



**ADVISORY REPORT
 FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS**

Date: May 11, 2016

To: Kirkland Hearing Examiner

From: Tony Leavitt, Senior Planner 
 Eric Shields, AICP, Planning Director 

File No.: ZON14-02303

Subject: **HOLY FAMILY PARISH MASTER PLAN**

Hearing Date and Place: May 19, 2016; 9:00 A.M.
 City Hall Council Chamber
 123 Fifth Avenue, Kirkland

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I. INTRODUCTION

A. APPLICATION

1. Applicant: Kevin Broderick and John Faley with Broderick Architects on behalf of the property owner Corp. of Catholic Archbishop of Seattle.
2. Subject Property: Holy Family Parish located at 7045 120th Avenue NE, rectory located at 12003 NE 75th Street, and the overflow gravel parking lot is located east of 120th Avenue NE with parcel no. 640070-0402 (see Attachment 1)
3. Request: The applicant is requesting approval of a Master Plan that outlines the future expansion of the church and school uses in two phases over a period of 10 years (see Attachments 2 and 3). Major elements of the proposal include the following:
 - a. Phase I
 - A new parking lot (44 stalls) – which will double as an outdoor covered play area during school hours
 - A new driveway, parking lot (10 stalls), and preschool drop-off area at the north end of the property
 - A new maintenance/storage shed along the north property line (2,214 sq. ft.)
 - Standard street frontage improvements along 119th Avenue NE and NE 75th Street.
 - b. Phase II
 - Expanding the existing church nave by 3,322 sq. ft. to accommodate an additional 172 seats for a total of 758 seats
 - Apply for a height variance to replace and expand the existing roof form. The height variance for the new roof form has not been applied for, considered, or approved as part of this Master Plan. The applicant will seek the variance request at a later date.
4. Review Process: Process IIB, Hearing Examiner conducts public hearing and makes recommendation, City Council makes final decision.
5. Summary of Key Issues:
 - a. Compliance with Zoning Permit Approval Criteria (see Section II.E)
 - b. Compliance with Applicable Development Regulations (see Section II.F).

B. RECOMMENDATIONS

Based on Statements of Fact and Conclusions (Section II), and Attachments in this report, we recommend approval of this application subject to the following conditions:

1. This application is subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, and Building and Fire Code. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. Attachment 4, Development Standards, is provided in this report to familiarize the applicant with some of the additional development regulations. This attachment does not include

all of the additional regulations. When a condition of approval conflicts with a development regulation in Attachment 4, the condition of approval shall be followed.

2. As part of the development permit application for the new overflow parking lot and playground area, the applicant shall:
 - a. Submit landscape plans that comply with the requirements of KZC Section 95.42 (see Conclusion II.F.4); and
 - b. Submit a lighting plan showing the location, height, fixture type and wattage of all proposed exterior lights. The lighting plan shall be consistent with the requirements in KZC Section 115.85 (see Conclusion II. F.6).
3. Staff recommends that the Notice of Approval be extended to allow the construction of all phases currently being proposed. The applicant must begin construction or submit to the City a complete building permit application for all of the development activity, use of land or other actions approved under this chapter within ten (10) years after the final approval of the City of Kirkland on the matter, or the decision becomes void; provided, however, that in the event judicial review is initiated per KZC 152.110, the running of the ten (10) years is tolled for any period of time during which a court order in said judicial review proceeding prohibits the required development activity, use of land, or other actions. The applicant must substantially complete construction for the development activity, use of land, or other actions approved under this chapter and complete the applicable conditions listed on the notice of decision within twelve (12) years after the final approval on the matter, or the decision becomes void. (See Conclusion V.2).

II. FINDINGS OF FACT AND CONCLUSIONS

A. SITE DESCRIPTION

1. Site Development and Zoning:
 - a. Facts:
 - 1) Size: The Holy Family campus consist of three separate parcels. The largest parcel, which contains the main church buildings and is located west of 120th Avenue NE, is 376,002 sq. ft. or 8.63 acres (based on survey map). East of 120th Avenue NE, is a parcel containing the rectory building which is 18,327 sq. ft. or 0.42 acres. Also east of 120th Avenue NE is a parcel containing a gravel parking lot which is 8,540 sq. ft. or 0.20 acres. Total size for all three parcels is 402,869 sq. ft. or 9.25 acres.
 - 2) Land Use: The site is currently developed with the Holy Family Parish which consists of a parish center, church, school, youth center, surface parking and associated driveways, a soccer field, and outdoor play areas (see Attachment 2).
 - 3) Zoning: RSX 7.2
 - 4) Terrain: The campus is relatively flat with only a 10 foot elevation change from the north to the south property line.
 - 5) Vegetation: There are a large number of significant trees located primarily at south/southwest and north/northwest portions of the subject property (see Attachment 5 Tree Retention Plan). There

are also a number of significant trees in the rights-of-way immediately adjacent to the campus. Tree Retention is addressed in Section II.F.5.

b. Conclusions:

- 1) Size, land use, terrain, vegetation are not constraining factors in the review of this application.
- 2) Zoning is a relevant factor in the review of this application, due to the fact that church and school uses occupying a property of more than 5 acres must be approved through a Master Plan process (see Section II.E.1).

2. Neighboring Development and Zoning:

a. Facts: The following is a list of the zoning designation and land uses adjacent to the subject property:

- 1) North: RSX 7.2, Lake Washington High School
- 2) East: RSX 7.2, single-family residential uses
- 3) South: RS 8.5, single-family residential uses
- 4) RSX 7.2 (adjacent to the northern portion of the subject property) & RM 3.6 (adjacent to southern portion of the subject property), single-family residential uses

b. Conclusion: The neighboring development and zoning are factors in the review of the proposed Master Plan application.

B. HISTORY

1. Facts: The following is a brief summary of prior approvals for the Holy Family Parish.

- a. December 1957 – Holy Family Parish completed
- b. July 1988 – Church destroyed by fire
- c. November 1990 – New church constructed
- d. January 2001 – Holy Family Parish Master Plan approved (File ZON99-00034). The Master Plan approval also included approval of the following variances and modifications:
 - 1) Setback variances for additions to the school along the 120th Avenue NE portion of the existing school building (50' setback required, approximately 20' to 33' setback approved for the additions)
 - 2) Setback variance from 119th Avenue NE for the northwest corner of the proposed storage at the existing gym (50' setback required, approximately 43' approved)
 - 3) Height variance for the church (30' height allowed, approximately 39' height approved)
 - 4) 15' landscape buffer modifications along east and west property lines
 - 5) Modification to eliminate required landscape islands in parking lot/play area west of the school

- 6) Allow a 10-year lapse of approval timeframe for the Master Plan with the ability to request an extension to the lapse of approval date with two 3-year extensions
 - e. October 2001 – Expansion to school completed (File BLD00-01561 – issued April 2001)
 - f. August 2009 – Minor expansion to school completed (File BLD09-00253)
 - g. June 2010 – Master Plan modification to relocate preschool
 - h. September 2010 – Preschool relocation completed (File BLD10-00255)
 - i. April 2010 – New Parish administration center completed (File BLD09-00103)
 - j. January 2011 – Holy Family Parish Master Plan expired and no applications to extend the Master Plan were requested
 - k. April 2012 – Modification to gym and storage area addition
 - l. September 2012 – Modification to gym and storage area addition completed (File BNR12-00533)
 - m. March 2015 – New rectory completed
2. Conclusions: The Holy Family Parish Master Plan, approved in 2001 (File ZON99-00034), established the existing layout of the campus including building locations that required variances. Otherwise, the history of subject property is not a constraining factor in the review of this permit.

C. PUBLIC COMMENT

1. Facts:
 - a. The initial public comment period ran from December 17, 2014 to January 16, 2015. The Planning Department received a total of 4 comment letters (see Attachment 6) during this comment period.
 - b. Issues raised in the letters were in regards to traffic impacts and traffic safety in the area of the subject property. Thang Nguyen, Transportation Engineer with the City of Kirkland Public Works Department has responded to the citizen concerns in his review memo (Attachment 7, Enclosure 6).
2. Conclusions: The public comments received have been adequately addressed by the proposal.

D. STATE ENVIRONMENTAL POLICY ACT (SEPA) AND CONCURRENCY

1. Facts:
 - a. A Determination of Nonsignificance (DNS) was issued on February 22, 2016. The Environmental Determination and Memo are included as Attachment 7. As a result of the SEPA review, a number of impacts, relating particularly to traffic and parking were identified. Measures to mitigate the impacts were identified, have been incorporated into the project, and will be required.
 - b. The project passed Traffic Concurrency on August 4, 2014.
 - c. The appeal period for both SEPA and Concurrency ended on March 7, 2016. No appeals were received.

