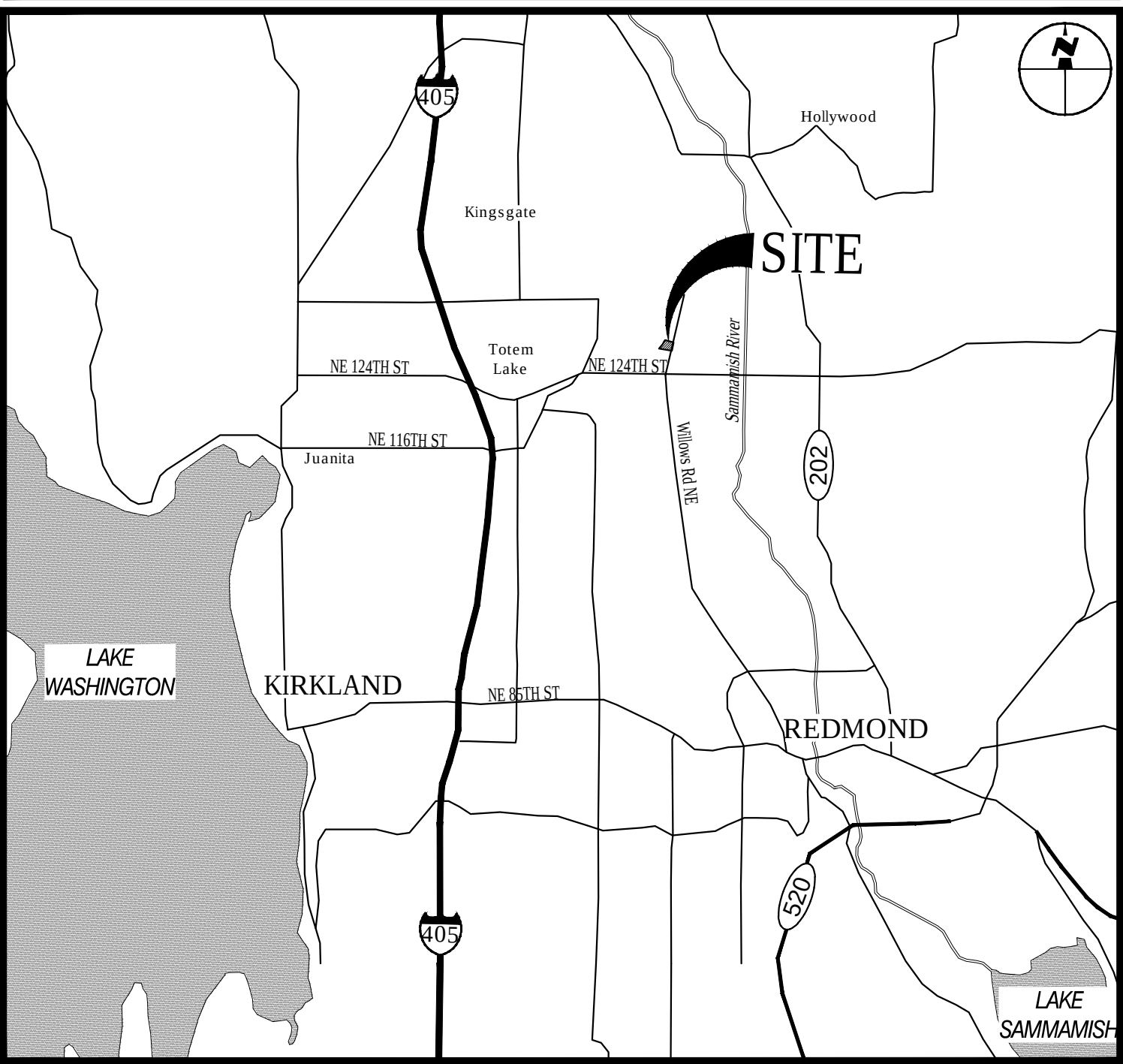


VICINITY MAP (N.T.S.)



PROJECT TEAM

OWNER/APPLICANT/DEVELOPER

HONDA OF KIRKLAND ENTERPRISES, LLC
13231 SOUTHEAST 36TH STREET
SUITE 200
BELLEVUE, WASHINGTON 98006
TEL: (425) 766-5127
CONTACT: CARRIE C. BLANTON
E-MAIL: CARRIEB@COURTIERGROUP.COM

CIVIL ENGINEER

FARALLON CONSULTING
975 5TH AVENUE NORTHWEST
ISSAQUAH, WA 98027
TEL: (425) 394-4419
CONTACT: CHRISTOPHER P. KOVAC, P.E.
E-MAIL: CKOVAC@FARALLONCONSULTING.COM

VAULT STRUCTURAL ENGINEER

STRUCTURAL PHIL
7675 NAHAHUM CANYON ROAD
CASHMERE, WA 98815
TEL: (509) 881-0824
CONTACT: PHIL VAN HEYNINGAN, PE SE
E-MAIL: STRUCTURALPHIL@GMAIL.COM

SURVEYOR

ORCA LAND SURVEYING, INC.
3605 COLBY AVENUE
EVERETT, WA 98201
TEL: (425) 259-3400
CONTACT: RY MCDUFFY
E-MAIL: RY@ORCALSI.COM

GENERAL PERMITTING NOTES AND REQUIREMENTS

- THIS LSM PERMIT DOES NOT AUTHORIZE ANY CUTTING OR DIGGING FOR FOOTINGS OR FOUNDATIONS. A SEPARATE BUILDING PERMIT MUST BE ISSUED PRIOR TO ANY FOOTING OR FOUNDATION WORK.
- THIS LSM PERMIT DOES NOT AUTHORIZE GRADING ACTIVITY TO CROSS PROPERTY LINES OR AFFECT ADJACENT PROPERTIES UNLESS EXPLICITLY AUTHORIZED BY THE OWNER(S) OF THE PROPERT(IES) AFFECTED.
- A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE PROPOSED PROJECT STORMWATER VAULT.
- SPECIAL INSPECTIONS REQUIRED FOR STORMWATER VAULT. SEE SHEET S1.0. VAULT INCLUDED ON SUBPERMIT BN021-01139.
- A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE PROPOSED PROJECT STORMWATER SOLDIER PILE WALL.
- A SEPARATE ELECTRICAL PERMIT IS REQUIRED FOR ELECTRICAL WORK SUCH AS FOR LIGHTING.
- A SEPARATE PLUMBING PERMIT IS REQUIRED FOR PLUMBING WORK, SUCH AS FOR IRRIGATION.
- BLOCK WALLS AND ROCKERIES ARE REVIEWED AND INSPECTED BY PUBLIC WORKS.
- BUILDING DEPARTMENT INSPECTIONS ARE ONLY REQUIRED FOR THE STORMWATER VAULT.
- STORMWATER VAULT LIDS SHALL BE DESIGNED TO SUPPORT FIRE AND EMERGENCY VEHICLES WITH AERIAL APPARATUS AND OUTRIGGER LOADS.

SPECIAL INSPECTIONS
REQUIRED

ARCHITECT

THERESA K. GREENE ARCHITECT, PLLC
16198 SE 48TH DRIVE
BELLEVUE, WA 98006
TEL: (425) 830-3245
CONTACT: THERESA GREENE
E-MAIL: TG.ARCHITECT@COMCAST.NET

GEOTECHNICAL ENGINEER

THE RILEY GROUP, INC.
17522 BOTHELL WAY NE, SUITE A
BOTHELL, WA 98011
TEL: (425) 415-0551
CONTACT: RICKY WANG, P.E.
E-MAIL: RICKY@RILEY-GROUP.COM

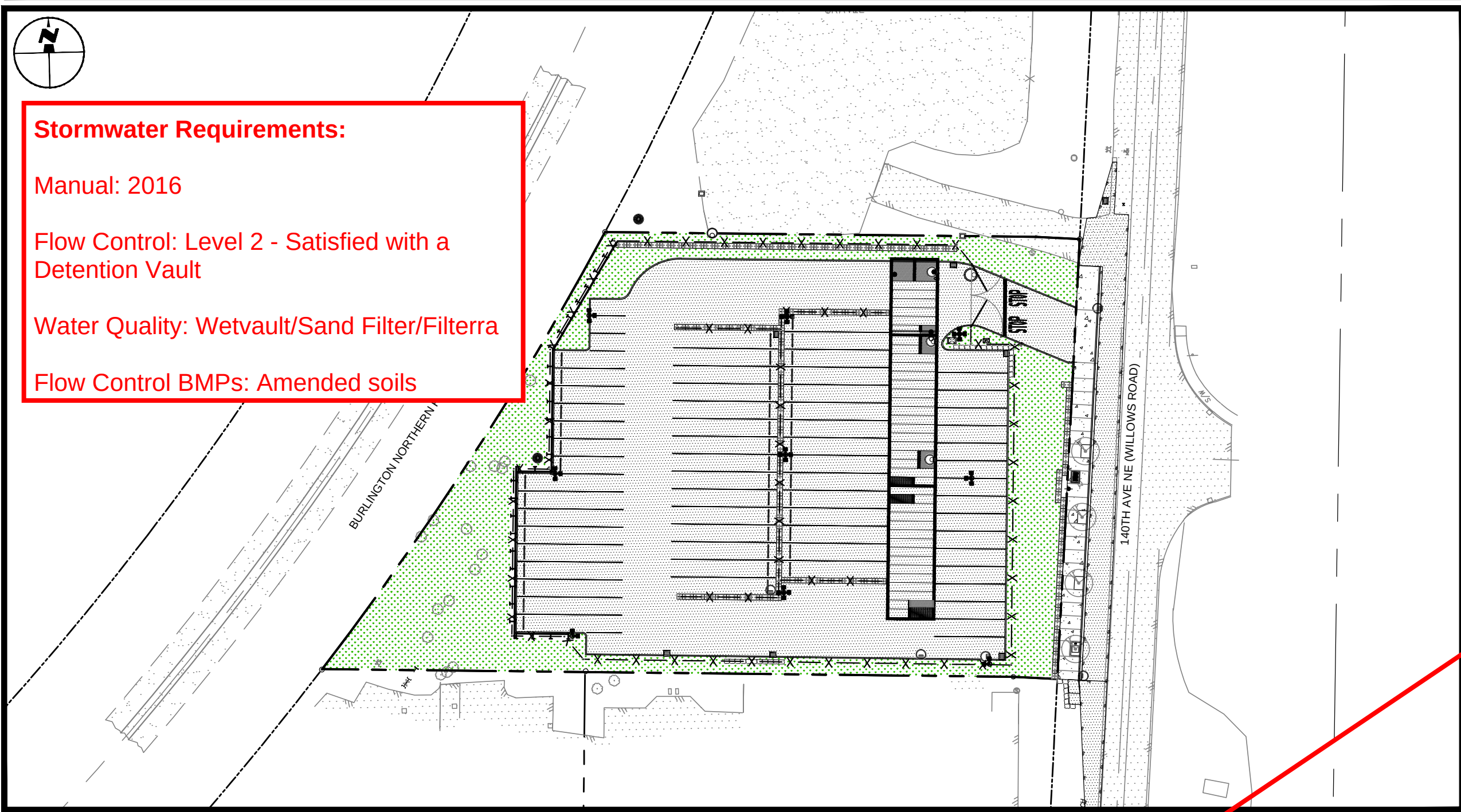
SOLDIER PILE WALL STRUCTURAL ENGINEER

MODERNO ENGINEERING, PLLC
100 SOUTH KING STREET, SUITE 100 #723
SEATTLE, WA 98104
TEL: (425) 999-4230
CONTACT: A. FELIPE IRIZARRY, PE
E-MAIL: CONTACT@MODERNOENGINEERING.COM

TRANSPORTATION ENGINEER

TRANSPORTATION SOLUTIONS, INC.
8250 165TH AVE., NE
REDMOND, WA 98052-6628
TEL: (425) 883-4134
CONTACT: JEFF HEE
E-MAIL: JEFFH@TSINW.COM

EXPANDED SITE PLAN (SCALE: 1"=50')



Stormwater Requirements:

Manual: 2016

Flow Control: Level 2 - Satisfied with a
Detention Vault

Water Quality: Wetvault/Sand Filter/Filterra

Flow Control BMPs: Amended soils

JURISDICTIONS AND UTILITIES

LAND USE & BUILDING JURISDICTION

CITY OF KIRKLAND
123 5TH AVE
KIRKLAND, WA 98033
CONTACT: RYAN SCHAUBLE (PUBLIC WORKS)
TEL: (425) 587-3842
E-MAIL: RSCHAUBLE@KIRKLANDWA.GOV

CONTACT: TONY LEAVITT (PLANNING)
TEL: (425) 587-3253
E-MAIL: TLEAVITT@KIRKLANDWA.GOV

CONTACT: PUBLIC WORKS INSPECTION
TEL: (425) 587-3805

WATER JURISDICTION

CITY OF KIRKLAND
123 5TH AVE
KIRKLAND, WA 98033

CONTACT: RYAN SCHAUBLE (PUBLIC WORKS)
TEL: (425) 587-3842
E-MAIL: RSCHAUBLE@KIRKLANDWA.GOV

SEWER JURISDICTION

WOODINVILLE WATER DISTRICT
17238 NE WOODINVILLE-DUVALL RD.
WOODINVILLE, WA 98072
TEL: (425) 487-4104
CONTACT: KEN MCDOWELL, PE - DISTRICT ENGINEER
E-MAIL: KEMCDOWELL@WOODINVILLEWATER.COM

NATURAL GAS & ELECTRICAL POWER

PUGET SOUND ENERGY (PSE)
18150 REDMOND WAY
MAILSTOP BOTOH
REDMOND, WA 98052
CONTACT (GAS): SHAWN SOUTHARD
TEL: (425) 864-6758
EMAIL: SHAWN.SOUTHARD@PSE.COM
CONTACT (ELEC): ERIK GUERRA
TEL: (425) 936-7758
EMAIL: ERIK.GUERRA@PSE.COM

TELECOMMUNICATIONS

CENTURY LINK
TEL: (206) 345-3963
CONTACT: PETER STOCKTON
E-MAIL: PETER.STOCKTON@CENTURYLINK.COM

CABLE

COMCAST
TEL: (425) 244-5088
CONTACT: JEFF BURRIS
E-MAIL: JEFFREY_BURRIS@CABLE.COMCAST.COM

LAND USE INFORMATION

ASSESSOR'S PARCEL NUMBERS AND PARCEL AREAS:
272605-9008 - PRIMARY PROJECT SITE PARCEL 1.25-ACRES (54,233-SF)
272605-9143 - NORTH ADJACENT PARCEL 0.85-ACRES (36,977-SF)

SITE ADDRESS(ES):

PARCEL 272605-9008
12611 WILLOWS ROAD NE
KIRKLAND, WA 98034
ZONING: TL 7

SECTION, TOWNSHIP AND RANGE:

SECTION 17, TOWNSHIP 26N, RANGE 5E, WM

17, 1975 UNDER RECORDING NO. 7305770000, IN KING COUNTY, WASHINGTON; TOGETHER WITH THAT PORTION OF VACATED WILLOWS ROAD NORTHEAST ADJOINING OR ABUTTING THEREON, WHICH UPON VACATION, ATTACHED TO SAID PREMISES BY OPERATION OF LAW, VACATED BY KING COUNTY ORDINANCE NO. 6047, RECORDED AUGUST 18, 1982 UNDER RECORDING NO. 8208180458.

PROJECT SITE AREA INFORMATION:

PROJECT WORK LIMITS (DISTURBED) AREA 1.35-ACRES (58,960-SF)
PROJECT ON-SITE TOTAL AREA 1.24-ACRES (54,232-SF)

EXISTING CONDITIONS:

EXISTING PROJECT IMPERVIOUS PAVED AREA 0.00-ACRES (0-SF)
EXISTING PROJECT IMPERVIOUS ROOF AREA 0.00-ACRES (0-SF)
TOTAL EXISTING PROJECT IMPERVIOUS AREA 0.00%
EXISTING PROJECT PASTURE (EST.) 0.45-ACRES (19,756-SF)
EXISTING PROJECT FORESTED 0.90-ACRES (39,204-SF)

PRE-DEVELOPED CONDITIONS:

PRE-DEVELOPED PROJECT IMPERVIOUS AREA 0.00-ACRES (0-SF)
PRE-DEVELOPED PROJECT % IMPERVIOUS 0.00%
PRE-DEVELOPED PROJECT FORESTED 1.35-ACRES (58,960-SF)

PROPOSED DEVELOPED CONDITIONS:

PROPOSED PROJECT IMPERVIOUS PAVED AREA 0.95-ACRES (41,398-SF)
PROPOSED PROJECT IMPERVIOUS ROOF AREA 0.00-ACRES (0-SF)
TOTAL PROPOSED PROJECT IMPERVIOUS AREA 0.95-ACRES (41,398-SF)
TOTAL PROPOSED PROJECT % IMPERVIOUS (ON-SITE) 76.33%
PROPOSED PROJECT LANDSCAPED 0.40-ACRES (17,562-SF)

DWELLING UNITS:

EXISTING: 0
PROPOSED: 0

FLOOR AREA (SF):

EXISTING (TO BE DEMOLISHED): 0-SF GROSS 0-SF NET
TOTAL COMMERCIAL PROPOSED: 0-SF 0-SF

VEHICLE STORAGE SUMMARY:

ESTIMATED TOTAL PROPOSED VEHICLE STORAGE: ~175

SITE DEVELOPMENT SHEET INDEX

CIVIL ENGINEERING SHEETS:

C0.00 CIVIL COVER SHEET
A1.1 ARCHITECTURAL SITE PLAN
C0.11 PROJECT & STANDARD NOTES
C1.00 EXISTING CONDITIONS OVERALL
C1.10 TOPOGRAPHIC SURVEY
C1.20 TOPOGRAPHIC SURVEY
C2.00 TESC & DEMOLITION PLAN
C2.21 TESC STANDARD DETAILS
C4.00 CIVIL SITE PLAN
C4.01 HORIZONTAL CONTROL PLAN
C4.21 CIVIL SITE DETAILS
C4.22 CIVIL SITE DETAILS
C4.31 DRIVEWAY PROFILES
C4.41 SOLDIER PILE WALL ELEVATION
C4.42 BLOCK WALL ELEVATIONS
C4.43 BLOCK AND ROCKERY WALL ELEVATIONS
C5.00 STORM DRAINAGE & GRADING PLAN
C5.21 STORM DRAINAGE VAULT DETAILS
C5.22 GRADING & DRAINAGE DETAILS
C5.23 STANDARD DRAINAGE DETAILS (COK)
C5.24 STANDARD DRAINAGE DETAILS (COK)
C5.25 STANDARD DRAINAGE DETAILS (COK)
C5.31 STORM DRAINAGE PROFILES
C5.32 STORM DRAINAGE PROFILES
C5.51 SITE SECTIONS
C5.52 SITE SECTIONS

STORMWATER VAULT STRUCTURAL SHEETS:

S1.0 GENERAL NOTES
S2.0 VAULT PLANS
S4.0 TYPICAL VAULT DETAILS
S4.1 ADDITIONAL TYPICAL VAULT DETAILS
S4.2 CAST IN PLACE CONCRETE DETAILS

SHORING WALL STRUCTURAL SHEETS:

SH1.01 SHORING STRUCTURAL NOTES
SH2.01 SHORING PLAN
SH3.01 SHORING SCHEDULE AND DETAILS
SH3.02 SHORING DETAILS

RIGHT-OF-WAY IMPROVEMENTS SHEETS:

C8.00 RIGHT OF WAY IMPROVEMENTS
C8.21 STANDARD RIGHT OF WAY IMPROVEMENTS DETAILS

FIRE SHEETS:

C7.00 HYDRANT AND FIRE PLAN - OVERALL

VEHICLE MOVEMENT SHEETS:

C7.01 FIRE ENGINE VEHICLE MOVEMENTS
C7.02 DELIVERY TRUCK VEHICLE MOVEMENTS

DRY UTILITIES SHEETS:

C8.00 CONCEPTUAL DRY UTILITIES PLAN

Schedule a pre-construction meeting with Public Works prior to any construction activity. Follow instructions on the Permit Conditions. Contact Ryan Schauble at rschauble@kirklandwa.gov to schedule the pre-construction meeting.

Submit a Traffic Control Plan (if required) to Public Works at or before the pre-construction meeting.

Submit a copy of the Ecology Construction Stormwater General Permit at or before the pre-construction meeting, if land disturbance is 1 acre or greater.

MASTER LEGEND

EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE			POWER VAULT
		PROPERTY CORNER			TELECOM VAULT
		APPROXIMATE WORK LIMITS			POWER TRANSFORMER
		EASEMENT LINE			POWER METER
		EDGE OF PAVEMENT			W. METER
		STORM DRAIN LINE			W. VALVE (G.V./BF.)
		TRENCH DRN W/CB			W. BLOWOFF / AIR-VAC
		FOOTING DRAIN (W/ C.O.)			W. DDCA
		GAS LINE (W/SIZE)			W. RPBA
		POWER LINES OVERHEAD			W. DEADMAN/T. BLOCK
		SEWER LINE			W. FLANGE
		TELECOMM/FIBER			W. JOINT (MECH./RESTR.)
		WATER LINE			FIRE HYDRANT
		FENCE (CHAINLINK/OTHER)			FIRE DEPT. CONNECTION
		MINOR CONTOUR LINE			IRRIGATION VALVE
		INDEX CONTOUR LINE			GAS VALVE
		BUILDING & OVERHANG			GAS METER/ASSEMBLY
		CONCRETE PAVEMENT			SIGN
		ASPHALT PAVEMENT			STORM DRAIN CATCH BASIN
		BLOCK WALL			STORM YARD/AREA DRAIN
		ROCKERY WALL			STORM DRAIN MANHOLE
		UTILITY POLE/GUY ANCHOR			CLEANOUT (S.D. OR S.S.)
		LIGHT POLE			SANITARY SEWER MANHOLE
		STD. & LIGHTED BOLLARD			STORM/SEWER STRUCT. ID
		TREE (E.G.)			TREE (E.G.)

SURVEY NOTES

INSTRUMENTATION:

LEICA TCR1205 TOTAL STATION

METHOD OF SURVEY:

FIELD TRAVERSE OF EXISTING MONUMENTATION

PRECISION:

MEETS OR EXCEEDS W.A.C. 332-130-090 REQUIREMENTS

BASIS OF BEARING:

LINE BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST PROPERTY CORNER TAKEN AS N71°07'31"E

BENCHMARK:

BENCHMARK WGS# RED46, ELEV=43.22
FOUND CAP IN FOUNDATION OF TRAFFIC SIGNAL AT THE INTERSECTION OF 124TH ST (SLATER AVENUE) AND 140TH AVE (WILLOWS ROAD) STAMPED "CITY OF REDMOND BM 46 C.O.R."

HORIZONTAL DATUM:

NAD 83(91)/11, DETERMINED USING WASHINGTON STATE REFERENCE NETWORK (WSRN) GPS OBSERVATIONS.

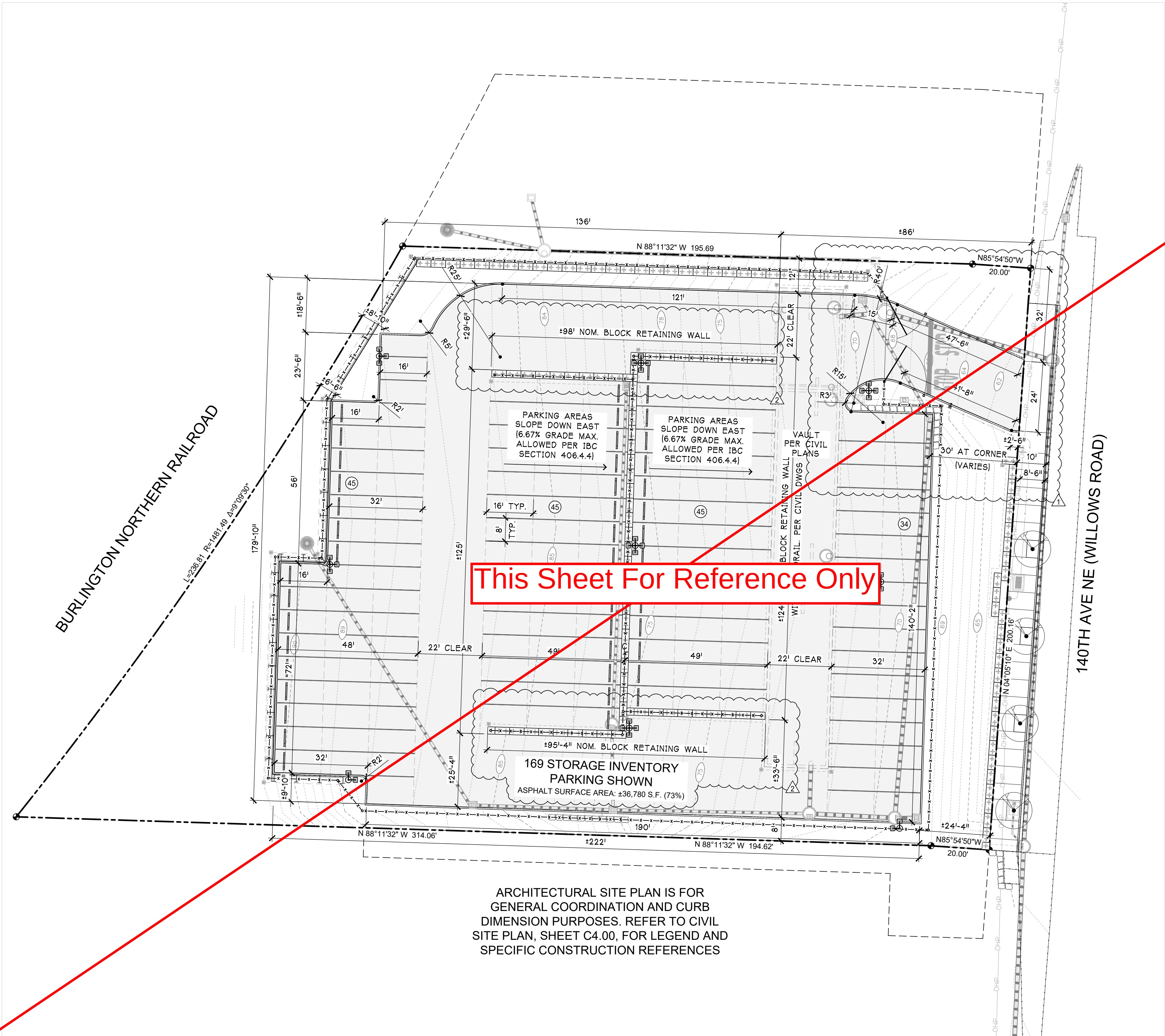
VERTICAL DATUM:

NAVD 88, DETERMINED USING WASHINGTON STATE REFERENCE NETWORK (WSRN) GPS OBSERVATIONS.

PROJECT PERMIT AND FILE NUMBERS

PRE-APPLICATION: PRE20-00330
LSM PERMIT: LSM20-08788
VESTING DATE: 12/29/2020
WALL BUILDING PERMIT: BN021-01139
VAULT BUILDING PERMIT:

MUST REMAIN ON
JOB SITE



This Sheet For Reference Only

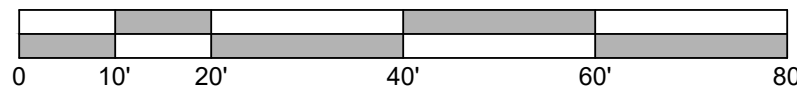
ARCHITECTURAL SITE PLAN IS FOR
GENERAL COORDINATION AND CURB
DIMENSION PURPOSES. REFER TO CIVIL
SITE PLAN, SHEET C4.00, FOR LEGEND AND
SPECIFIC CONSTRUCTION REFERENCES



1

ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"



OVERALL SITE AREA (BASED ON SURVEY): ±50,229 S.F. (1.15 ACRES)

SITE & PROJECT DATA

City of Kirkland
Reviewed by C. Jones
06/20/2022

LEGAL DESCRIPTION:

LOT 2 KC9P 1078031 REC AF # 7905170888 SD PLAT DAF - POR OF
E 1/2 OF NW 1/4 LY WLY OF 140TH AVE NE & LY SELY OF NP RR
BELT LN LESS S 443 FT T&W VAC POR ST ADJ

EXISTING SITE DATA:

PARCEL NUMBER: 272605-9008
JURISDICTION: CITY OF KIRKLAND
ADDRESS: 12633 WILLOWS RD NE, 98034
QUARTER-SECTION-TOWNSHIP-RANGE: NW-27-26-5
PROPERTY NAME: VACANT LAND
ZONING DESIGNATION: TOTEM LAKE-INDUSTRIAL
CRITICAL AREAS: NONE IDENTIFIED
GROSS SITE AREA (BASED ON SURVEY): ±50,229 S.F. (1.15 ACRES)
WATER DISTRICT: CITY OF KIRKLAND
SEWER DISTRICT: CITY OF KIRKLAND

PROPOSED SITE BREAKDOWNS:

PROPOSED ASPHALT IMPERVIOUS SURFACE AREA: ±36,786 S.F. (73%)
TOTAL ESTIMATED AUTOMOBILE STORAGE: 169 STALLS

SCOPE OF WORK:

THE OWNER OF THIS PROPERTY IS PROPOSING TO DEVELOP THE SITE
FOR OUTSIDE VEHICLE STORAGE, ONLY.



TG|ARCHITECT
commercial & residential architecture
Theresa K. Greene | 16198 SE 48th Drive
Bellevue, Washington 98006
Tel (425) 830-3245 Fax (425) 747-3321
tg.architect@gmail.com | www.tgarchitect.com
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WILLOWS VEHICLE STORAGE SITE DEVELOPMENT

EXISTING COMMERCIAL PROPERTY
12633 WILLOWS ROAD NE
KIRKLAND, WA 98034
KING COUNTY APN: 272605-9008

REVISIONS

NO.	DATE	BY
1	08/04/21	CITY
2	10/19/21	CIVIL
3	04/18/22	CITY
4		
5		

ISSUE DATES

DESIGN APPROVAL:	12/29/20
PERMIT SUBMITTAL:	
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

SHEET INFORMATION

22"x34" SCALE:	AS NOTED
PLOT DATE:	04/18/22
CAD FILE:	20-16A11
JOB NUMBER:	20-16
CHECKED:	TKG
DRAWN:	TKG
STATUS:	PERMIT

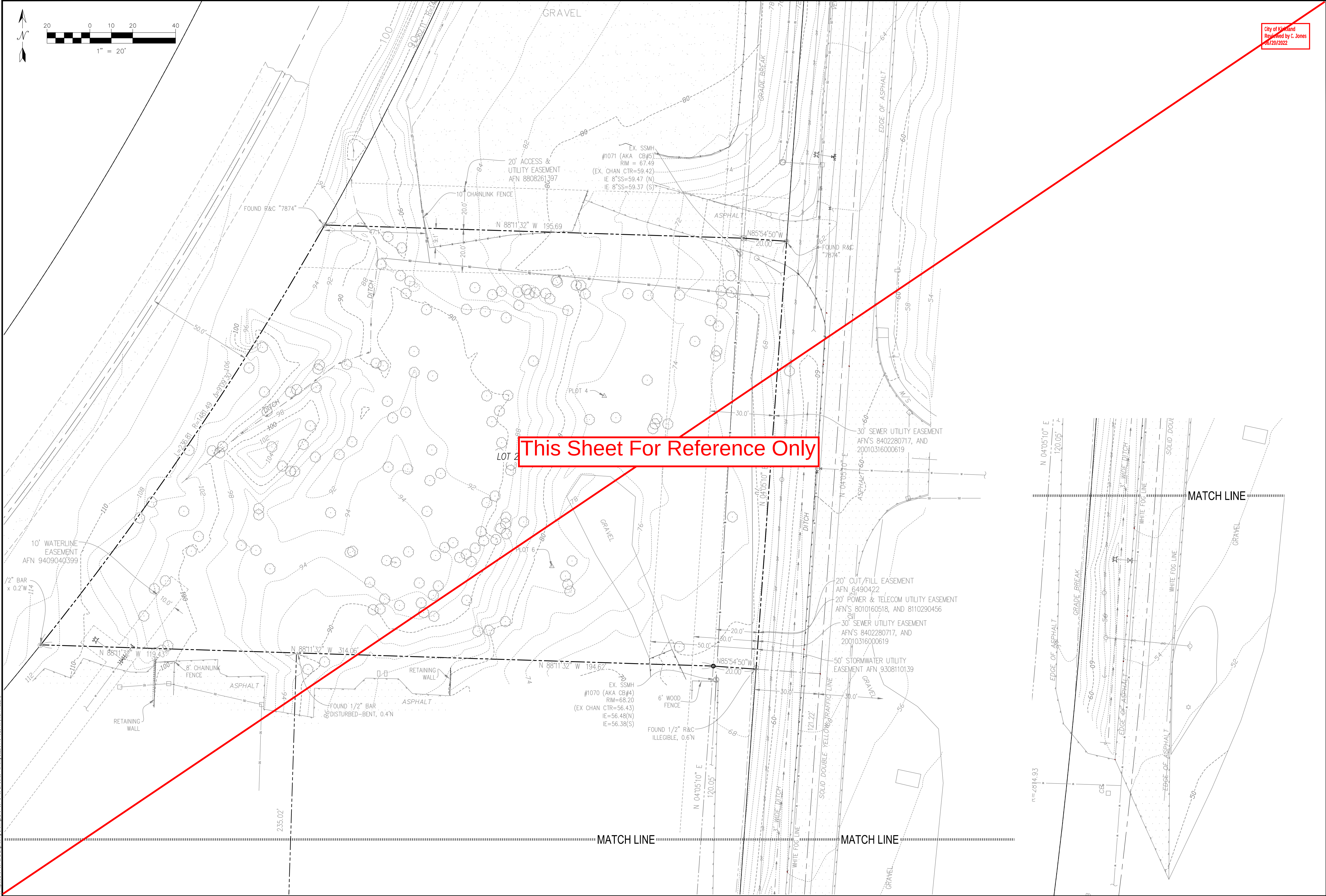
ARCHITECTURAL SITE PLAN
& CODE NOTES

A1.1

VICINITY MAP



PROJECT GENERAL NOTES										CITY OF KIRKLAND EROSION/SEDIMENT CONTROL NOTES (CONTD)										CITY OF KIRKLAND STORM DRAINAGE NOTES (CONTD)										CITY OF KIRKLAND WATER NOTES (CONTD)										CITY OF KIRKLAND ROADWAY NOTES (CONTD)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
1. READ ALL NOTES AND REVIEW ENTIRE PLAN SET PRIOR TO COMMENCEMENT OF WORK ACTIVITIES.										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, AND 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 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-LOADED 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 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 SEEDDED WITH ONE WEEK AFTER OCTOBER 1. A SITE PLAN DEPICTING THE AREAS TO BE SEEDDED 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 LOADINGS 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 PROJECT CAUSING AN ILLUOT 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 \$250. 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.										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.										35. GROUT ALL SEAMS AND OPENINGS IN ALL INLETS, CATCH BASINS, AND MANHOLES. JETSET GROUT IS NOT ALLOWED.										36. 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.										37. 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.										38. RECYCLED CONCRETE SHALL NOT BE USED AROUND STORMWATER FACILITIES.										39. 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SEE STANDARD D.02.																			



City of Kirkland
Reviewed by C. Jones
05/20/2022

DATE	REVISION/DESCRIPTION	BY	CHK.	APP.
04/08/2022	LAND SURFACE MODIFICATION PERMIT APPLICATION RESUBMITTAL	JNN	CPK	
11/02/2021	LAND SURFACE MODIFICATION PERMIT APPLICATION RESUBMITTAL	JNN	CPK	
12/19/2020	LAND SURFACE MODIFICATION PERMIT APPLICATION	JNN	CPK	



PREPARED BY:

FARALLON CONSULTING

975 5th Avenue Northwest
Issaquah, Washington 98027
(425) 295-0800
farallonconsulting.com

PREPARED FOR:

Honda of Kirkland

HOK ENTERPRISES, LLC
13231 SOUTH-EAST 36TH STREET
SUITE 200
BELLEVUE, WASHINGTON 98006

EXISTING CONDITIONS PLAN
OVERALL

WILLOWS VEHICLE STORAGE
12611 WILLOWS ROAD NORTHEAST
KIRKLAND, WASHINGTON 98034
ASSESSOR'S PARCEL NO.: 272605-9008

811
Know what's below.
Call before you dig.

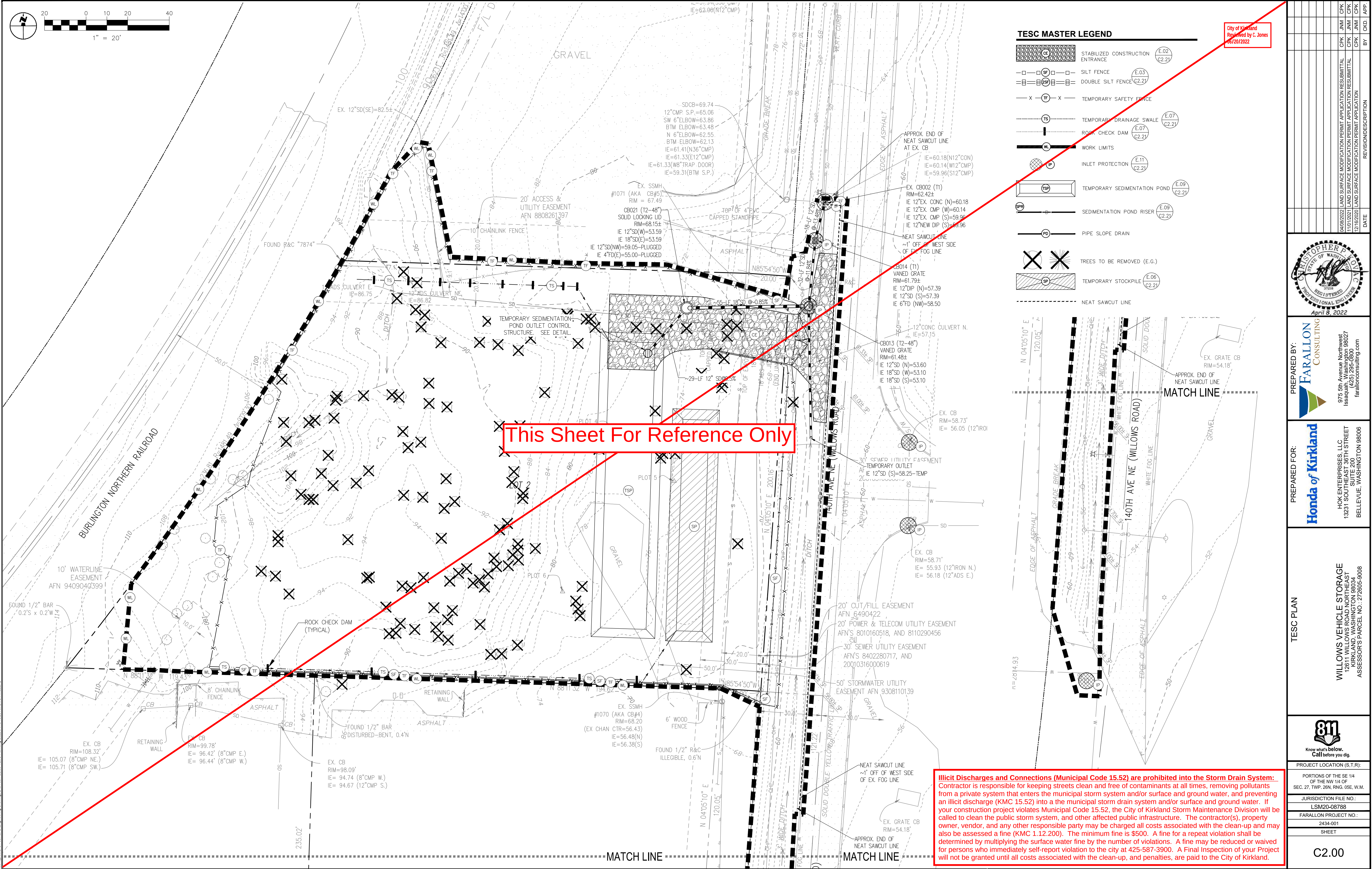
PROJECT LOCATION (S.T.R.):
PORTIONS OF THE SE 1/4
OF THE NW 1/4 OF
SEC. 27, TWP. 26N, RNG. 05E, W.M.

