

BUILDING DEPARTMENT

FIRE DEPARTMENT

PUBLIC WORKS DEPARTMENT

MyBuildingPermit.com
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[illegible]



CITY OF KIRKLAND



Building Application #556785 - Harley and Rita Lang Residence

Project Contact

Company Name: Horner Design Associates, Inc.

Name: Ed Horner

Email: ed@hornerdesign.net

Address: 12114 SE May Creek Park Drive
Newcastle WA 98056-2678

Phone #: 4252268281

Project Type

Single Family Residential

Activity Type

New Construction

Scope of Work

Residence

Project Name: Harley and Rita Lang Residence

Description of Work: Replace existing dwelling and garage with new 4,512 SF dwelling and 1067 SF Garage.
Provide roof top deck, Upper FI Deck and Main FI deck totaling 1198 SF.

Project Details

Project Structures

Single Family Dwelling

Project Information

Square Feet - Basement Finished	802
Square Feet - Deck	1,198
Square Feet - Floor 1	1,654
Square Feet - Floor 2	1,417
Square Feet - Floor 3	639
Square Feet - Garage Attached	1,067

Utility Information

Difference in elevation between meter and highest fixture - feet above meter:	30
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Difference in elevation between meter and highest fixture - feet below meter:	2.5
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Distance from meter to the most remote outlet (ft)	109
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The property is served by public sewer.

Additional Project Information

Building Height	29.9
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Valuation

Fair Market Value of Construction Work	\$846,383
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BUILDING PERMIT**City of Kirkland**

123 Fifth Avenue
Kirkland WA 98033
425-587-3600

Permit Number: BSF19-01341**Type:** Building Single Family - BSF**Work Class:** New**Permit Information****Plans Location:** Electronic

Job Address: 6304 LAKEVIEW DR	Project:	Parcel: 0825059195	Application Date: 02/25/2019
	Valuation: \$846,383.00		Issue Date: 04/03/2020
	Sprinklered: NFPA - 13D		Expiration Date: 04/03/2022
	Dwelling Units: 1		Code Edition: 2015 IRC

Scope of Work

Lang New SFR: Construct new 4,512 SF dwelling and 1,067 SF Garage. Provide roof top deck, Upper FI Deck and Main FI deck. *sprinklers required*

Public Works: NSF, new curb gutter planter strip and sidewalk, Driveway.
LID= amended soils only

Contacts

<u>Type</u>	<u>Name</u>	<u>Address</u>	<u>Phone</u>
Contractor	ARCHITEXTURE DESIGN BUILD LLC	6304 LAKEVIEW DR KIRKLAND, WA 98033	B: 425-922-7821 C:
Electrical Contractor	SNOHOMISH VALLEY ELECTRIC HEAT & AC	PO BOX 2277 SNOHOMISH, WA 98291	B: 425-583-6414 C:
Owner	HARLEY & RITA LANG	6304 LAKEVIEW DR KIRKLAND, WA 98033	B: 425 922-7821 C:

General Conditions

1. The issuance of this permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinances of the jurisdiction.
2. The approved plans shall not be changed, modified, or altered without authorization from the building official.
3. This permit, inspection record and approved plans are required to be on the job site at all times.
4. All development activity and heavy equipment operation is restricted to 7:00 a.m. to 8:00 p.m., Monday through Friday, and 9:00 a.m. to 6:00 on Saturdays. No development activity or heavy equipment operation may occur on Sundays or holidays observed by the City.
5. All work is subject to field inspection. Do not cover any work until approved by a City inspector.
6. Inspection(s) required - Schedule on <http://MyBuildingPermit.com>
7. Contact the Building Division at 425-587-3600 with any questions.

SEE ATTACHED SHEET FOR SPECIFIC CONDITIONS

The City approved plans, permit and inspection record must remain on the job site for use by City inspection personnel.
Any sales tax reported to the State in association with this project should be coded to the City of Kirkland tax location code 1716.
I certify that the information furnished by me is true and correct to the best of my knowledge and the applicable City of Kirkland requirements will be met.

