) @ 3" o.c. **NOTE: use min 3" nominal studs @ adjoining panel edges**
SW-3	**v = 715 plf**	7/16" OSB, w/ 8d (0.131" Ø) common nails @ 3" o.c. Anchorage (interior walls only) to 4x (min.) BEAM or blkg below: 16d (box) @ 2" o.c. **NOTE: use min 3" nominal studs @ adjoining panel edges**

The shear values above are based upon the use of 8d common nails with a full head, a shank diameter of 0.131", and a minimum penetration of 1.375". From Table 4.3A use 15/32; 8d values with a 0.93 reduction for Hem-Fir & 1.4 increase for wind.



SHEAR TRANSFER @ EXTERIOR WALL DETAIL

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S1