JURISDICTION FILE NO.:
LSM20-08788

FARALLON PROJECT NO.:
2434-001

SHEET

C1.00



TESC MASTER LEGEND

- STABILIZED CONSTRUCTION ENTRANCE (E.02 C2.21)
- SILT FENCE (E.03 C2.21)
- DOUBLE SILT FENCE (E.03 C2.21)
- TEMPORARY SAFETY FENCE (E.07 C2.21)
- TEMPORARY DRAINAGE SWALE (E.07 C2.21)
- ROCK CHECK DAM (E.07 C2.21)
- WORK LIMITS (E.09 C2.21)
- INLET PROTECTION (E.11 C2.21)
- TEMPORARY SEDIMENTATION POND (E.09 C2.21)
- SEDIMENTATION POND RISER (E.09 C2.21)
- PIPE SLOPE DRAIN (E.09 C2.21)
- TREES TO BE REMOVED (E.G.) (E.06 C2.21)
- TEMPORARY STOCKPILE (E.06 C2.21)
- NEAT SAWCUT LINE

City of Kirkland
Reviewed by C. Jones
08/20/2022

DATE	BY	REVISION/DESCRIPTION
08/20/2022	CPK	LAND SURFACE MODIFICATION PERMIT APPLICATION RESUBMITTAL
11/02/2021	CPK	LAND SURFACE MODIFICATION PERMIT APPLICATION RESUBMITTAL
12/19/2020	CPK	LAND SURFACE MODIFICATION PERMIT APPLICATION



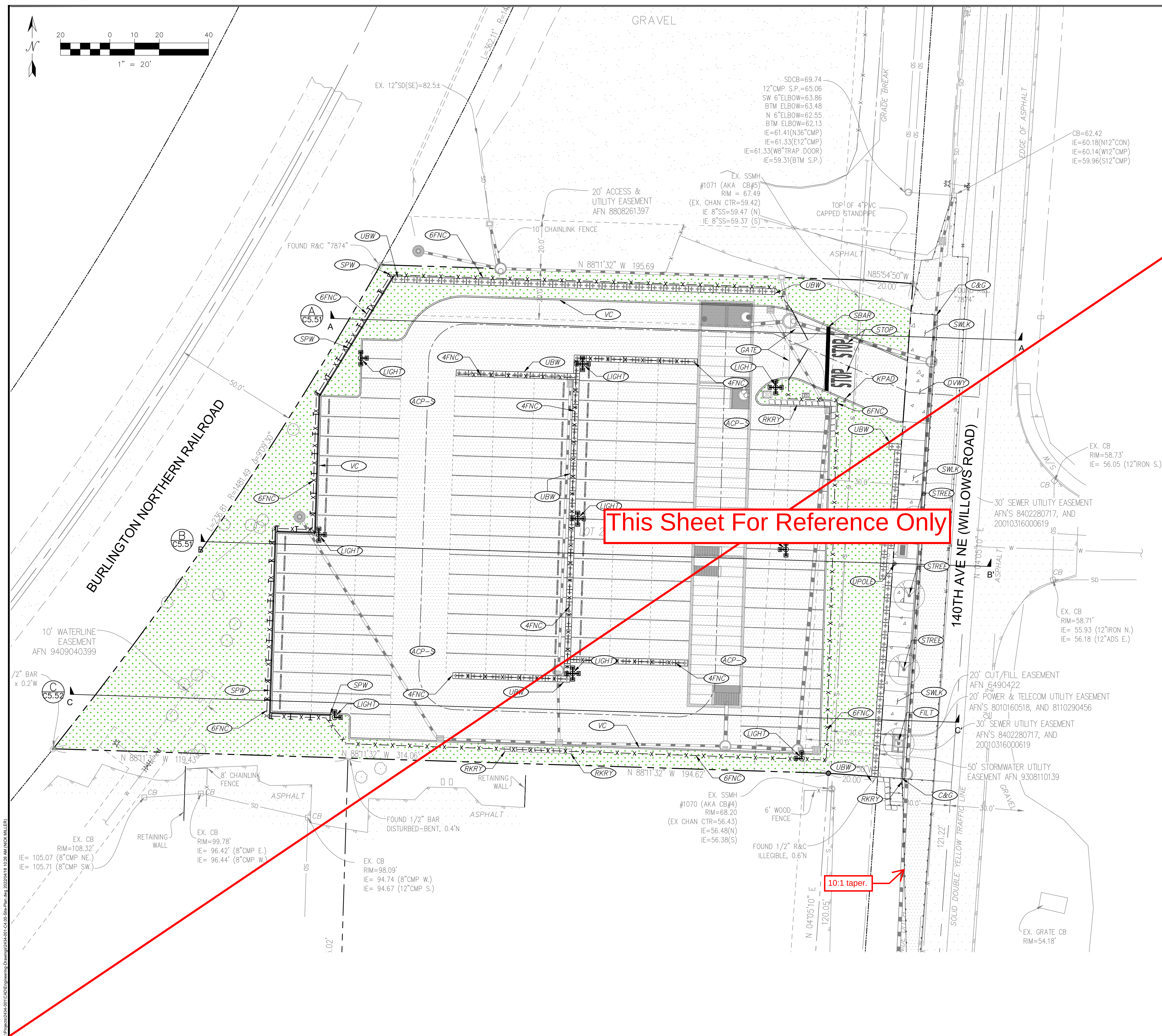
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TESC PLAN
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12611 WILLOWS ROAD NORTHEAST
KIRKLAND, WASHINGTON 98034
ASSESSOR'S PARCEL NO.: 272605-9008

PROJECT LOCATION (S.T.R.): PORTIONS OF THE SE 1/4 OF THE NW 1/4 OF SEC. 27, TWP. 28N, RING. 05E, W.M.
JURISDICTION FILE NO.: LSM20-08788
FARALLON PROJECT NO.: 2434-001
SHEET C2.00

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.



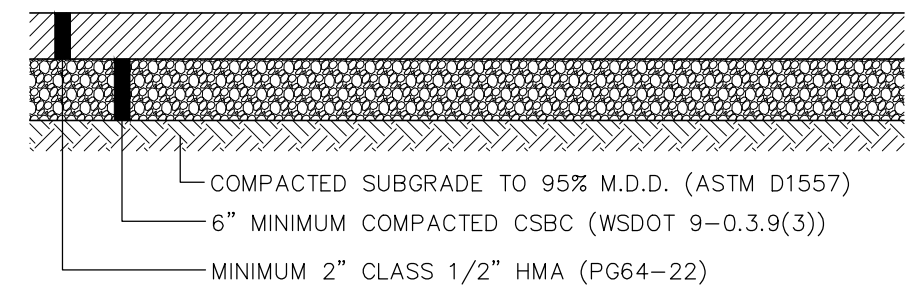
CIVIL SITE PLAN CALLOUTS LEGEND

IDENTIFIER	DESCRIPTION
VC	VERTICAL (CEMENT CONC. TRAFFIC) CURB, PER DETAIL R.17C, SEE SHEET C4.21.
SPW	SOLDIER PILE WALL (PER SOLDIER PILE WALL STRUCTURAL ENGINEERING PLANS)
UBW	ULTRA-BLOCK RETAINING WALL (PER GEOTECHNICAL ENGINEER)
RKRY	ROCKERY RETAINING WALL (PER GEOTECHNICAL ENGINEER)
ACP-S	STANDARD DUTY PARKING STALL ASPHALT (PER DETAIL 1/C4.21)
LIGHT	SITE PARKING LOT LIGHT (TYP) PER LIGHTING CONTRACTOR.
STREET	STREET TREE, SPECIES PER CITY OF KIRKLAND STANDARDS.
FILT	STREET TREE, SPECIES PER CITY OF KIRKLAND STANDARDS IN FILTERRA CB.
C&G	NEW TYPE A CONCRETE CURB AND GUTTER PER CITY OF KIRKLAND STANDARD PLAN CK-R.17, SEE SHEET C6.21.
SWLK	NEW CONCRETE SIDEWALK, 10-FOOT WIDE , INCL. CUR, PER CITY OF KIRKLAND STANDARD PLAN CK-R.23, SEE SHEET C6.21.
DVWY	NEW TYPE 1 CONCRETE DRIVEWAY PER WSDOT STANDARD PLAN F-80.10-04, SEE SHEET C4.21.
STOP	"STOP" WHITE PAINTED REFLECTIVE LETTERING.
SBAR	WHITE PAINTED REFLECTIVE 18" WIDE STOP BAR.
KPAD	RECESSED MOUNT GATE KEYPAD WITH EMERGENCY AND FIRE ACCESS.
GATE	AUTO LOCKING, DOUBLE-SWING GATE, TWO 14-FT PANELS.
UPOLL	RELOCATED UTILITY POLE, COORDINATE WITH PSE AND OTHER SERVED UTILITIES.
6FNC	6-FT BLACK CHAIN LINK PRIVACY FENCE WITH 3 STRANDS OF BARBED WIRE, CONTINUOUS.
4FNC	4-FT BLACK CHAIN LINK FENCE, CONTINUOUS.

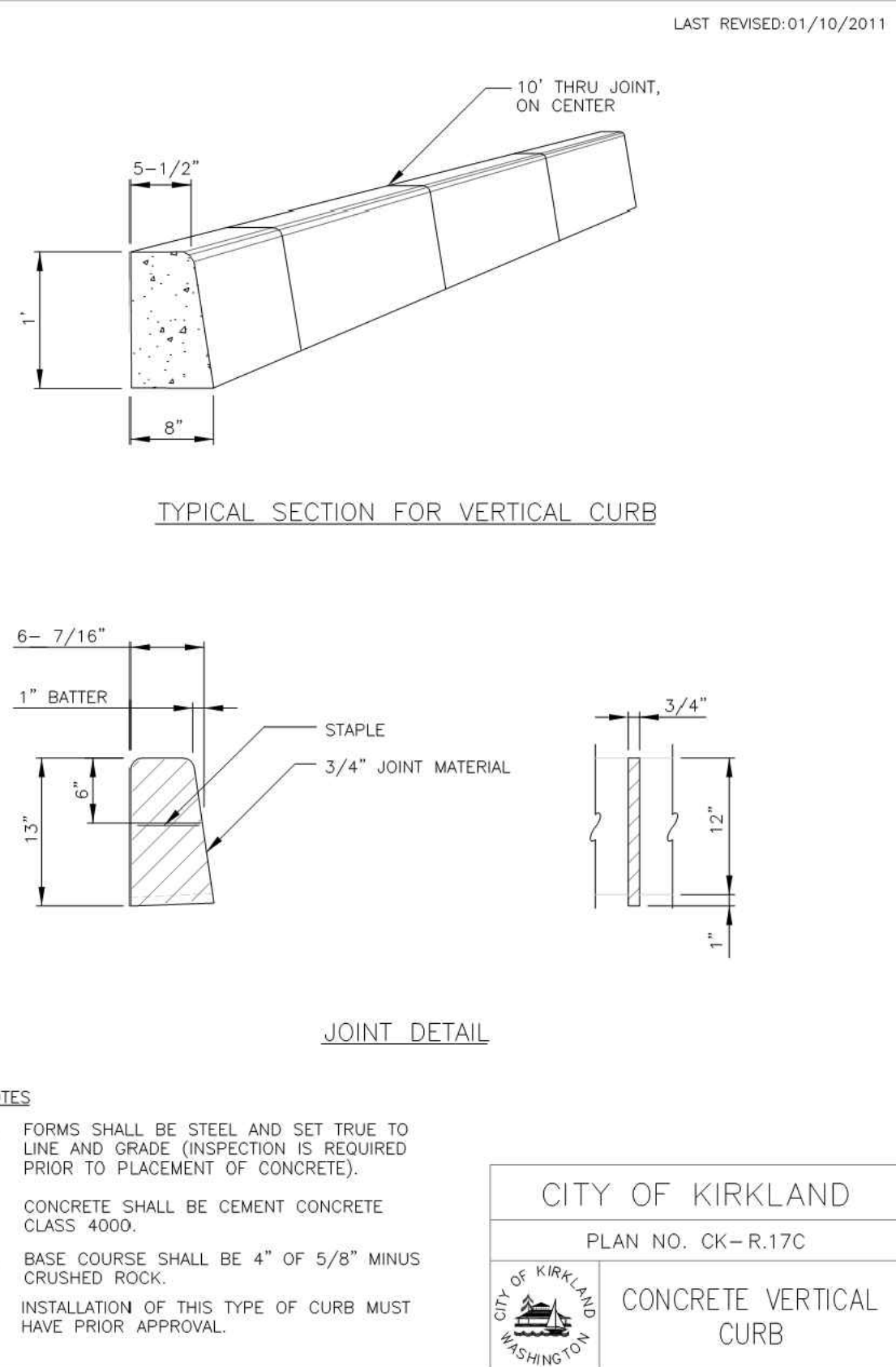
SITE AREA RESTORATION PLAN NOTES

1. ALL SITE AREAS THAT ARE DISTURBED BY THE PROJECT WORK AND THAT ARE NOT TO BE PAVED, SHALL BE COMPOST AMENDED PER CITY OF KIRKLAND STANDARD PLAN NO. CK-E.12.
2. AFTER SOIL AMENDMENT, ALL SITE AREAS THAT HAVE BEEN COMPOST AMENDED, SHALL BE HYDROSEDED WITH A WSDOT NATIVE DROUGHT-TOLERANT SEED MIX.

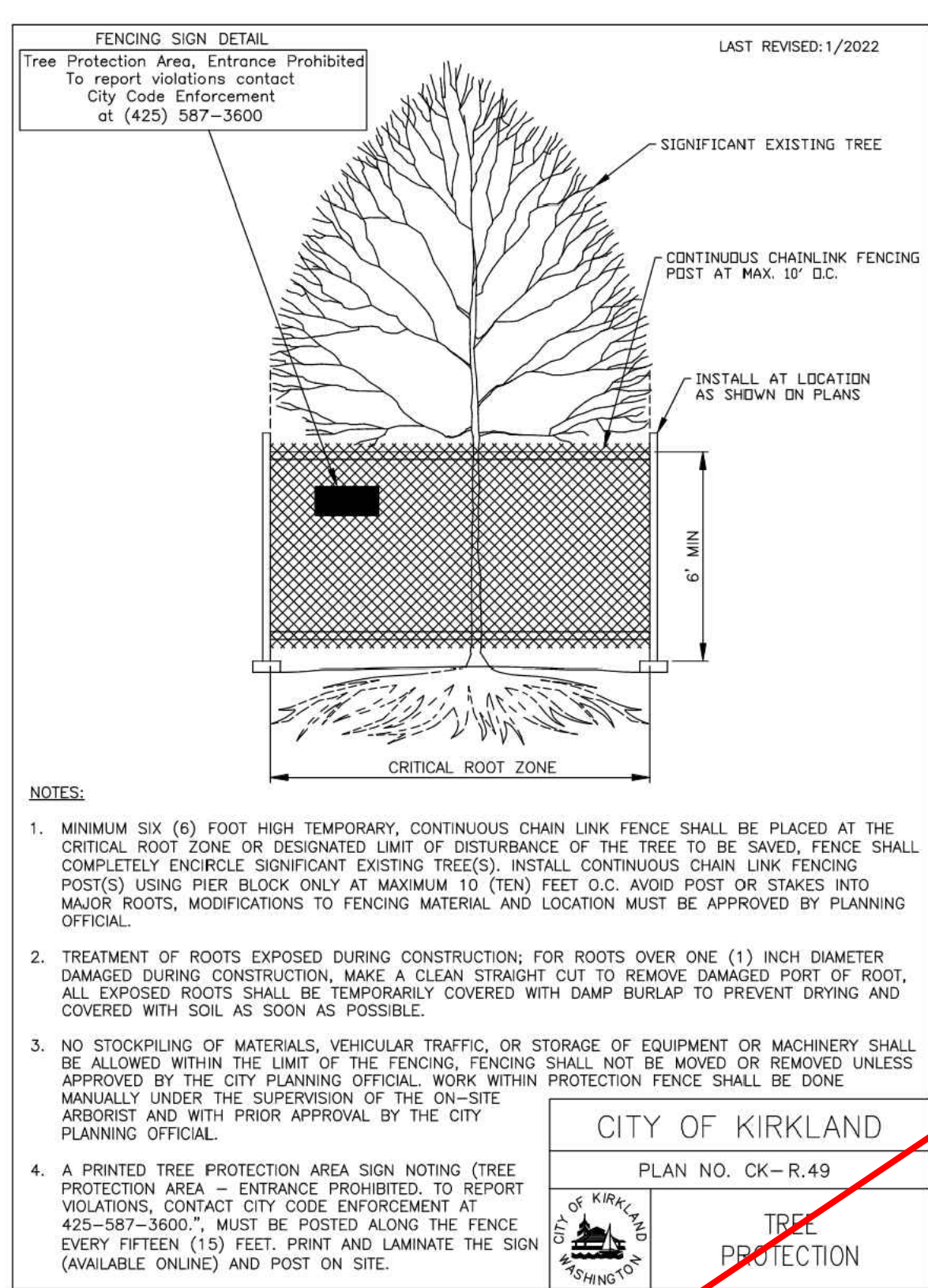
N:\Projects\2434-001\CAD\Engineering Drawings\2434-001-C4.21-Site Details.dwg 2022/04/18 12:27 AM (NICK MILLER)



1 VEHICLE STORAGE AREA STANDARD ASPHALT PAVEMENT SECTION
C4.21 N.T.S.

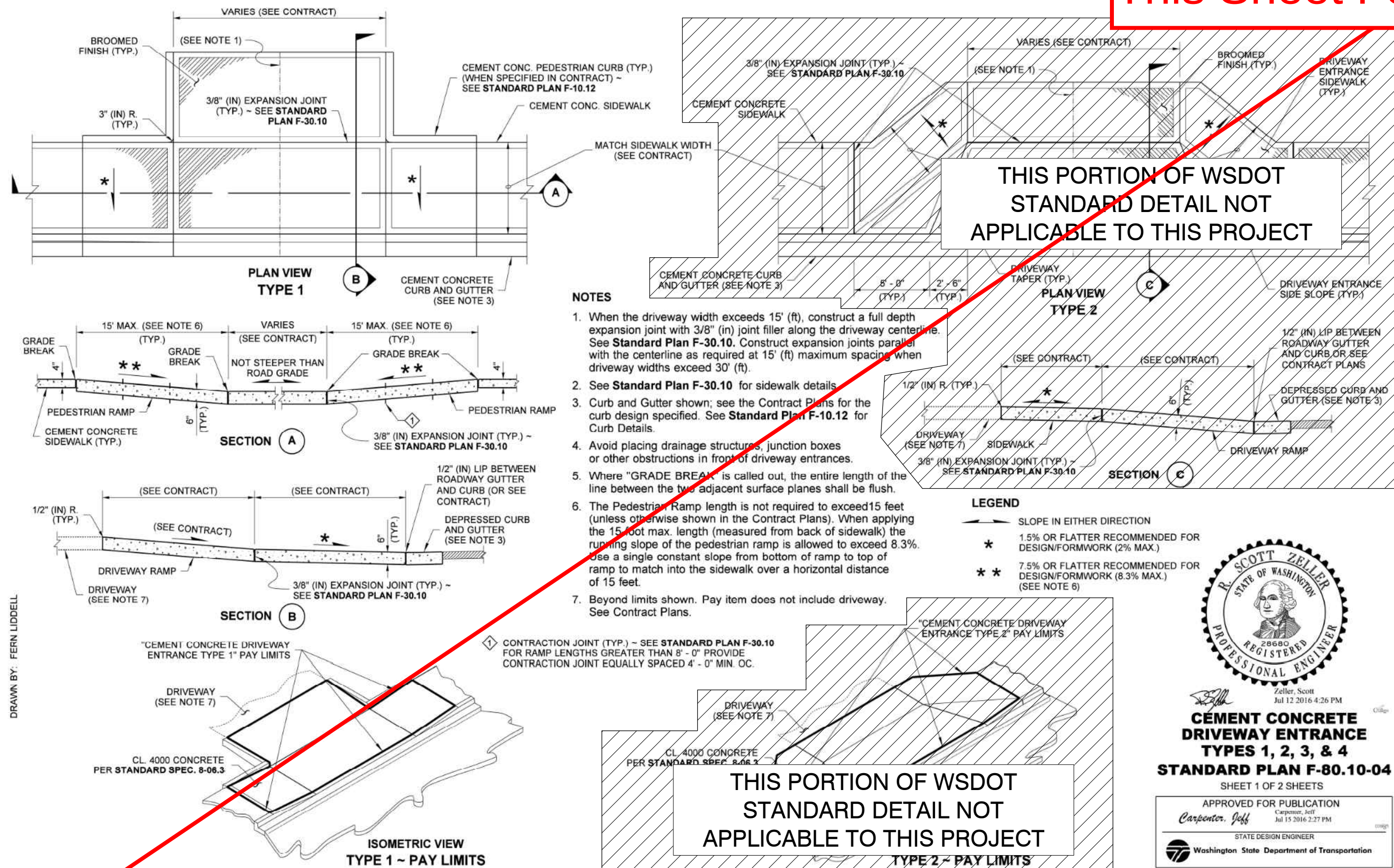


2 CONCRETE VERTICAL CURB
C4.21 N.T.S.



3 TREE PROTECTION
C4.21 N.T.S.

This Sheet For Reference Only



4 SITE DRIVEWAY DETAIL
C4.21 N.T.S.

City of Kirkland
Registered by C. Jones
05/20/2022



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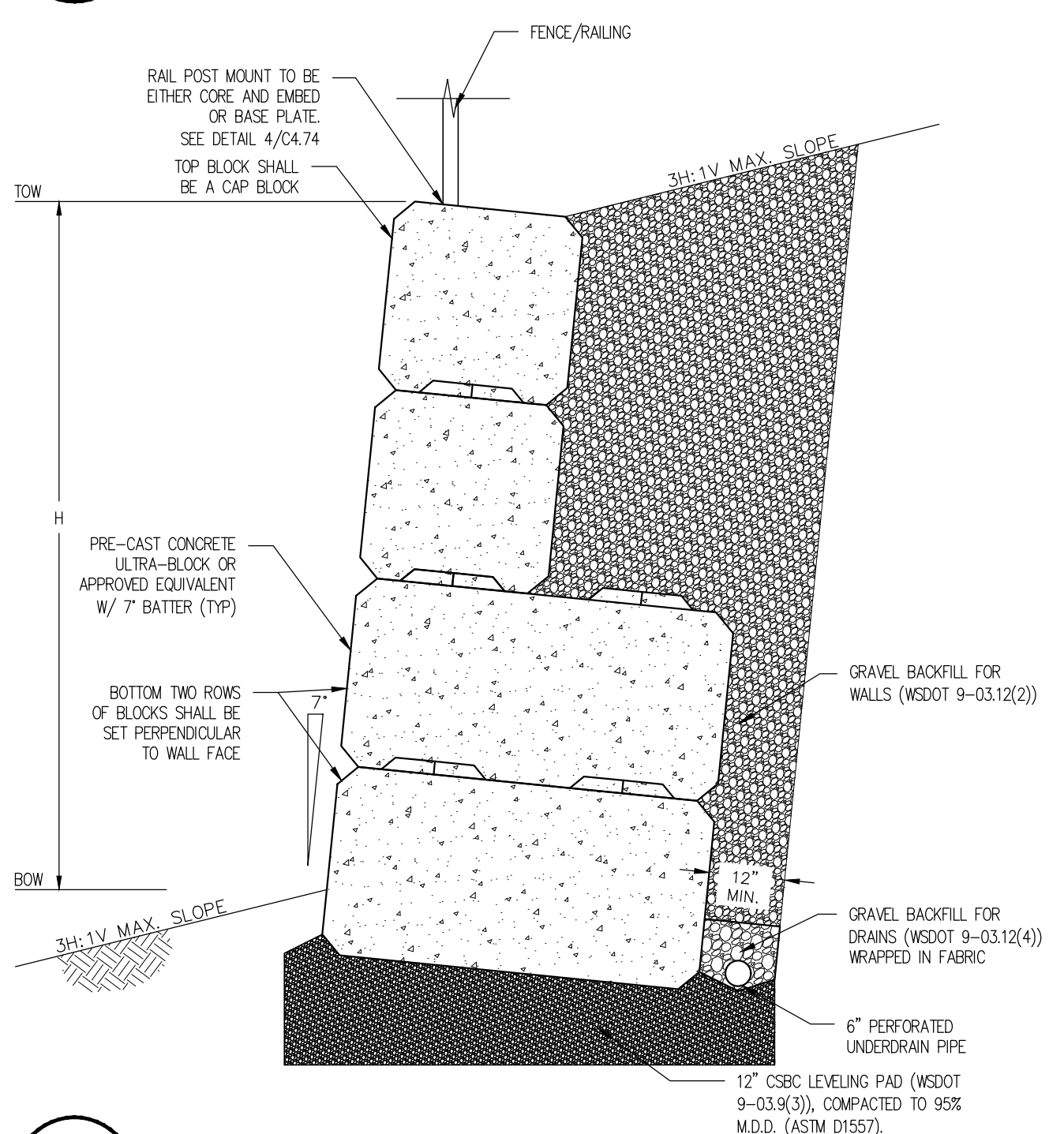
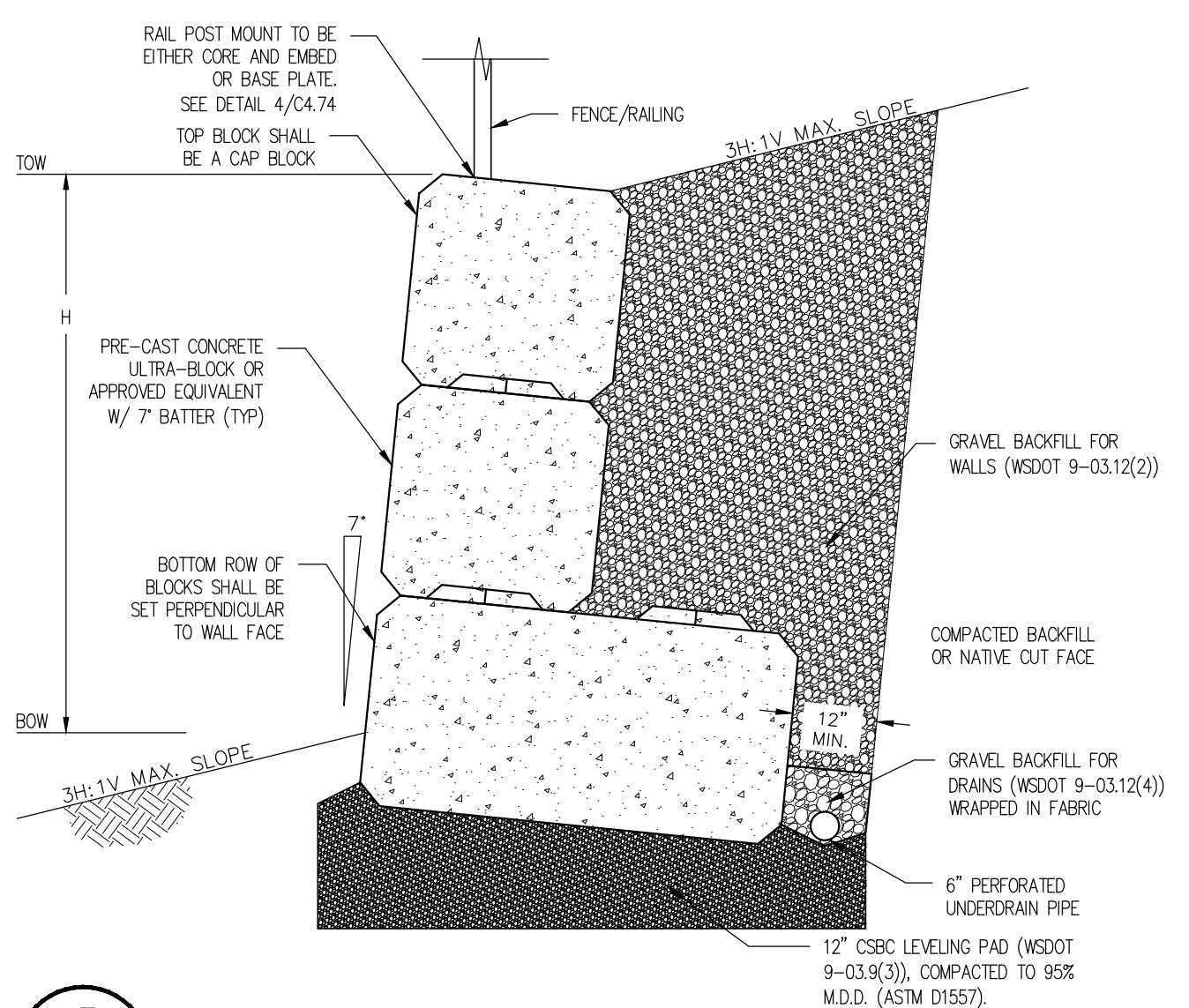
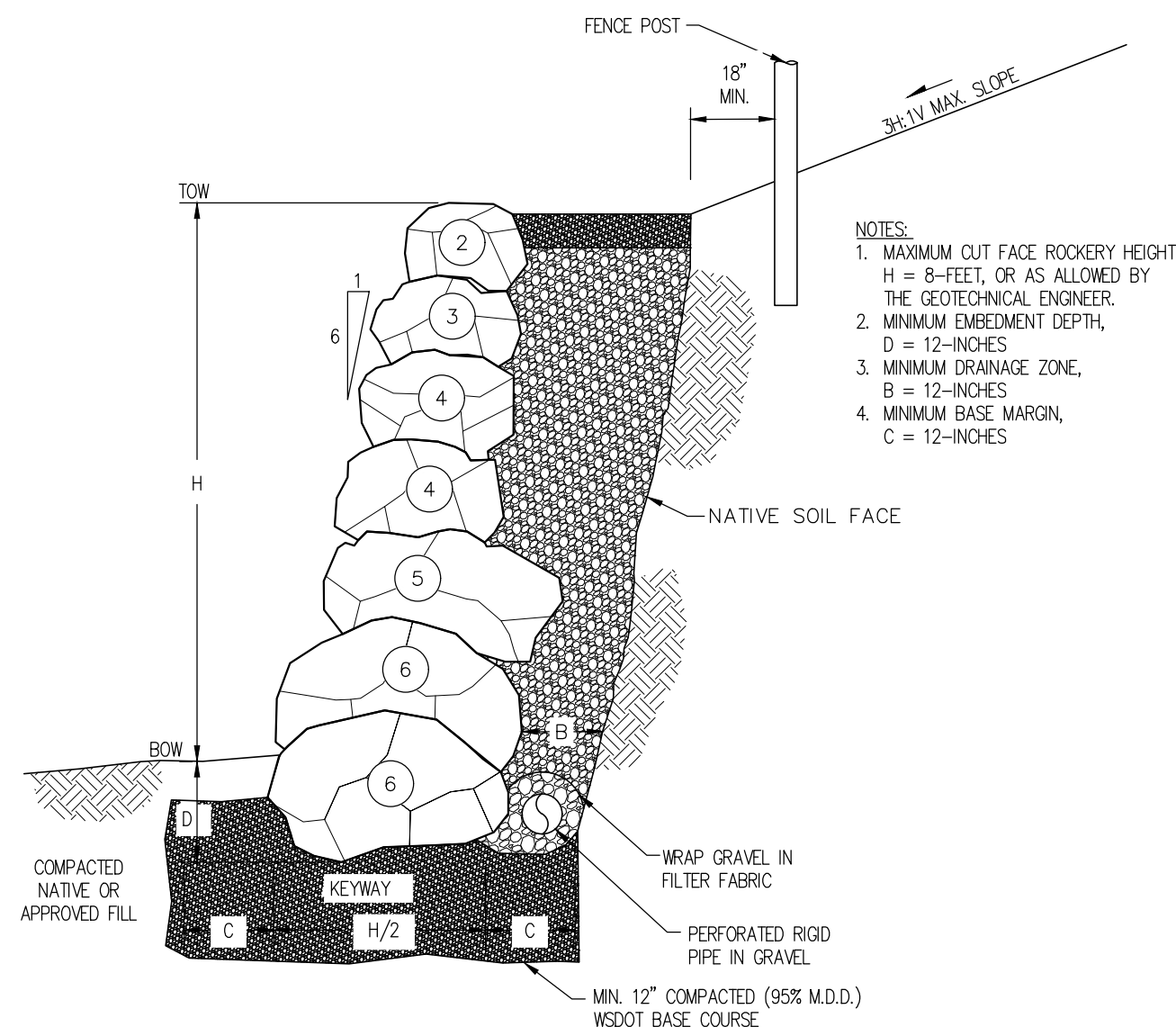
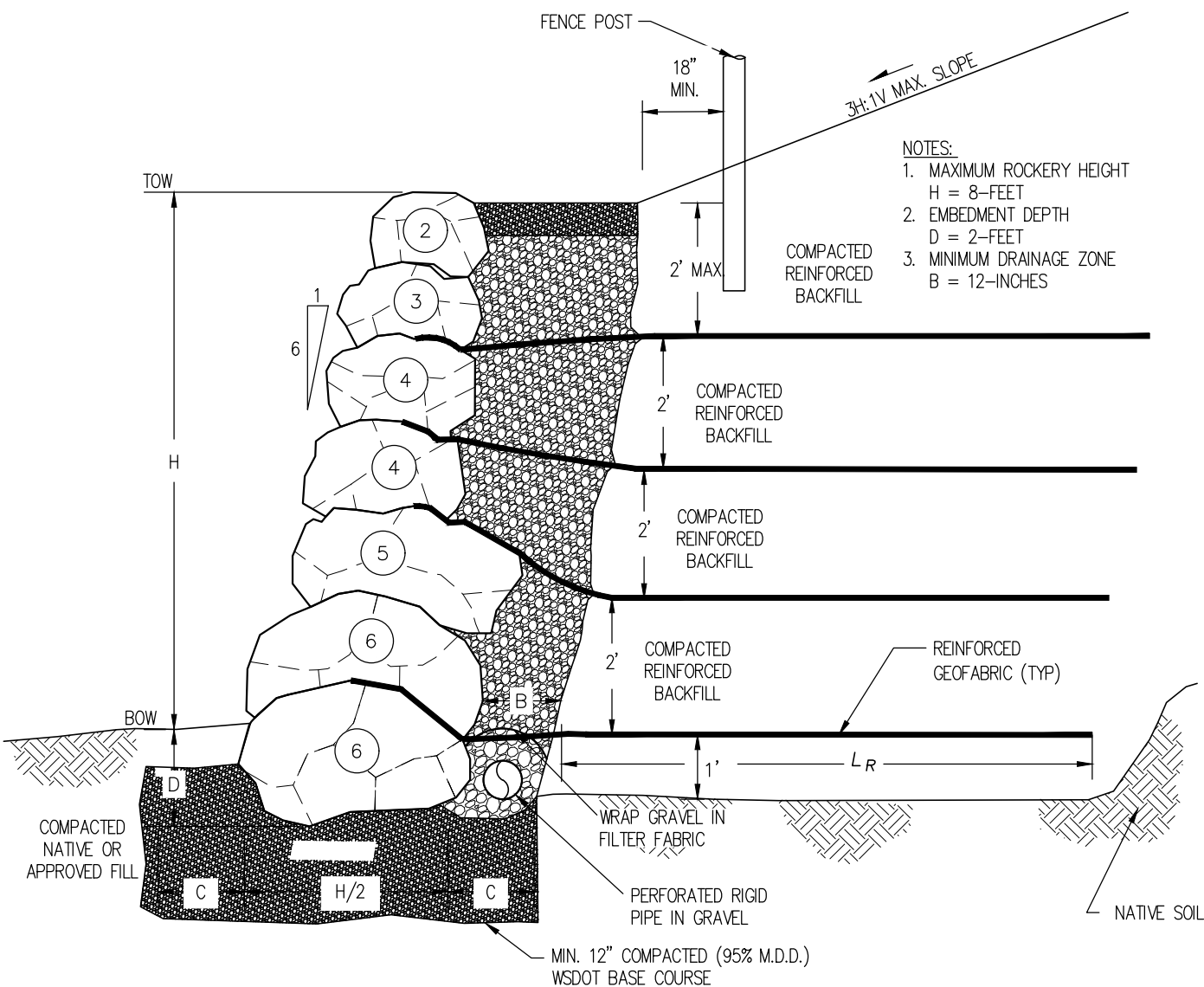
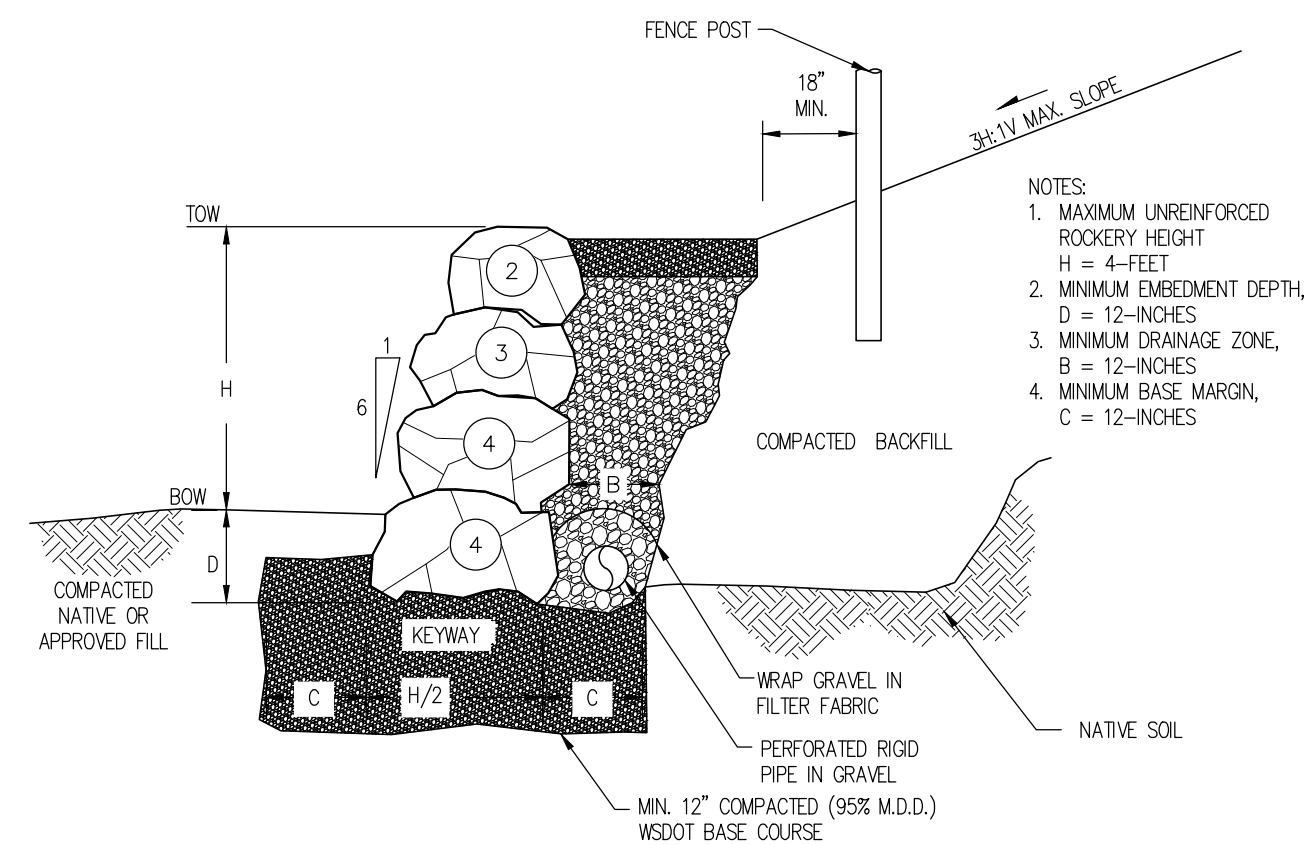
CIVIL SITE DETAILS