☒ Owner or ☐ Agent
(Check one)

Rita Lang

(Print Name)

4/3/2020

Date

(Signature)

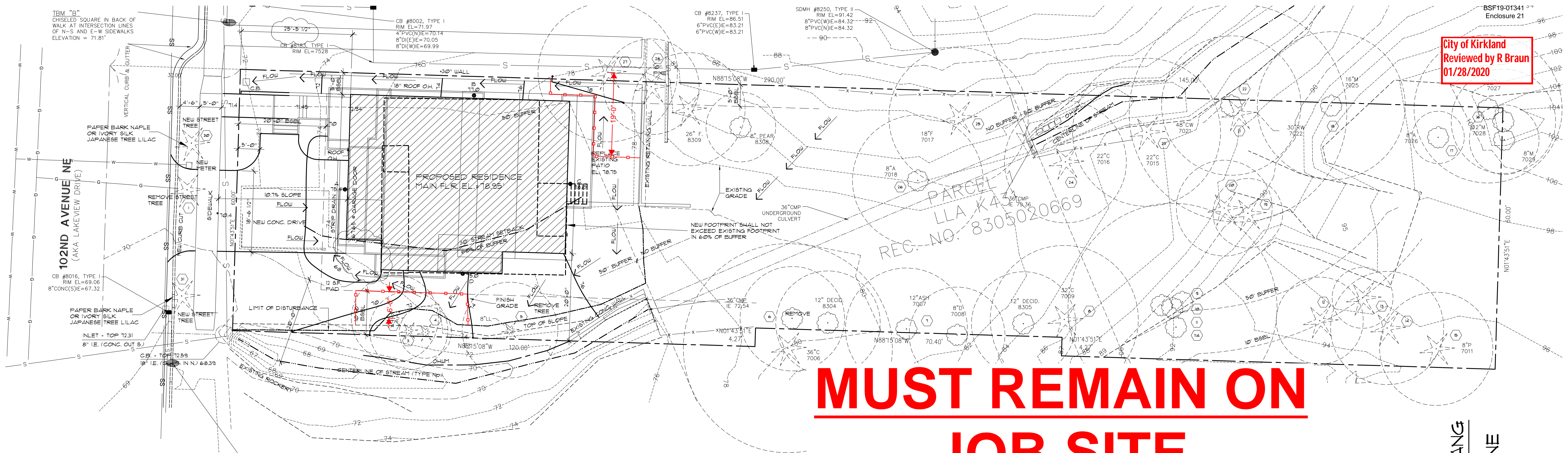
BSF19-01341

ELECTRONIC

6304 LAKEVIEW DR

Public Works Department Conditions:

- within 30 days after the initial trench is made. All streets which require asphalt overlays (see Public Works Policy R-7) shall be overlaid within 120 days after the permanent patching is complete, or prior to completion of the project, whichever occurs first.
49. Driveway Inspection Required: A Public Works inspection is required before pouring or paving any driveway to confirm that the location and dimensions of the driveway are according to plan.
50. Replace Street Improvements: Remove and replace sidewalks, driveways, and/or curbs along 18th ave and 1st St. fronting the proposed site. The replacement is required due to existing damage, deterioration, or to bring the street improvements to the current standards.
51. LED Street Lights Required: Street lights are required per Puget Power design and City of Kirkland approval. Refer to the Plans by PSE.
52. Roadway Compaction Tests: Compaction tests on roadway subgrade are required. The minimum compaction for roadway subgrade shall be 95% of maximum relative density. The number of tests shall be at the discretion of the Public Works inspector.
53. Maintenance of Existing Street Signs: The contractor is responsible for removing, storing and reinstalling all signs in the right-of-way which must be relocated. Any signs which are damaged in any way by the contractor will be replaced with new signs which meet the standards of the Public Works Department.
54. Curb and Sidewalk Form Inspection: Curb and sidewalk forms & subgrade inspection required prior to pour.
55. Street Pavement Overlay Required: Three or more patches in the asphalt roadway within 150 feet of each other triggers a grind and overlay street. Other overlay criteria may apply. Refer to Public Works Policy R-7.
56. Street Trees and Utility Structures: Street trees shall not be planted within 10 feet of any storm or sanitary sewer structure.
57. Pedestrian and Bicycle Route Maintenance: Unless an approved pedestrian or bicycle lane detour route has been approved by the City, all sidewalks and bicycle lanes shall be temporarily repaired at the end of each day according to the following (see Public Works Policy G-6 for a list of street classifications):
- A) Arterial and Collector type streets: Sidewalks and bicycle lanes shall be restored temporarily at the end of each day with a cold-mix asphalt or steel plates.
 - B) Neighborhood Access type streets: Sidewalks can be restored temporarily at the end of each day with a crushed rock surface. A crushed rock restoration will be allowed for up to three working days. After three working days, if the sidewalk is not repaired permanently, a cold-mix asphalt surface must be installed as a temporary measure. Bicycle lanes shall be restored temporarily at the end of each day with a cold-mix asphalt or steel plates.
 - C) Sidewalks and bicycle lanes shall be restored permanently within 20 working days from the date of the original excavation. However, this is a minimum standards, and the City may request that sidewalks and bicycle lanes be restored permanently in less than 20 days. Sidewalks and bicycle lanes shall never be used for storage of construction vehicles, equipment, or materials. Traffic control equipment such as signs, barricades, cones, etc., shall not block sidewalks or bicycle lanes unless a pedestrian or bicycle lane detour route has been approved by the City.
 - D) A sidewalk shall never be closed without a City-approved pedestrian detour route.
58. Tree Trimming by a Certified Arborist: A certified arborist is required to do any tree pruning on trees in the public right-of-way. Also, notify the adjacent property owner of tree pruning prior to the work being done.
- — — — —



**MUST REMAIN ON
JOB SITE**

AVERAGE EXISTING GRADE CALC. (HOME)		
SEGMENT	ELEV.	TOTAL
A-40'-0"	75.4	3016.00
B-50'-4"	77.0	3875.664
C-40'-0"	78.0	3120.00
D-50'-4"	75.0	3714.998
TOTAL	180.667	13786.662
ABE = 180.667/13786.662 = 76.30996321		
ACTUAL BLDG. HT. @ HIGHEST PEAK OF ROOF = 106.01'		
MAX. HEIGHT = 76.31+30' = 106.31'		

SITE PLAN

SCALE 1"=10'-0"
6304 LAKEVIEW DR. NE
KIRKLAND, WA 98033
PARCEL #082505-9195
ZONING: RM 3.6

LEGAL DESCRIPTION:

POR OF GL 4 IN SEC 8-25-5 DAF BEG SW COR OF LOT 3 BLK 3 FRENCH'S HOMESTEAD VILLA TH ELY ALG SLY LN SD BLK DIST 290 FT TH SLY FLW ELY MGN 102ND AVE NE DIST 60 FT TH WLY FLW SLY LN SD BLK DIST 290 FT TO ELY MGN SD 102ND AVE NE TH NLY ALG SD ELY MGN 60 FT TO ROB LESS 5.421 FT OF N 60 FT OF E 10.40 FT OF W 180.40 FT OF THAT POR SD GL 4 LY S OF SD PLAT 4 E OF SD 102ND AVE NE AKA PAR 1 KIRK LLA #431 W NACHIE- LEITZKE-JOHNSON REC #8305020669

SQUARE FOOTAGE SUMMARY

LOWER FLOOR	802	SQ. FT.
MAIN FLOOR	1651	SQ. FT.
UPPER FLOOR	1411	SQ. FT.
PENTHOUSE FLR.	639	SQ. FT.

TOTAL	4503	SQ. FT.
MAIN FLR. DECK	184	SQ. FT.
UPPER FLR. DECK	190	SQ. FT.
ROOF DECK	754	SQ. FT.
GARAGE	1013	SQ. FT.

PCD APPROVED SITE PLAN

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

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



Geotechnical Engineer required to be onsite during foundation grading and excavation prior to concrete placement.