2. Conclusion: The City has satisfied the requirements of SEPA and Concurrency.

E. APPROVAL CRITERIA

1. Master Plan

a. Facts:

- 1) Kirkland Zoning Code (KZC) Section 15.20.020 PU-2 and 15.20.130 PU-2 requires that a church and school use with a property size of five acres or more receive Master Plan approval through a Process IIB review. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking locations, buffering, and landscaping.
- 2) The applicant has submitted development plans that show building locations and dimensions, roadways, utility locations, land uses within the Master Plan area, parking locations, buffering, and landscaping (see Attachment 2).
- 3) Zoning Code section 152.70.3 states that a Process IIB application may be approved if:
 - (a) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and
 - (b) It is consistent with the public health, safety, and welfare.

b. Conclusions:

- 1) The application complies with the Master Plan requirements outlined in KZC Section 15.20.020 PU-2 and 15.20.130 PU-2.
- 2) The proposal complies with the criteria in KZC Section 152.70.3. It is consistent with all applicable development regulations, except where variances or modifications were previously granted with the 2001 Master Plan (see Section II.G), and the Comprehensive Plan (see Section II.H). In addition, the proposal is consistent with the public health, safety, and welfare because the project provides for the spiritual and educational needs for certain segments of the community. Any negative impacts of the project have been mitigated through compliance with applicable regulations and the project has been designed to minimize impact on the neighborhood.

F. DEVELOPMENT REGULATIONS

1. Church and School Location Criteria

- a. Facts: KZC Section 15.20.020 PU-4 and 15.20.130 PU-4 states that church and school uses may locate on the subject property only if:
 - It will not be materially detrimental to the character of the neighborhood in which it is located.
 - Site and building design minimizes adverse impacts on surrounding residential neighborhoods.

- The property is served by a collector or arterial street (does not apply to existing church or school sites).
- b. Conclusions: The proposal is consistent with the criteria established in KZC Section 15.20.020 PU-4 and 15.20.130 PU-4 as follows:
- There are existing school and church uses on the site which include recreational, parking, and other facilities normally associated with these uses. The proposal will not introduce new uses or activities which would materially impact the character of the neighborhood.
 - The proposed site design minimizes impacts on neighboring residential uses by including landscape buffers along the west and north edges of the proposed parking and playground areas.
 - The property is served by NE 70th Street, which is classified as an arterial street.

2. Parking

a. Facts:

- 1) KZC Section 15.40.020 establishes a required parking demand of 1 stall for every 4 people based on the maximum occupancy of the area of worship.
- 2) KZC Section 15.40.130 does not establish a parking requirement for school uses. Instead, it defers to KZC Section 105.25, which authorizes the Planning Official to establish the number of required parking stalls based on the parking demand for the proposed use.
- 3) A parking demand study was submitted as part of the Traffic Impact Analysis (see Attachment 7, Enclosure 5).
- 4) The City's Transportation Engineer reviewed the parking demand study and recommended that the project incorporate mitigations into the proposal (see Attachment 7, Enclosure 6). As part of the SEPA Determination, the applicant agreed to the mitigations and incorporated the mitigations into the master plan proposal.

- b. Conclusions: The proposal complies with the parking requirements of KZC Sections 15.40.020 and 15.40.130.

3. Structure Setbacks

a. Facts:

- 1) KZC Section 15.30.020 requires a 20 foot setback for a church use. KZC Section 15.30.130 requires 50 foot setbacks for school buildings and 20 feet for structured play areas.
- 2) The proposal includes a new maintenance shed, covered play area and a church expansion. The maintenance shed and church expansion are part of the church use and the covered play area is part of the school use.

- b. Conclusions: The proposal complies with the setback requirements of KZC Section 15.30.020.

4. Landscape Buffers

a. Facts:

- 1) KZC Section 15.40.020 requires a Church Use in a RSX zone to comply with Landscape Category C. The school use is not required to install a landscape buffers along property lines along streets.
- 2) KZC Section 95.42 lists the minimum land use buffer requirements for Landscape Category C. The subject property is bordered on west side by single family residential uses and this section requires the installation of a landscape buffer that complies with Buffering Standard 1. For standard 1, the applicant shall provide a 15-foot-wide landscaped strip. Within the landscape strip, trees must be planted at the rate of 1 tree per 20 linear.

- b. Conclusion: As part of the development permit application for the new overflow parking lot and playground area, the applicant should submit landscape plans that comply with the requirements of KZC Section 95.42.

5. Natural Features- Significant Landscaping

a. Facts:

- 1) Regulations regarding the retention of trees can be found in Chapter 95 of the Kirkland Zoning Code. The applicant is required to retain all trees with a moderate to high retention value to the maximum extent possible.
- 2) The applicant has submitted a Tree Retention Plan prepared by a certified arborist (see Attachments 5).
- 3) The City's Urban Forester has reviewed the Tree Retention Plan (see Attachment 4) and designated the onsite significant trees.

- b. Conclusions: The applicant should retain all trees during the construction of the school as shown in Attachment 3 and comply with the recommendations contained in the Tree Retention Plan.

6. Site Lighting

a. Facts:

- 1) KZC Section 115.85.1 requires that the applicant use energy efficient light sources, comply with the Washington Energy Code with respect to the selection and regulation of light sources, and select, place, and direct light sources both directable and nondirectable so that glare produced by any light source, to the maximum extent possible, does not extend to adjacent properties or to the right-of-way.
- 2) The current submittal does not contain a detailed lighting plan that would show the location, height, fixture type, and wattage of proposed lights.

- b. Conclusion: As part of the development permit application for the new overflow parking lot and playground area, the applicant should submit a lighting plan showing the location, height, fixture type and wattage of all proposed exterior lights. The lighting plan shall be consistent with the requirements in KZC Section 115.85.

G. COMPREHENSIVE PLAN

1. Fact: The subject property is located within the South Rose Hill neighborhood. The South Rose Hill Land Use Map designates the subject property for low density residential use (see Attachment 8). Church and school uses are permitted uses within low density zones.
2. Conclusion: The proposal is consistent with low density residential use designation.

H. DEVELOPMENT STANDARDS

1. Fact: Additional comments and requirements placed on the project are found on the Development Standards, Attachment 4.
2. Conclusion: The applicant should follow the requirements set forth in Attachment 4.

III. SUBSEQUENT MODIFICATIONS

Modifications to the approval may be requested and reviewed pursuant to the applicable modification procedures and criteria in effect at the time of the requested modification.

IV. CHALLENGES AND JUDICIAL REVIEW

The following is a summary of the deadlines and procedures for challenges and appeals. Any person wishing to file or respond to a challenge or appeal should contact the Planning Department for further procedural information.

A. CHALLENGE

Section 152.85 of the Zoning Code allows the Hearing Examiner's recommendation to be challenged by the applicant or any person who submitted written or oral comments or testimony to the Hearing Examiner. A party who signed a petition may not challenge unless such party also submitted independent written comments or information. The challenge must be in writing and must be delivered, along with any fees set by ordinance, to the Planning Department by 5:00 p.m., _____, seven (7) calendar days following distribution of the Hearing Examiner's written recommendation on the application. Within this same time period, the person making the challenge must also mail or personally deliver to the applicant and all other people who submitted comments or testimony to the Hearing Examiner, a copy of the challenge together with notice of the deadline and procedures for responding to the challenge.

Any response to the challenge must be delivered to the Planning Department within seven (7) calendar days after the challenge letter was filed with the Planning Department. Within the same time period, the person making the response must deliver a copy of the response to the applicant and all other people who submitted comments or testimony to the Hearing Examiner.

Proof of such mail or personal delivery must be made by affidavit, available from the Planning Department. The affidavit must be attached to the challenge and response letters, and delivered to the Planning Department. The challenge will be considered by the City Council at the time it acts upon the recommendation of the Hearing Examiner.

B. JUDICIAL REVIEW

Section 152.110 of the Zoning Code allows the action of the City in granting or denying this zoning permit to be reviewed in King County Superior Court. The petition for review must be filed within twenty-one (21) calendar days of the issuance of the final land use decision by the City.

V. LAPSE OF APPROVAL

A. Facts:

1. KZC Section 152.115 requires that the applicant must begin construction or submit to the City a complete building permit application for the development activity, use of land or other actions approved under this chapter within five (5) years after the final approval of the City of Kirkland on the matter, or the decision becomes void; provided, however, that in the event judicial review is initiated per KZC 152.110, the running of the five (5) years is tolled for any period of time during which a court order in said judicial review proceeding prohibits the required development activity, use of land, or other actions. The applicant must substantially complete construction for the development activity, use of land, or other actions approved under this chapter and complete the applicable conditions listed on the notice of decision within nine (9) years after the final approval on the matter, or the decision becomes void.
2. KZC Section 152.115 states that for development activity, use of land, or other actions with phased construction, lapse of approval may be extended when approved under this chapter and made a condition of the notice of decision.
3. The applicant is proposing a two phase development with the final phase occurring before 2026.

B. Conclusions:

1. Staff recommends that the Notice of Approval be extended to allow the construction of all phases currently being proposed. The applicant must begin construction or submit to the City a complete building permit application for the development activity, use of land or other actions approved under this chapter within ten (10) years after the final approval of the City of Kirkland on the matter, or the decision becomes void; provided, however, that in the event judicial review is initiated per KZC 152.110, the running of the ten (10) years is tolled for any period of time during which a court order in said judicial review proceeding prohibits the required development activity, use of land, or other actions. The applicant must substantially complete construction for the development activity, use of land, or other actions approved under this chapter and complete the applicable conditions listed on the notice of decision within twelve (12) years after the final approval on the matter, or the decision becomes void.

VI. APPENDICES

Attachments 1 through 8 are attached.