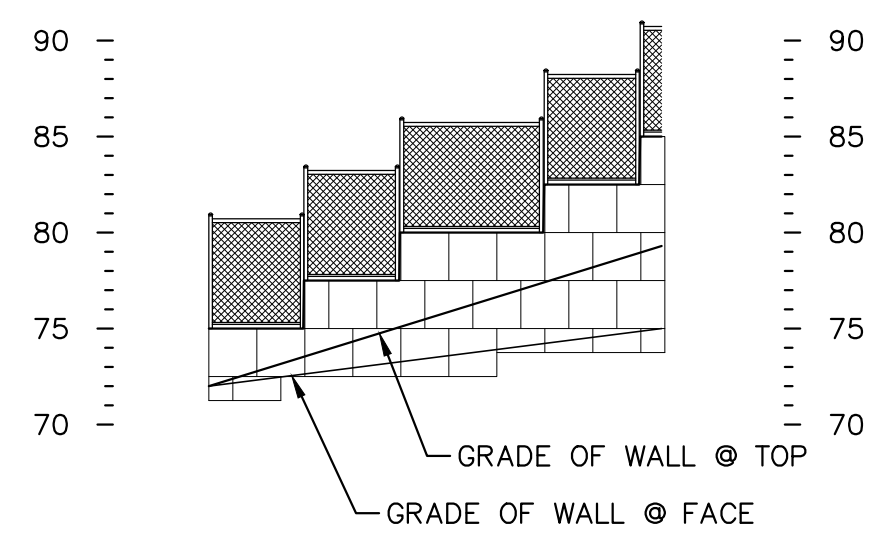
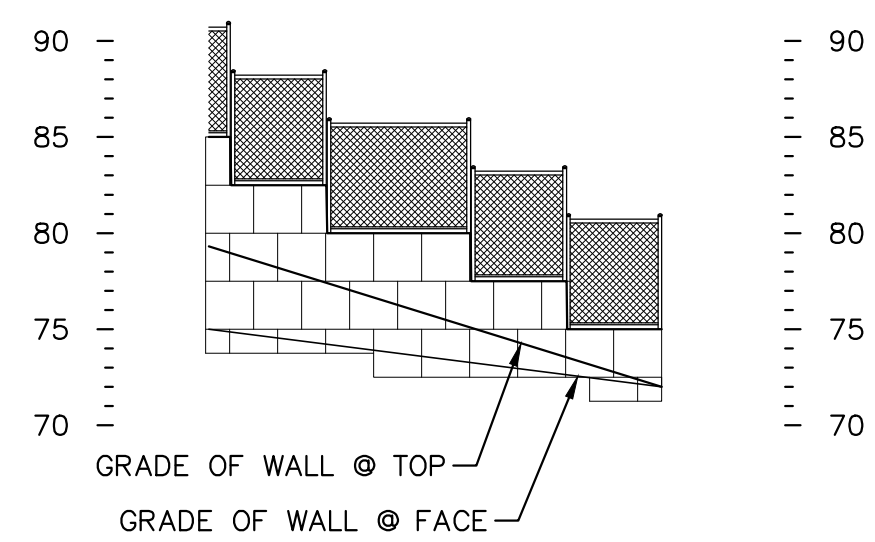
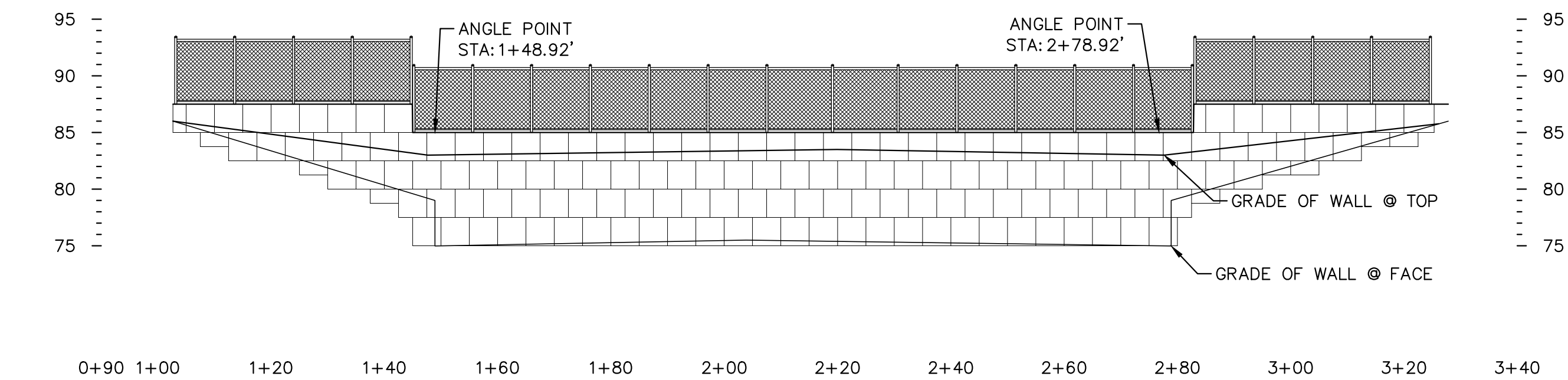
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PORTIONS OF THE SE 1/4
OF THE NW 1/4 OF
SEC. 27, TWP. 28N, RNG. 05E, W.M.
JURISDICTION FILE NO.:
LSM20-08788
FARALLON PROJECT NO.:
2434-001
SHEET

C4.21





City of Kirkland
Reviewed by C. Jones
06/20/2022



PREPARED BY:

FARALLON
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975 5th Avenue Northwest
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farallonconsulting.com

Honda of Kirkland
HOK ENTERPRISES, LLC
13231 SOUTHEAST 36TH STREET
SUITE 200
BELLEVUE, WASHINGTON 98006

BLOCK WALL ELEVATIONS

WILLOWS VEHICLE STORAGE
12611 WILLOWS ROAD NORTHEAST
KIRKLAND, WASHINGTON 98034
ASSESSOR'S PARCEL NO.: 272605-9008



Know what's below.
Call before you dig.

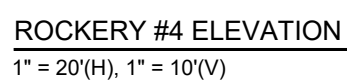
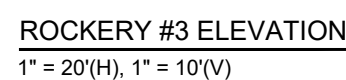
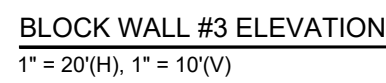
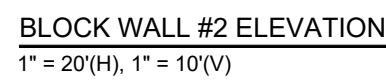
PROJECT LOCATION (S,T,R):
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OF THE NW 1/4 OF
SEC. 27, TWP. 26N, RNG. 05E, W.M.

JURISDICTION FILE NO.:
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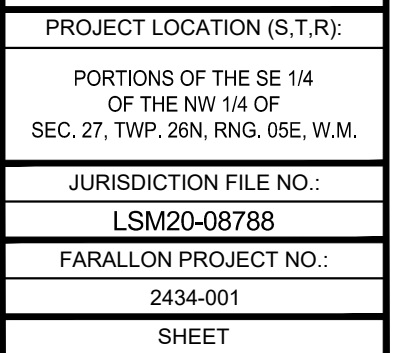
FARALLON PROJECT NO.:
2434-001

SHEET

C4.42



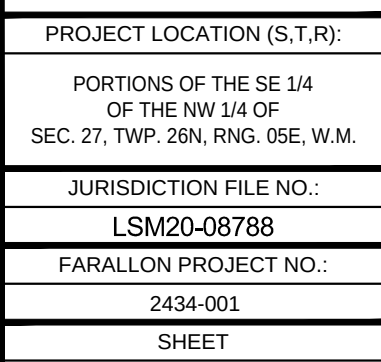
WILLOWS VEHICLE STORAGE
12611 WILLOWS ROAD NORTHEAST
KIRKLAND, WASHINGTON 98034
ASSESSOR'S PARCEL NO.: 272605-9008





**STORM DRAINAGE AND GRADING PLAN
OVERALL**

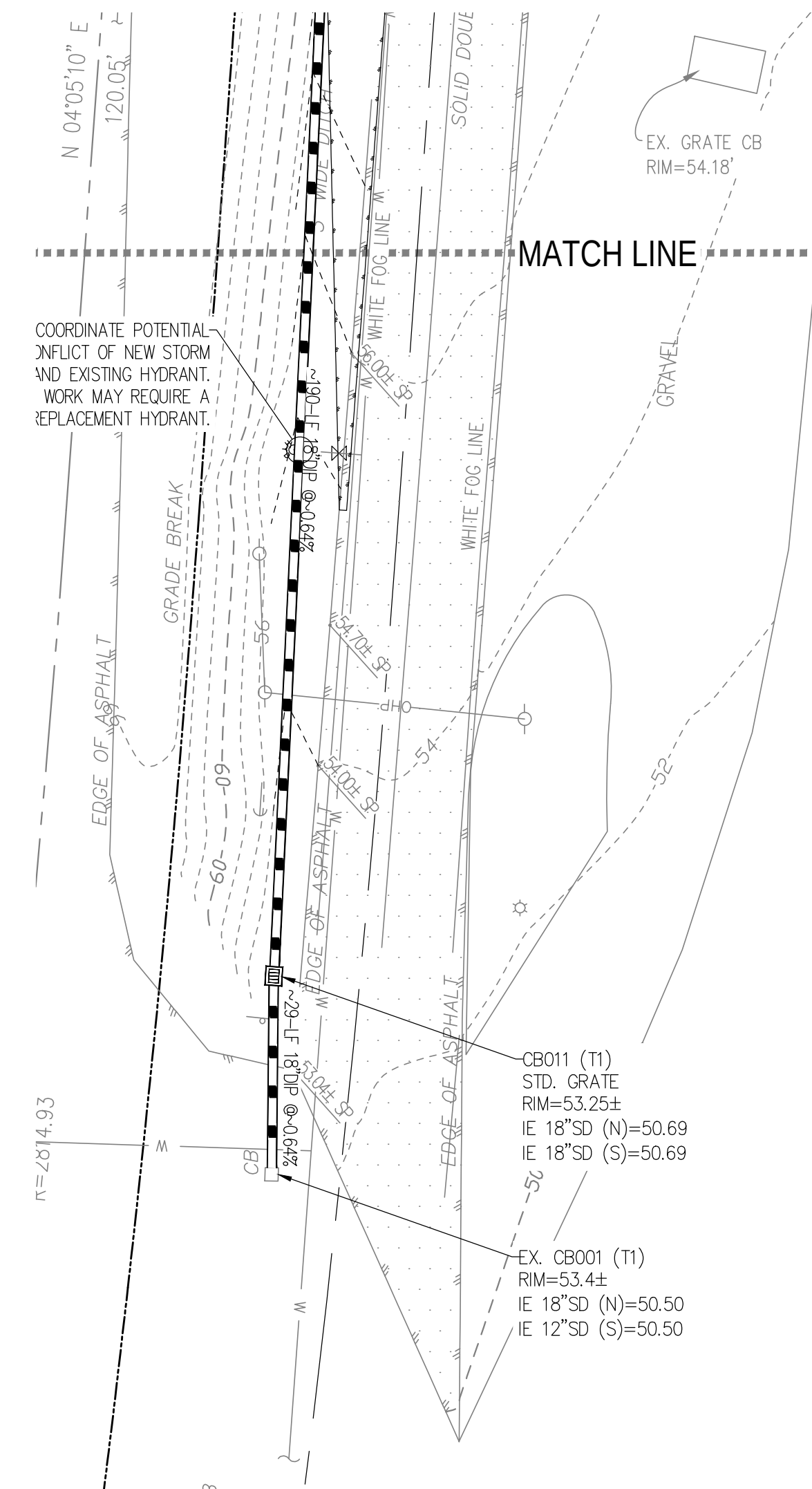
WILLOWS VEHICLE STORAGE
12611 WILLOWS ROAD NORTHEAST
KIRKLAND, WASHINGTON 98034
ASSESSOR'S PARCEL NO.: 272605-9008



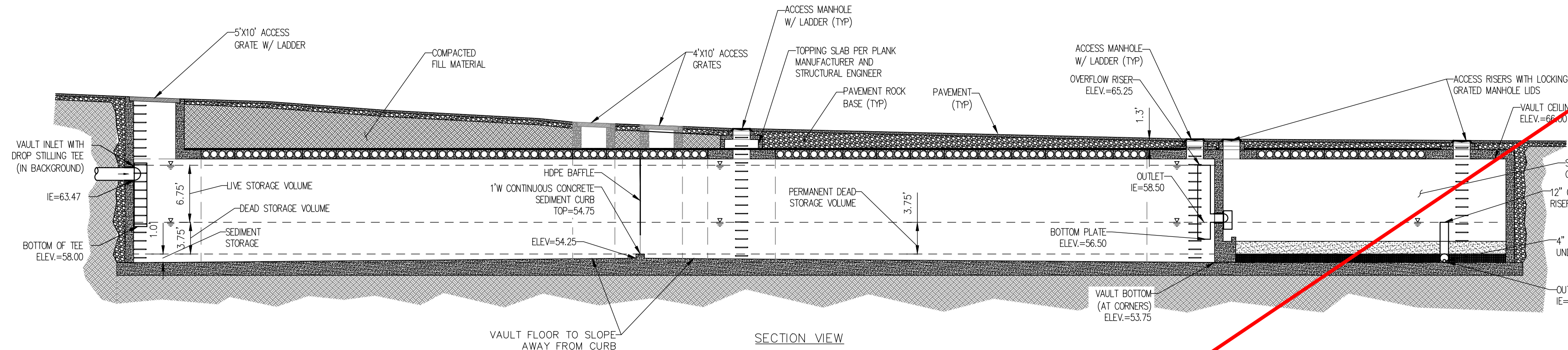
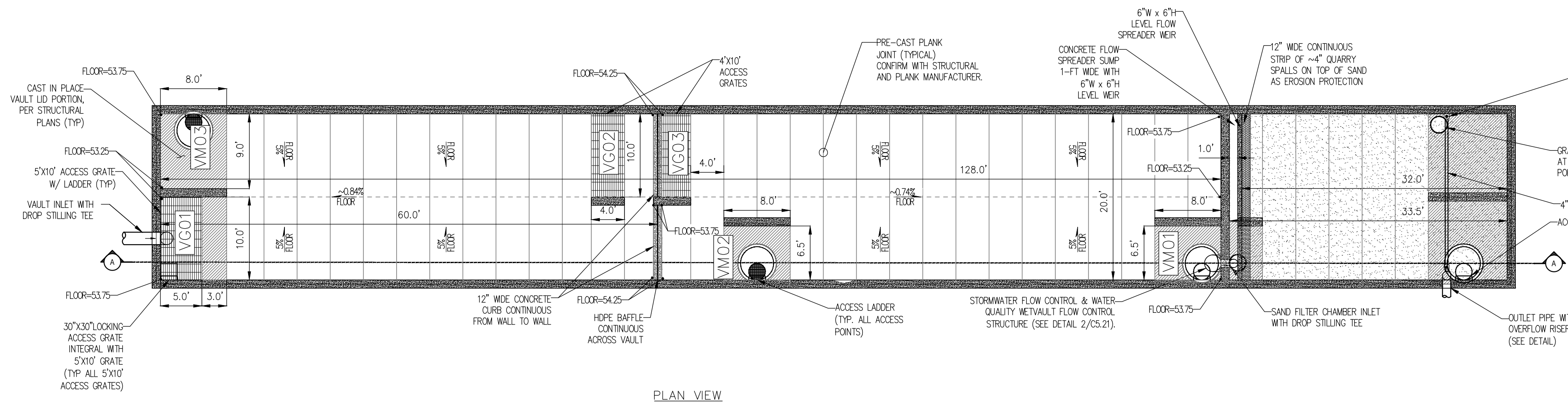
C5.00



1. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF KIRKLAND.
2. SEE DETAIL SHEETS FOR PROJECT SPECIFIC AND STANDARD DETAILS.
3. REVIEW CITY STANDARD DETAILS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
4. ALL UTILITY (STORM, SEWER, WATER, POWER, TELECOM, ETC.) STRUCTURE (MANHOLES, CATCH BASINS, VAULTS, BOXES, ETC.) SOLID LIDS SHALL BE "SLIP-RESISTANT."
5. UNLESS OTHERWISE INDICATED, ALL UTILITY STRUCTURE FRAMES, LIDS, CONCRETE BANDS, ETC., LOCATED IN PAVED AREAS, SHALL BE SET SUCH THAT ENTIRE LID SURFACE AND SURFACE IS FLUSH AND UNIFORM WITH SURROUNDING PAVEMENT, SUCH THAT THERE ARE NO "LIPS," PROTRUSIONS, OR TRIP HAZARDS.



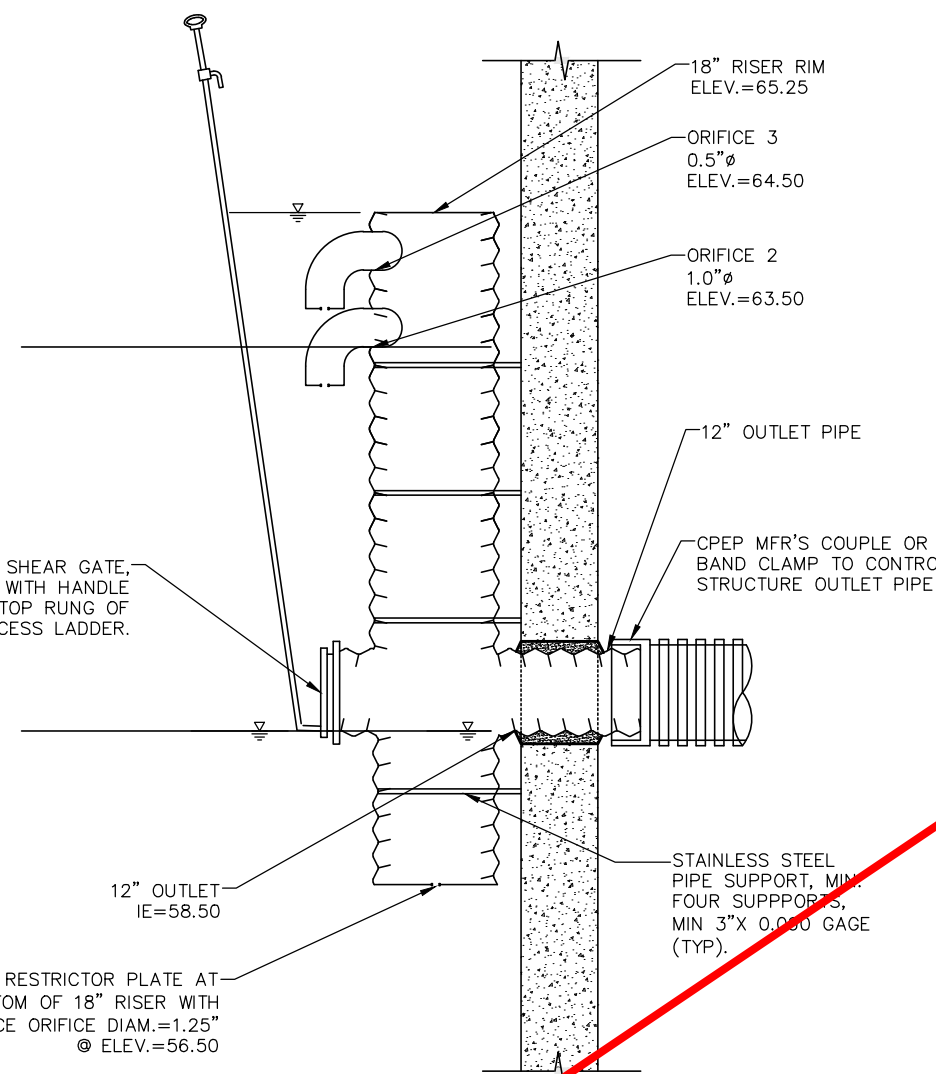
City of Kirkland
Reviewed by C. Jones
05/20/2022



1 C5.21 STORMWATER FLOW CONTROL, WATER QUALITY & RAINWATER HARVESTING WETVAULT

SCALE: 1"=10' H & V

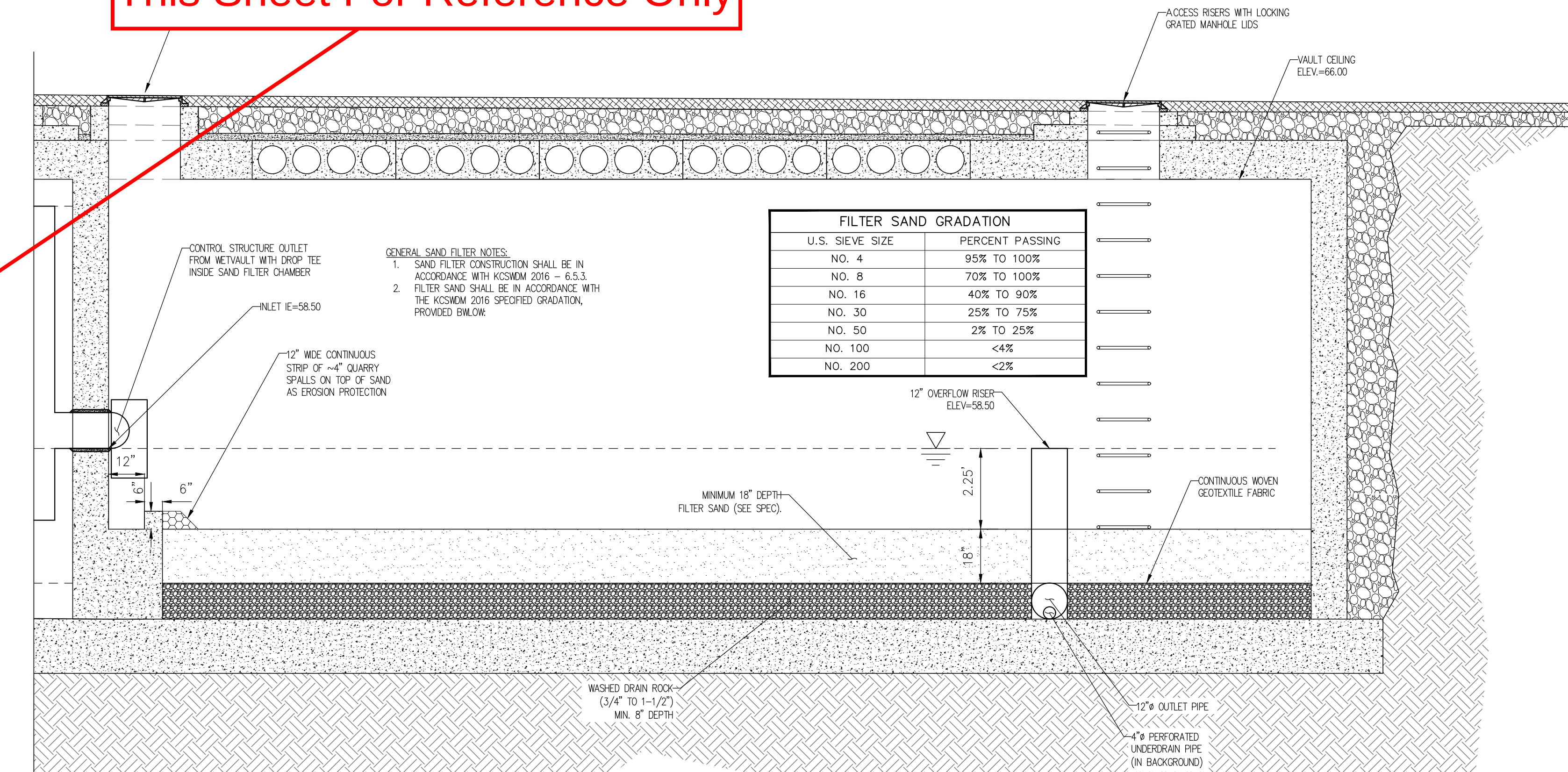
This Sheet For Reference Only



2 C5.21 WETVAULT FLOW CONTROL STRUCTURE DETAIL

SCALE: 1"=2.5' H & V

- GENERAL STORMWATER VAULT AND CONTROL STRUCTURE NOTES:**
- CONTROL STRUCTURE SHALL BE FABRICATED FROM MINIMUM 16 GAGE CORRUGATED ALUMINUM PIPE (CORLUX OR APPROVED EQUAL). ALL JOINTS SHALL BE WELDED CONTINUOUS, SMOOTH AND COMPLETE.
 - ALL HARDWARE SHALL BE STAINLESS STEEL.
 - SHEAR GATE SHALL BE EPOXY COATED BRONZE SEAT SHEAR GATE (TROY VALVE OR APPROVED EQUAL).
 - STORMWATER WETVAULT TO BE CONSTRUCTED PER STRUCTURAL PLANS AND SPECIFICATIONS.
 - CONTECH STORMFILTER VAULT SHALL BE PLACED ON MINIMUM OF 6" COMPACTED WSDOT BASE COURSE MATERIAL, ON TOP OF COMPACTED SUBGRADE. BOTH SUBGRADE AND BASE ROCK SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM D1557.
 - COORDINATE ALL VAULT CONSTRUCTION WORK WITH VAULT PLANK LID MANUFACTURER, WITH PARTICULAR CARE GIVEN TO PLACEMENT AND COMPACTION OF FILL MATERIALS ON TOP OF THE VAULT(S).
 - PROVIDE AND INSTALL IN A LOCATION SELECTED BY OWNER A CUSTOM SIGN. USING MUTCD R-2 AS A TEMPLATE, THE SIGN SHALL READ:
- UNDERGROUND UTILITY VAULTS IN THIS AREA WITH LOAD LIMITATIONS. CONTACT PROPERTY OWNER PRIOR TO HEAVY LOAD ACTIVITIES.**
- MANHOLE ACCESS RISERS ON THE VAULT SHALL BE CONSTRUCTED SIMILAR TO A MANHOLE OR TYPE 2 CATCH BASIN, INCLUDING SETTING AND ADJUSTING THE FRAME AND LID TO BE FLUSH WITH FINISH GRADE PAVEMENT.
 - THE PROPOSED STORMFILTER VAULT MAY BE INSTALLED AS PART OF THE EARLY CLEAR AND GRADE ACTIVITIES. THE STORMFILTER CARTRIDGES SHALL NOT BE INSTALLED UNTIL THE SITE HAS BEEN STABILIZED AND ALL STORMWATER FACILITIES HAVE BEEN CLEANED.
- STORMWATER VAULT AND CONTROL STRUCTURE TEMPORARY TESC USE NOTES:**
- WHEN VAULT AND PERMANENT CONTROL STRUCTURE ARE USED DURING CONSTRUCTION AS PART OF A TEMPORARY SEDIMENTATION POND, THE RELEASE RATE SHALL BE LIMITED TO 50% OF THE 2-YR PEAK FLOW (~0.028-CFS), BY PLUGGING ALL UPPER ORIFICES AND NOTCHES.
 - THE VAULT AND CONTROL STRUCTURE SHALL BE THOROUGHLY CLEANED AFTER FINAL STABILIZATION OF PROJECT SITE AND PRIOR TO FINAL INSTALLATION OF STORMFILTER CARTRIDGES IN STORMFILTER VAULT.



3 C5.21 SAND FILTER CHAMBER DETAIL

SCALE: 1"=2.5' H & V

FILTER SAND GRADATION	
U.S. SIEVE SIZE	PERCENT PASSING
NO. 4	95% TO 100%
NO. 8	70% TO 100%
NO. 16	40% TO 90%
NO. 30	25% TO 75%
NO. 50	2% TO 25%
NO. 100	<4%
NO. 200	<2%

- GENERAL SAND FILTER NOTES:**
- SAND FILTER CONSTRUCTION SHALL BE IN ACCORDANCE WITH KCSMM 2016 - 6.5.3.
 - FILTER SAND SHALL BE IN ACCORDANCE WITH THE KCSMM 2016 SPECIFIED GRADATION, PROVIDED BELOW:

DATE	REVISION/DESCRIPTION	BY	CHK.	APP.
04/08/2022	LAND SURFACE MODIFICATION PERMIT APPLICATION RESUBMITTAL	CPK	JMM	CPK
11/02/2021	LAND SURFACE MODIFICATION PERMIT APPLICATION RESUBMITTAL	CPK	JMM	CPK
12/19/2020	LAND SURFACE MODIFICATION PERMIT APPLICATION	CPK	JMM	CPK



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PREPARED FOR:
Honda of Kirkland
HOK ENTERPRISES, LLC
13231 SOUTH-EAST 36TH STREET
SUITE 200
BELLEVUE, WASHINGTON 98006