SHEET INDEX

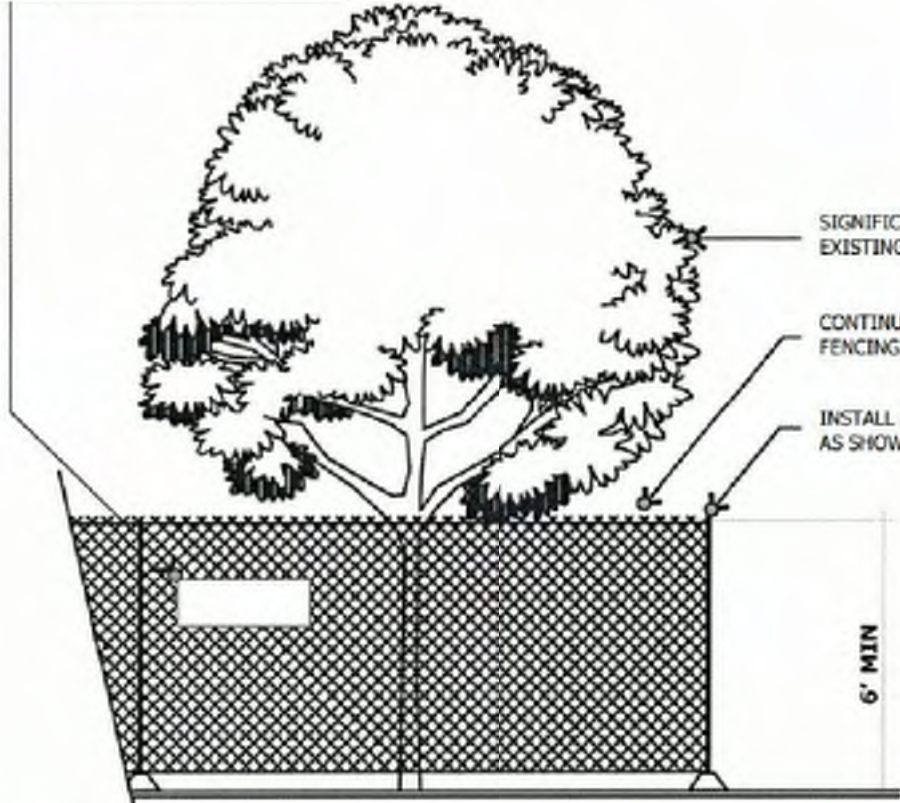
01	- SITE PLAN
1 OF 2	- SURVEY
2 OF 2	- SURVEY
1 OF 5	- CIVIL COVER SHEET
2 OF 5	- CIVIL T.E. AND S.C. PLAN
3 OF 5	- CIVIL SITE IMPROVEMENT PLAN
4 OF 5	- CIVIL CITY STANDARDS DETAILS
5 OF 5	- CIVIL CITY STANDARDS DETAILS
A1	- LOWER FLOOR PLAN
A2	- MAIN FLOOR PLAN
A3	- UPPER FLOOR PLAN
A4	- ROOF DECK PLAN
A5	- ELEVATIONS
A6	- ELEVATIONS
A7	- SECTIONS
D1	- DETAILS
S1	- FOUNDATION PLAN
S2	- MAIN FLOOR FRAMING PLAN
S3	- UPPER FLOOR & LOWER ROOF FRAMING PLAN
S4	- DECK FLOOR & ROOF FRAMING PLAN
S5	- ROOF FRAMING PLAN
S6	- STRUCTURAL DETAILS
S7	- WSW 1 & SWS 4
GN	- GENERAL NOTES