1. Vicinity Map
2. Development Plans
3. Project Narrative
4. Development Standards
5. Tree Plan
6. Public Comments
7. SEPA Determination with Memo and Attachments
8. Comprehensive Plan Map

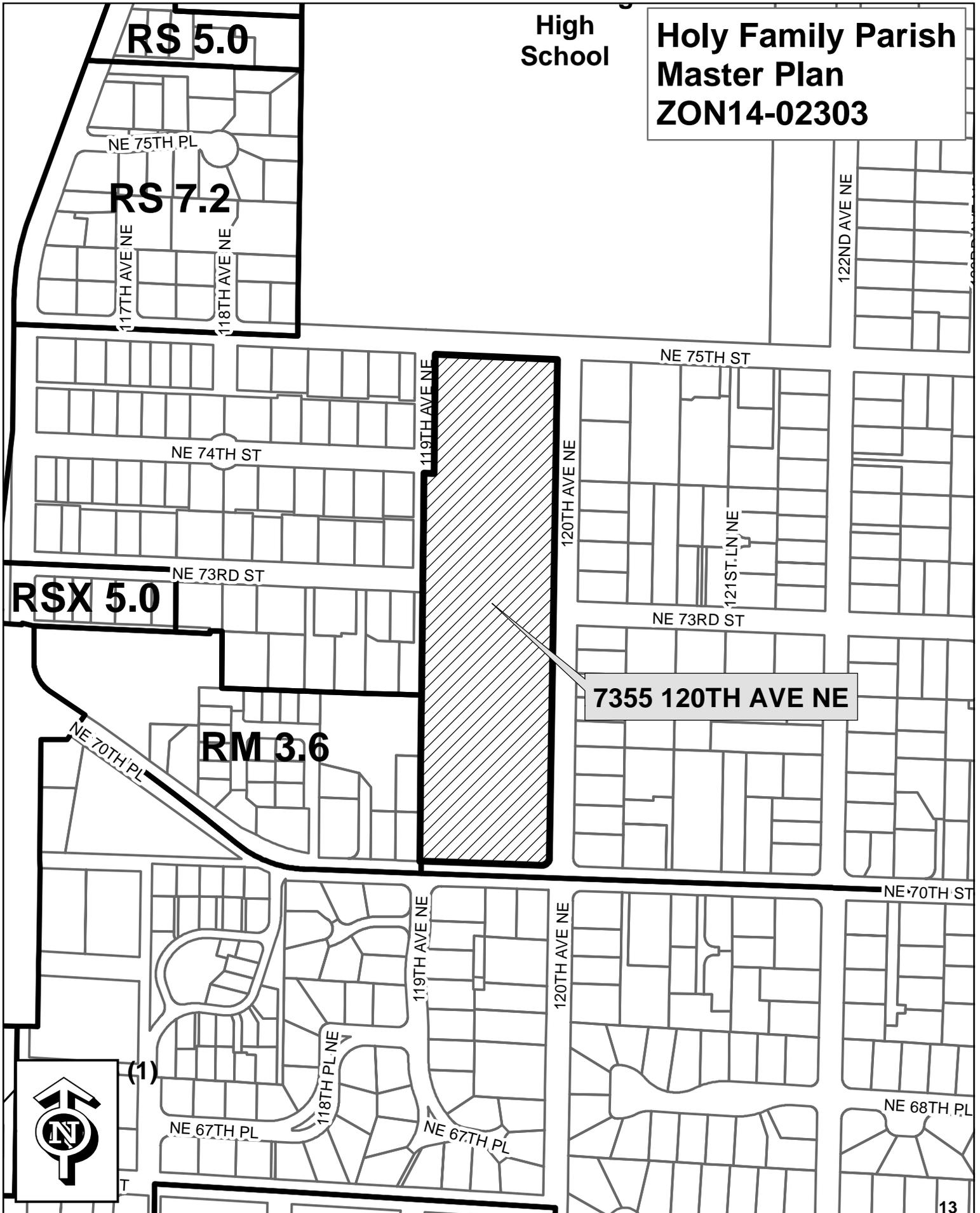
VII. PARTIES OF RECORD

Applicant
Citizens on Parties of Record List
Department of Planning and Building
Department of Public Works
Department of Fire Services

A written recommendation will be issued by the Hearing Examiner within eight calendar days of the date of the open record hearing.