STORM DRAINAGE VAULT DETAILS

811
Know what's below.
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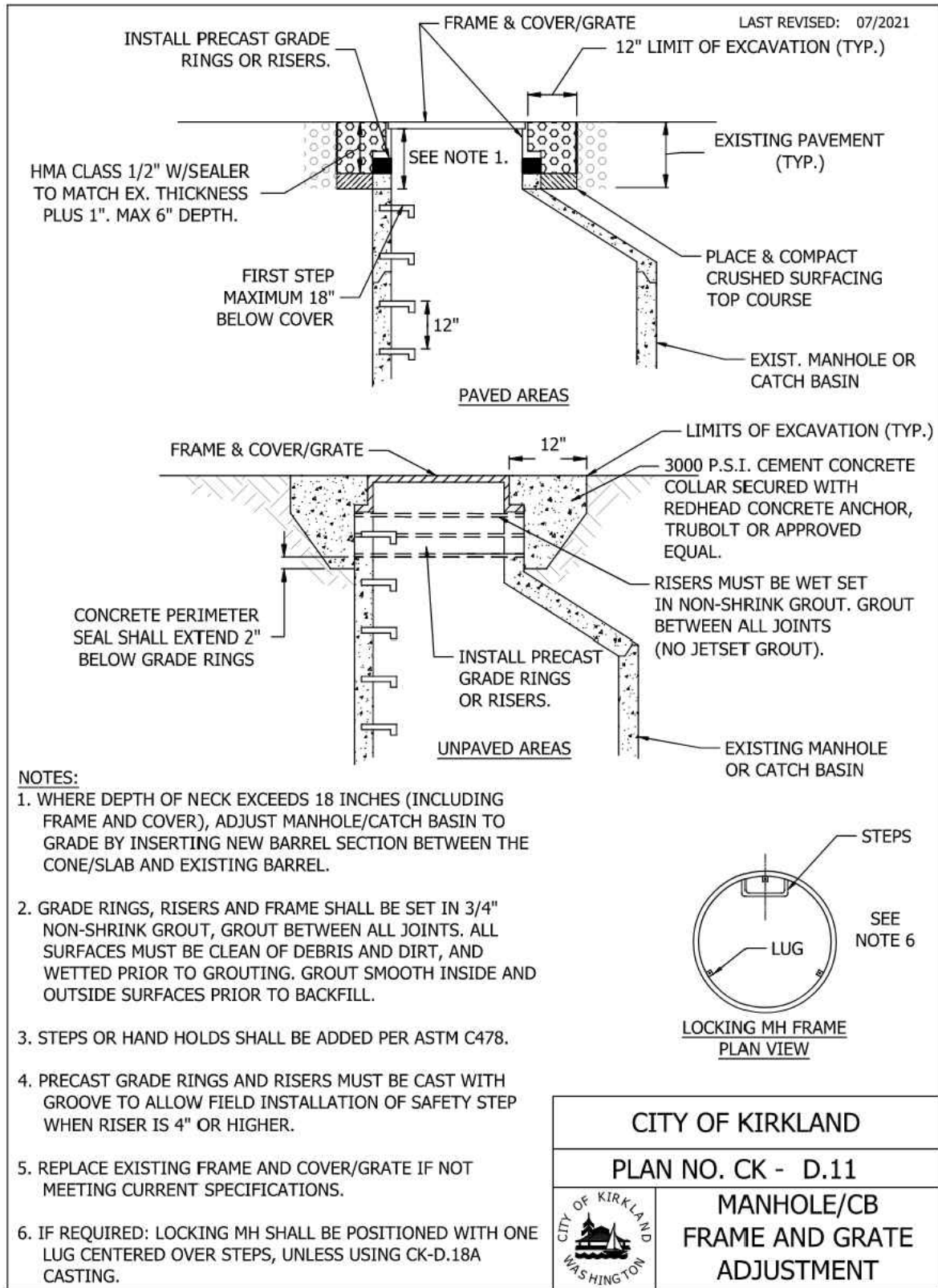
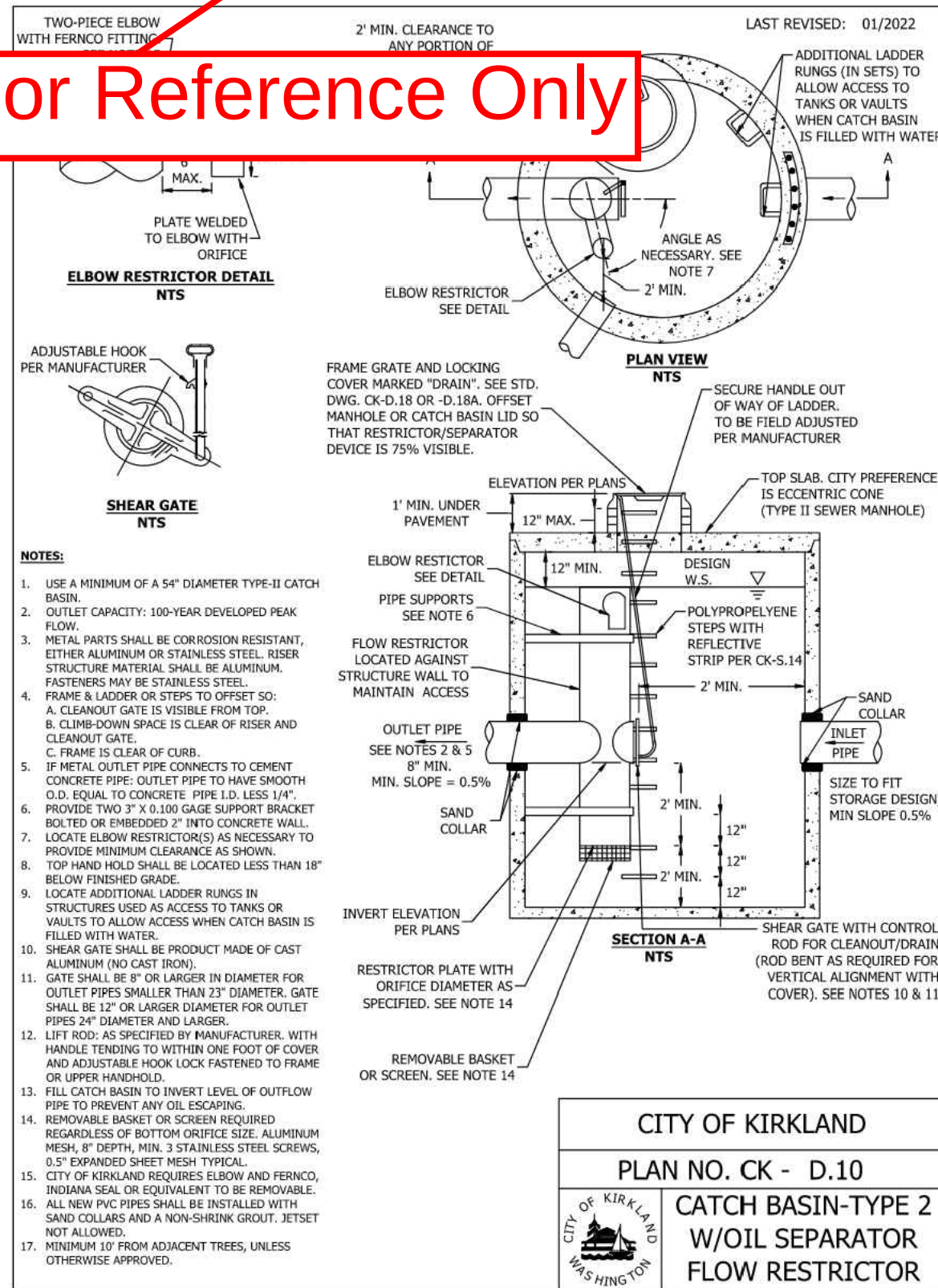
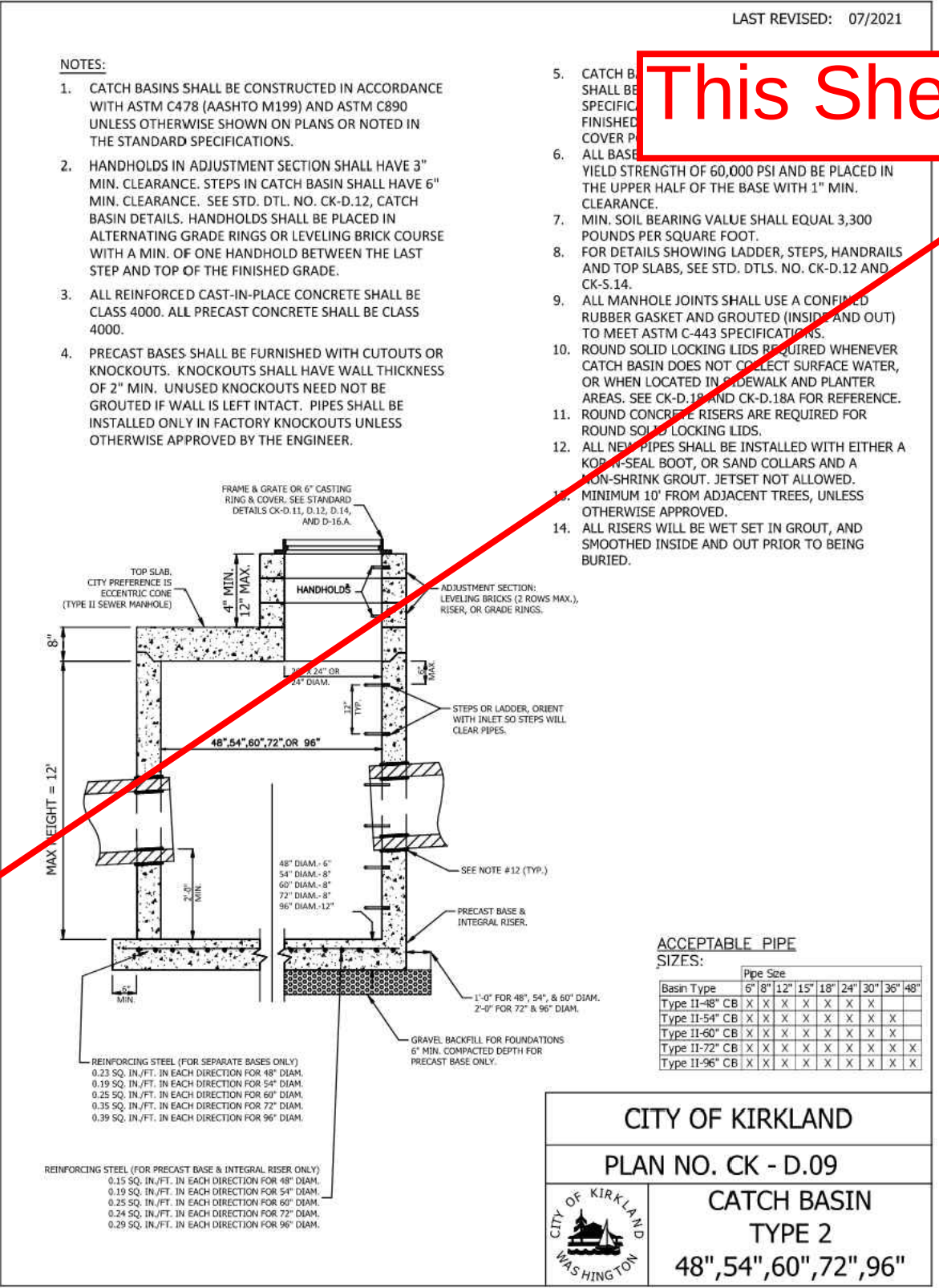
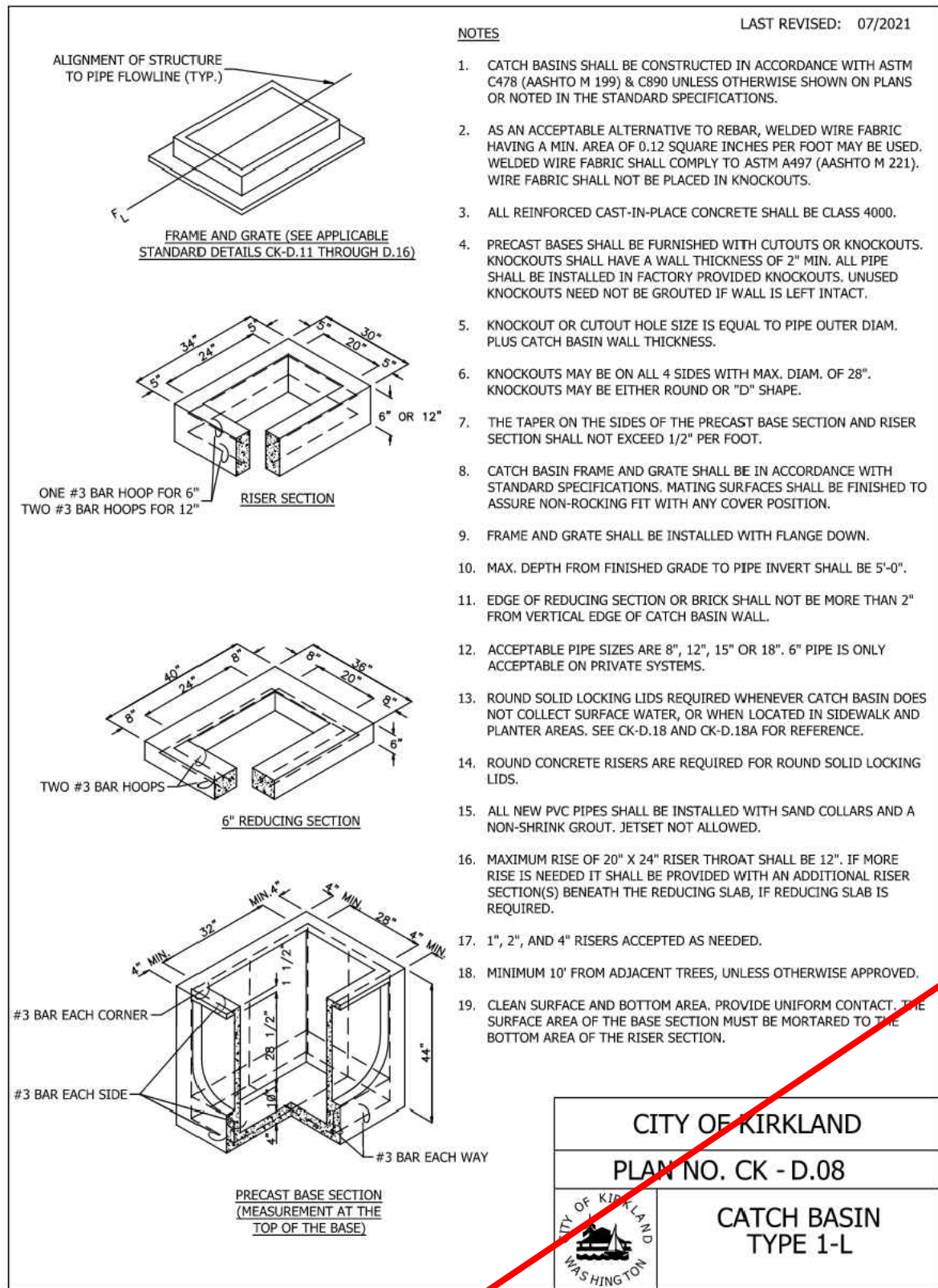
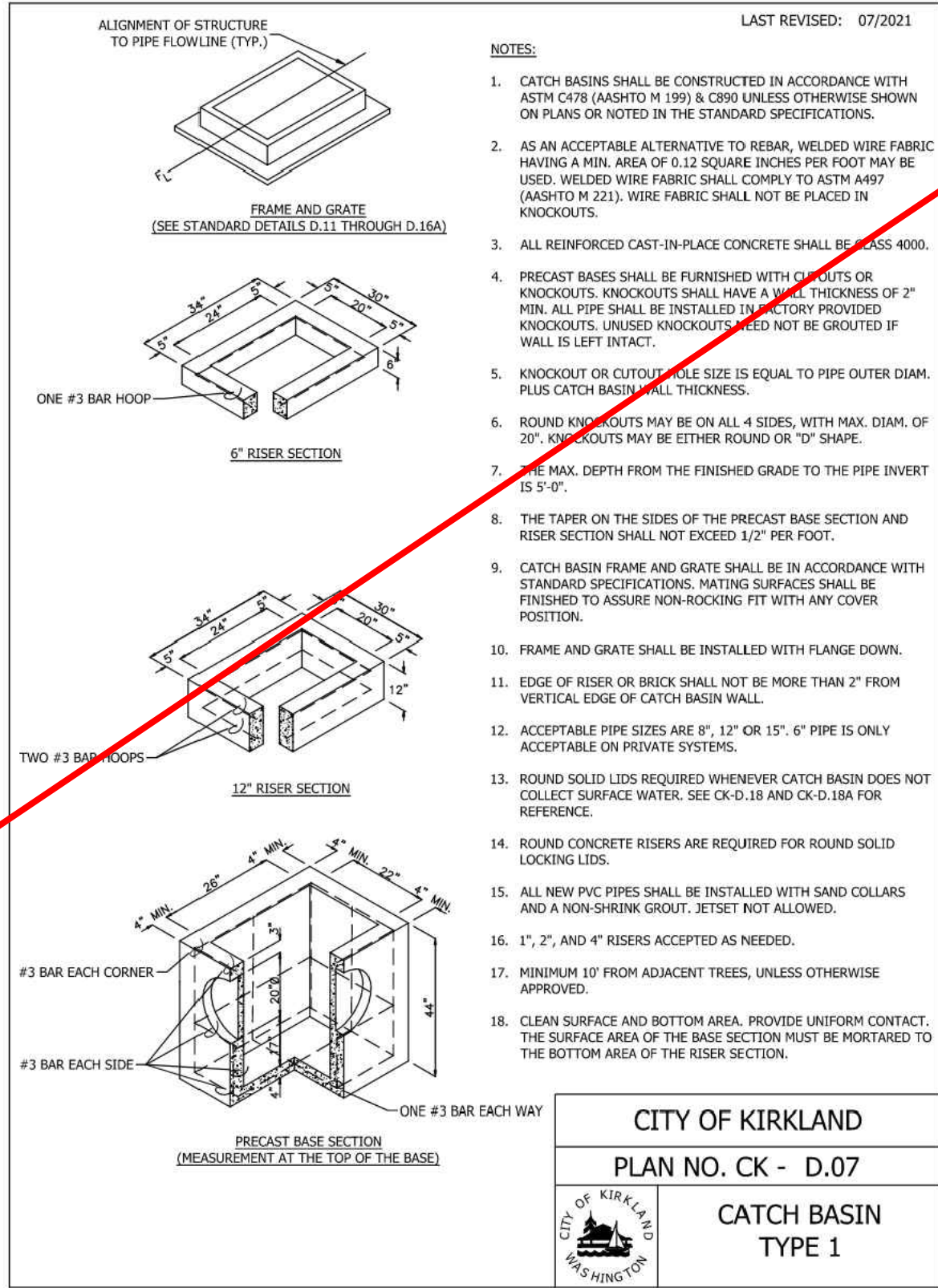
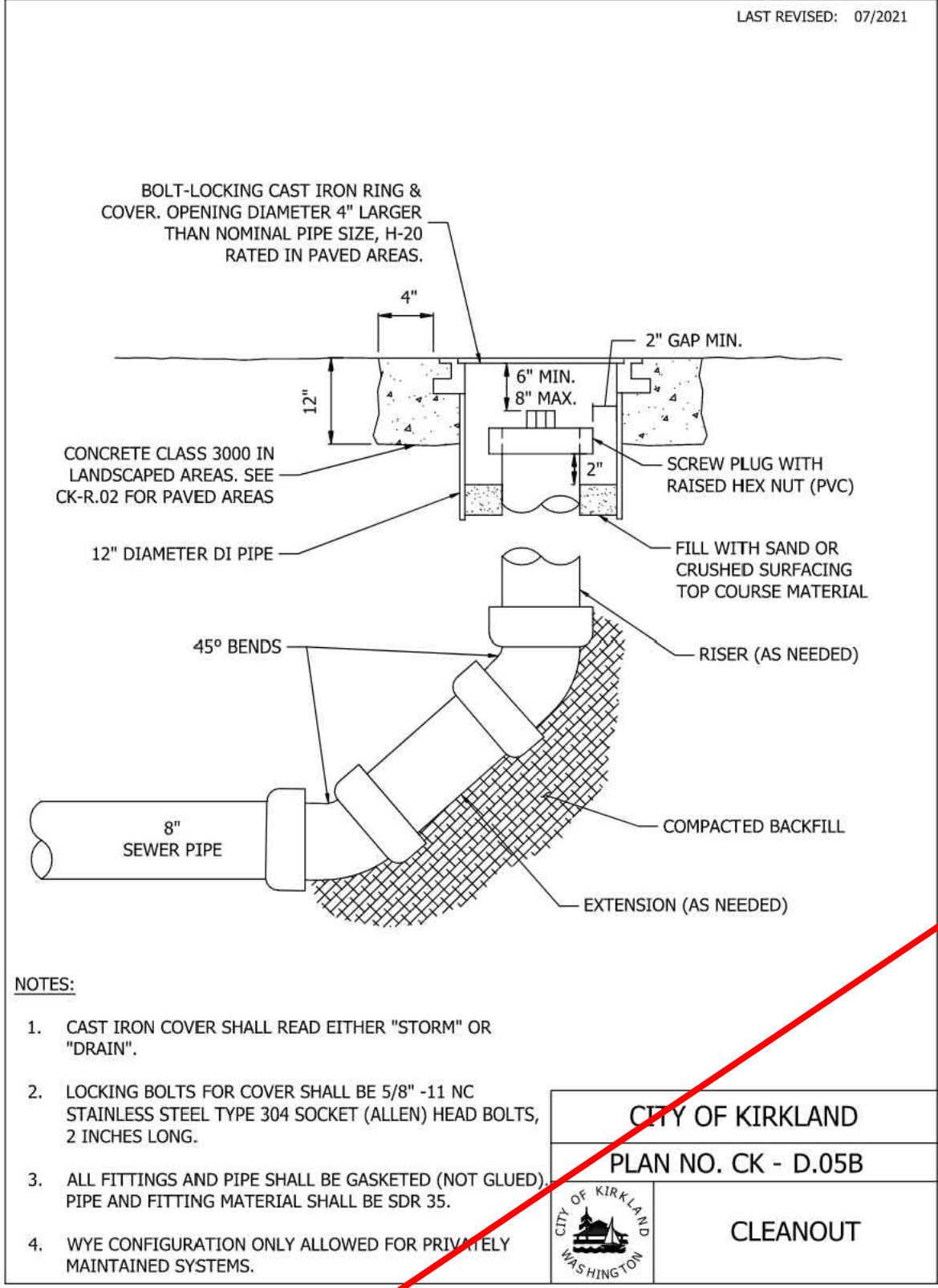
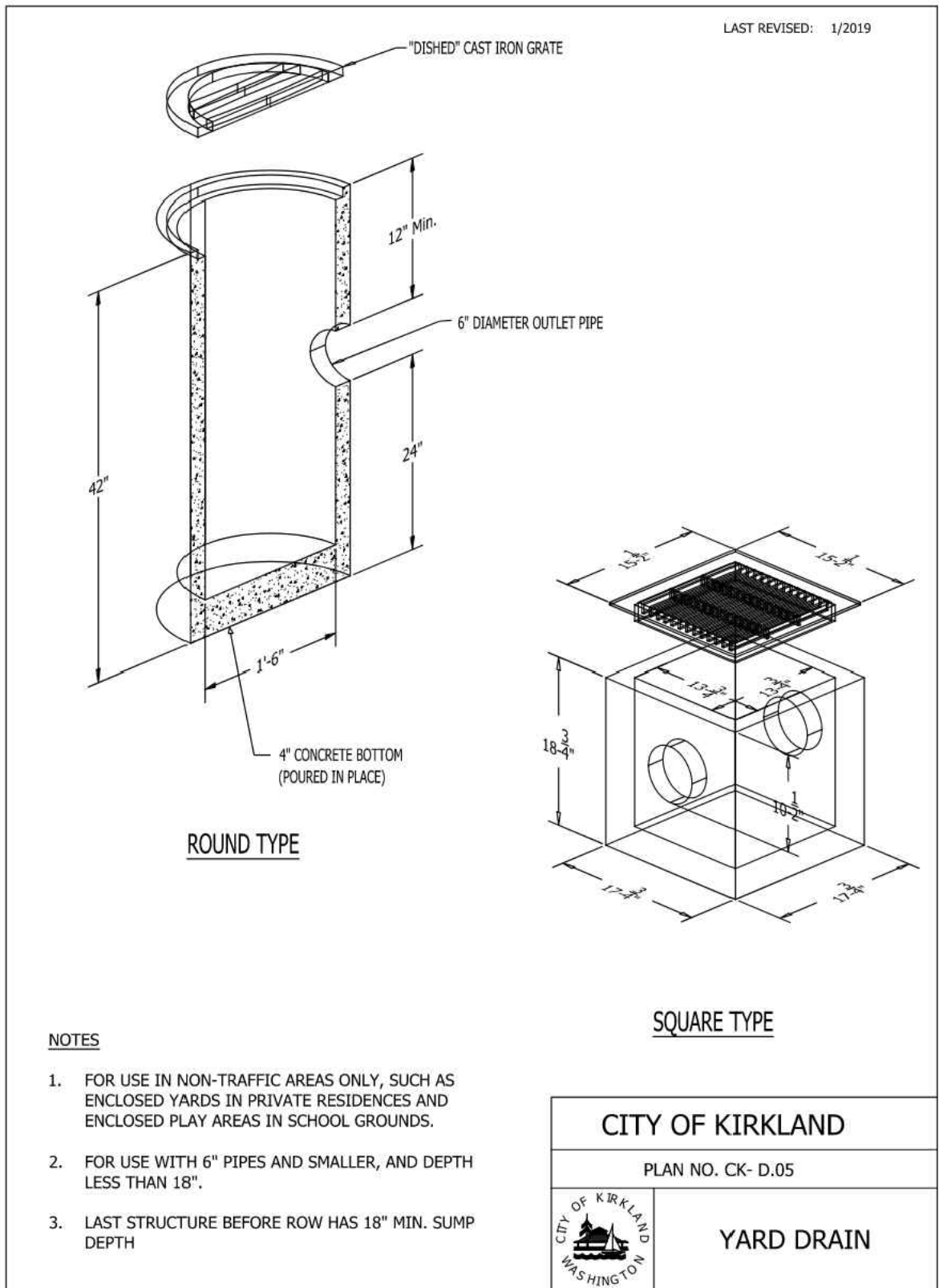
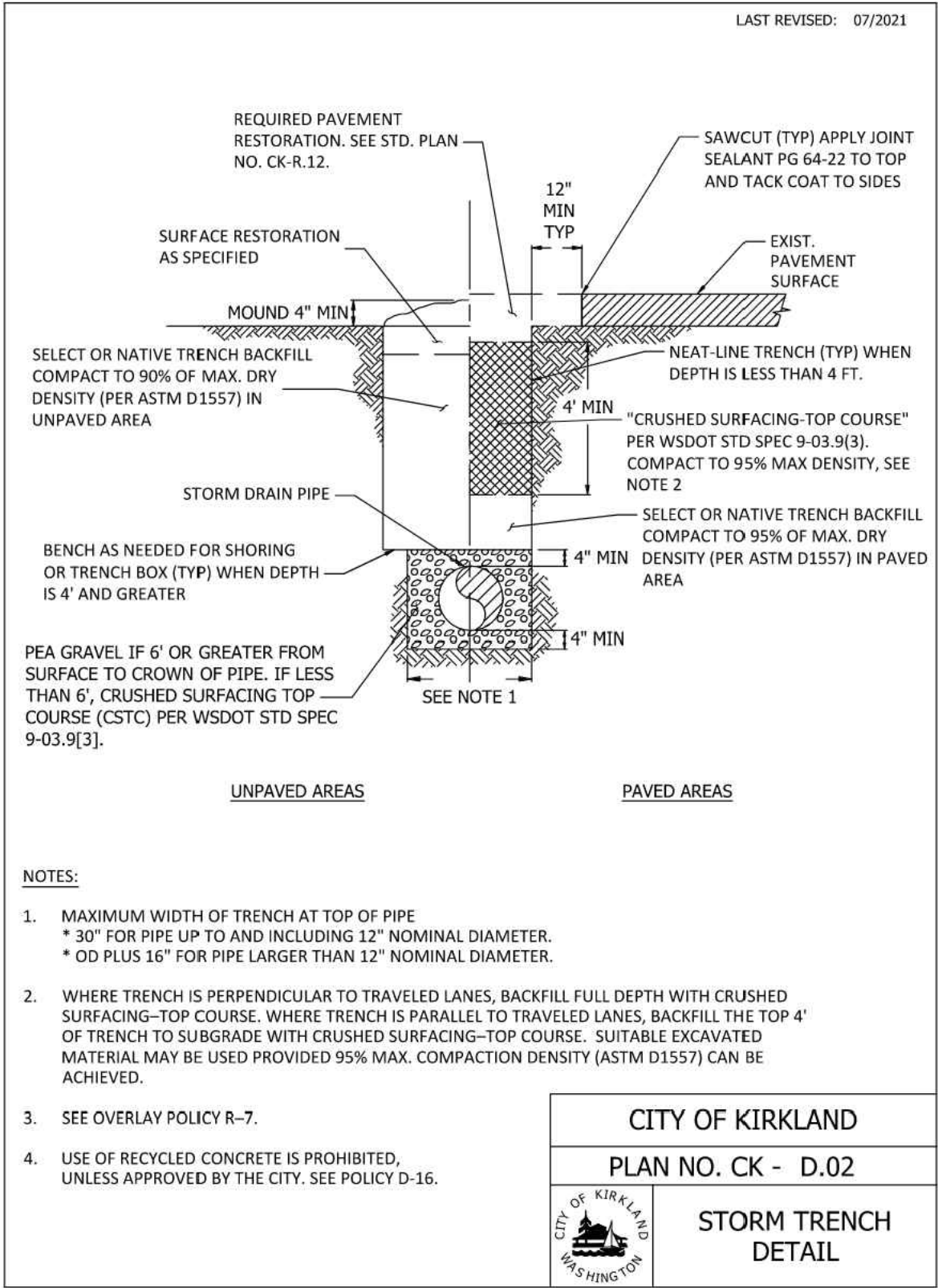
PROJECT LOCATION (S,T,R):
PORTIONS OF THE SE 1/4
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SEC. 27, TWP. 26N, RNG. 05E, W.M.

JURISDICTION FILE NO.:
LSM20-08788

FARALLON PROJECT NO.:
2434-001

SHEET

C5.21



City of Kirkland
Reviewed by C. Jones
05/20/2022

PREPARED BY: FARALLON CONSULTING

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PREPARED FOR: HOK ENTERPRISES, LLC

12611 WILLOWS ROAD NORTHEAST
KIRKLAND, WASHINGTON 98034
ASSESSOR'S PARCEL NO.: 272605-9008

WILLOWS VEHICLE STORAGE

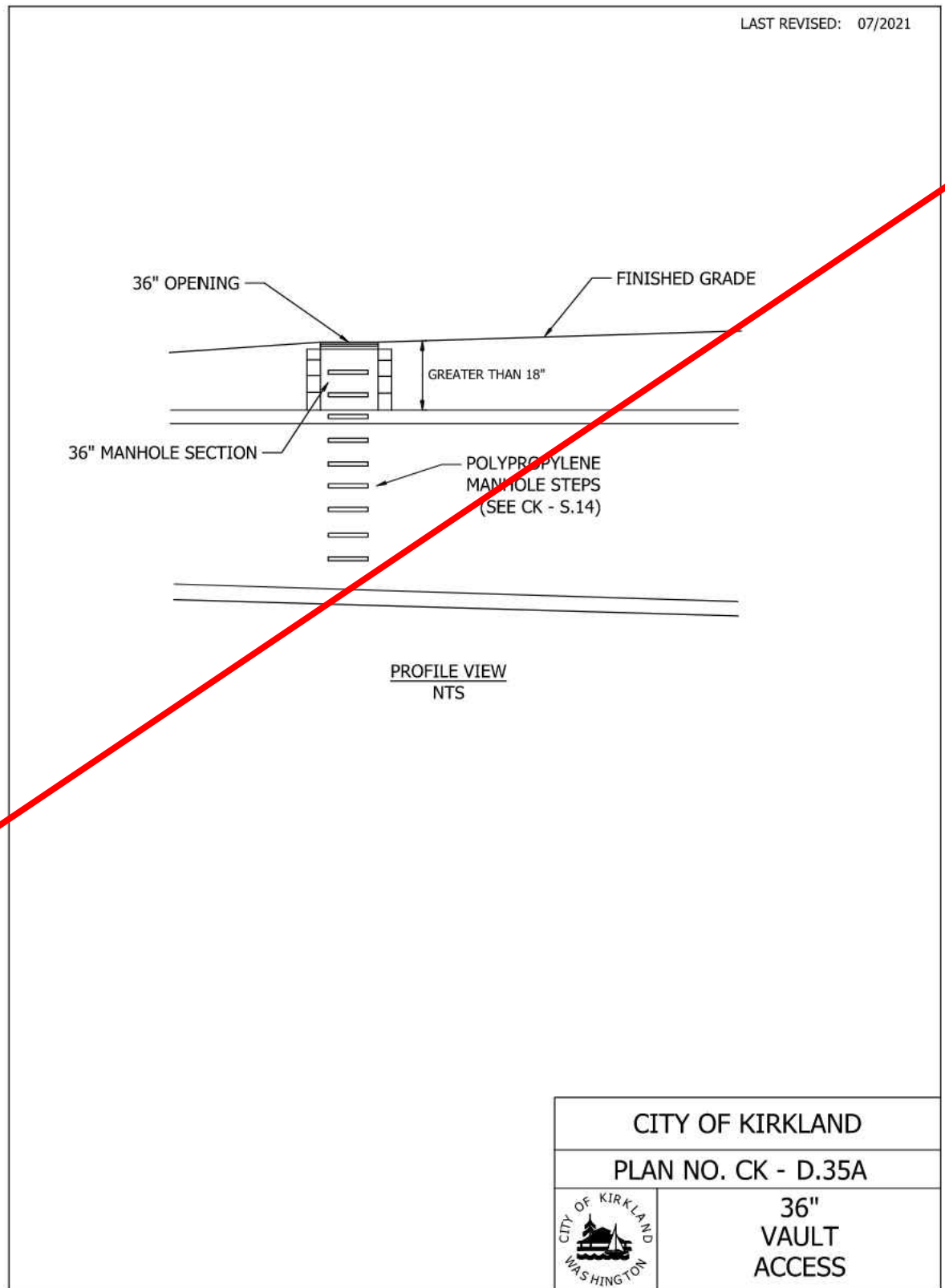
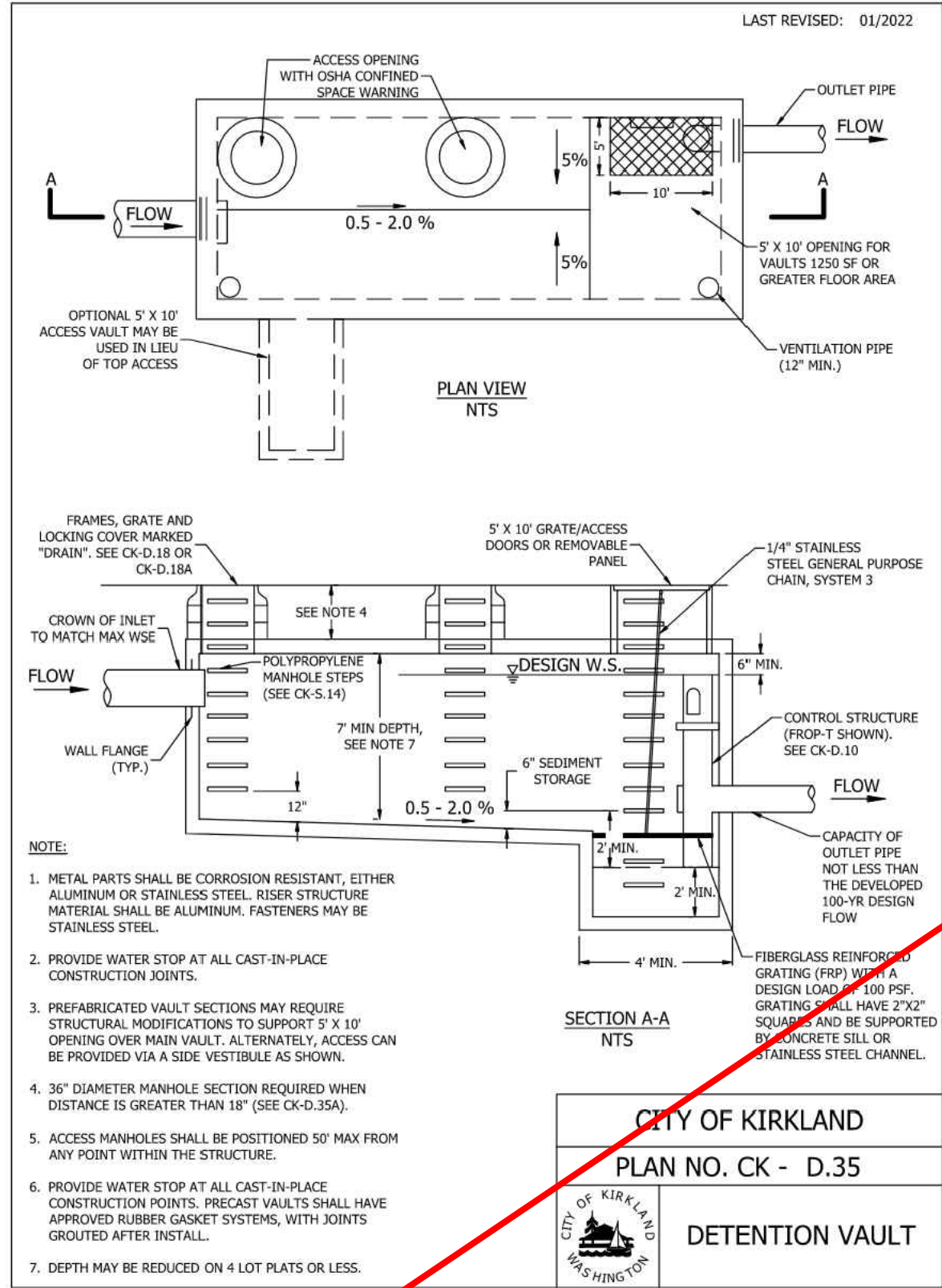
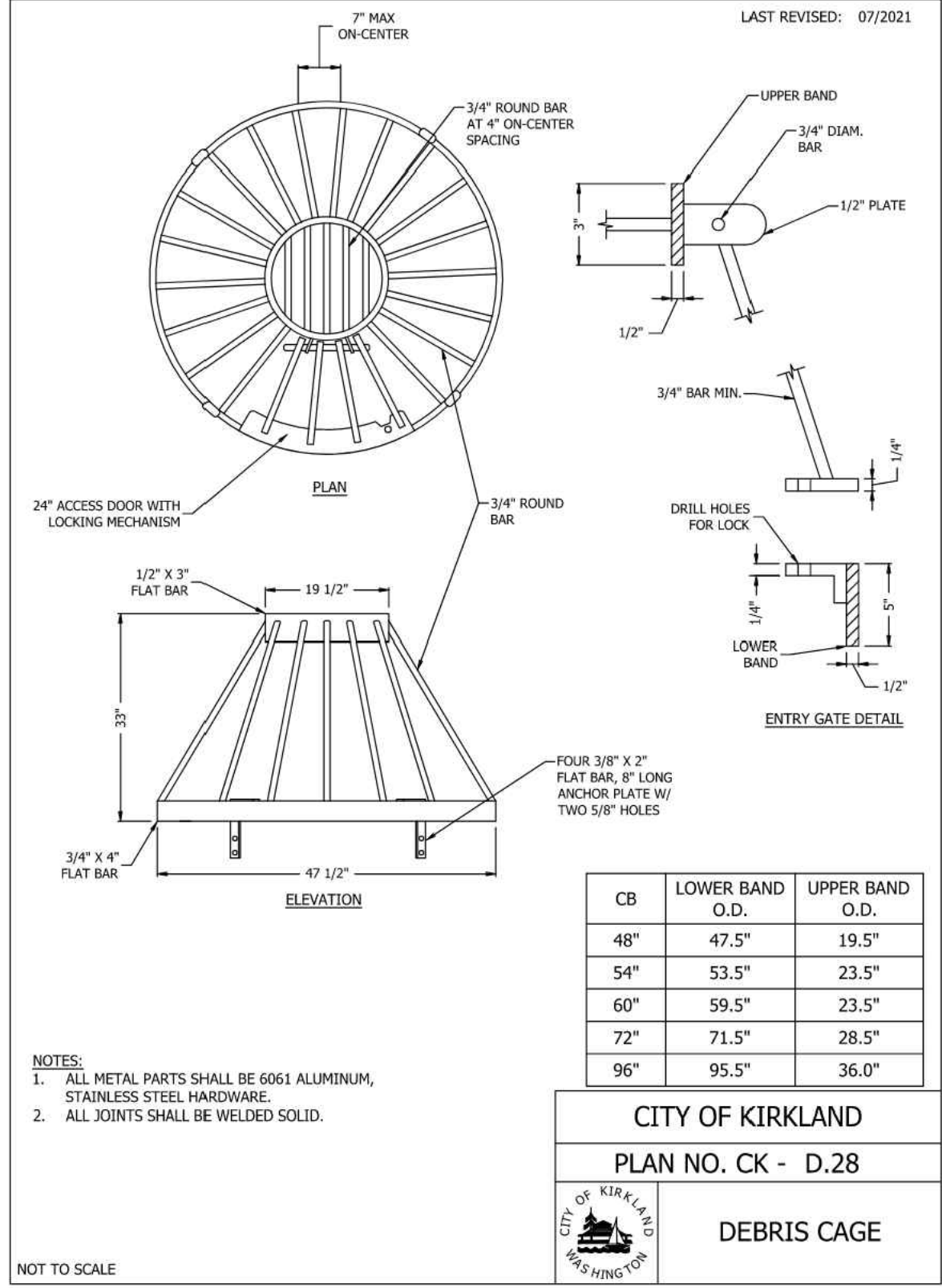
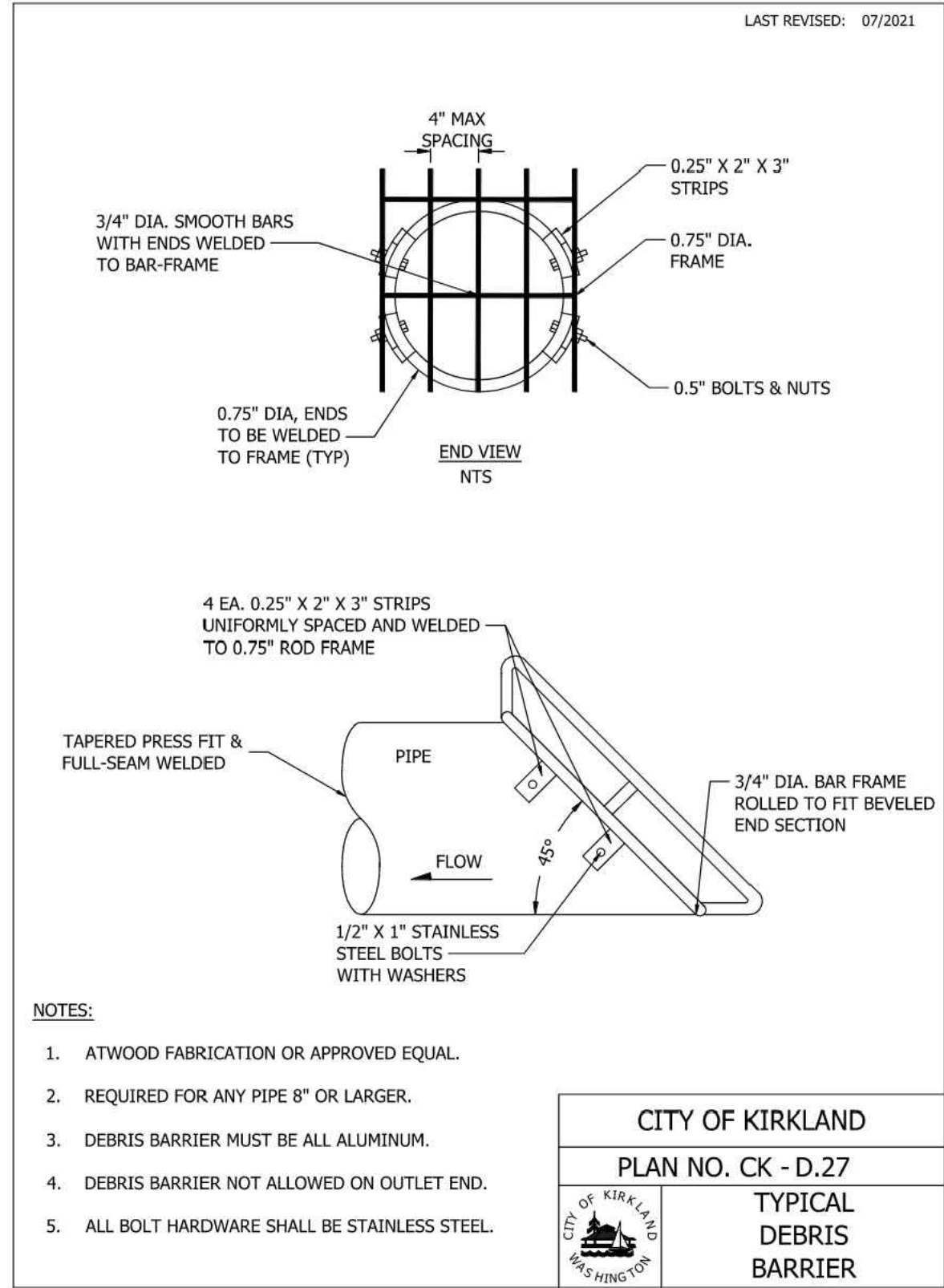
PROJECT LOCATION (S.T.R.): PORTIONS OF THE SE 1/4 OF THE NW 1/4 OF SEC. 27, TWP. 28N, RING. 05E, W.M.

JURISDICTION FILE NO.: LSM20-08788

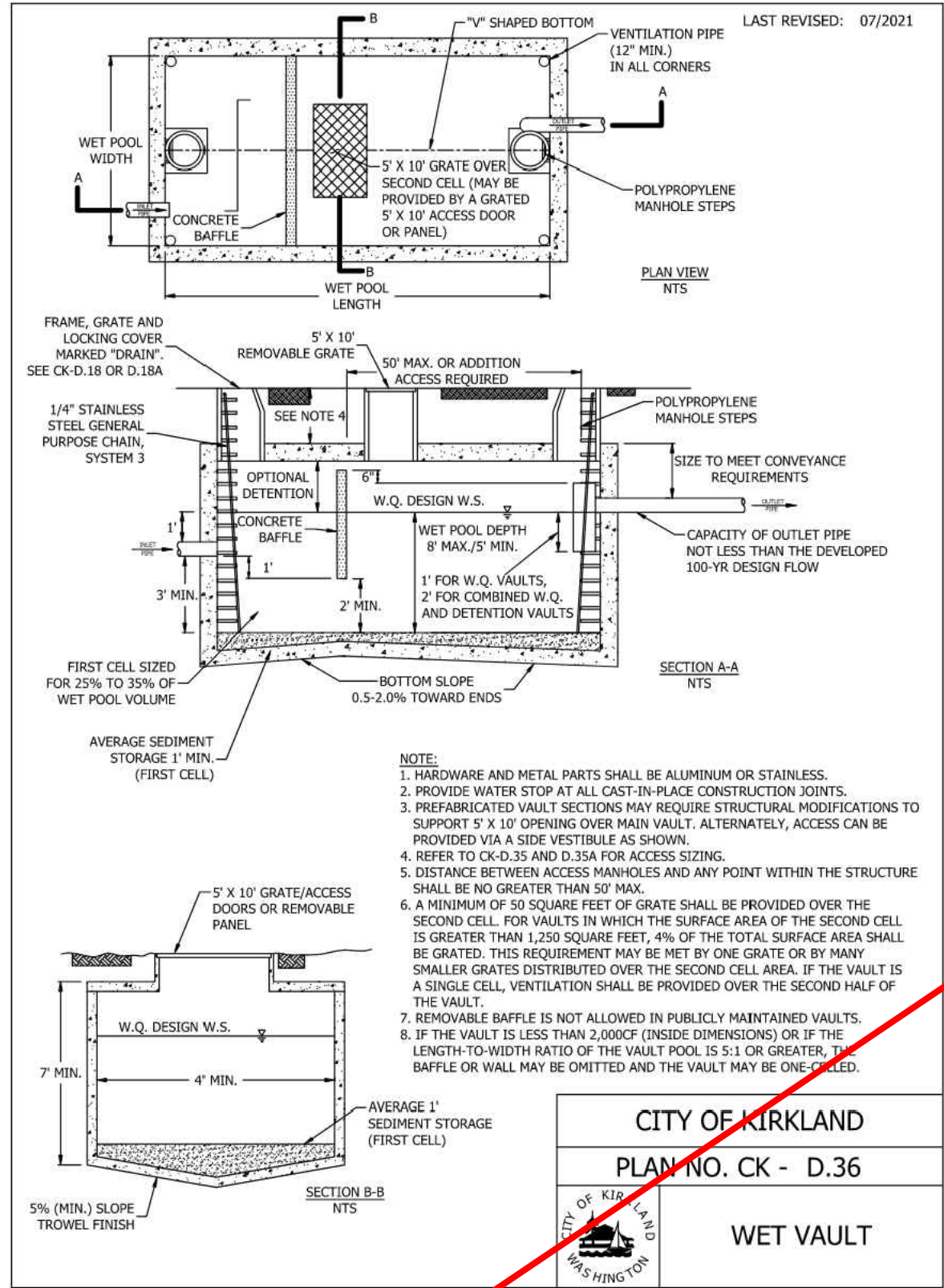
FARALLON PROJECT NO.: 2434-001

SHEET

C5.23



City of Kirkland
Reviewed by C. Jones
08/20/2022



This Sheet For Reference Only

DATE	BY	CHK.	APP.	REVISION/DESCRIPTION
04/08/2022	CKK	JNN	CKK	LAND SURFACE MODIFICATION PERMIT APPLICATION RESUBMITTAL
11/01/2021	CKK	JNN	CKK	LAND SURFACE MODIFICATION PERMIT APPLICATION RESUBMITTAL
12/18/2020	CKK	JNN	CKK	LAND SURFACE MODIFICATION PERMIT APPLICATION

April 8, 2022

PREPARED BY:

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Honda of Kirkland

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13231 SOUTH-EAST 36TH STREET
SUITE 200
BELLEVUE, WASHINGTON 98006

STANDARD DRAINAGE DETAILS - COK

WILLOWS VEHICLE STORAGE
12611 WILLOWS ROAD NORTHEAST
KIRKLAND, WASHINGTON 98034
ASSESSOR'S PARCEL NO.: 272605-9008

811
Know what's below.
Call before you dig.

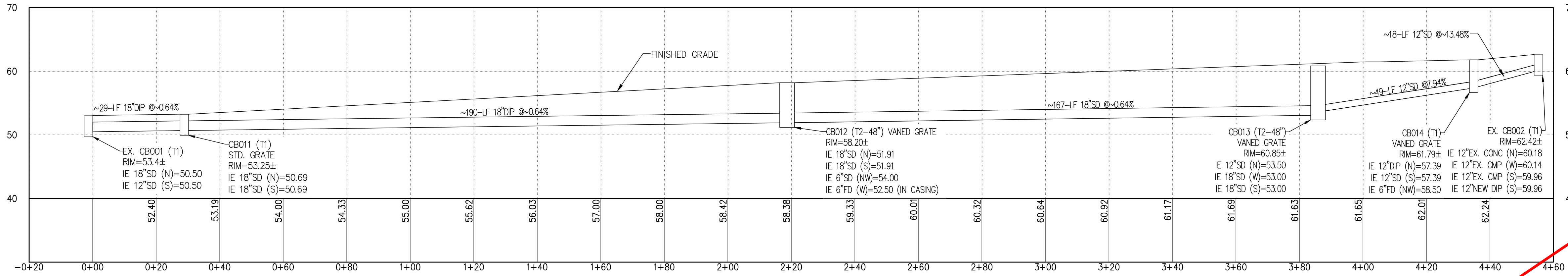
PROJECT LOCATION (S,T,R):
PORTIONS OF THE SE 1/4
OF THE NW 1/4 OF
SEC. 27, TWP. 28N, RNG. 05E, W.M.