High
School

Holy Family Parish Master Plan ZON14-02303



7355 120TH AVE NE

GENERAL NOTES

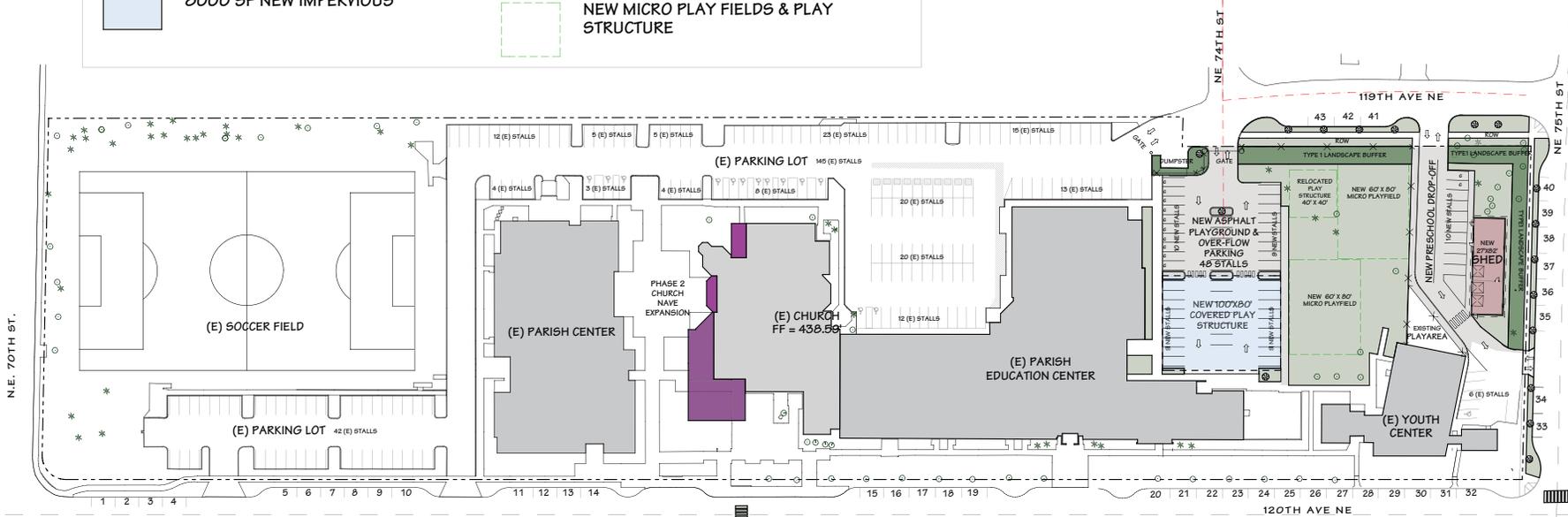
ABBREVIATIONS

- ALL GENERAL NOTES EVEN HEREIN APPLY TO ALL ALIEN TRADES FOR THE PROJECT AND/OR ELSEWHERE TO INCLUDE QUALIFIED CONSULTING.
 - THE DRAWINGS ARE INTENDED TO SHOW THE GENERAL ARRANGEMENT, DESIGN AND EXTENT OF THE WORK AND ARE PARTLY DIMENSIONAL. THEY ARE NOT INTENDED TO BE SCALED.
 - ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSIDERED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
 - THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL GRADES, LEVELS, LEVELS, CONDITIONS, AND DIMENSIONS SHOWN ON THE DRAWINGS. THEY SHALL REPORT ANY ERRORS OR INCONSISTENCIES IN THE ABOVE TO THE ARCHITECT BEFORE COMMENCING WORK.
 - CONTRACTOR AND SUBCONTRACTORS SHALL LAYOUT THEIR WORK FROM ESTABLISHED REFERENCE POINTS AND BE RESPONSIBLE FOR ALL LEVELS, ELEVATIONS AND MEASUREMENTS IN CONNECTION WITH THEIR OWN.
- PROTECTION:
- THE CONTRACTOR IS RESPONSIBLE AND SHALL COMPLY WITH THE REQUIREMENTS OF FEDERAL LAWS, THE BUILDING CODE HAVING JURISDICTION AND ALL LOCAL, STATE, AND COUNTY ORDINANCES AND REGULATIONS AS REQUIRED FOR THE PROPER EXECUTION OF THE WORK. REMOVAL WHEN WORK IS COMPLETE.
 - PROTECT AND MAINTAIN ALL UTILITIES AND SERVICES AT ALL AREAS OF WORK.
 - PROTECT ALL PUBLIC PLACES OR PUBLIC SPACES.
 - AT ALL TIMES PROVIDE PROTECTION AGAINST WEATHER (RAIN, WIND, STORMS, OR HEAT) TO MAINTAIN ALL WORK, MATERIALS, APPARATUS AND FUTURES FREE FROM DAMAGE.
 - THE CONTRACTOR SHALL PAY FOR ALL DAMAGES TO ADJACENT STRUCTURES, UTILITIES AND TO STREETS OR OTHER PUBLIC PROPERTY OR TO ANY PUBLIC UTILITIES.
- CONTRACTOR AGREES THAT HE WILL HOLD THE OWNER, ARCHITECT AND/OR ANY OF THEIR EMPLOYEES OR AGENTS HARMLESS FROM ANY AND ALL DAMAGES CLAIMS WHICH MAY ARISE BY REASON OF ANY NEGLIGENCE ON PART OF THE CONTRACTOR, ANY OF HIS EMPLOYEES OR SUBCONTRACTORS MATERIALS AND EQUIPMENT SUPPLIERS AND/OR ANY OF THEIR EMPLOYEES OR AGENTS IN PERFORMANCE OF THE CONTRACT AND/OR ANY OF THEIR EMPLOYEES OR AGENTS. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY AND MAINTAIN ADEQUATE LIABILITY INSURANCE TO COVER THE PROPER NOTIFICATION. ARCHITECT AND/OR ANY OF THEIR EMPLOYEES OR AGENTS BELIEVE THE RIGHT TO DEFEND SUCH ACTION AND CHANGE ALL LOGS THEREOF TO CONTRACTOR.
 - IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF SUCH ERRORS OR OMISSIONS AS SOON AS THEY ARE DISCOVERED. IN THE EVENT OF THE CONTRACTOR FAILING TO GIVE SUCH NOTICE, HE SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF BOTH THE ADDITIONAL WORK AND THE CONTRACTOR SHALL HAVE ALL ITEMS OR DETAILS OF THE WORK WHICH ARE SUBJECT TO BE SUBMITTED TO HIM BY THE ARCHITECTS INTERPRETATION SHALL BE FINAL.
 - THE CONTRACTOR SHALL USE THE STRUCTURAL DRAWINGS TOGETHER WITH THE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS TO LOCATE REPEATED SLABS, PIPES, DRAINS, OUTLETS, RECESSED OPENINGS, ROOFETS, BOYS SETTING, ELEVATED FOUNDATIONS, ETC. POTENTIAL CONFLICTS SHALL BE TRANSMITTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 - ALL WOOD EXTERIOR WALL DIMENSIONS GIVEN ARE TO EXTERIOR FACE OF FRAMING. INTERIOR WALLS ARE DIMENSIONED TO CL OF WALL.
 - ALL WOOD EXTERIOR WALL DIMENSIONS GIVEN ARE TO EXTERIOR FACE OF FRAMING. INTERIOR WALLS ARE DIMENSIONED TO CL OF WALL.
 - SOME CONNECTIONS INDICATED ON THE DRAWINGS ARE SCHEMATIC. SECURE ALL ADDITIONAL DETAIL SHEETS FROM ARCHITECT.
 - OBTAIN CLARIFICATION AND INTERPRETATION OF DRAWINGS AND SPECIFICATIONS. INCLUDE ADDITIONAL DETAIL SHEETS FROM ARCHITECT.
 - WASTE MATERIAL AND DEBRIS FROM DEMOLITION AND ALTERATION OPERATIONS SHALL BE REMOVED FROM THE JOB SITES, AS POSSIBLE, AND SHALL NOT BE ALLOWED TO ACCUMULATE ON PREMISES. DISPOSAL OF MATERIALS WILL BE AT THE DISCRETION OF THE CONTRACTOR. OPERATIONS SHALL BE AT THE DISCRETION OF THE CONTRACTOR. CONTRACTOR SHALL PROVIDE AN EXTERIOR AREA TO COLLECT ALL DEMOLISHED NOT TO BE REUSED. THIS DOES NOT INCLUDE THE OPERATION OF THE BUILDING FUNCTION AND THE OWNER'S DAILY BUSINESS OPERATIONS.
 - EXISTING UTILITY LINES INDICATED OR NOTED ON THE DRAWINGS ARE SHOWN AS OBTAINED FROM RECORD DRAWINGS AND FIELD SURVEY. CONTRACTOR SHALL TAKE EXTRA CARE TO AVOID DAMAGES TO EXISTING UTILITY LINES AND/OR HARM TO PERSONNEL ENGAGED IN WORKING IN THE AREA.

#	AT	FF	FINISH FLOOR	PNL	PANEL
#	AND	FR	FACE OF FINISH	PROP	PROPERTY
#	DIAMETER	FRP	FACE OF FINISH	PT	PRESSURE TREATED
#	FOUND	FS	FACE OF STUD	PAINTER	
AB	ANCHOR BOLT	FL	FLOOR	R	RISER OR RADIUS
ABW	ABOVE	FLA	FLOOR AREA	RA	RETURN AIR
ACT	ACCTICAL TILE	GA	GANGE OR GAGE	RAD	RADIUS
AVE	ARCHITECT	GL	GLASS	RCP	REFLECTED CEILING
ENGR	ENGINEER	GLV	GALVANIZED	PLAN	PLUMBING
APP	ABOVE FINISH FLOOR	GLN	GLOBE LAMINATED	REQD	REQUIRED
ALUM	ALUMINUM	GLS	GLOBE LAMINATED	ROOM	ROOM
ALTN	ALTERNATE	GLM	GLOBE LAMINATED	ROOF	ROUGH OPENING
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	GLP	GLOBE LAMINATED	ROOF	ROUGH OPENING
ARCHD	ARCHITECT OR ARCHITECTURAL	GLR	GLOBE LAMINATED	S	SOUTH
		GLS	GLOBE LAMINATED	SA	SOLID CORE
		GLT	GLOBE LAMINATED	SC	SCHEDULE
		GLV	GLOBE LAMINATED	SD	STORM DRAIN
		GLW	GLOBE LAMINATED	SECT	SECTION
		GLX	GLOBE LAMINATED	SF	SQUARE FEET
		GLY	GLOBE LAMINATED	SM	SMALL
		GLZ	GLOBE LAMINATED	SP	SPECIFIED OR
		GLA	GLOBE LAMINATED	SPC	SPECIFICATION
		GLB	GLOBE LAMINATED	ST	STAINLESS STEEL
		GLC	GLOBE LAMINATED	STC	STEEL
		GLD	GLOBE LAMINATED	TR	TRANSMISSION
		GLE	GLOBE LAMINATED	TRM	TRIM
		GLF	GLOBE LAMINATED	TRP	TRIM
		GLG	GLOBE LAMINATED	TRQ	TRIM
		GLH	GLOBE LAMINATED	TRR	TRIM
		GLI	GLOBE LAMINATED	TRS	TRIM
		GLJ	GLOBE LAMINATED	TRT	TRIM
		GLK	GLOBE LAMINATED	TRU	TRIM
		GLL	GLOBE LAMINATED	TRV	TRIM
		GLM	GLOBE LAMINATED	TRW	TRIM
		GLN	GLOBE LAMINATED	TRX	TRIM
		GLO	GLOBE LAMINATED	TRY	TRIM
		GLP	GLOBE LAMINATED	TRY	TRIM
		GLQ	GLOBE LAMINATED	TRY	TRIM
		GLR	GLOBE LAMINATED	TRY	TRIM
		GLS	GLOBE LAMINATED	TRY	TRIM
		GLT	GLOBE LAMINATED	TRY	TRIM
		GLU	GLOBE LAMINATED	TRY	TRIM
		GLV	GLOBE LAMINATED	TRY	TRIM
		GLW	GLOBE LAMINATED	TRY	TRIM
		GLX	GLOBE LAMINATED	TRY	TRIM
		GLY	GLOBE LAMINATED	TRY	TRIM
		GLZ	GLOBE LAMINATED	TRY	TRIM
		GLA	GLOBE LAMINATED	TRY	TRIM
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PHASE 1 2015-2020		PHASE 2 2020-2025	
	DEMOLISH EXISTING AND BUILD NEW MAINTENANCE SHED - RELOCATED MAINTENANCE GEAR - SEPARATE STORAGE SPACES ZERO SF NET INCREASE		NEW ASPHALT PLAYGROUND / OVERFLOW PARKING & PRE K DROP OFF 15194 SF NEW IMPERVIOUS
	NEW COVERED PLAY AREA 8000 SF NEW IMPERVIOUS		LANDSCAPE BUFFER
			NEW MICRO PLAY FIELDS & PLAY STRUCTURE
			FUTURE CHURCH EXPANSION - 265 NEW SEATS IN NAVE (TOTAL OF 600) - EXPANDED NARTHEX 3322 SF NEW BUILDING AREA



PARCEL 092505-9018
LOT AREA: 376,054 SF

UNIMPROVED GRAVEL LOT
USED FOR OVERFLOW
PARKING

PARCEL 6400700402
LOT AREA: 8,540 SF

MAX. COVERAGE ALLOWED:
263,237 SF (70%)
(E) ASPHALT PARKING: 71039
PROPOSED NEW PARKING: 15194
(E) CONCRETE WALKWAYS: 58920
PROPOSED SIDEWALKS: 3027
(E) BUILDINGS: 84105
PROPOSED BUILDING: 11321
TOTAL IMPERVIOUS: 243,606 SF
PROPOSED COVERAGE: 64.8%

HOLY FAMILY KIRKLAND
MASTER PLAN
7355 120TH AVE NE • KIRKLAND, WA 98033

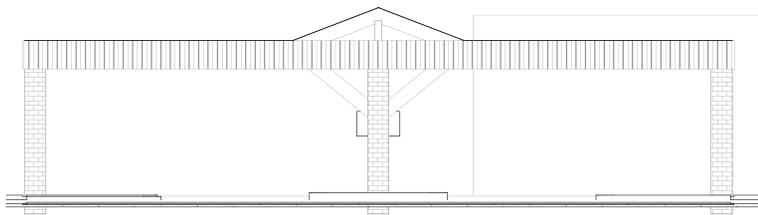
BRODERICK ARCHITECTS
55 SOUTH ATLANTIC STREET, SUITE 301
SEATTLE, WASHINGTON 98134
(206) 682-7525