JURISDICTION FILE NO.:
LSM20-08788

FARALLON PROJECT NO.:
2434-001

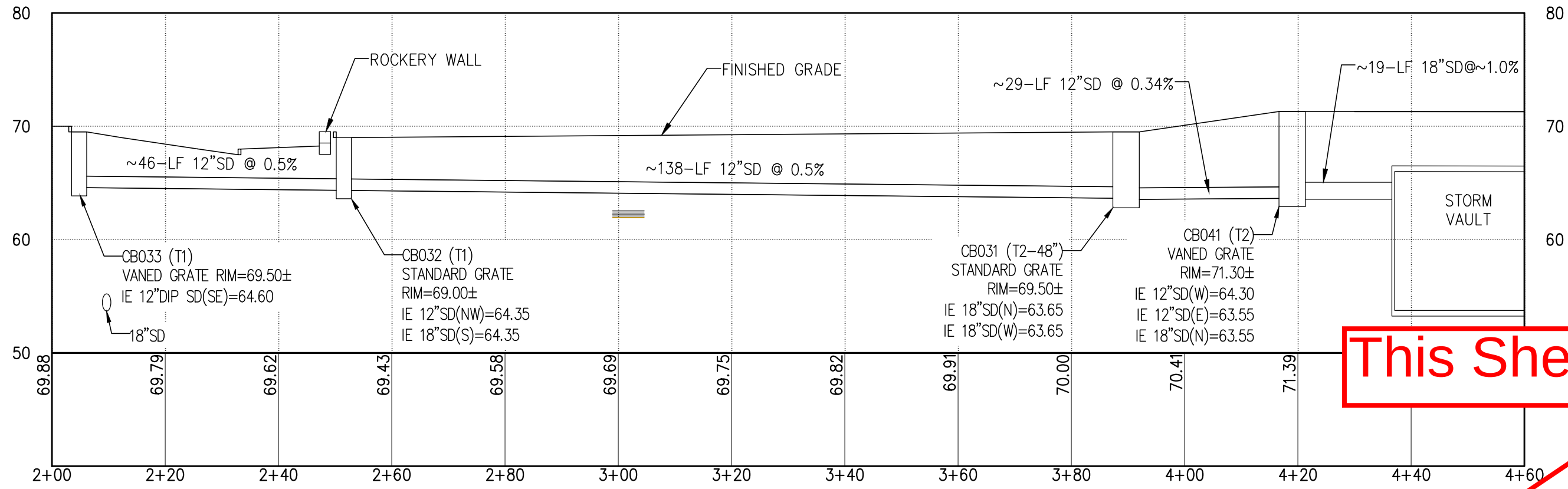
SHEET

C5.25



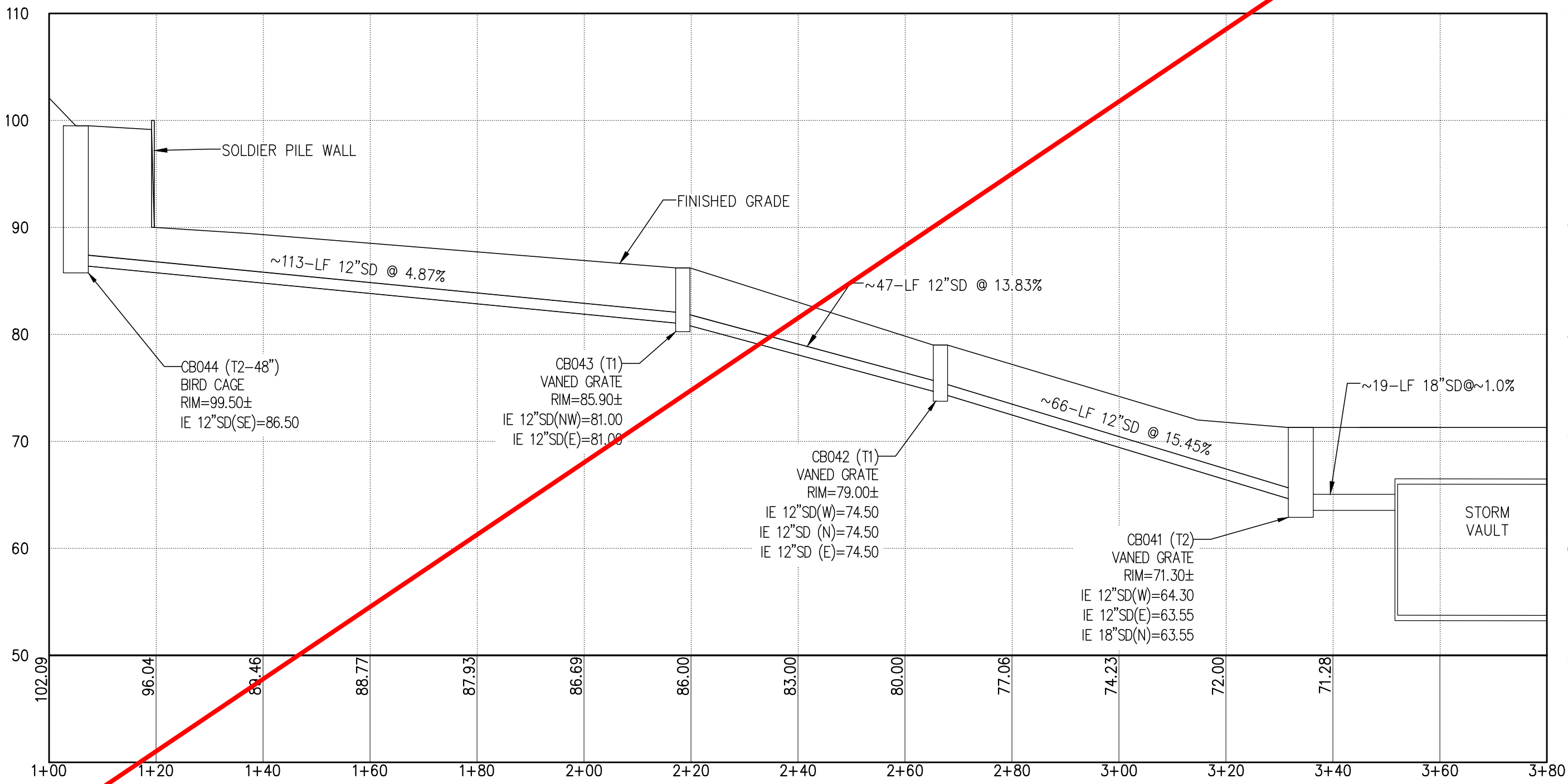
STORM DRAIN PROFILE - EX. CB001 TO EX. CB002

1" = 20'(H), 1" = 10'(V)



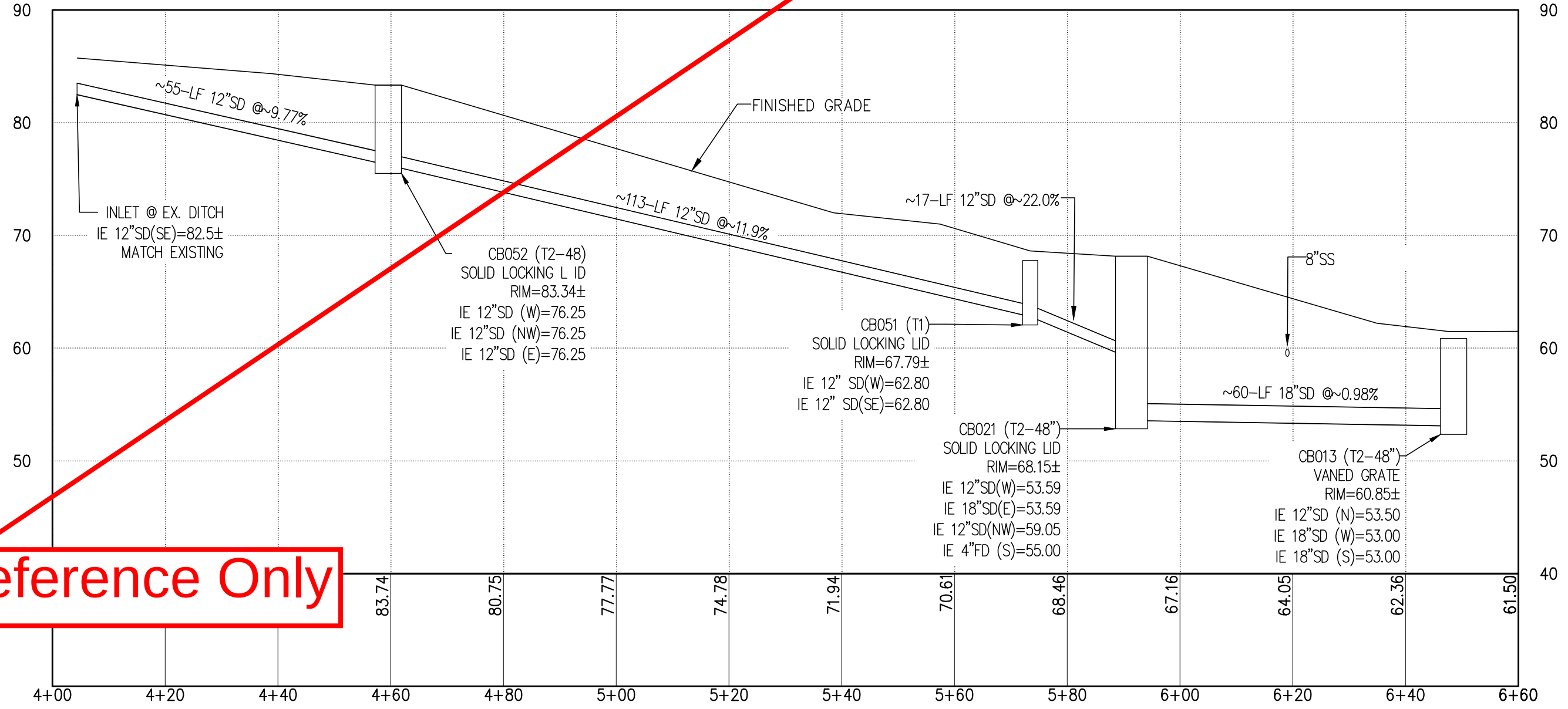
STORM DRAIN PROFILE - EX. CB32 TO VAULT

1" = 20'(H), 1" = 10'(V)



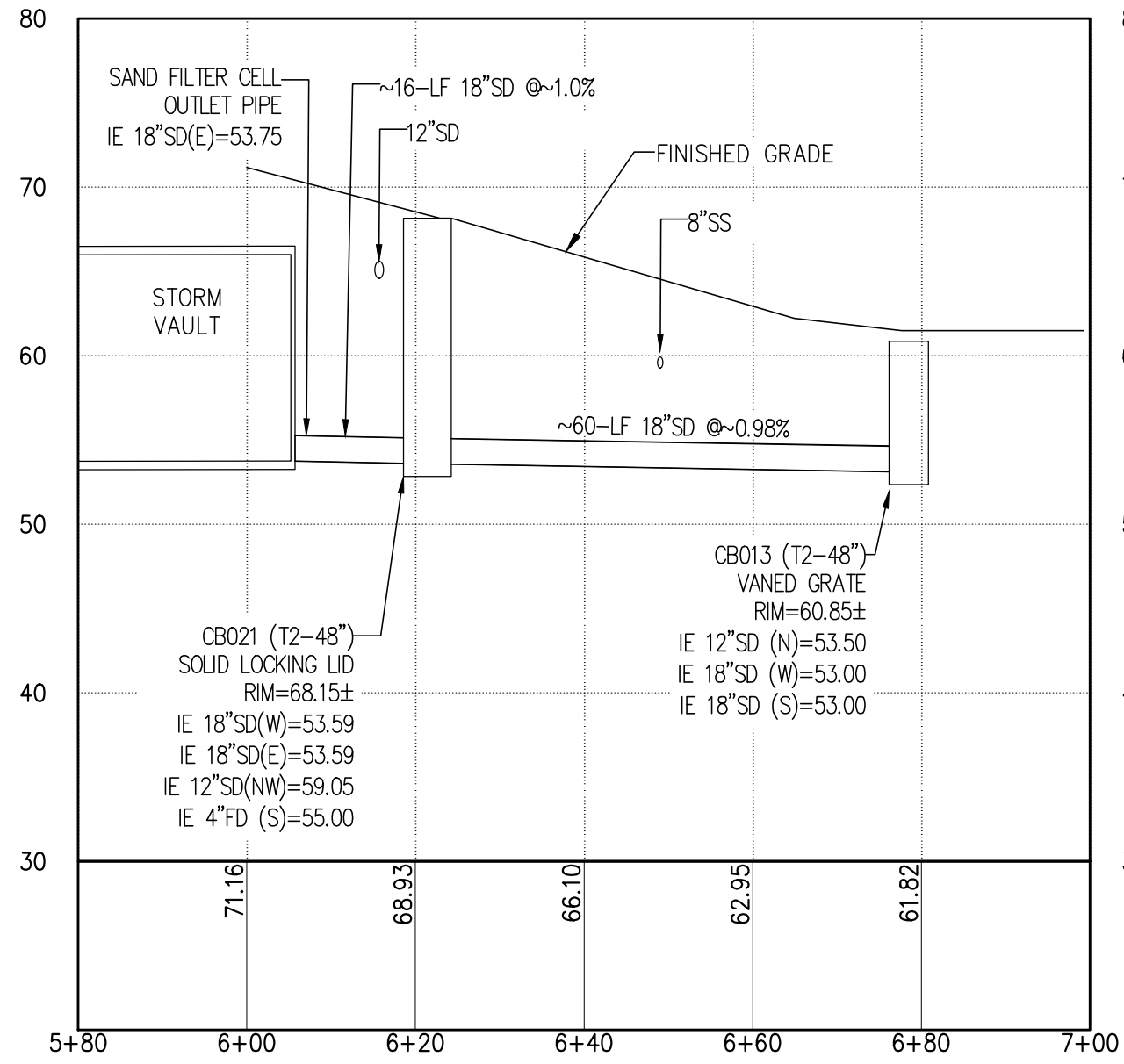
STORM DRAIN PROFILE - EX. CB44 TO VAULT

1" = 20'(H), 1" = 10'(V)



STORM DRAIN PROFILE - INLET TO CB013

1" = 20'(H), 1" = 10'(V)



STORM DRAIN PROFILE - VAULT TO CB013

1" = 20'(H), 1" = 10'(V)

This Sheet For Reference Only

City of Kirkland
Reviewed by C. Jones
05/20/2022

DATE	REVISION/DESCRIPTION	BY	CHK.	APP.
04/08/2022	LAND SURFACE MODIFICATION PERMIT APPLICATION RESUBMITTAL	CPK	JNI	
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12/02/2020	LAND SURFACE MODIFICATION PERMIT APPLICATION	CPK	JNI	



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PREPARED FOR:
Honda of Kirkland
HOK ENTERPRISES, LLC
13231 SOUTH-EAST 36TH STREET
SUITE 200
BELLEVUE, WASHINGTON 98006

DRAINAGE PROFILES
WILLOWS VEHICLE STORAGE
12611 WILLOWS ROAD NORTHEAST
KIRKLAND, WASHINGTON 98034
ASSESSOR'S PARCEL NO.: 272605-9008

PROJECT LOCATION (S.T.R.): PORTIONS OF THE SE 1/4 OF THE NW 1/4 OF SEC. 27, TWP. 28N, R1NG. 05E, W.M.
JURISDICTION FILE NO.: LSM20-08788
FARALLON PROJECT NO.: 2434-001
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C5.31

[illegible]

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CONSULTING

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WILLOWS VEHICLE STORAGE
12611 WILLOWS ROAD NORTHEAST
KIRKLAND, WASHINGTON 98034
ASSESSOR'S PARCEL NO.: 272605-9008

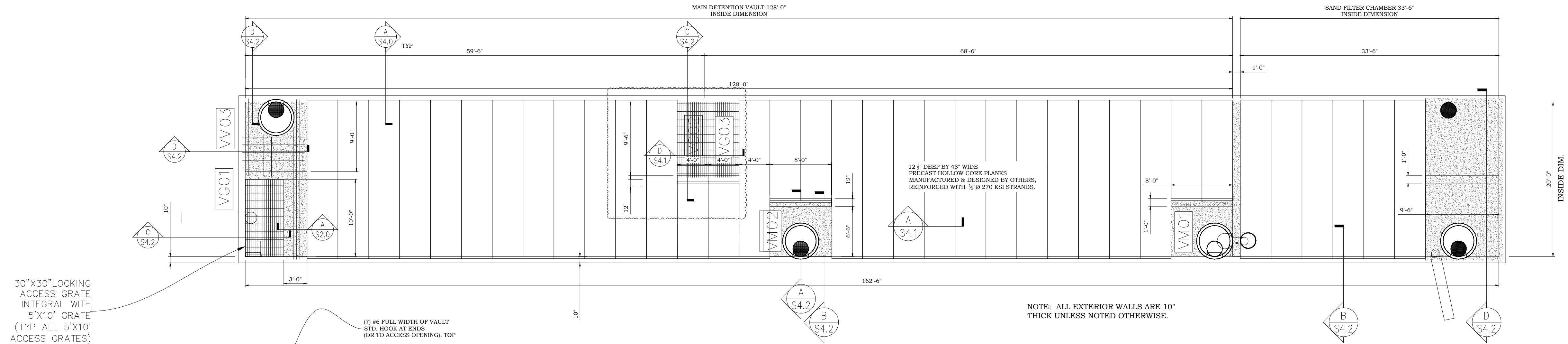


JURISDICTION FILE N

2434-001
QUEST

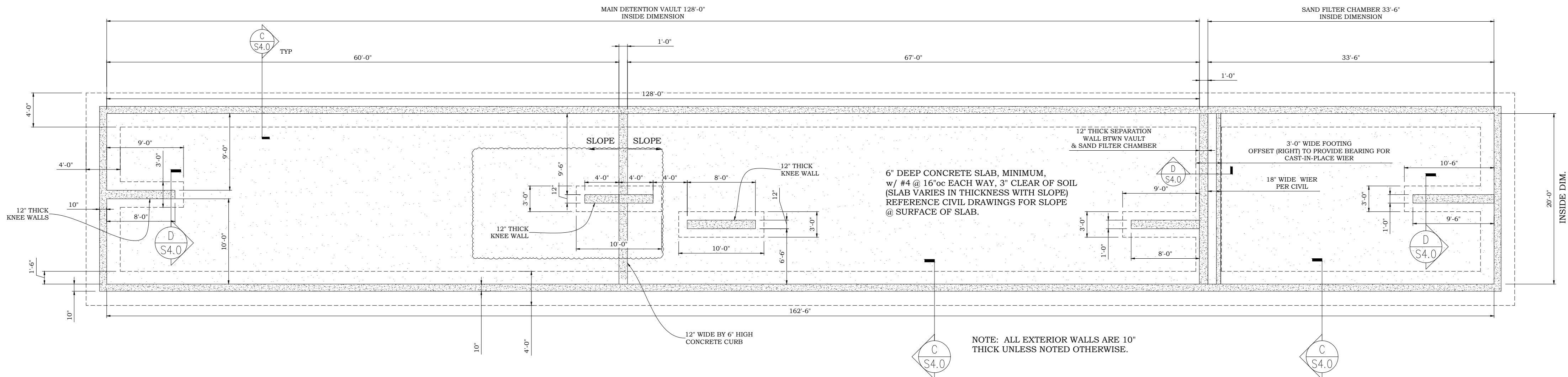
C5.51

C5.51



STORMWATER DETENTION VAULT LID PLAN
SCALE: 1/8" = 1'-0"

A CAST-IN-PLACE BEAM REINFORCING
1" = 1'-0"



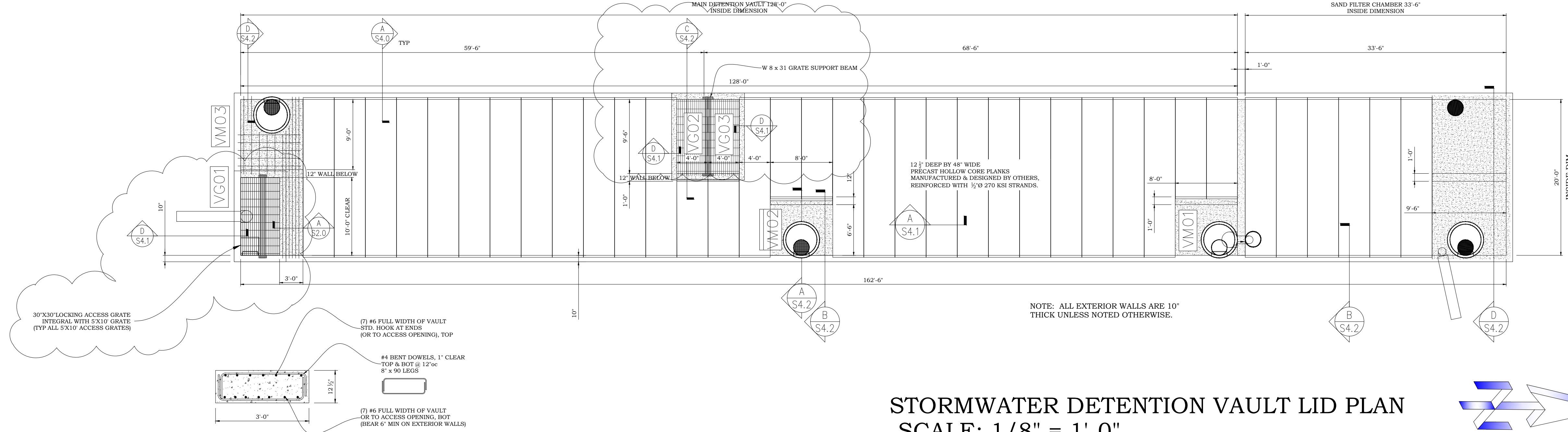
STORMWATER DETENTION VAULT FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

PLAN NOTES:

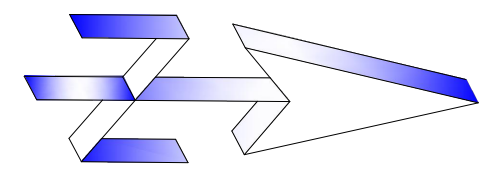
1. REFERENCE CIVIL DRAWINGS FOR SPECIFIC DETAILS REGARDING THE FUNCTION (PURPOSE) OF THIS VAULT.
2. REFERENCE SHEETS S4.0, S4.1 & S4.2 FOR TYPICAL CONSTRUCTION DETAILS.
3. PRECAST HOLLOWCORE PLANK MANUFACTURER IS TO PROVIDE PLANKS TO SUPPORT THE UNIFORM AND CONCENTRATED LOADS AS REQUIRED BY THE CITY OF KIRKLAND. REFERENCE CIVIL DRAWINGS FOR DEPTH OF SOIL COVER OVER VAULT LID.

MUST REMAIN ON JOB SITE

CITY MARKUPS & APPROVALS MUST BE PRINTED IN RED

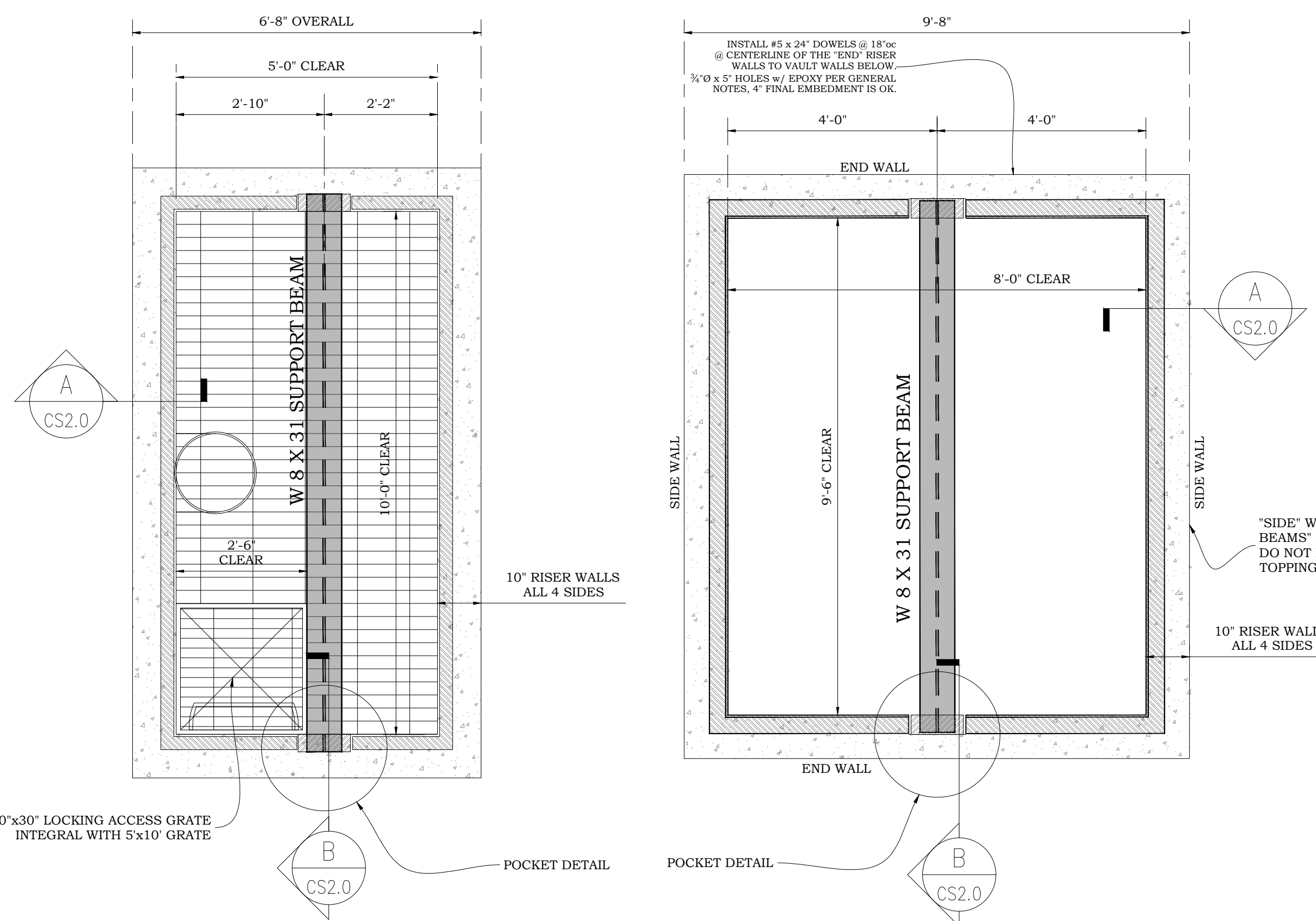


STORMWATER DETENTION VAULT LID PLAN
SCALE: 1/8" = 1'-0"



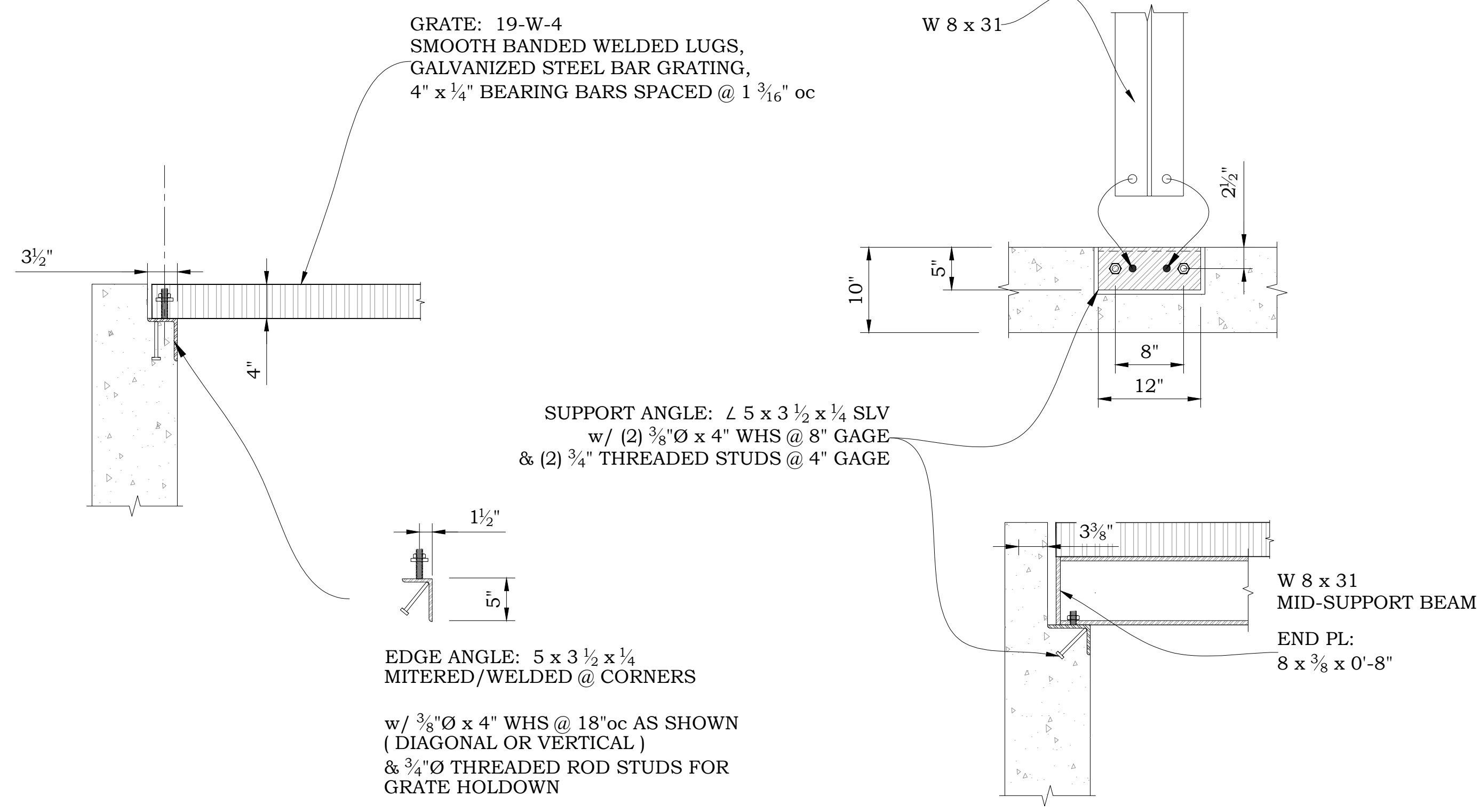
INSERT REVISED PAGES
INTO APPROVED SET
02/26/2024

A CAST-IN-PLACE BEAM REINFORCING
1" = 1'-0"



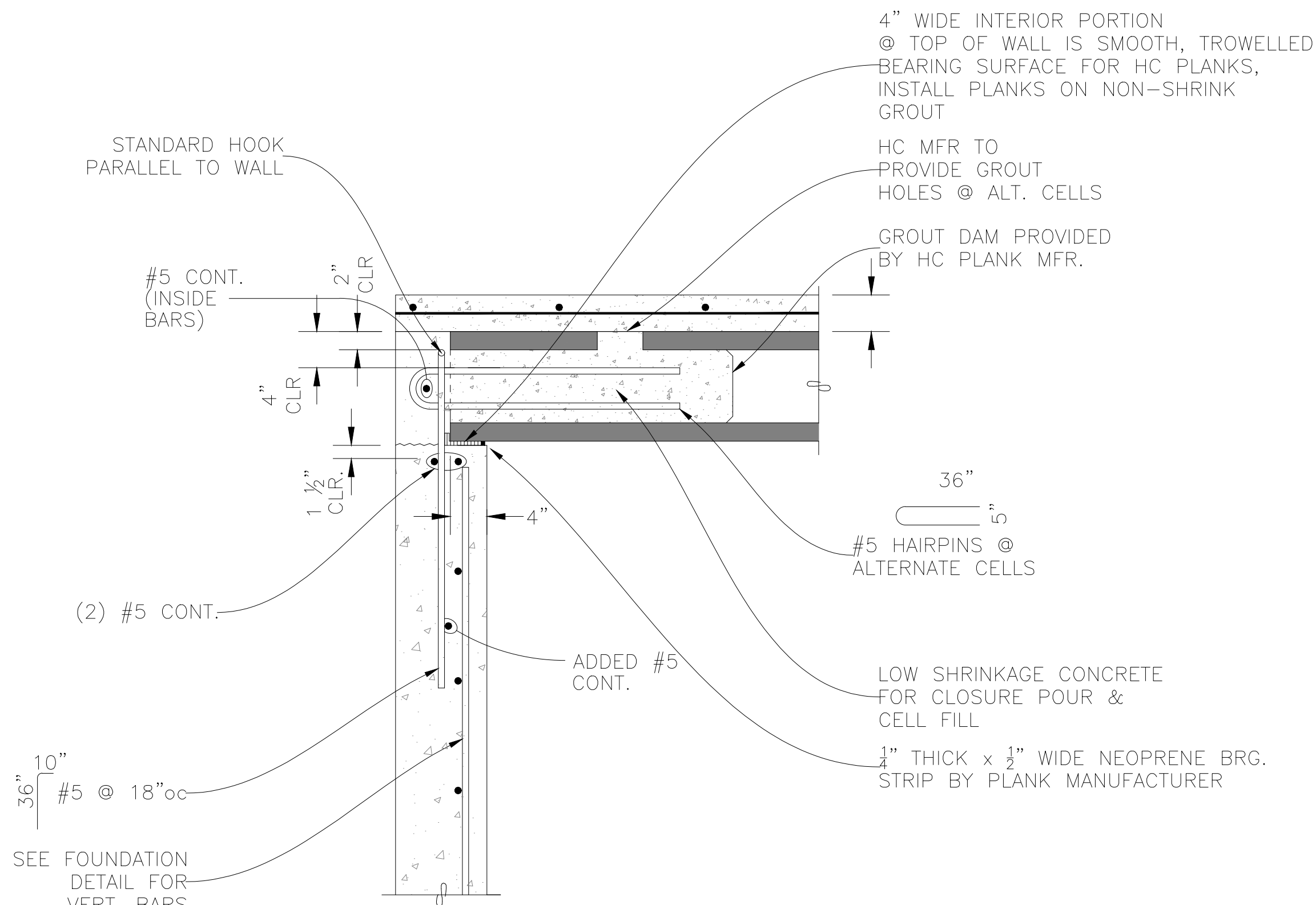
5'-0" x 10'-0" ACCESS GRATE
RISER WALL PLAN
SCALE: 1/2" = 1'-0"

8'-0" x 9'-6" ACCESS GRATE
RISER WALL PLAN
SCALE: 1/2" = 1'-0"

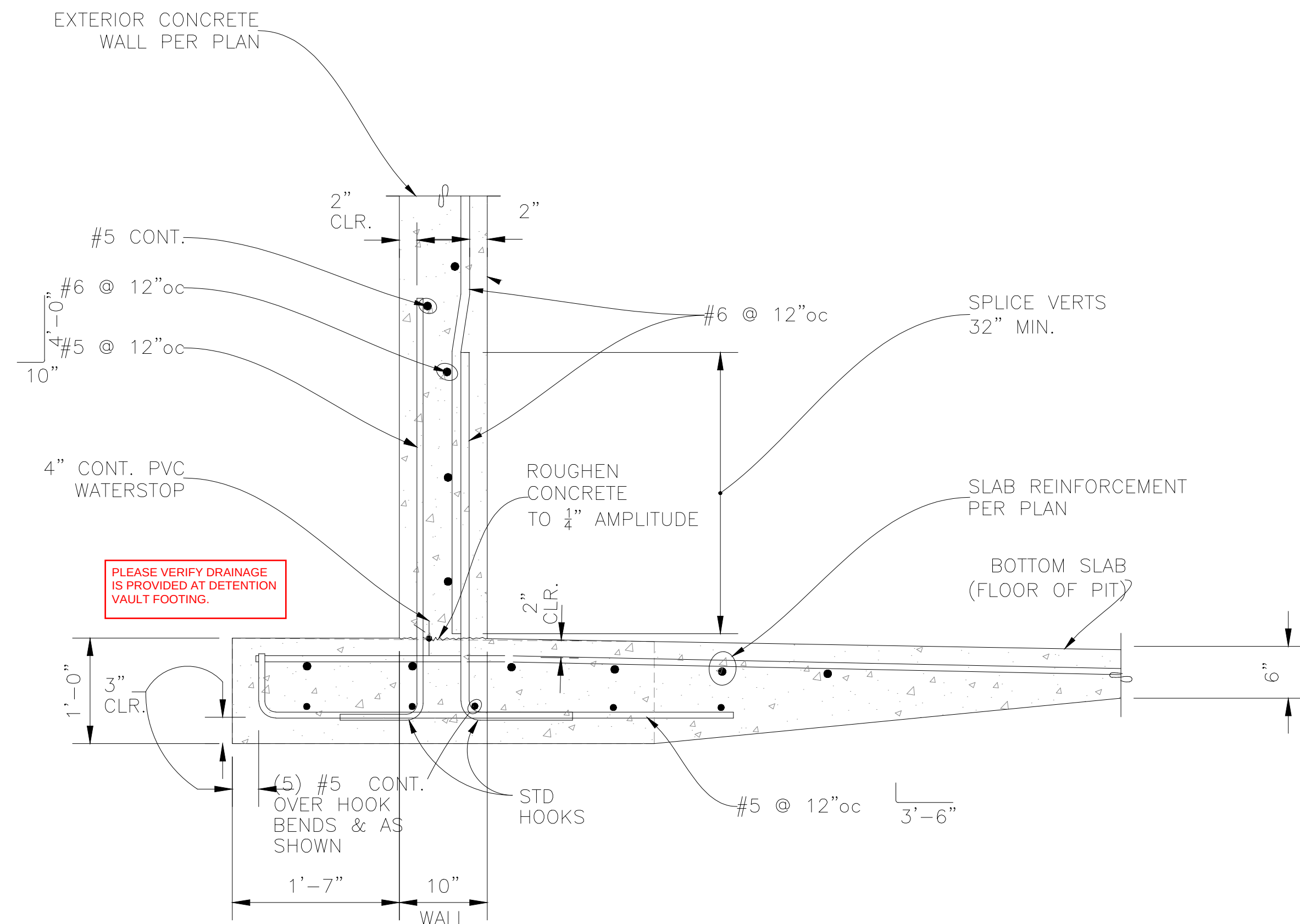


A GRATE EDGE SUPPORT
1" = 1'-0"

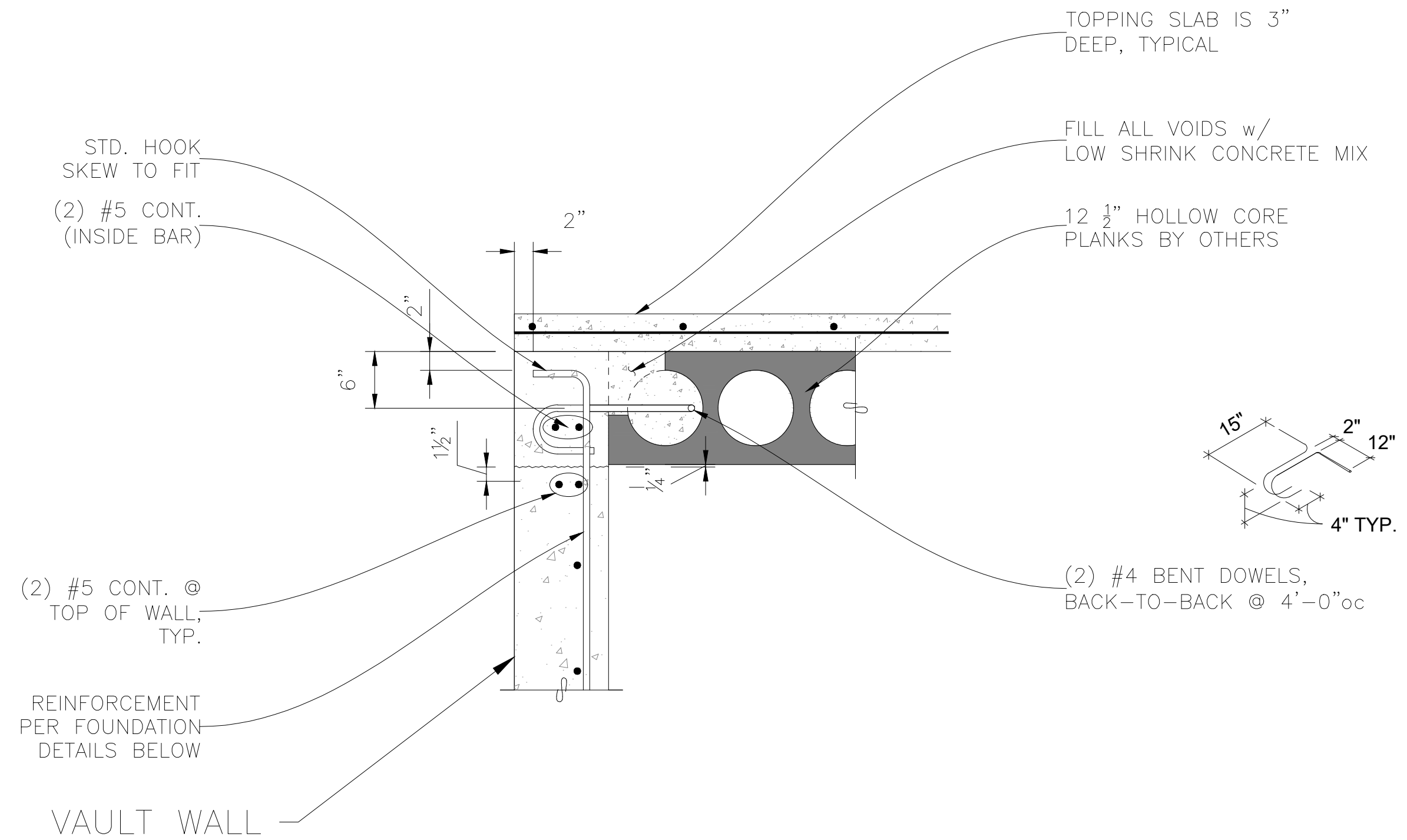
B BEAM POCKET SECTION DETAIL
1" = 1'-0"



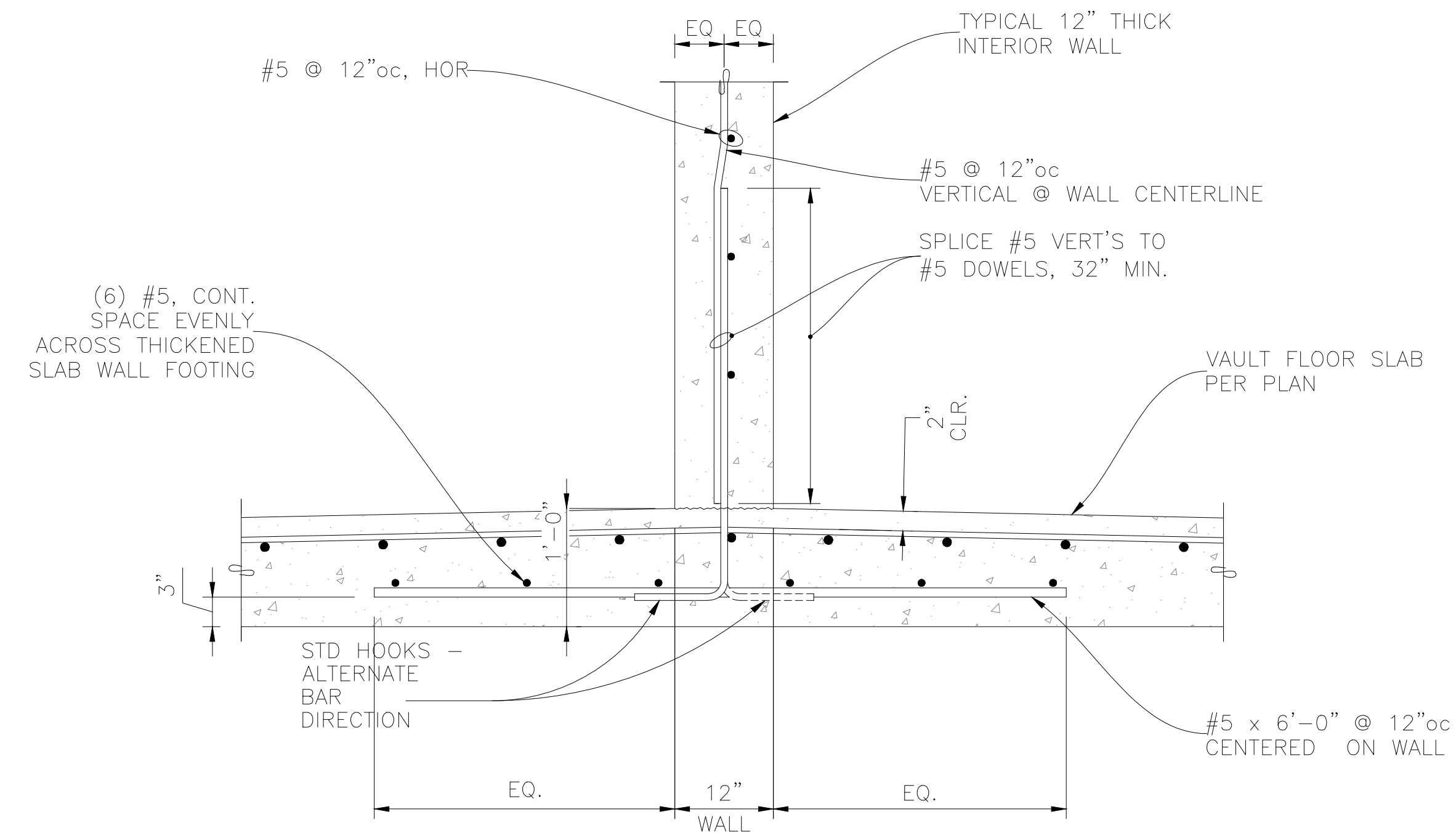
A TYPICAL HC PLANK TO EXTERIOR WALL
1" = 1'-0"



C TYPICAL EXTERIOR WALL TO PIT FLOOR/FOUNDATION
1" = 1'-0"

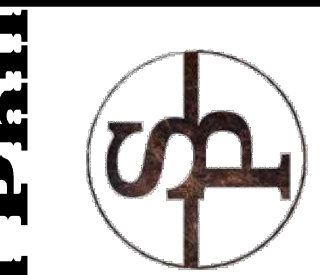


B TYPICAL HC PLANK PARALLEL TO EXTERIOR WALL
1" = 1'-0"



D INTERIOR WALLS TO FLOOR SLAB
1" = 1'-0"

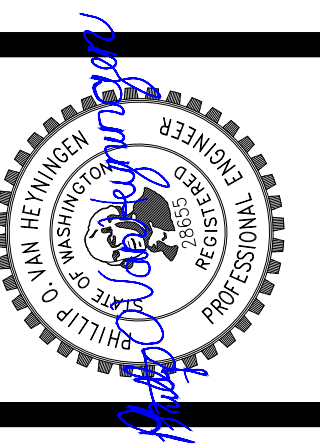
City of Kirkland
Reviewed by C. Jones
06/20/2022



Structural Phil
7675 Nahahum Canyon Road
Cashmere, WA 98815
structuralphil@gmail.com

PREPARED FOR:
Honda of Kirkland

HOK ENTERPRISES, LLC
13231 SOUTHEAST 36TH STREET
SUITE 200
BELLEVUE, WASHINGTON 98006



11/11/20	PROJECT START DATE
12/14/20	PERMIT SUBMITTAL
11/02/21	VAULT REVISIONS - SAND FILTER
3/16/22	PERMIT CORRECTIONS

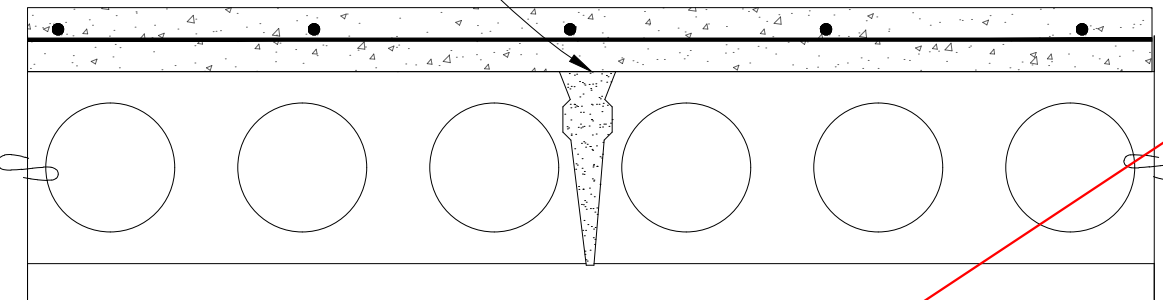
WILLOWS VEHICLE STORAGE
12611 WILLOWS ROAD NORTHEAST
KIRKLAND, WASHINGTON 98034
ASSESSOR'S PARCEL NO.: 272605-008

DRAWN Phil V
CHECKED C
DATE March 16, 2022
SCALE AS NOTED
JOB NUMBER 166PV20

S4.0

City of Kirkland
Reviewed by C. Jones
06/20/2022

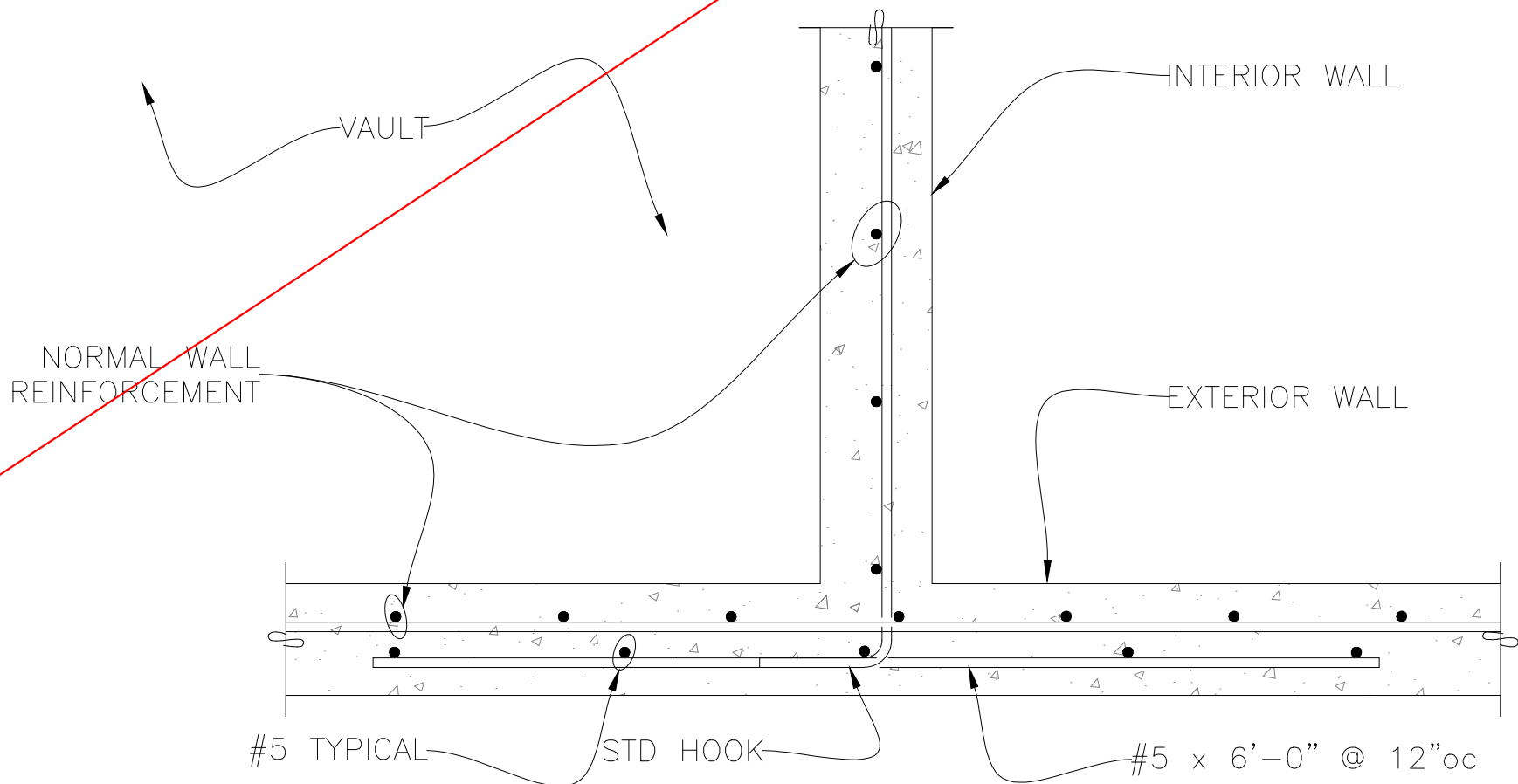
FILL KEYWAYS BETWEEN PLANKS
COMPLETELY SOLID w/ GROUT



TYPICAL HOLLOWCORE PANEL KEYWAYS

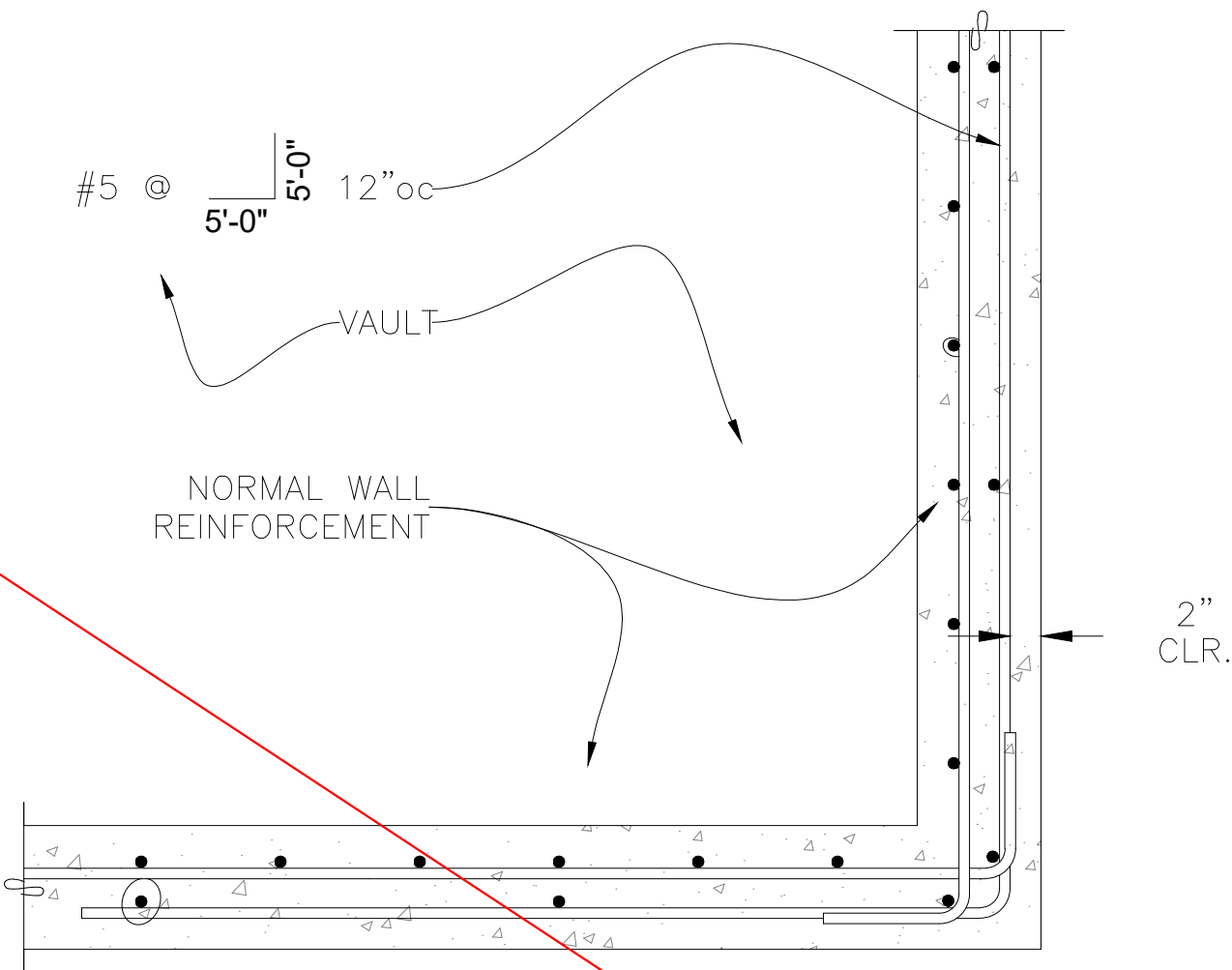
A HC PLANK KEYWAY GROUT
1" = 1'-0"

See Revised Sheet



PLAN VIEW: TYPICAL AT INTERIOR WALL CORNER

B TYPICAL REINF. @ INTERIOR WALL CORNER
1" = 1'-0"



PLAN VIEW: TYPICAL AT EXTERIOR WALL CORNER

C TYPICAL REINF. @ EXTERIOR WALL CORNER
1" = 1'-0"

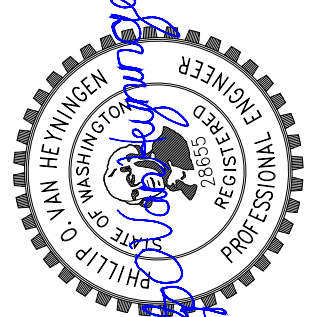
Structural Phil

7675 Nahahum Canyon Road
Cashmere, WA 98815
structuralphil@gmail.com

PREPARED FOR:

Honda of Kirkland

HOK ENTERPRISES, LLC
13231 SOUTHEAST 36TH STREET
SUITE 200
BELLEVUE, WASHINGTON 98006



11/11/20	PROJECT START DATE
12/14/20	PERMIT SUBMITTAL
11/02/21	VAULT REVISIONS - SAND FILTER
3/16/22	PERMIT CORRECTIONS

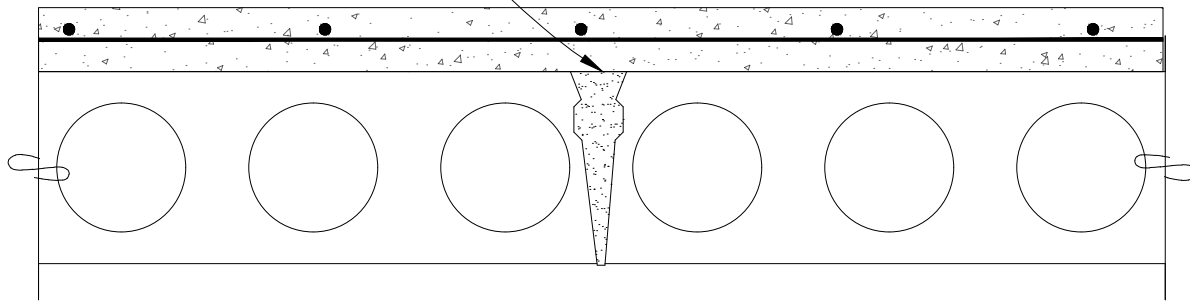
WILLOWS VEHICLE STORAGE

12611 WILLOWS ROAD NORTHEAST
KIRKLAND, WASHINGTON 98034
ASSESSOR'S PARCEL NO.: 272605-9008

DRAWN Phil V
CHECKED C
DATE March 16, 2022
SCALE AS NOTED
JOB NUMBER 166PV20

S4.1

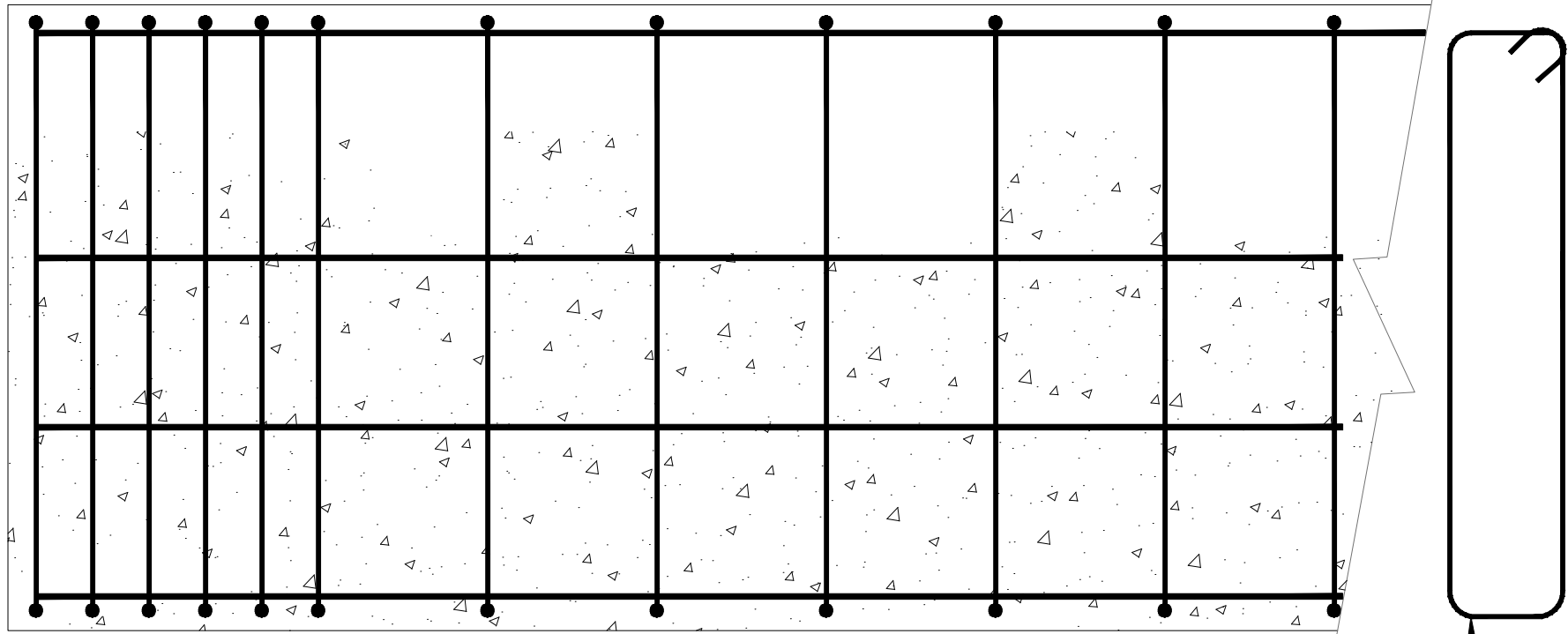
FILL KEYWAYS BETWEEN PLANKS
COMPLETELY SOLID w/ GROUT



TYPICAL HOLLOWCORE PANEL KEYWAYS

A HC PLANK KEYWAY GROUT
1" = 1'-0"

INSERT REVISED PAGES
INTO APPROVED SET
02/26/2024

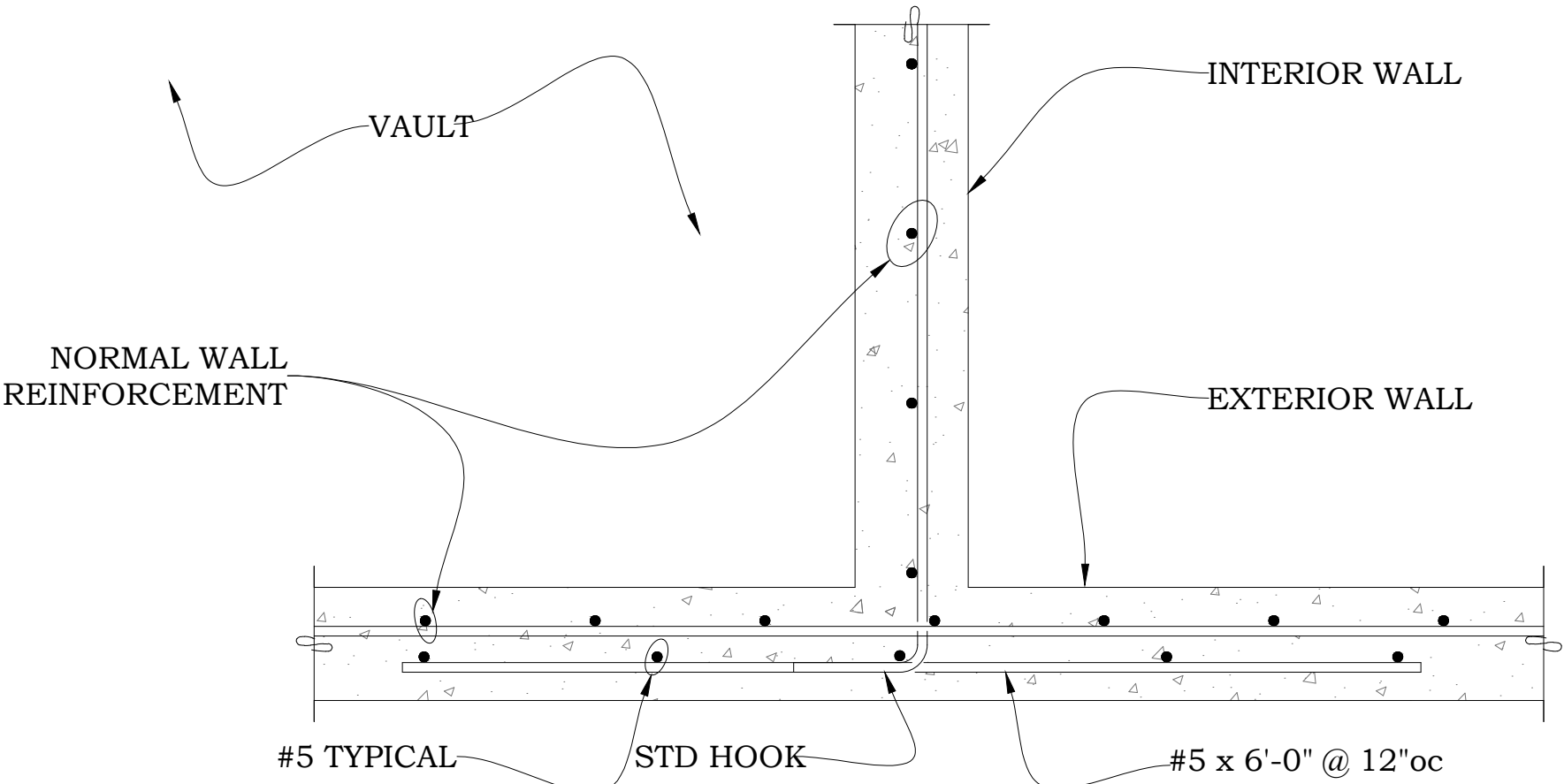


#4 STIRRUPS
(6) @ 4"oc EACH END
BALANCE AT 12" BETWEEN

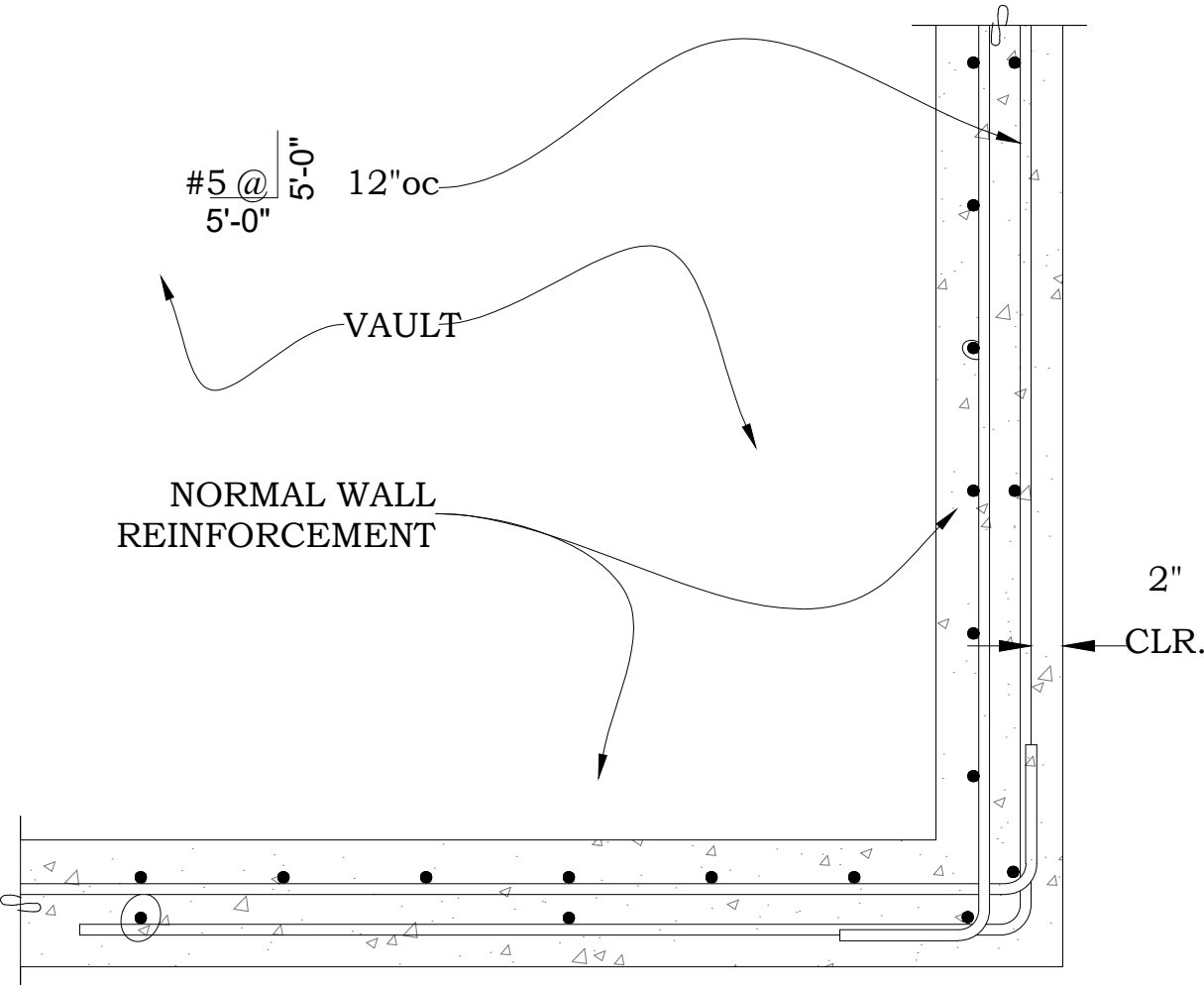
6 1/2" W x 4" H CURB
w/ (1) #4 CONT.
w/ #4x16" HAIRPINS @ 18"oc

10" THICK x 48" DEEP (+/-)
CONCRETE RISER WALL / BEAM
w/ (4) #5 BOTTOM,
(2) #4 @16"oc SIDE BARS
& (2) #5 TOP
w/ STIRRUPS PER DETAIL
@ LEFT

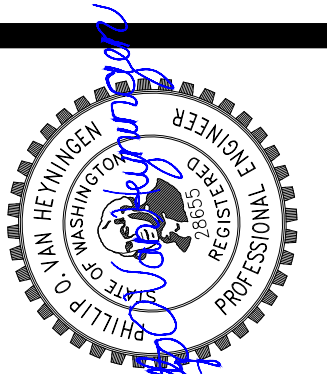
D RISER WALLS REINFORCED AS BEAMS
1" = 1'-0"



B TYPICAL REINF. @ INTERIOR WALL CORNER
1" = 1'-0"



C TYPICAL REINF. @ EXTERIOR WALL CORNER
1" = 1'-0"



11/11/20	PROJECT START DATE
12/14/20	PERMIT SUBMITTAL
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WILLOWS VEHICLE STORAGE
12611 WILLOWS ROAD NORTHEAST
KIRKLAND, WASHINGTON 98034
ASSESSOR'S PARCEL NO.: 272605-9008

DRAWN Phil V
CHECKED C
DATE March 16, 2022
SCALE AS NOTED
JOB NUMBER 166PV20

S4.2



3/4" = 1'-0"



STRUCTURAL NOTES AND SPECIFICATIONS:

GENERAL

1. APPLICABLE CODES: 2018 IBC, ASCE 7-16, AWC NDS & SDPWS 2018, ACI 318-14, AISC 360-16, 2018 IEBC

CONSTRUCTION / QUALITY ASSURANCE

3. IF STRUCTURAL DEVIATIONS ARE FOUND WHEN WORK IS PERFORMED, THE CONTRACTOR AND/OR OWNER SHALL CONTACT MODERNO ENGINEERING TO ADDRESS ANY STRUCTURAL DEFICIENCIES.
3. ALL EXISTING DIMENSIONS ARE APPROXIMATE AND SHOULD BE CORROBORATED BY THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL FIELD CONDITIONS AND UTILITIES SHOWN ON THE PLANS AND CONDITIONS, UTILITIES, AND/OR OBSTRUCTIONS NOT SHOWN ON THE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING APPROPRIATE CLEARANCE FROM EXISTING UTILITIES.
4. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE 2018 AND ALL APPLICABLE FEDERAL AND STATE CODES, STANDARDS, REGULATIONS AND LAWS.
5. ANY MEMBERS, CONNECTIONS, OR DETAILS SPECIFIED THAT ARE NOT LABELED WITH "NEW" OR "EXISTING" SHALL BE VERIFIED BY THE CONTRACTOR AND ADDED AS NEW IF IT NOT CURRENTLY EXISTING IN THE STRUCTURE.
6. ANY STRUCTURAL DETAIL THAT IS NOT CLEAR OR NEEDS TO BE CHANGED FOR ANY REASON SHALL BE SUBMITTED TO MODERNO ENGINEERING OR ANOTHER WASHINGTON STATE LICENSED PROFESSIONAL ENGINEER FOR REVIEW AND APPROVAL.
7. THE ITEMS ASSOCIATED WITH FABRICATION, ERECTION, TEMPORARY STRUCTURES (INCLUDING SHORING, SCAFFOLDING, TEMPORARY CUTS AND SLOPES) AND CONTRACTORS MEANS AND METHODS ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE STRUCTURAL DESIGN OF THESE ELEMENTS OR PROCUREMENT OF THAT STRUCTURAL DESIGN IS THE RESPONSIBILITY OF THE CONTRACTOR.
8. THE CONTRACTOR SHALL RETAIN THE SERVICES OF PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON TO PERFORM THE DESIGN OF ITEMS THAT DEViate FROM THE SPECIFIED PLANS.
9. JOB SAFETY AND CONSTRUCTION PROCEDURES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
10. REPRESENTATIVES OF THE OWNER, GENERAL CONTRACTOR, ENGINEER, GEOTECHNICAL ENGINEER, EXCAVATION AND SHORING CONTRACTORS, PROJECT SURVEYORS, SPECIAL INSPECTORS, LOCAL JURISDICTION BUILDING OFFICIALS, SUBCONTRACTORS, AND OTHERS SHALL ATTEND PRE-CONSTRUCTION MEETINGS AS REQUIRED BY LAW OR LOCAL AUTHORITIES.

WOOD & LAGGING

11. ANY FRAMING MEMBER TO BE USED IN DIRECT CONTACT WITH CONCRETE, IN CONTACT WITH THE GROUND OR IN A HIGH MOISTURE CONDITION (MC > 19%) SHALL BE "APPROVED PRESSURE-PRESERVATIVE-TREATED WOOD" IN ACCORDANCE TO AWPA U1, AND SHALL BE AT LEAST VISUALLY GRADED "NO.1 HEM-FIR". LUMBER SHALL BE DRIED MC19 OR BETTER WITH THE FOLLOWING MINIMUM PROPERTIES (IN PSI) PER NDS.

HF NO.1	F _b	F _T	F _V	F _{C PERP}	F _C	E
2X & 4X	975	625	150	405	1350	1.5X10 ⁶
6X & 8X BEAM	1050	525	140	405	750	1.3X10 ⁶
6X & 8X POST	975	650	140	405	850	1.3X10 ⁶

13. UNLESS OTHERWISE NOTED 6X & 8X SHORING LAGGING MEMBERS SHALL BE BEAM CLASSIFICATION, ORIENTED WITH THE STRONG AXIS TO RESIST LATERAL EARTH PRESSURE.
14. FIELD-CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN ACCORDANCE WITH AWP A M4.
15. UNLESS OTHERWISE NOTED, ALL FRAMING CONNECTORS AS CALLED SHALL BE:
- | | |
|----------------------------|-------------|
| 8d BOX..... | 0.113"x2.5" |
| 8d COMMON / PNEUMATIC..... | 0.131"x2.5" |
| 10d BOX..... | 0.128"x3.0" |
| 10d PNEUMATIC..... | 0.131"x3.0" |
| 10d COMMON..... | 0.148"x3.0" |
| 16d PNEUMATIC..... | 0.131"x3.5" |
| 16d COMMON..... | 0.162"x3.5" |
16. UNLESS OTHERWISE NOTED, ALL NAILING SHALL BE ASSUMED PNEUMATIC
17. WOOD FRAMING CONNECTORS USED IN DESIGN ARE BY SIMPSON STRONG-TIE. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. ALWAYS USE ALL FASTENERS OR 'MAX NAILING'

SOIL/GEOTECHNICAL

18. GEOTECHNICAL INFORMATION USED IS BASED ON THE REPORT
TITLED:.... CRITICAL AREAS EVALUATION AND GEOTECHNICAL ENGINEERING REPORT, PROJECT NO. 2016-180,
PROPOSED WILLOWS ROAD WAREHOUSE
BY:..... THE RILEY GROUP, INC. 17522 BOTHELL WAY NE, BOTHELL, WA 98011
DATED:.... NOVEMBER 17, 2016
19. GEOTECHNICAL ADDENDUM FOR CANTILEVERED SOLDIER PILE SHORING
TITLED:.... ADDENDUM A -REPORT UPDATE AND SHORING RECOMMENDATIONS, PROPOSED WILLOWS ROAD
WAREHOUSE, PROJECT NO. 2016-180
BY:..... THE RILEY GROUP, INC. 17522 BOTHELL WAY NE, BOTHELL, WA 98011
DATED:.... NOVEMBER 1, 2021
20. MINIMUM BEARING STRENGTH OF SOIL ASSUMED TO BE 2000 PSF.
21. ALL FOOTINGS AND OTHER STRUCTURES SHALL BE SUPPORTED ON UNDISTURBED NATURAL SOILS. COMPACTED
ENGINEERED FILL MAY BE USED WITH WRITTEN CONSENT OF THE EOR.