NO.	DATE	DESCRIPTION
1	8/14/15	ISSUED FOR PERMIT

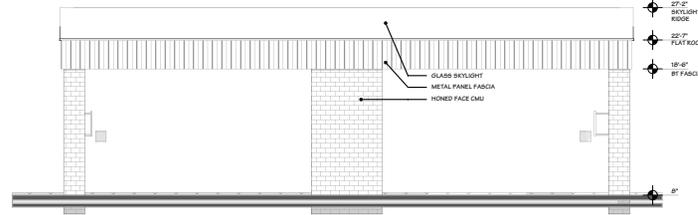
8/14/15

AMERICAN FORESTRY MANGEMENT ABORIST REPORT

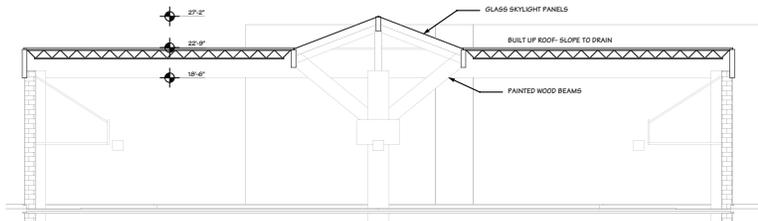
AFM Code	Tree/Tag #	Species	DBH	Credits					Dip-Line (feet)	Condition	Visibility	Comments
				N	S	E	W	0				
U	3006	big leaf maple	18	5	12	14	0	20	fair	visible	asymmetric crown, sound trunk, ok	
U	3007	big leaf maple	14	1	8	2	0	20	fair	visible	asymmetric crown, sound trunk, ok	
U	3008	big leaf maple	11	1	14	2	0	16	fair	visible	asymmetric crown, suppressed on east side	
U	3009	big leaf maple	16	4	18	0	0	20	fair	visible	asymmetric crown, appears sound	
T	3102	big leaf maple	12	2	6	8	3	15	fair	visible	large trunk wound, asymmetric crown	
L	3103	big leaf maple	16	3	22	4	6	3	fair	visible	asymmetric crown, faded top, crownless scaffold failure	
N	3111	big leaf maple	21	1	16	10	10	8	fair	visible	trunk scars, large branch failure, narrow crown	
E	3114	Douglas-fir	11	1	8	13	6	8	fair	visible	suppressed by maple	
U	3117	big leaf maple	22	1	16	17	19	15	fair	visible	trunk scars, moderate internal decay	
E	3120	big leaf maple	15	2	6	16	16	8	fair	visible	trunk scars, moderate decay	
U	3121	Douglas-fir	14	3	8	8	7	14	fair	visible	bark, stunted top	
SE	3122	Douglas-fir	16	4	6	12	12	8	fair	visible	deformed/suppressed top, appears sound, low risk	
DO	3123	western red cedar	25	12	14	11	11	10	fair	visible	moderate trunk decay, decay column, old broken top, moderate risk of top failure	
EP	3124	big leaf maple (2)	15, 17	1	17	14	20	5	fair	visible	bark at 2' fairly sound attachment, asymmetric crown	
DM	3125	big leaf maple	16	12	24	22	16	16	fair	visible	bark at 3' fairly good attachment, one splitting ladder on south side	
U	3126	big leaf maple	15	1	12	17	17	16	fair	visible	sound trunk, ok crown	
DN	3128	Japanese fl. cherry	20	6	20	14	14	18	fair	visible	mature	
DO	3129	Japanese fl. cherry	18	4	13	12	15	17	fair	visible	mature, lower epicormic branching	
EP	3132	Japanese fl. cherry	20	8	12	18	15	18	fair	visible	mature, lower epicormic branching	
DO	3134	Japanese fl. cherry	20	18	16	14	17	12	fair	visible	mature, no significant concerns	
DR	3135	Japanese fl. cherry	14	3	14	10	10	14	fair	visible	mature, large exposed root, good crown form	
AS	3136	Japanese fl. cherry	22	7	22	17	13	20	fair	visible	mature, good form, moderate decay, low risk	
DT	3138	Japanese fl. cherry	10	1	12	10	10	10	fair	visible	mature, south main removed, ok, no concerns	
DU	3139	Japanese fl. cherry	18	4	14	15	10	14	fair	visible	mature, epicormic, good form	
AV	3140	Japanese fl. cherry	16	4	10	14	13	12	fair	visible	mature, no significant concerns	
U	4488	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4489	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4490	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4491	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4492	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4493	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4494	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4495	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4496	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4497	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4498	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4499	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4500	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4501	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4502	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4503	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4504	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4505	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4506	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4507	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4508	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4509	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4510	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4511	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4512	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4513	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4514	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4515	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4516	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4517	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4518	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4519	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4520	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4521	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4522	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4523	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4524	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4525	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4526	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4527	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4528	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4529	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4530	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4531	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4532	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4533	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4534	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4535	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4536	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4537	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4538	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4539	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4540	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4541	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4542	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4543	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4544	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4545	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4546	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4547	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4548	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
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U	4550	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4551	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4552	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4553	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4554	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4555	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4556	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4557	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4558	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4559	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4560	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4561	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4562	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4563	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4564	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
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U	4566	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4567	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4568	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4569	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4570	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4571	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4572	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4573	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4574	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4575	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4576	big leaf maple	8	1	14	8	10	8	fair	visible	large scar on lower trunk, suppressed top	
U	4577	big leaf maple	8	1	14							



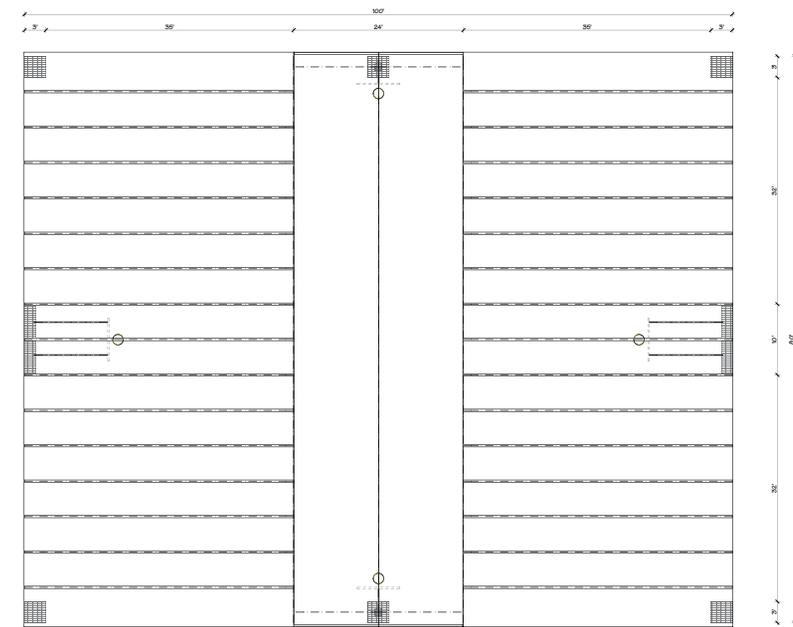
1
A.4
PLAY STRUCTURE WEST ELEVATION
1/8" = 1'-0"



1
A.4
SOUTH ELEVATION
1/8" = 1'-0"



1
A.4
SECTION AT PLAY STRUCTURE
1/8" = 1'-0"



1
A.4
MAIN FLOOR (1)
1/8" = 1'-0"



1
A.4
PLAY STRUCTURE
3/16" = 1'-0"



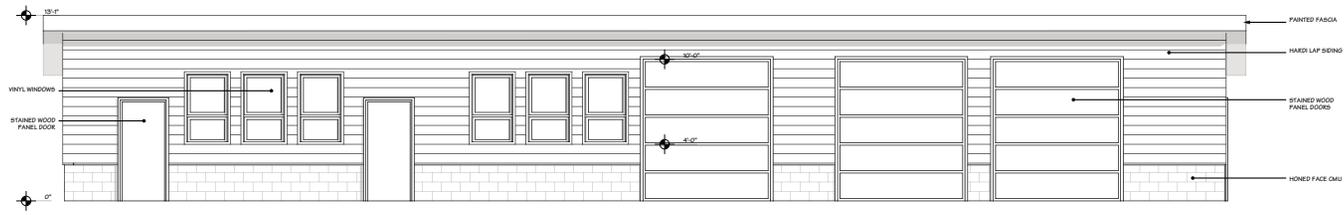
HOLY FAMILY KIRKLAND
MASTER PLAN
7355 120TH AVE NE • KIRKLAND, WA 98033

BRODERICK ARCHITECTS
55 SOUTH ATLANTIC STREET, SUITE 301
SEATTLE, WASHINGTON 98134
(206) 682-7525

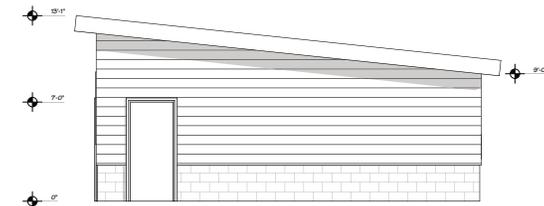
NO.	DATE	DESCRIPTION
1	11/24/14	ISSUED FOR PERMIT REVIEW