CONCRETE

22. CONCRETE SHALL BE PROPORTIONED, MIXED, TRANSPORTED, AND PLACED IN ACCORDANCE WITH THE REQUIREMENTS BELOW, ASTM C94, AND ACI 318.
24. FOR PILE LEAN CONCRETE AND CDF SEE THE REQUIREMENTS IN THE "DRILLED SHAFT AND SOLDIER PILE SHORING" SECTION. SPECIFIED MINIMUM 28-DAY COMPRESSIVE STRENGTH OF OTHER CONCRETE SHALL BE $f'_c = 2500$ PSI. CONCRETE SHALL BE NORMALWEIGHT UNLESS NOTED OTHERWISE.
25. UNLESS NOTED OTHERWISE CEMENT SHALL CONFORM TO ASTM C150, MAX W/CM RATIO SHALL BE 0.55, NOMINAL MAXIMUM AGGREGATE SIZE SHALL BE $\frac{3}{4}$ ", AGGREGATE SHALL CONFORM TO ASTM C33.
25. CONCRETE SLUMP SHALL NOT EXCEED 6" FOR REMOVABLE FORMS, AND SHALL EXCEED 6" FOR STAY-IN-PLACE FORM PER IRC R608.5.1.4 MEASURED PER ASTM C143.
23. UNLESS NOTED OTHERWISE CONCRETE EXPOSED TO FREEZING AND THAWING OR WEATHER OR SHALL BE AIR ENTRAINED. AIR ENTRAINMENT CONCRETE SHALL HAVE 5% AIR ENTRAINMENT BY VOLUME, MEASURED PER ASTM C231 OR ASTM C173.
24. REINFORCING BARS SHALL HAVE YIELD STRENGTH $F_y = 60$ KSI AND BE DEFORMED BARS CONFORMING TO ASTM A615

GRADE 60

25. FIELD OR SHOP WELDING REINFORCING BARS IS NOT ALLOWED UNLESS SPECIFICALLY NOTED. WHERE IT IS SPECIFICALLY NOTED THAT REINFORCING BARS ARE TO BE WELDED THEY SHALL BE ASTM A706 GRADE 60 AND HAVE YIELD STRENGTH $F_y = 60$ KSI.
26. WELDED PLAIN WIRE REINFORCEMENT (WWF OR WELDED WIRE FABRIC) SHALL HAVE YIELD STRENGTH $F_y = 65$ KSI AND CONFORM TO ASTM A1064.
27. CONCRETE COVER FOR REINFORCING SHALL BE MEASURED FROM THE EDGE OF ANY REINFORCEMENT TO THE EDGE OF THE CONCRETE MEMBER. CONCRETE COVER FOR REINFORCEMENT SHALL BE AS LISTED BELOW.
- | | |
|--|--------|
| CONCRETE CAST AGAINST AND PERMANENTLY IN CONTACT WITH EARTH..... | 3" |
| CONCRETE EXPOSED TO WEATHER OR IN CONTACT WITH EARTH | |
| (#5 BAR AND SMALLER)..... | 1-1/2" |
| (#6 BAR AND LARGER)..... | 2" |
| CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH | |
| (SLAB, JOIST, & WALL REINFORCING)..... | 3/4" |
| (BEAM, COLUMN, & TIE REINFORCING).... | 1-1/2" |

STEEL

28. CAST IN PLACE ANCHOR BOLTS AT STEEL COLUMNS SHALL BE ASTM F1554 GRADE 36 UNLESS NOTED OTHERWISE. OTHER CAST IN PLACE ANCHOR BOLTS SHALL BE ASTM A307 GRADE A, OR ASTM F1554 GRADE 36.
29. STEEL FABRICATOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY ENGINEER ON RECORD.
30. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS AND HAVE THE MINIMUM DESIGN PROPERTIES LISTED BELOW (IN KSI):
- | SHAPE SERIES | ASTM | F _y | F _u |
|-----------------|------------|----------------|----------------|
| W, WT | A992 | 50 | 65 |
| HP | A572 GR.50 | 50 | 65 |
| M, S, C, MC, L | A36 | 36 | 58 |
| HSS RECT. | A500 GR.B | 46 | 58 |
| HSS ROUND | A500 GR.B | 42 | 58 |
| PIPE | A53 GR.B | 42 | 58 |
| PLATES AND BARS | A36 | 36 | 58 |

31. STAINLESS STEEL BOLTS, HEX CAP SCREWS, AND STUDS SHALL CONFORM TO ASTM F593 AND HAVE MINIMUM YIELD STRENGTH $F_y = 30$ KSI. OTHER STAINLESS STEEL SHALL BE TYPE 316.
32. ALL WELDING SHALL BE DONE BY A WABO CERTIFIED WELDER AND HAVE SPECIAL INSPECTIONS PERFORMED BY A WABO CERTIFIED INSPECTION AGENCY OR WELDS SHALL BE DONE IN A WABO CERTIFIED FABRICATION SHOP.
33. ALL WELDING SHALL BE DONE IN ACCORDANCE WITH AWS D1.1/D1.1M. WELDS IN STRUCTURAL PLANS ARE DESIGNED PER AISC STEEL CONSTRUCTION MANUAL (CH.8) AND AISC 360-16 SPEC (CH.16.1.J)
34. USE WELDING PROCESSES/PROCEDURE AND MATCHING FILLER METALS PER AISC AND AWS ACCEPTABLE FOR THE WELDED JOINT.
35. ALL WELDS ARE DESIGNED WITH $F_{Exx} = 70$ KSI

DRILLED SHAFT SOLDIER PILE SHORING

36. DRILLED SHAFTS SHALL BE LOCATED WITH TOP OF SHAFT WITHIN 3" OF THE LOCATION PER PLAN AND HAVE A MAXIMUM OUT-OF-PLUMB OF 1% OF THE PILE LENGTH.
37. INDIVIDUAL SHAFT EXCAVATION SHALL COMMENCE IN A CONTINUOUS OPERATION. MEANS AND METHODS ARE THE RESPONSIBILITY OF THE CONTRACTOR. EXCAVATE SHAFTS TO THE REQUIRED DEPTH FOR THE BOTTOM OF THE PILE PLUS 6". THERE SHALL BE NO MORE THAN 2" OF LOOSE MATERIAL AT THE BOTTOM OF THE EXCAVATION FOR PLACEMENT OF THE PILE.
38. WHERE CAVING CONDITIONS ARE ENCOUNTERED IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT A METHOD TO PREVENT GROUND MOVEMENTS, SUCH AS A TEMPORARY CASING. IF EXCAVATION IS REQUIRED TO HALT FOR ANY REASON IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT EXCAVATIONS, FOR EXAMPLE WITH A TEMPORARY CASING AND COVER.
39. EXCAVATION OF SHAFTS SHALL NOT COMMENCE UNTIL 12 HOURS AFTER CONCRETE/CDF IS PLACED IN ADJACENT SHAFTS, UNLESS NOTED OTHERWISE.
40. PILE CONCRETE SHALL BE PLACED IN ONE OPERATION TO THE TOP OF THE SHAFT.
41. WHERE WATER IS ENCOUNTERED PILE CONCRETE SHALL BE A PUMPABLE LEAN MIX AND SHALL BE PLACED FROM THE BOTTOM OF THE SHAFT (FOR EXAMPLE PUMPED OR USING A TREMIE). MINIMUM F_c SHALL BE 150 PSI AND CONCRETE SHALL CONFORM TO ASTM SPECIFICATIONS IN THE CONCRETE SECTION.
42. PILE CONCRETE MAY FLOWABLE CONCRETE OR CONTROLLED-DENSITY-FILL (CDF) AT DRY SHAFT CONDITIONS WHERE EXCAVATION IS ANTICIPATED TO BE DRY. CDF CONCRETE SHALL HAVE A MINIMUM OF 145 LB OF CEMENT PER CUBIC YARD OF CONCRETE AND SHALL CONFORM TO ASTM SPECIFICATIONS IN THE CONCRETE SECTION.
43. PILES SHALL HAVE A MINIMUM OF 3" OF CONCRETE COVER ON SIDES AND AT THE BOTTOM OF THE PILE.
36. PILES SHALL BE PLUMB IN THE SHAFT UNLESS NOTED OTHERWISE AND BE PLACED WITHIN 1" OF THE LOCATION PER PLAN, WITH A TOP OF PILE ELEVATION WITHIN 3" OF THE VALUE NOTED IN SCHEDULES.
37. PERMANENT PILES EXPOSED TO EARTH OR WEATHER AND THOSE NOTED IN THE PILE SCHEDULE SHALL BE EPOXY COATED FROM THE TOP OF PILE TO A DEPTH OF 2'-0" INTO THE UN-EXCAVATED CONCRETE TOE. EPOXY COATING SHALL BE AN ELECTROSTATICALLY APPLIED FUSION BONDED EPOXY OF 10 MILS (+/- 2 MILS) THICKNESS TESTED PER ASTM G12, UNLESS NOTED OTHERWISE.

EXCAVATION

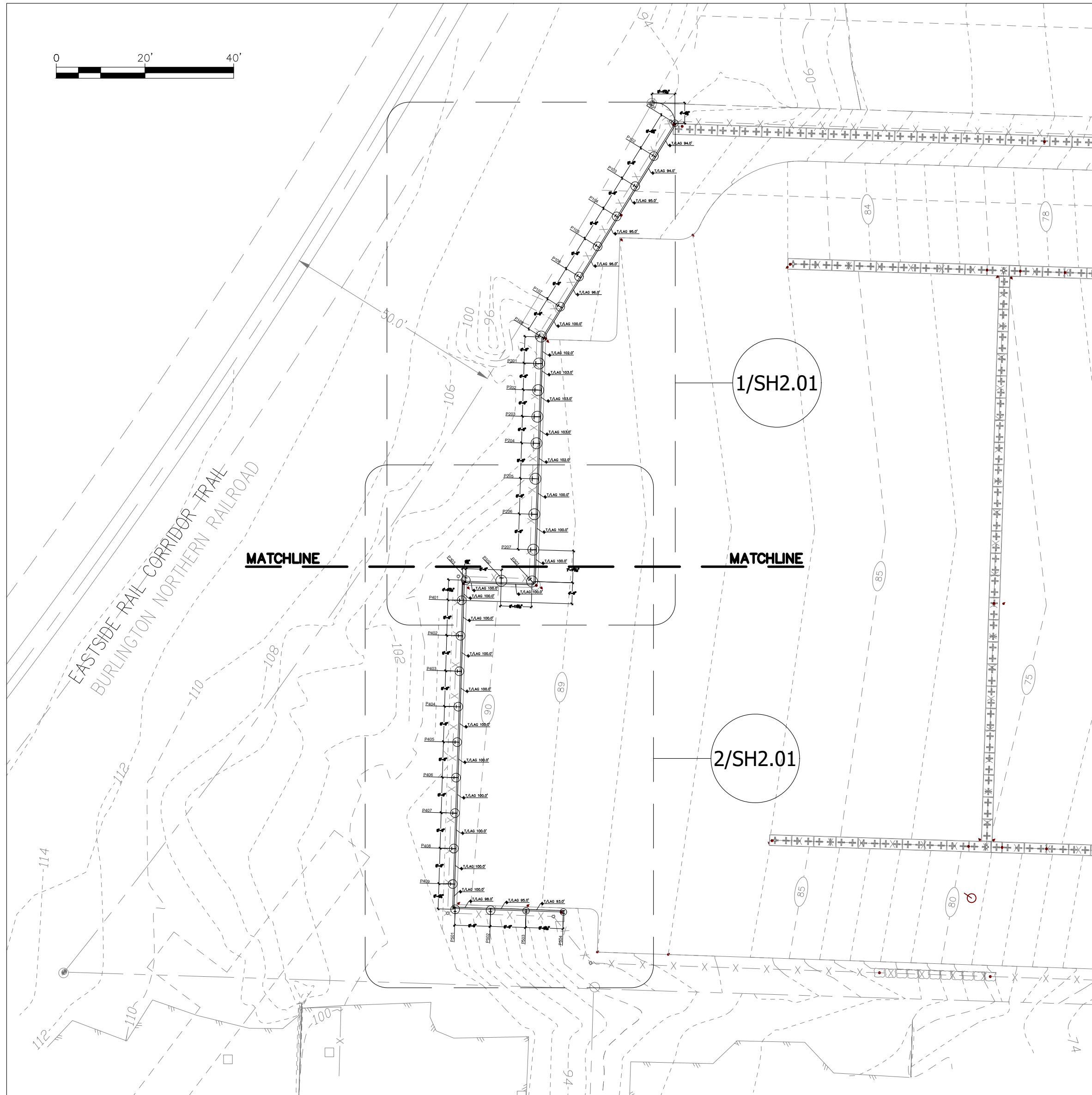
38. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXCAVATE AND SHORE EXCAVATIONS IN A SAFE MANNER. EXCAVATE IN 4' VERTICAL SECTIONS BELOW THE FULLY LAGGED SHORING OR LESS AS REQUIRED BY SITE CONDITIONS DO NOT LEAVE UNSHORED EXCAVATIONS OVERNIGHT.
39. LAGGING SHALL BE INSTALLED FROM THE TOP DOWNWARD. LAGGING SHALL MAKE FULL CONTACT WITH THE SHORED SOIL WHEN INSTALLED, ANY VOIDS BEHIND SHALL BE FILLED WITH A FREE DRAINING SOUND STRUCTURAL MATERIAL. PLACE LAGGING BOARDS WITH A 0.25" TO 0.50" GAP BETWEEN EACH BOARD FOR DRAINAGE.

MONITORING

40. PRIOR TO EXCAVATION IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND SURVEY UTILITIES AND NOTIFY THE EOR OF ANY POTENTIAL CONSTRUCTION CONFLICTS. THE CONTRACTOR/OWNER SHOULD CONSIDER ESTABLISHING A SURVEY OF SURROUNDING PROPERTY THAT MAY BE DAMAGED BY EXCAVATION OR EXCESSIVE GROUND MOVEMENTS.
41. THE CONTRACTOR SHALL SET UP A SURVEY TO MONITOR AND AT MINIMUM TWICE WEEKLY RECORD THE HORIZONTAL AND VERTICAL DEFLECTION OF SHORING PILES. WEEKLY RECORDS OF SHORING PILE DEFLECTION DURING EXCAVATION AND UP TO THE START OF ABOVE GROUND CONSTRUCTION MUST BE SENT TO MODERNO ENGINEERING. ACCURACY MUST BE WITHIN 0.01" AND BASELINE MEASUREMENTS MUST BE TAKEN BEFORE THE START OF EXCAVATION. ESTABLISH MONITORING POINTS ON TOP OF THE SHORING WALL AT EVERY OTHER PILE MINIMUM, AT CORNERS, AND AT SETTLEMENT-SENSITIVE STRUCTURES WITHIN THE RETAINED HEIGHT.

42. IMMEDIATELY DIRECTLY NOTIFY THE STRUCTURAL ENGINEER & GEOTECHNICAL ENGINEER OF ANY SHORING PILE DEFLECTION IN EXCESS OF 0.5" OR OF ANY SHORING PILE DEFLECTION THAT INCREASES BY MORE THAN 0.5" FROM READING-TO-READING IN ANY DIRECTION. IMMEDIATELY DIRECTLY NOTIFY MODERNO ENGINEERING & THE GEOTECHNICAL ENGINEER OF ANY ADJACENT STRUCTURE DEFLECTION IN EXCESS OF 0.25" OR OF ANY ADJACENT STRUCTURE DEFLECTION THAT INCREASES BY MORE THAN 0.25" FROM READING-TO-READING. ENGINEERS AND DESIGNERS SHALL MEET TO DETERMINE THE CAUSE AND DEVELOP REMEDIAL MEASURES TO LIMIT THE TOTAL DEFLECTION TO 1" FOR PILE DEFLECTION OR 0.5" FOR ADJACENT STRUCTURE DEFLECTION. ALL EARTHWORK AND CONSTRUCTION ACTIVITIES MUST BE DIRECTED TOWARDS IMMEDIATE IMPLEMENTATION OF THE REMEDIAL ACTIVITIES TO LIMIT DEFLECTIONS TO ACCEPTABLE QUANTITIES DETERMINED BY THE DESIGN TEAM AND ENGINEERS.
43. SURVEY MONITORING MAY REDUCE IN FREQUENCY TO EVERY OTHER WEEK ONCE THE EXCAVATION IS COMPLETE, SHORING IS FULLY INSTALLED, AND THE SHORING SYSTEM SHOWS LITTLE TO NO SIGN OF ADDITIONAL DEFLECTION. SHORING MONITORING MUST CONTINUE UNTIL THE PERMANENT STRUCTURE IS COMPLETE UP TO STREET GRADES. THE SURVEY FREQUENCY FREQUENCY WILL BE DETERMINED BY THE GEOTECHNICAL ENGINEER AFTER REVIEW AND APPROVAL BY LOCAL CONSTRUCTION AUTHORITIES.

44. THE GEOTECHNICAL SPECIAL INSPECTOR SHALL BE CONTINUOUSLY PRESENT DURING THE DRILLING AND INSTALLATION OF SOLDIER PILES, AND DURING THE INSTALLATION, TESTING, AND TENSIONING OF ANY TIEBACKS. THE SPECIAL INSPECTION REPORT SHOULD:
- 44.1. DETAIL INSPECTION OF DRILLING OPERATIONS WITH COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT
- 44.2. VERIFY PLACEMENT, LOCATION, AND PLUMBNESS OF ELEMENTS. CONFIRM ELEMENT DIAMETERS, ELEMENT LENGTHS, AND EMBEDMENTS. CONFIRM ADEQUATE END BEARING STRATA
45. SPECIAL INSPECTION IS REQUIRED FOR THE FOLLOWING SHORING ITEMS AND/OR PROCESSES:
- 45.1.1. STRUCTURAL STEEL
- 45.1.1.1. FABRICATOR AND ERECTOR DOCUMENTS (SHOP AND ERECTION DRAWINGS) - IN ACCORDNACE WITH AISC 360-N3.1
- 45.1.1.2. WELDS - IN ACCORDANCE WITH AISC 360-N5 TABLES N5.4-1, N5.4-2, N5.4-3. ITEMS ARE OBSERVED ON A RANDOM BASIS, OR AT EVERY WELDED JOINT AS NOTED IN THESE TABLES.



City of Kirkland
Reviewed by C. Jones
06/20/2022

1

SHORING KEY PLAN

Scale: 1"=20'

OFFICIAL USE BY PERMIT AGENCY

**MODERNO
ENGINEERING**

MODERNO ENGINEERING, PLLC
100 S KING ST SUITE 100 #723
SEATTLE, WA 98104
EMAIL: CONTACT@MODERNOENGINEERING.COM
PHONE: (425)999-4230

OWNER/CLIENT
HONDA OF KIRKLAND

PROJECT
WILLOWS VEHICLE STORAGE – SHORING

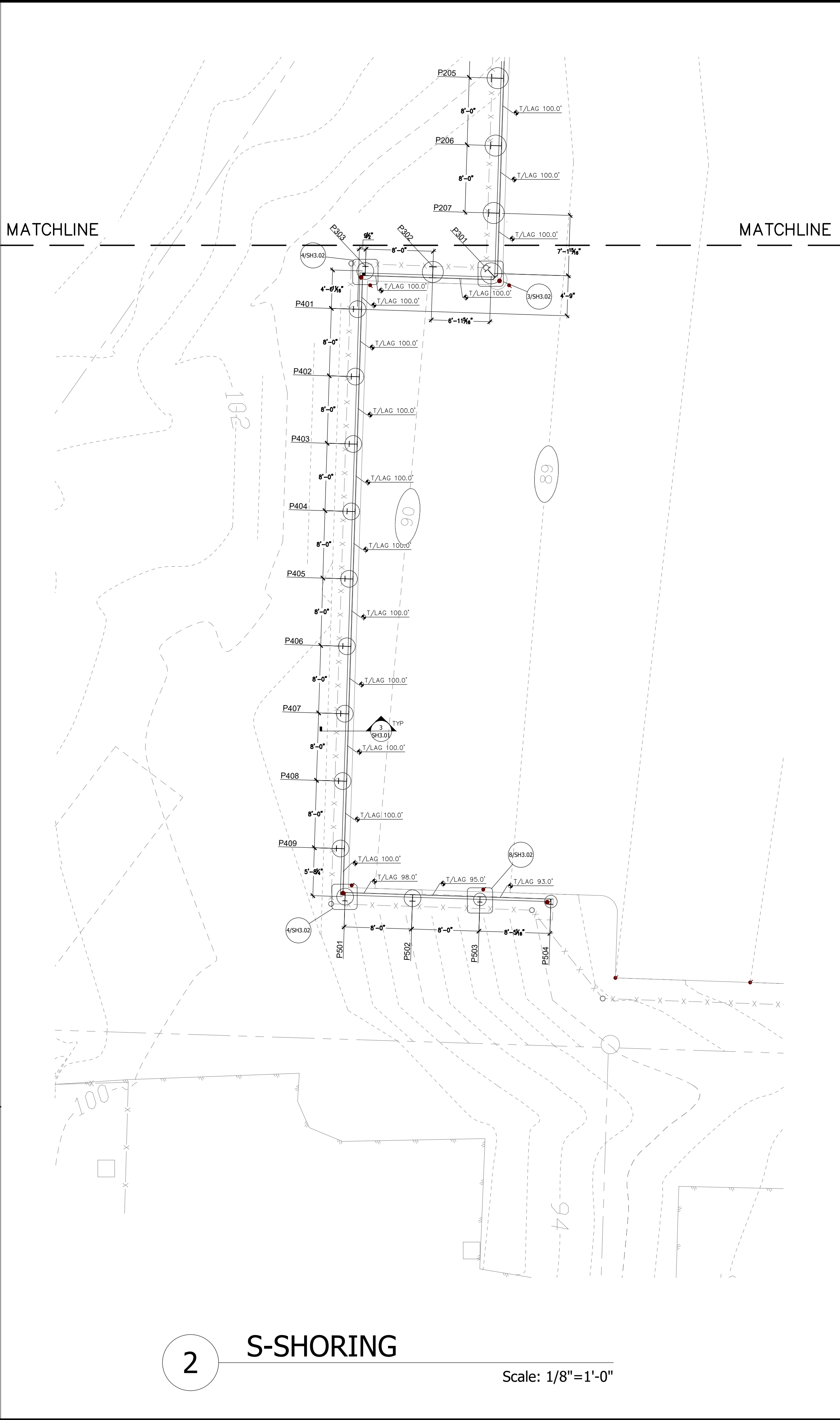
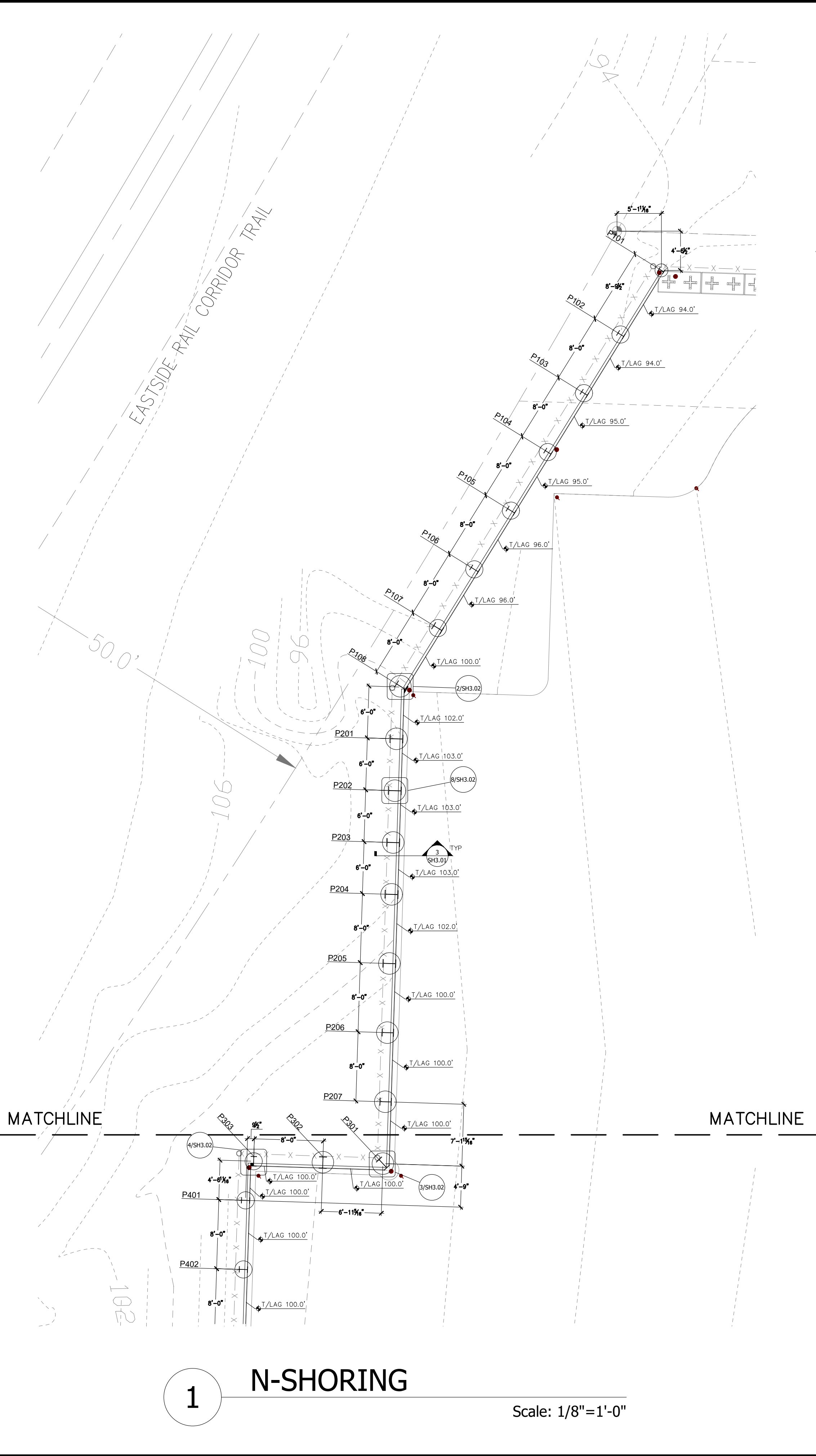
SITE
12611 WILLOWS ROAD KIRKLAND, WA 98033

DRAWING		DATE		SCALE	
PETER SWANSON		MARCH 23, 2022		1"=20'	
TITLE		DATE		REV	
SHORING STRUCTURAL NOTES AND KEY PLAN		03/23/2022		REV 1 - PERMIT COMMENTS	



1	OF	4
SH1.01		

3/23/2022 8:18:34 PM, ANSI expand D (34.00 x 22.00 inches), COPYRIGHT MODERNO ENGINEERING - 2022



City of Kirkland
Reviewed by C. Jones
06/20/2022

SHORING PLAN NOTES: (APPLIES TO ALL DRAWINGS)

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND INFORMATION SHOWN ON THE PLANS.
2. STEEL FABRICATOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY ENGINEER ON RECORD.
3. CONTRACTOR TO ESTABLISH, MONITOR, AND REPORT A SHORING SURVEY PER THE STRUCTURAL NOTES.
4. PLANS ARE DEVELOPED UNDER THE ASSUMPTION THAT THE KING COUNTY EASTSIDE RAIL CORRIDOR TRAIL (NW ADJACENT PROPERTY) WILL NEVER BE USED FOR RAIL TRAFFIC.
5. SEE STRUCTURAL NOTES AND DETAILS FOR ADDITIONAL NOTES AND REQUIREMENTS.

OWNER/CLIENT
HONDA OF KIRKLAND

PROJECT
WILLOWS VEHICLE STORAGE – SHORING

SITE
12611 WILLOWS ROAD KIRKLAND, WA 98034

TITLE
SOLDIER PILE SHORING PLAN

DATE
03.23.2022

REV. 1 – PERMIT COMMENTS

DRAWING
PETER SWANSON

DATE
MARCH 23, 2022

SCALE
1/8"=1'-0"

OFFICIAL USE BY PERMIT AGENCY

2 OF 4
SH2.01

MODERNO ENGINEERING

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PHONE: (425)999-4230

STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
56148

BNO21-01139 Approved Plan - Honda of Kirkland Willows Vehicle Storage Detention Vault & Shoring - 07.18.2022 -Page 30 of 38

SHORING PILE SCHEDULE									
PILE TAG	SECTION	SHAFT DIAMETER	1 STICKUP OVER SOIL	TOP OF PILE ELEV (TOP)	BOTTOM OF EXCAVATION (BOE)	1 REATINED HEIGHT AT PILE	PILE EMBEDMENT	BOTTOM OF PILE ELEV (BOP)	PILE LENGTH
			[IN] [FT]			[FT]			
P101	W8X28	18	0	94	89	5	10	79	15
P102	W10X33	24	0	94	88.5	5.5	14	74.5	19.5
P103	W10X33	24	1	95	88	6	14	74	21
P104	W10X33	24	0	95	88	7	14	74	21
P105	W12X40	24	1	96	88	7	16	72	24
P106	W12X40	24	0	96	88	8	16	72	24
P107	W14X61	24	4	100	88.5	7.5	19	69.5	30.5
P108	W16X67	30	2	102	89	11	19	70	32
P201	W18X86	30	0	103	89	14	22	67	36
P202	W18X86	30	0	103	89	14	22	67	36
P203	W18X86	30	0	103	89	14	22	67	36
P204	W18X97	30	0.5	103	89	13.5	22.5	66.5	36.5
P205	W18X76	30	2	102	89	11	22	67	35
P206	W16X67	30	0	100	89	11	20	69	31
P207	W16X67	30	0	100	89	11	20	69	31
P301	W16X67	30	0	100	89	11	20	69	31
P302	W16X67	30	0	100	89	11	20	69	31
P303	W14X68	24	0	100	90	10	18	72	28
P401	W12X40	24	1	100	90	9	16	74	26
P402	W12X40	24	2	100	90	8	16	74	26
P403	W12X40	24	2	100	90	8	16	74	26
P404	W12X40	24	2	100	90	8	16	74	26
P405	W12X40	24	2	100	90	8	16	74	26
P406	W12X40	24	2	100	90	8	16	74	26
P407	W12X40	24	2	100	90	8	16	74	26
P408	W12X40	24	2	100	90	8	16	74	26
P409	W12X40	24	2	100	90	8	16	74	26
P501	W12X50	24	2	100	90	8	15	75	25
P502	W10X33	24	3	98	88.5	6.5	14	74.5	23.5
P503	W8X28	18	1.5	95	88.5	5	12	76.5	18.5
P504	W8X28	18	3	93	88	2	9	79	14

SHORING SCHEDULE NOTES:

1. ALL SHORING PILES IN THIS TABLE ARE DESIGNED AS PERMANENT PILES AND MUST BE FACTORY EPOXY COATED PER THE STRUCTURAL NOTES.
2. THIS TABLE IS CALCULATED AND PROJECT SPECIFIC. IT CANNOT BE USED AT OTHER PROJECTS.
3. SEE STRUCTURAL NOTES FOR MATERIAL AND CONSTRUCTION SPECIFICATIONS AND ADDITIONAL REQUIREMENTS.
4. STEEL FABRICATOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY ENGINEER-ON-RECORD.
5. THE RETAINED SOIL HEIGHT AT THE PILE IS NOT EQUIVALENT TO THE DESIGN RETAINED HEIGHT. DESIGN RETAINED HEIGHT MAY BE LARGER OR SMALLER BASED ON THE HEIGHT OF LAGGING AND SOIL ADJACENT TO AND NOT DIRECTLY BEHIND THE PILE. SEE CALCULATIONS, LAGGING HEIGHTS ON PLAN, AND GRADE ON PLAN.

1

SHORING SCHEDULE

Scale: NTS

LAGGING SCHEDULE (SEE NOTES)				
LAGGING DEPTH BELOW TOP OF EXCAVATION	PILE CENTER-TO-CENTER SPACING (LESS THAN OR EQUAL TO BELOW)			
	6'	7'	8'	9'
1'	4x12	4x12	4x12	4x12
2'	4x12	4x12	4x12	4x12
3'	4x12	4x12	4x12	4x12
4'	4x12	4x12	4x12	6x6
5'	4x12	4x12	6x6	6x6
6'	4x12	4x12	6x6	6x6
7'	4x12	6x6	6x6	6x6
8'	4x12	6x6	6x6	6x6
9'	6x6	6x6	6x6	6x8
10'	6x6	6x6	6x6	6x8
11'	6x6	6x6	6x8	6x8
12'	6x6	6x6	6x8	6x8
13'	6x6	6x6	6x8	6x8
14'	6x6	6x8	6x8	6x8
15'	6x6	6x8	6x8	-

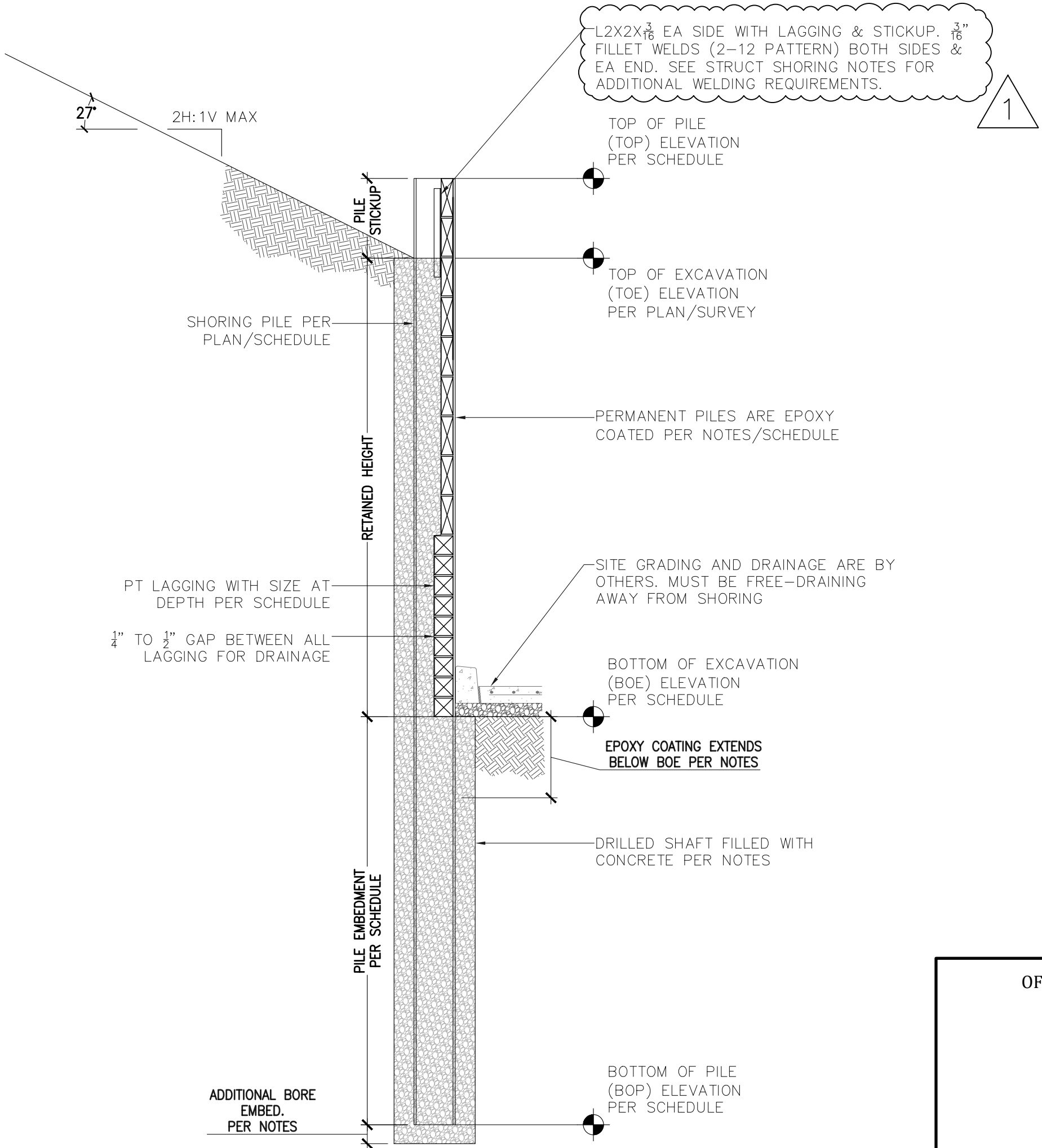
LAGGING SCHEDULE NOTES:

1. THIS TABLE IS CALCULATED AND PROJECT SPECIFIC. IT CANNOT BE USED AT OTHER PROJECTS.
2. ALL LUMBER MUST BE PRESSURE TREATED. SEE STRUCTURAL NOTES FOR LAGGING SPECIES, PRESSURE TREATING, AND OTHER REQUIREMENTS.
3. 4X12 ARE INTENDED FOR FLAT-WISE BENDING. 6X6 AND 6X8 ARE INTENDED FOR STRONG AXIS BENDING. 6X6 AND 6X8 MUST BE BEAM GRADE AND ORIENTATION.
4. FOR PILE ON-CENTER SPACING LESS THAN IN THE TABLE USE LAGGING FOR THE NEXT LARGER PILE SPACING PROVIDED.