11/24/14

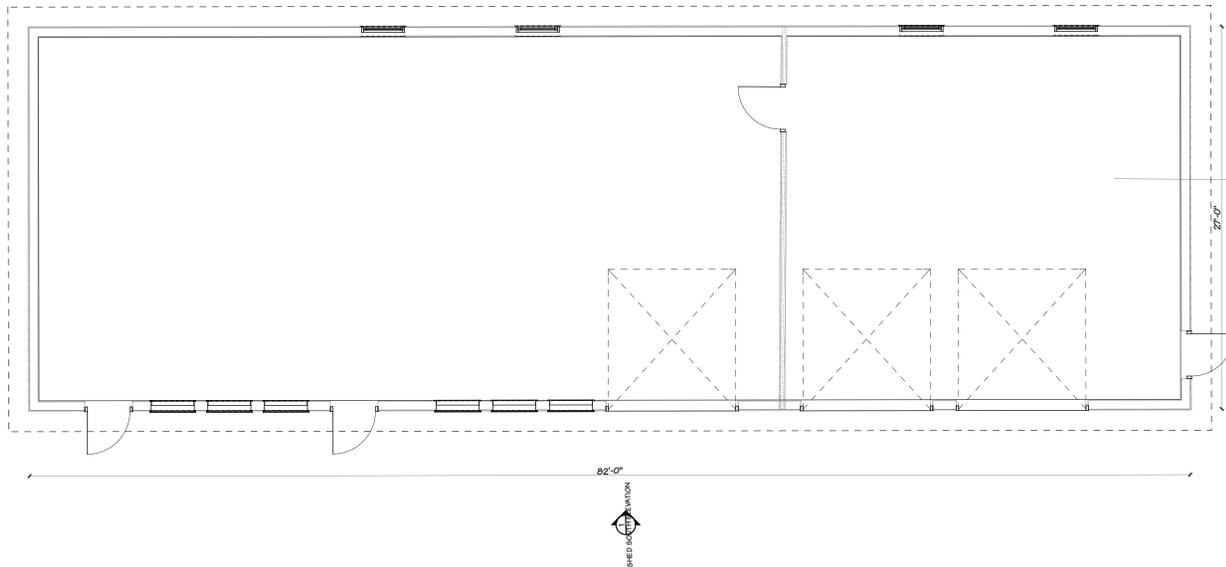
A.4



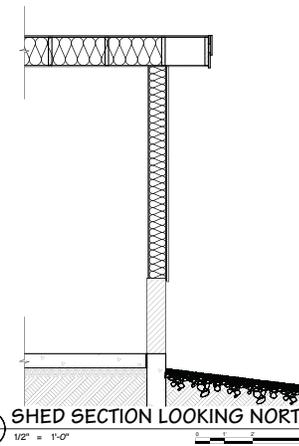
1 SHED SOUTH ELEVATION
A.5 1/4" = 1'-0"



1 SHED EAST ELEVATION
A.5 1/4" = 1'-0"



1 MAINTENANCE SHED FLOOR PLAN
A.5 1/4" = 1'-0"



1 SHED SECTION LOOKING NORTH
A.5 1/2" = 1'-0"

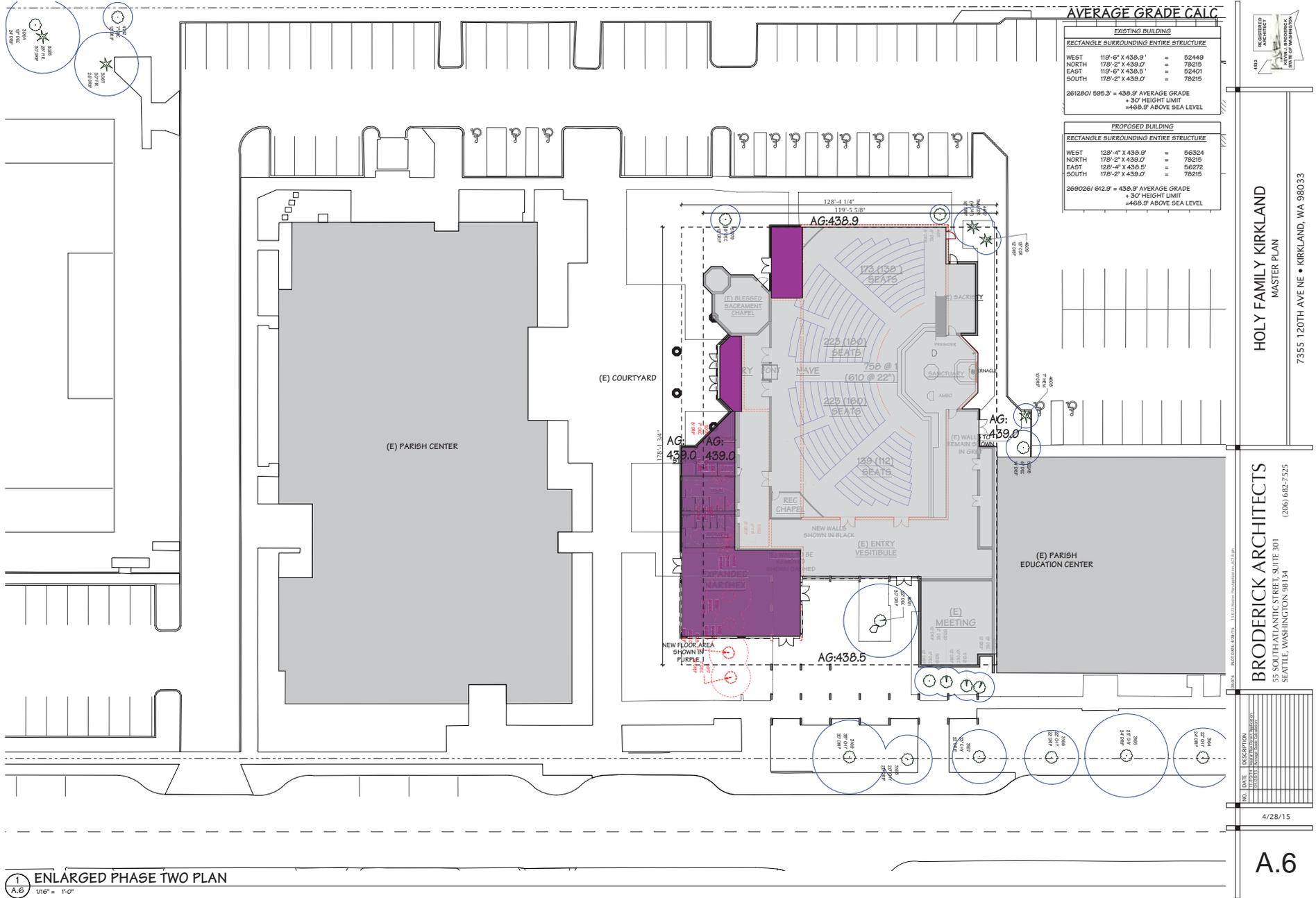


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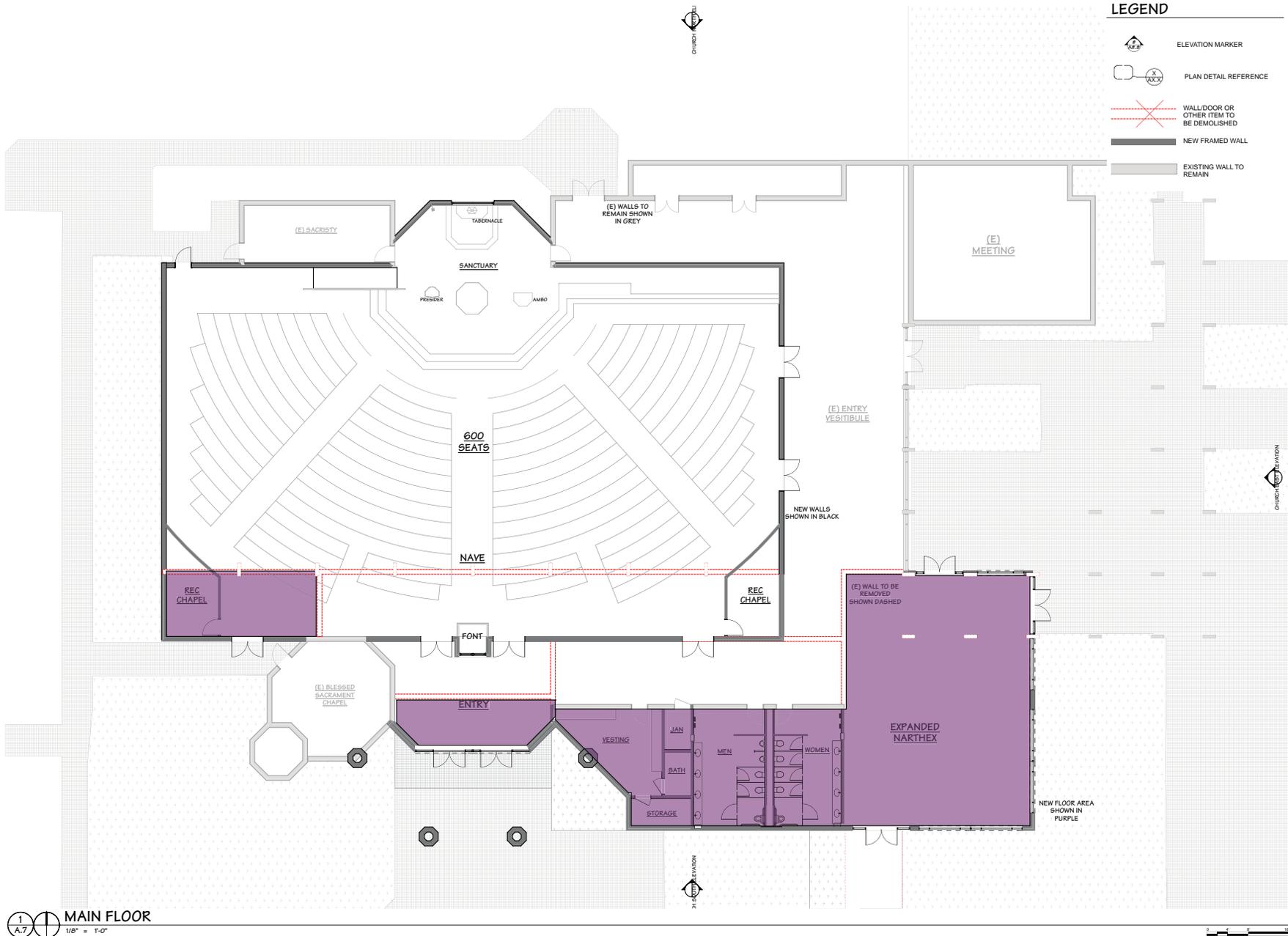
NO.	DATE	DESCRIPTION
1	12/17/14	ISSUED FOR PERMITS

A.5



1 ENLARGED PHASE TWO PLAN
A.6 1/16" = 1'-0"

A.6



1
A.7
MAIN FLOOR
1/8" = 1'-0"

LEGEND

- ELEVATION MARKER
- PLAN DETAIL REFERENCE
- WALL/DOOR OR OTHER ITEM TO BE DEMOLISHED
- NEW FRAMED WALL
- EXISTING WALL TO REMAIN



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MASTER PLAN
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SEATTLE, WASHINGTON 98134
(206) 682-7525

NO.	DATE	DESCRIPTION

11/19/14

A.7

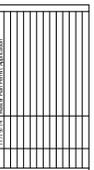


HOLY FAMILY KIRKLAND
MASTER PLAN

7355 120TH AVE NE • KIRKLAND, WA 98033

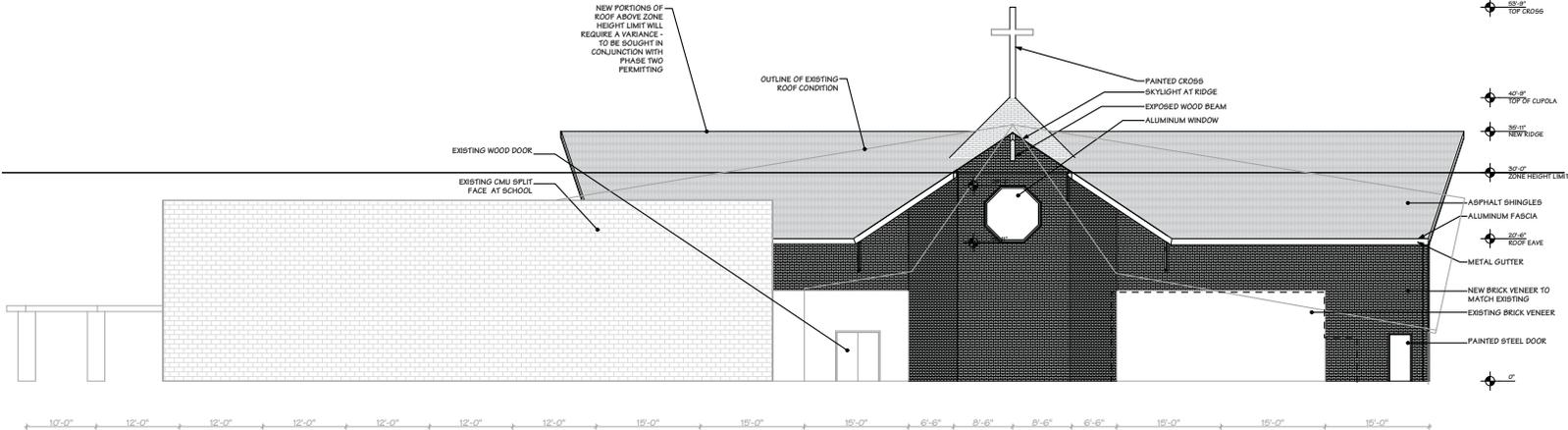
BRODERICK ARCHITECTS
55 SOUTH ATLANTIC STREET, SUITE 301
SEATTLE, WASHINGTON 98134