2

LAGGING SCHEDULE

Scale: NTS



3

TYP SHORING SECTION

Scale: 3/8"=1'-0"

City of Kirkland
Reviewed by C. Jones
06/20/2022

MODERNO ENGINEERING

MODERNO ENGINEERING, PLLC
100 S KING ST SUITE 100 #723
SEATTLE, WA 98104
EMAIL: CONTACT@MODERNOENGINEERING.COM
PHONE: (425)999-4230

OWNER/CLIENT
HONDA OF KIRKLAND

PROJECT
WILLOWS VEHICLE STORAGE - SHORING

SITE
12611 WILLOWS ROAD NORTHEAST KIRKLAND, WA 98034

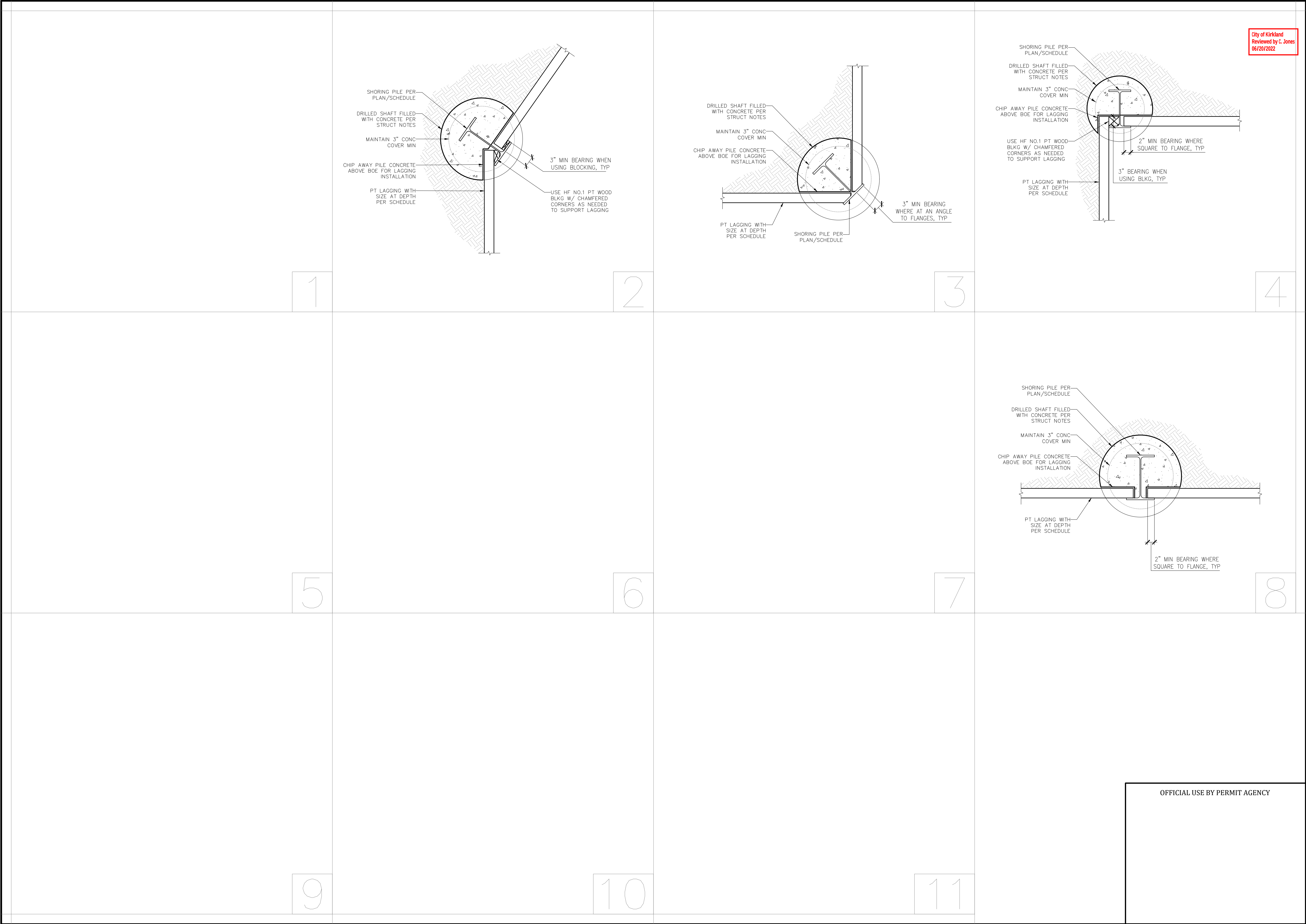
SOLDIER PILE SHORING SCHEDULES

REVISIONS
DATE: 03.23.2022
REV 1 - PERMIT COMMENTS

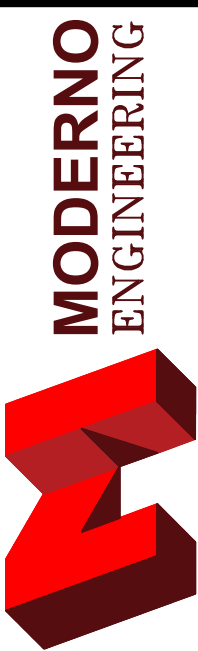
DRAWING
PETER SWANSON
DATE
MARCH 23, 2022
SCALE
3/8"=1'-0"

ARILE F. IRIZARRY
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL ENGINEER
56146

3 OF 4
SH3.01



City of Kirkland
Reviewed by C. Jones
06/20/2022



MODERNO ENGINEERING, PLLC

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SEATTLE, WA 98104
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OWNER/CLIENT

HONDA OF KIRKLAND

PROJECT

WILLOWS VEHICLE STORAGE - SHORING

SITE

12611 WILLOWS ROAD NORTHEAST KIRKLAND, WA 98034

FILE

STRUCTURAL DETAILS

DATE

03/23/2022

REV. T - PERMIT COMMENTS

REV. T - PERMIT COMMENTS

REV. T - PERMIT COMMENTS

REV. T - PERMIT COMMENTS

REV. T - PERMIT COMMENTS

REV. T - PERMIT COMMENTS

DRAWING

PETER SWANSON

DATE

MARCH 23, 2022

SCALE

3/4"=1'-0"

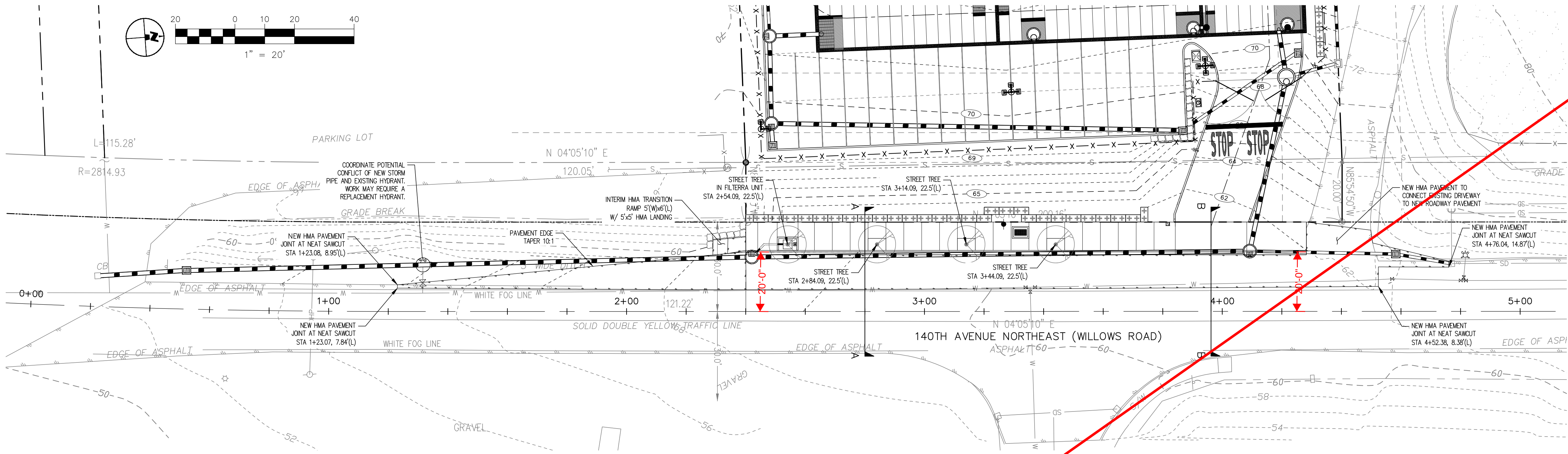
OFFICIAL USE BY PERMIT AGENCY

4 OF 4

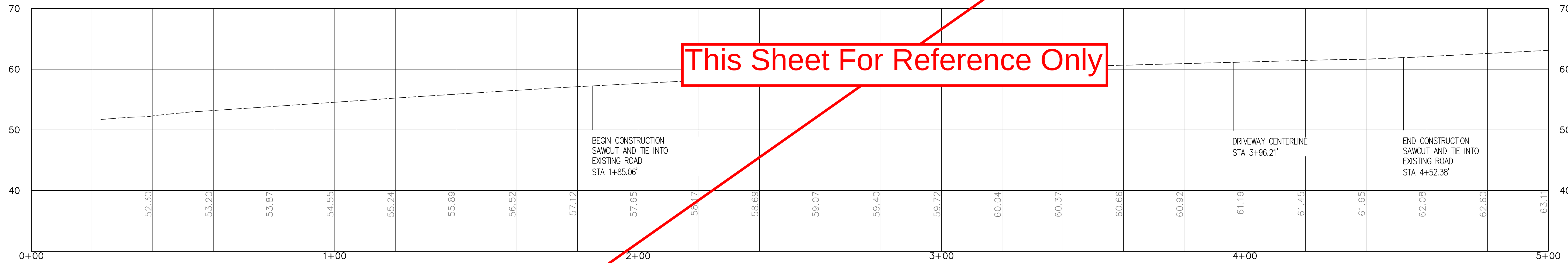
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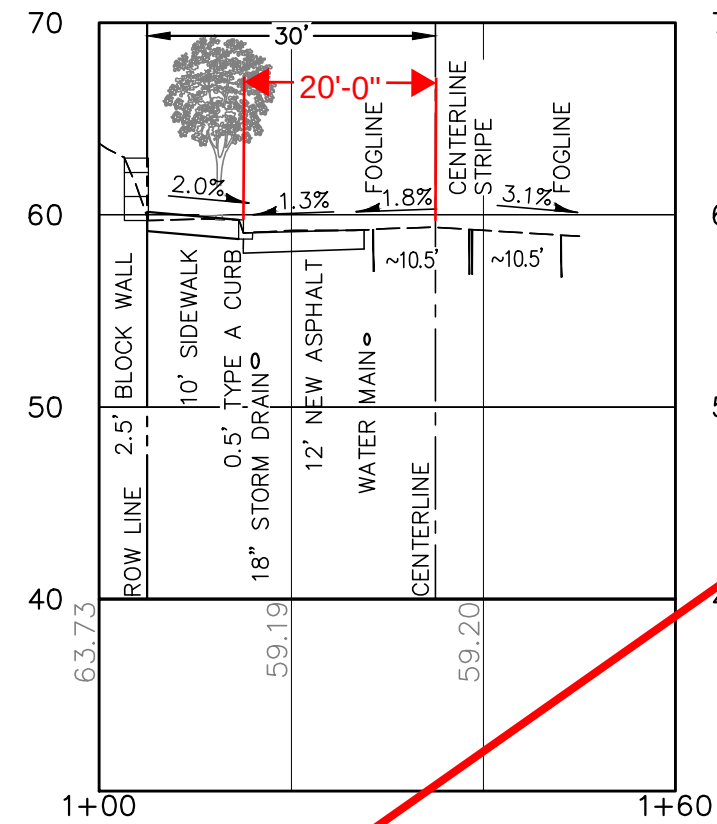
BNO21-01139 Approved Plan - Honda of Kirkland Willows Vehicle Storage Detention Vault & Shoring - 07.18.2022 -Page 32 of 38



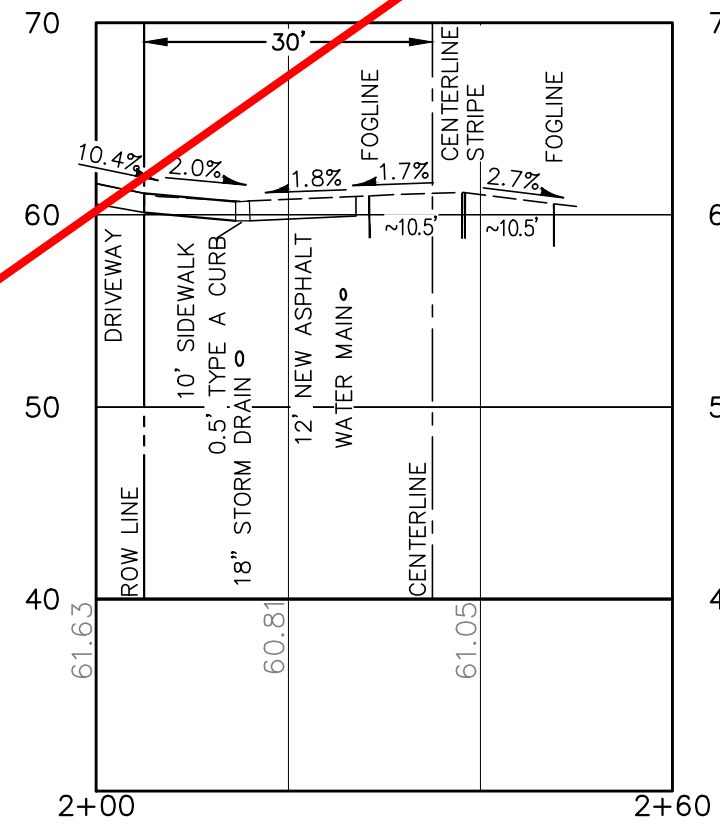
1 140TH AVE NE - PLAN
C6.00 SCALE: 1"=20'



2 140TH AVE NE - PROFILE
C6.00 SCALE: 1"=20'H, 1"=10'V



3 SECTION A
C6.00 SCALE: 1"=20'H, 1"=10'V



4 SECTION B
C6.00 SCALE: 1"=20'H, 1"=10'V

City of Kirkland
Reviewed by C. Jones
06/20/2022



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975 5th Avenue Northwest
Issaquah, Washington 98027
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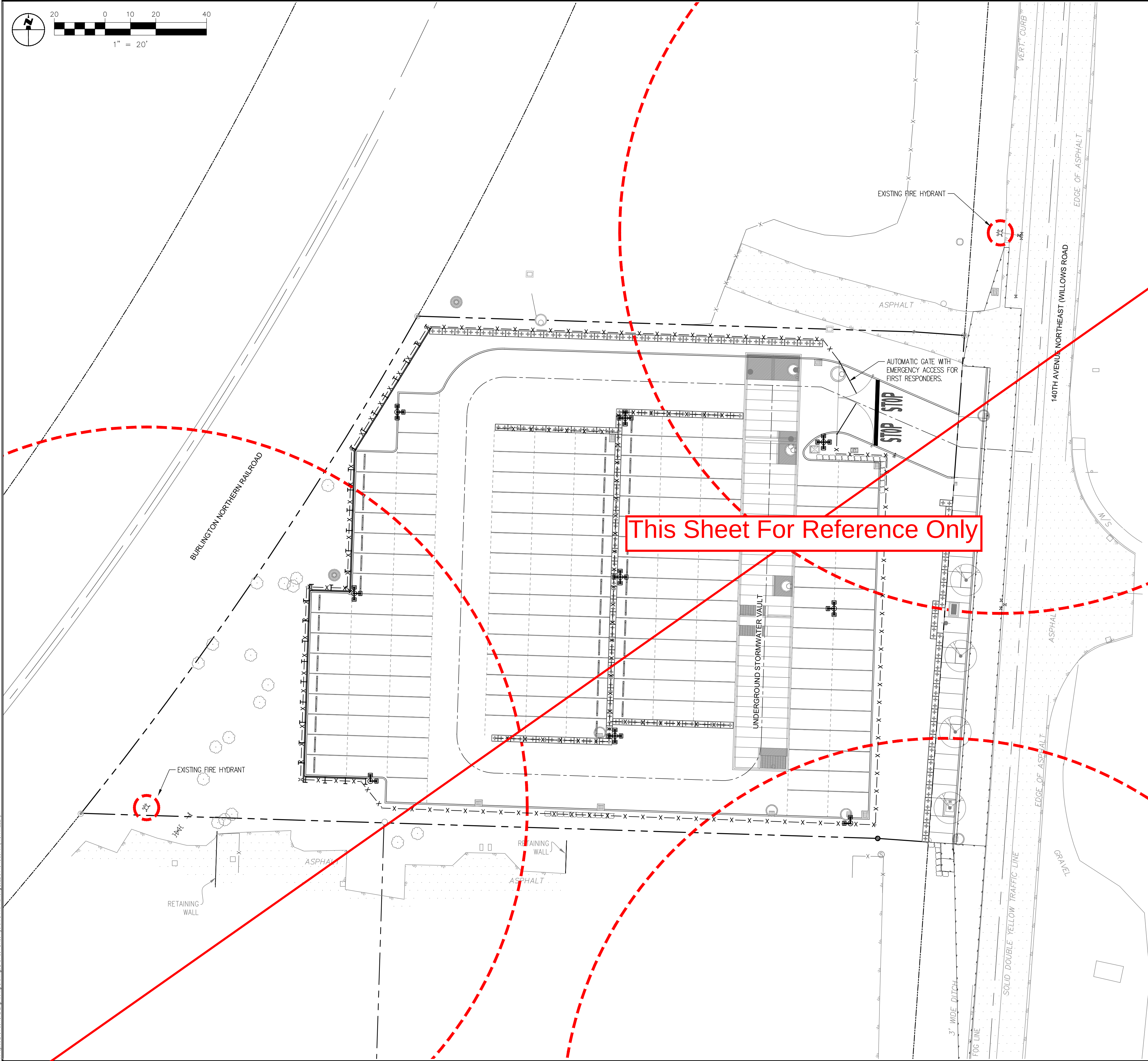
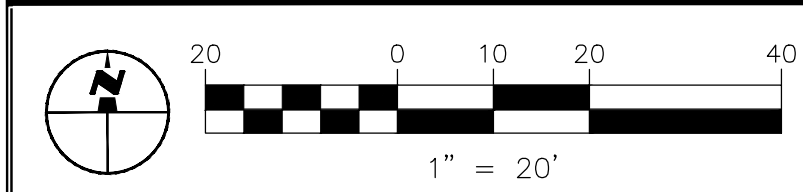
PREPARED FOR:
Honda of Kirkland
HOK ENTERPRISES, LLC
13231 SOUTH-EAST 36TH STREET
SUITE 200
BELLEVUE, WASHINGTON 98006

RIGHT OF WAY IMPROVEMENTS
WILLOWS VEHICLE STORAGE
12611 WILLOWS ROAD NORTH-EAST
KIRKLAND, WASHINGTON 98034
ASSESSOR'S PARCEL NO.: 272605-9008

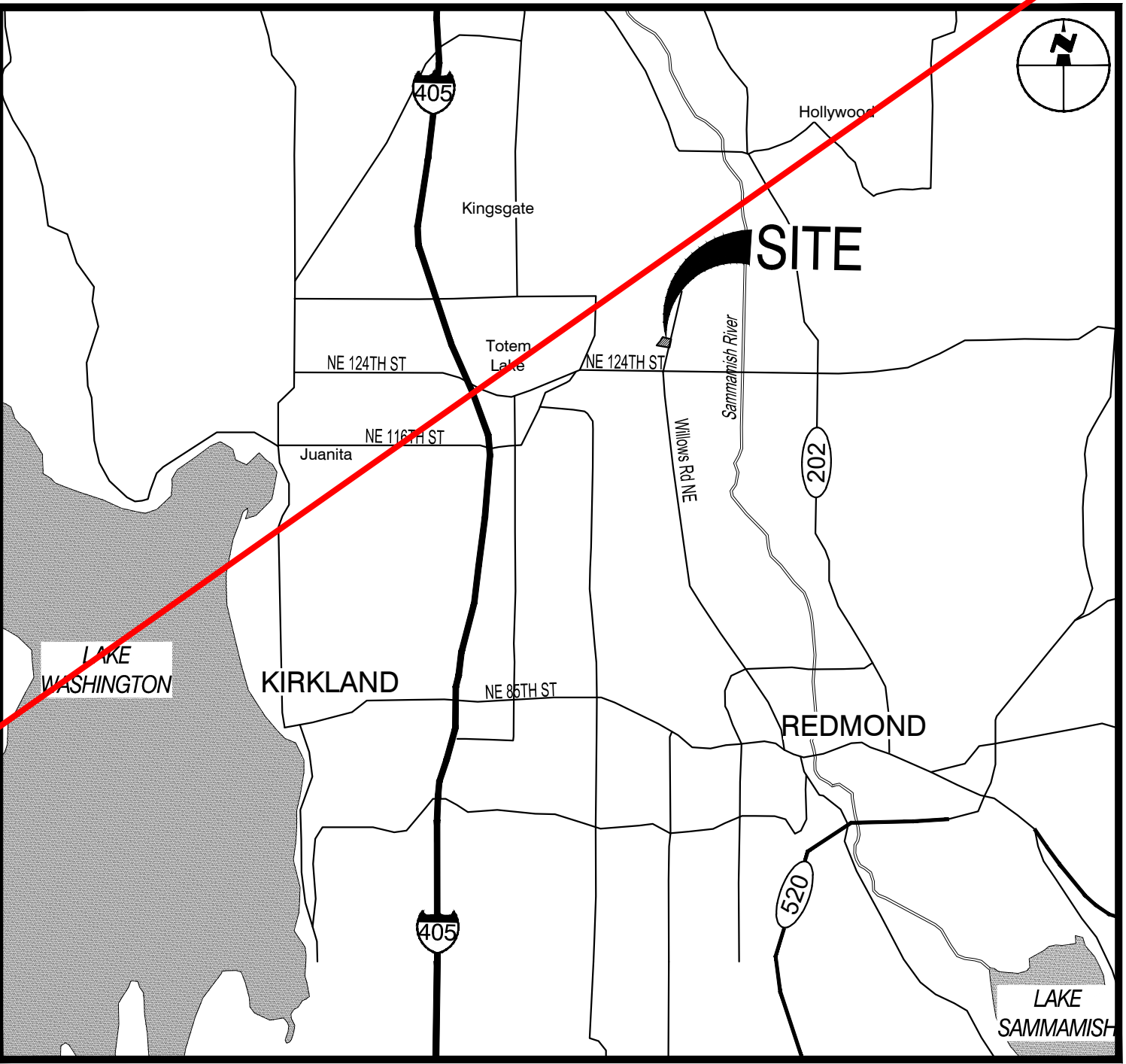


PROJECT LOCATION (S,T,R):
PORTIONS OF THE SE 1/4
OF THE NW 1/4 OF
SEC. 27, TWP. 28N, RNG. 05E, W.M.
JURISDICTION FILE NO.:
LSM20-08788
FARALLON PROJECT NO.:
2434-001
SHEET

C6.00



VICINITY MAP (N.T.S.)



FIRE HYDRANT AND FIRE PLAN NOTES

1. LARGER RED DASHED CIRCLES INDICATE 150-FT RADII AROUND EACH EXISTING FIRE HYDRANT.

City of Kirkland
Reviewed by C. Jones
06/20/2022

DATE	REVISION/DESCRIPTION	BY	CHK.	APP.
04/08/2021	LAND SURFACE MODIFICATION PERMIT APPLICATION RESUBMITTAL	JNN	CPK	
11/01/2021	LAND SURFACE MODIFICATION PERMIT APPLICATION RESUBMITTAL	JNN	CPK	
12/02/2021	LAND SURFACE MODIFICATION PERMIT APPLICATION	JNN	CPK	



PREPARED BY:

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farallonconsulting.com

PREPARED FOR:

Honda of Kirkland

HOK ENTERPRISES, LLC
13231 SOUTH-EAST 36TH STREET
SUITE 200
BELLEVUE, WASHINGTON 98006

HYDRANT AND FIRE PLAN - OVERALL

WILLOWS VEHICLE STORAGE
12611 WILLOWS ROAD NORTHEAST
KIRKLAND, WASHINGTON 98034
ASSESSOR'S PARCEL NO.: 272605-9008

811
Know what's below.
Call before you dig.

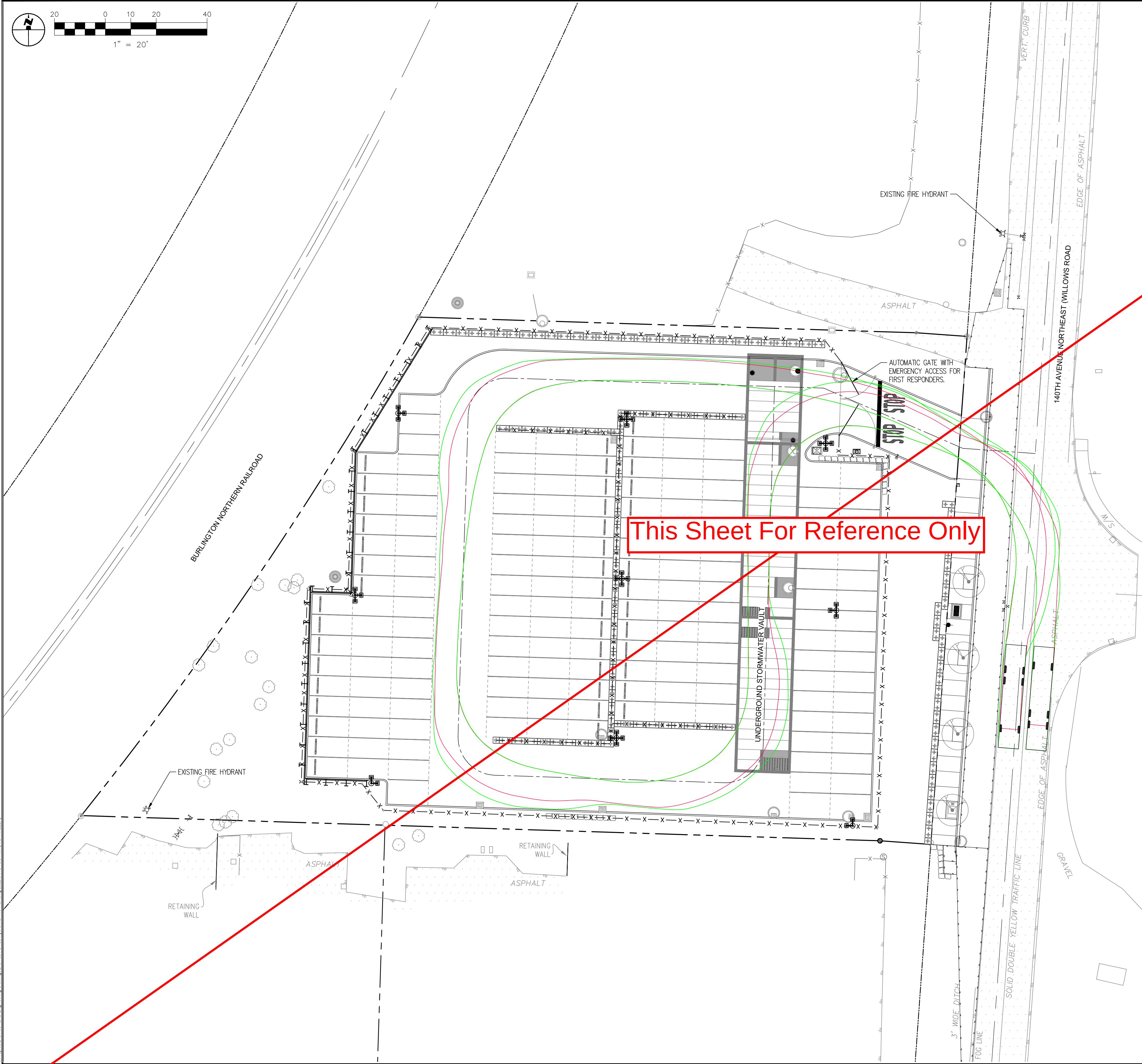
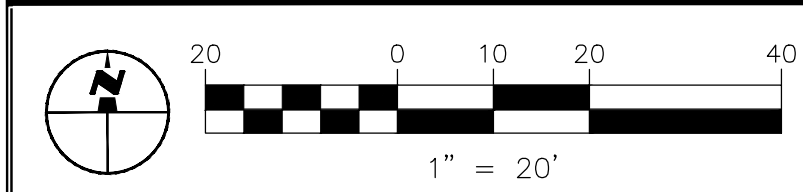
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SEC. 27, TWP. 28N, RING. 05E, W.M.

JURISDICTION FILE NO.:
LSM20-08788

FARALLON PROJECT NO.:
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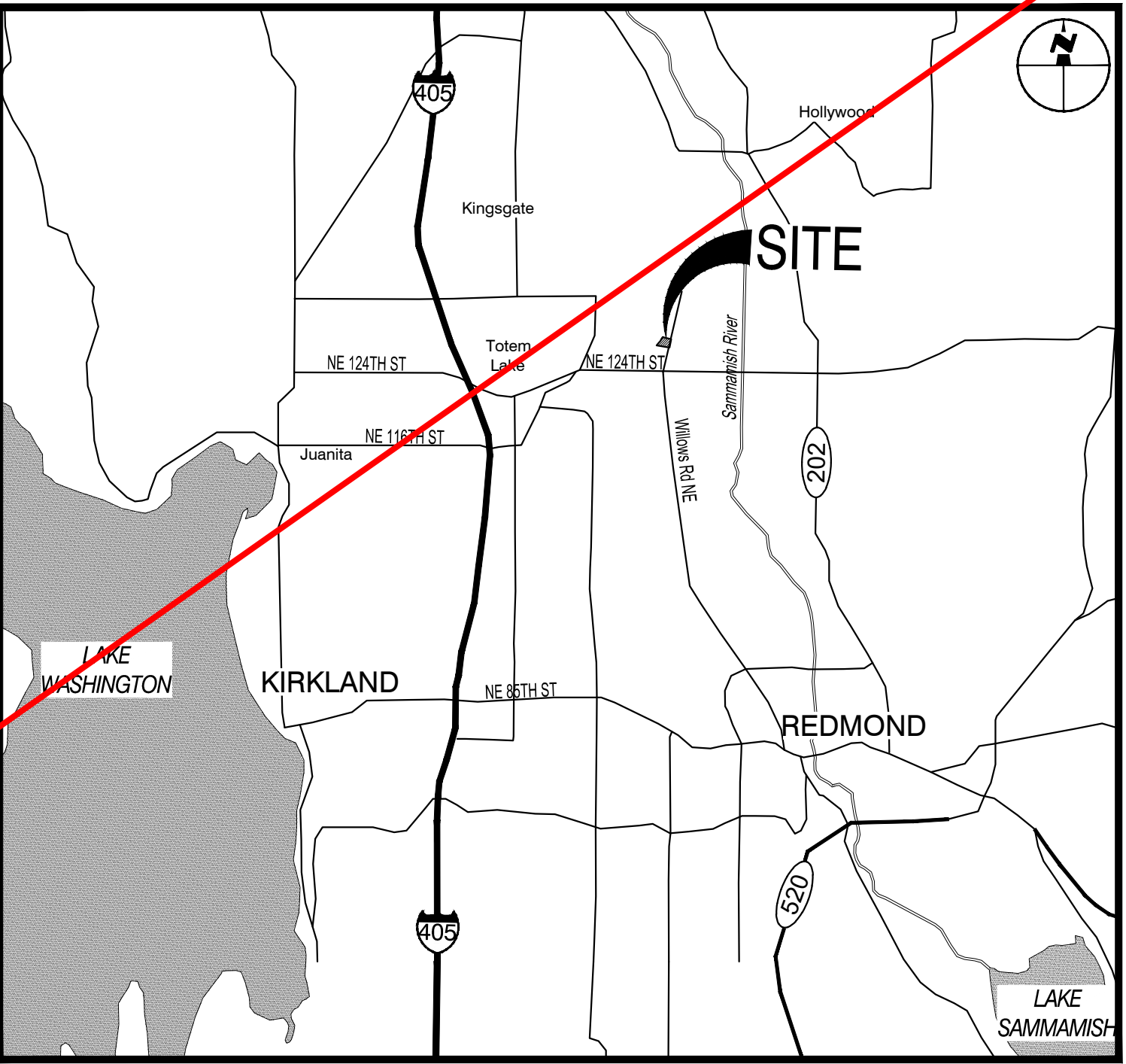
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C7.00



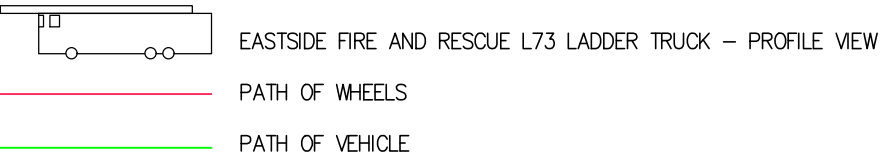
This Sheet For Reference Only

VICINITY MAP (N.T.S.)



FIRE VEHICLE MOVEMENT NOTES

1. FIRE VEHICLE SHOWN IS BASED ON EASTSIDE FIRE AND RESCUE L73 LADDER TRUCK



N:\Project\2434-001\CAD\Engineering-Drawings\2434-001-C7-DB-Hydant&FirePlan.dwg 2022/04/18 11:31 AM (NICK MILLER)

City of Kirkland
Reviewed by C. Jones
06/20/2022

DATE	REVISION/DESCRIPTION	BY	CHK.	APP.
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12/02/2020	LAND SURFACE MODIFICATION PERMIT APPLICATION	JNN	CPK	



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farallonconsulting.com

PREPARED FOR:

Honda of Kirkland

HOK ENTERPRISES, LLC
13231 SOUTH-EAST 36TH STREET
SUITE 200
BELLEVUE, WASHINGTON 98006

FIRE ENGINE VEHICLE MOVEMENTS

WILLOWS VEHICLE STORAGE
12611 WILLOWS ROAD NORTHEAST
KIRKLAND, WASHINGTON 98034
ASSESSOR'S PARCEL NO.: 272605-9006

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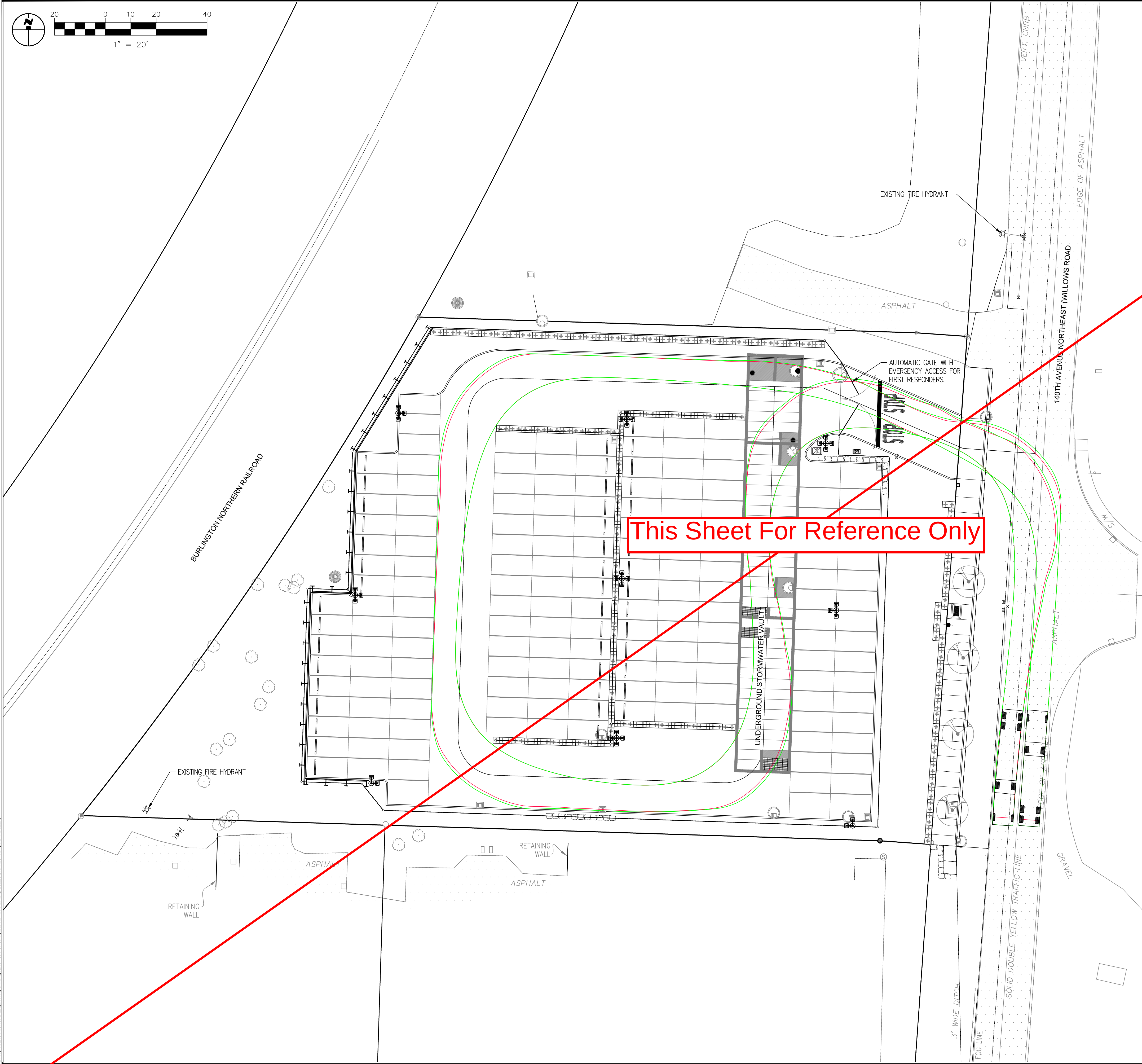
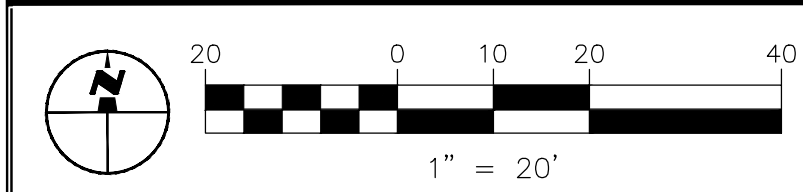
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SEC. 27, TWP. 26N, RNG. 05E, W.M.

JURISDICTION FILE NO.:
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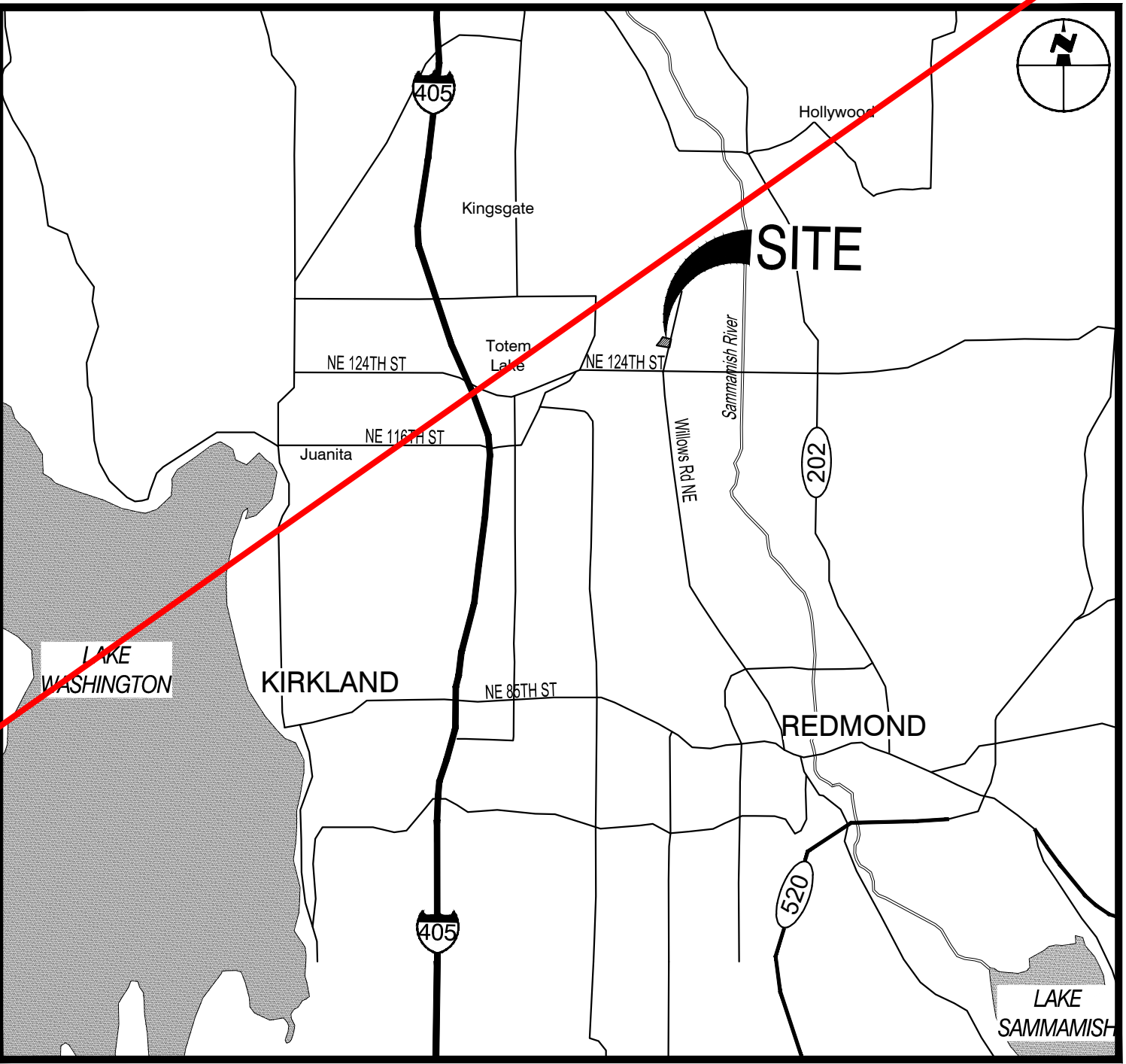
FARALLON PROJECT NO.:
2434-001

SHEET

C7.01



VICINITY MAP (N.T.S.)



DELIVERY TRUCK MOVEMENT NOTES

1. MOVEMENT SHOWN IS FOR A WB-40 INTERMEDIATE SEMI-TRAILER

- PATH OF WHEELS
- PATH OF VEHICLE

City of Kirkland
Reviewed by C. Jones
06/20/2022

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13231 SOUTH-EAST 36TH STREET
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BELLEVUE, WASHINGTON 98006

DELIVERY TRUCK VEHICLE MOVEMENTS

WILLOWS VEHICLE STORAGE
12611 WILLOWS ROAD NORTHEAST
KIRKLAND, WASHINGTON 98034
ASSESSOR'S PARCEL NO.: 272605-9008



PROJECT LOCATION (S,T,R):
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JURISDICTION FILE NO.:
LSM20-08788
FARALLON PROJECT NO.:
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