(206) 682-7525

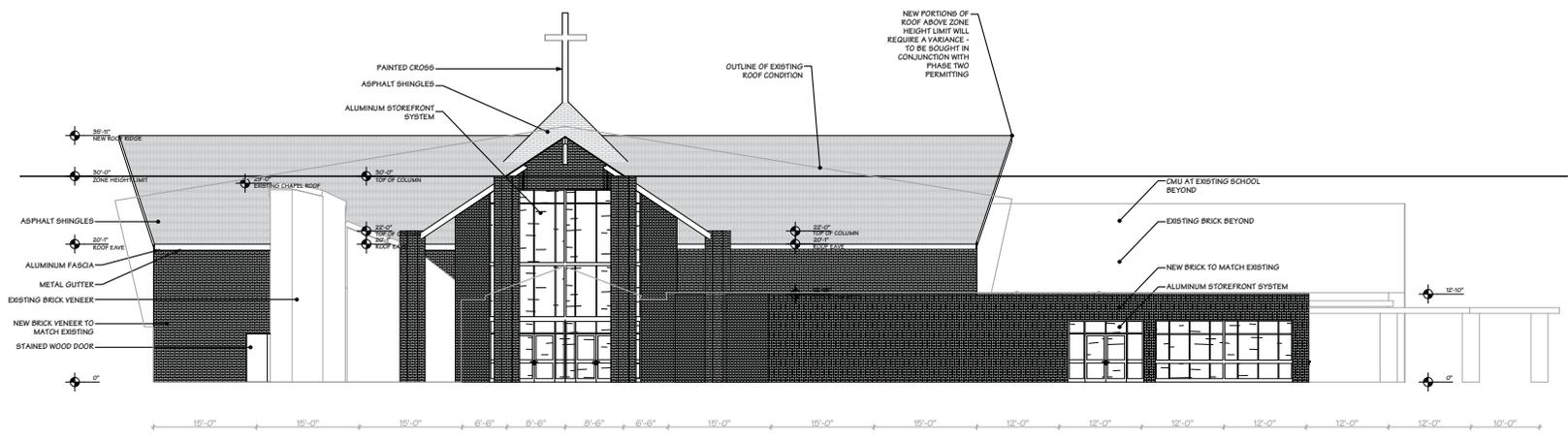


12/16/14

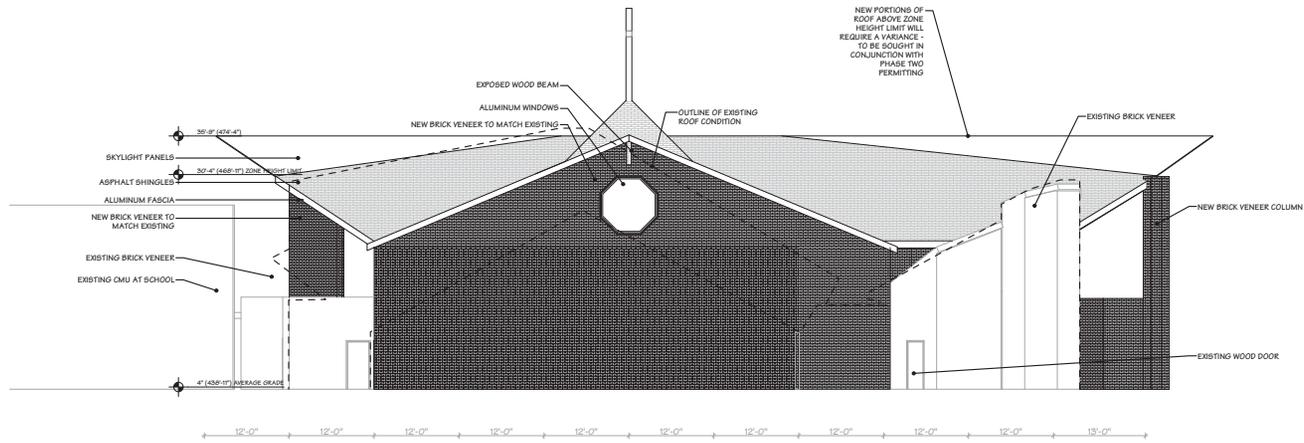
A.8



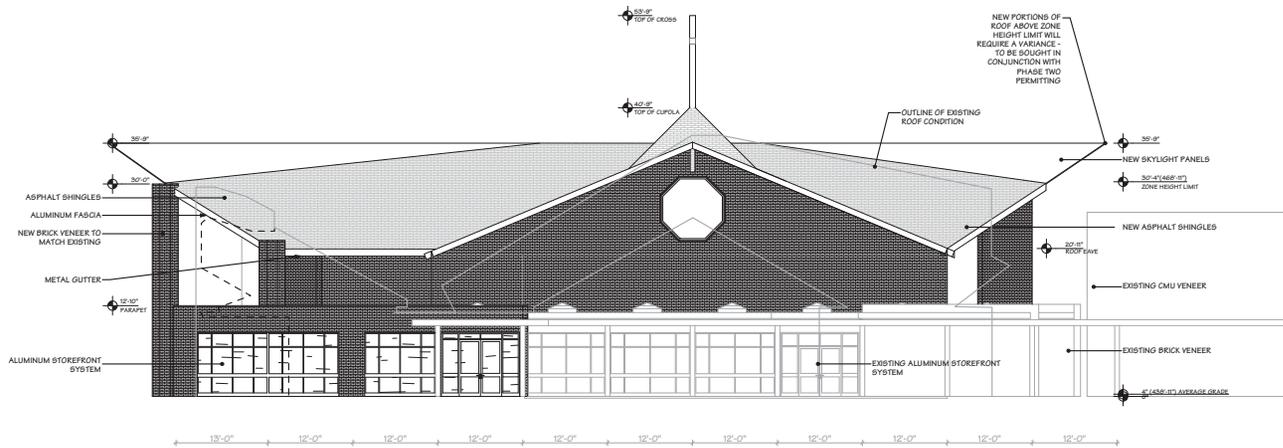
1 CHURCH NORTH ELEVATION
A.B
1/8" = 1'-0"



1 CHURCH SOUTH ELEVATION
A.B
1/8" = 1'-0"



1 CHURCH WEST ELEVATION
A.10 1/8" = 1'-0"



1 CHURCH EAST ELEVATION
A.10 1/8" = 1'-0"



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MASTER PLAN

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SEATTLE, WASHINGTON 98134

(206) 682-7525

NO.	DATE	DESCRIPTION

4/28/15

A.10



HOLY FAMILY KIRKLAND
MASTER PLAN

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BRODERICK ARCHITECTS
55 SOUTH ATLANTIC STREET, SUITE 301
SEATTLE, WASHINGTON 98134

(206) 682-7525

DATE: 11/21/14

NO. DATE DESCRIPTION

11/21/14

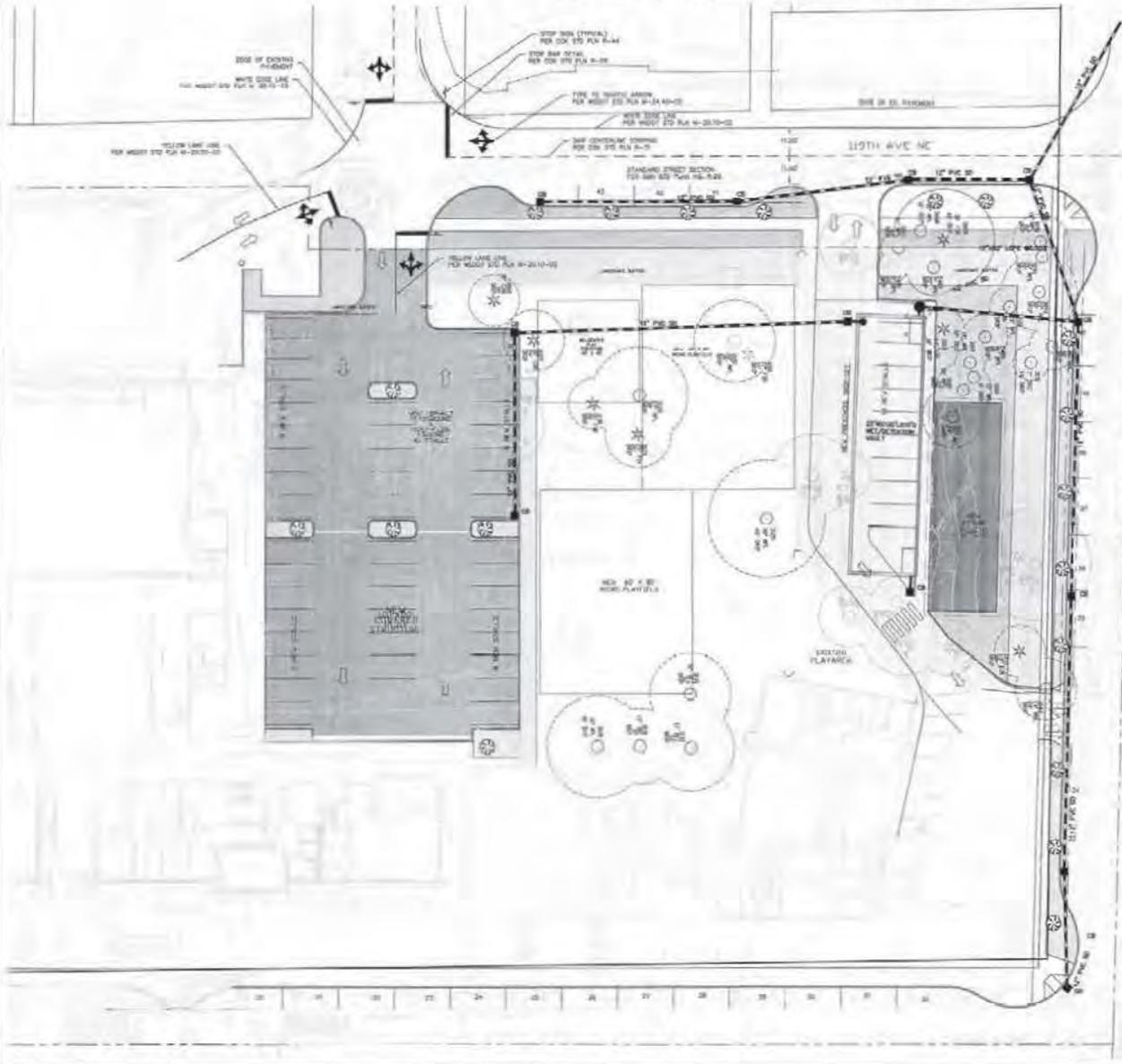
1 SKETCHES
A.10 1:60

A.10

HOLY FAMILY PARISH CENTER MASTER PLAN

SEC.9, T.25N., R.5E., W.M.

CITY OF KIRKLAND, WASHINGTON



SPECIAL NOTE:
THE CONTRACTOR OR THEIR SUBCONTRACTORS SHALL FULFILL ALL APPLICABLE REQUIREMENTS AS REQUIRED BY ORDINANCES AND STATE WATER RESOURCE SPECIAL PERMIT FROM WASH. DEPARTMENT ASSOCIATED WITH CONSTRUCTION ACTIVITIES CONTAINED IN THE CITY CHARTER FOR RECREATION, PUBLIC WORKS, PERMITS AND PRE-CON MEASURES FOR THESE REQUIREMENTS SHALL BE APPROVED FOR FIELD AND MAINTAINED PRIOR TO START OF CONSTRUCTION. THE OWNER SHALL PROVIDE WRITTEN APPROVALS.

UTILITY CONFLICT CAUTION:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DEPTH AND APPROXIMATE OF ALL UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY INCLUDING SOIL UTILITIES AND SURVEYING IN THESE EXISTING UTILITIES LOCATED FROM TO THE SOUTH OF CONSTRUCTION. THE SOILS SHOULD BE OPENED UP TO 18-INCH DEPTH OR THE APPROPRIATE UTILITY CONTRACT AND THEN FURNISH ALL OF THE UTILITIES UTILITIES AT THE POINTS OF NEW UTILITY CONSTRUCTION TO DETERMINE IF CONFLICTS EXIST. CONFLICTS OF UTILITIES UTILITIES ON THESE PLANS AND ANY FOR UTILITY DRAWING PROVIDED BY OTHER ENGINEERS & ASSOCIATES, INC. DATED APRIL 14, 2008. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY EASTSIDE CONSULTANTS, INC. OF THE CITY OF KIRKLAND TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

NOTE:
THIS CONSTRUCTION PLAN AS SHOWN AND ONLY AS INDICATED AND NOT BASED ON THE CITY CHARTER. CONTRACTOR REPRESENTATIVE SHALL VERIFY THE CITY CHARTER PRIOR TO STARTING CONSTRUCTION AND FURNISH THE REQUIRED APPROVALS TO THE CITY OF KIRKLAND.

Call Before You Dig
1-800-424-9333



NO.	DATE	REVISIONS

CONCEPTUAL DRAINAGE AND ROADWAY PLANS

HOLY FAMILY PARISH CENTER
7355 120TH AVE NE
KIRKLAND, WA 98033

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
12000 12TH AVE NE, SUITE 100
KIRKLAND, WA 98033



JOB NO. 11558
DATE: 05/14/2014
SCALE: 1"=20'
DESIGNED BY: JAMES R. BAY
CHECKED BY: JAMES R. BAY
APPROVED BY: JAMES R. BAY

SHEET 1 OF 1