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

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

TREE INVENTORY			
EXIST. TREE NO.	SPECIES	DIAMETER	RETAINED
1	LIQUIDAMBAR STRACALIA	18"	NO
2	STYINGAE VULGARIS	10"	YES
3	PRUNUS LAUROCERACIUS	9"	YES
4	PRUNUS LAUROCERACIUS	6"	YES
5	ILEX	11"	NO
6	ILEX AQUAFOLIUM	15"	NO
7	PRUNUS LAUROCERACIUS	7"	YES
8	THALIA FLICATA	32"	YES
#8304	FRAXINUS AMBUSTIFOLIA	12"	YES
#8305	UNKNOWN DECID.	12"	YES
9	LABURNUM ANAGRAIDES	8"	YES
10	ACER MACROPHYLLUM	18"	YES
11	OSYRIS	8"	YES
11A	ACER MACROPHYLLUM	54"	YES
12	PSEUDOTSUGA MENZIESII	12"	YES
13	PSEUDOTSUGA MENZIESII	16"	YES
14	PRUNUS	14"	YES
15	STYINGAE	8"	YES
16	PRUNUS (DEAD)	12"	YES
17	PRUNUS (DEAD)	10"	YES
18	ACER MACROPHYLLUM	9"	YES
19	RUBRA	6"	YES
20	PRUNUS	15"	YES
21	WEISSGARTIA GLYPTOSTROBOIDES	33"	YES
22	POPULUS TRICOCARPA	43"	CT
23	THALIA FLICATA	22"	YES
24	THALIA FLICATA	22"	YES
25	CHAMAECYPARIS	21"	YES
26	ALNUS RUBRA	8"	YES
27	PINUS	19"	YES
28	PINE	10"	YES
#8308	YARE	8"	YES
#8309	PSEUDOTSUGA MENZIESII	26"	YES
30	PAPER BARK NAPLE OR IVORY SILK JAPANESE TREE LILAC		REPLACEM'T TREES FOR STREET TREE
31			

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



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



TREE PROTECTION FENCING DETAIL (for public and private trees)

City of Kirkland
Reviewed by R Braun
01/28/2020

HARLEY AND RITA LANG

6304 LAKEVIEW DR. NE
KIRKLAND, WA

JOB # 17-6 (17028)

REVISED:

6/28/19
7/1/19
9/6/19
10/2/19

h o r n e r
d e s i g n
a s s o c i a t e s
i n c. (425) 226-8281
12114 se may creek Pk. Dr. newcastle, wa 98056

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DATE:
3/30/18
SCALE:
1"=10'-0"

SHEET

01

NOTE: VERIFY ALL DIMENSIONS

City of Kirkland
Reviewed by R Braun
01/28/2020

Date	May 24, 2019	Job I.D.	Lang Residence
Customer	Harley and Rita Lang	Job Address	6304 Lakeview Dr NE
Address		City	Kirkland
City, ST Zip		Phone	
Phone		Email	House SQFT:

EQUIPMENT				
Type	QTY	Brand	Model	Location
Recessed Ductless	1	Mitsubishi	MLZKA09NA-U1	Bed
Recessed Ductless	1	Mitsubishi	MLZKA09NA-U1	Bed
Ductless Head	1	Mitsubishi	MSZGL12NA-U1	Loft
Recessed Ductless	1	Mitsubishi	MLZKA09NA-U1	Office
Recessed Ductless	1	Mitsubishi	MLZKA09NA-U1	M.Closet
Recessed Ductless	1	Mitsubishi	MLZKA09NA-U1	Master
Recessed Ductless	1	Mitsubishi	MLZKA09NA-U1	Office
Recessed Ductless	1	Mitsubishi	MLZKA12NA-U1	Living
Recessed Ductless	1	Mitsubishi	MLZKA12NA-U1	Main Floor
Heat Pump *	1	Mitsubishi	MXZ5C42NA2-1	
Heat Pump *	1	Mitsubishi	MXZ5C42NA2-1	
Thermostat	7	Mitsubishi	MHK1	
Hot Water Tank	1	Rheem	RHEE-PROPH80-12-RH350 HP HWT	
Exhaust Fan	6	Panasonic	FV0511VK1	
Exhaust Fan	2	Panasonic	FV11VHL2	

*BTUH : 24,400 X 2 = 48,800 BTUH
HSPF : 9.1

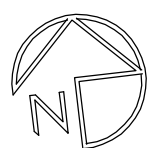
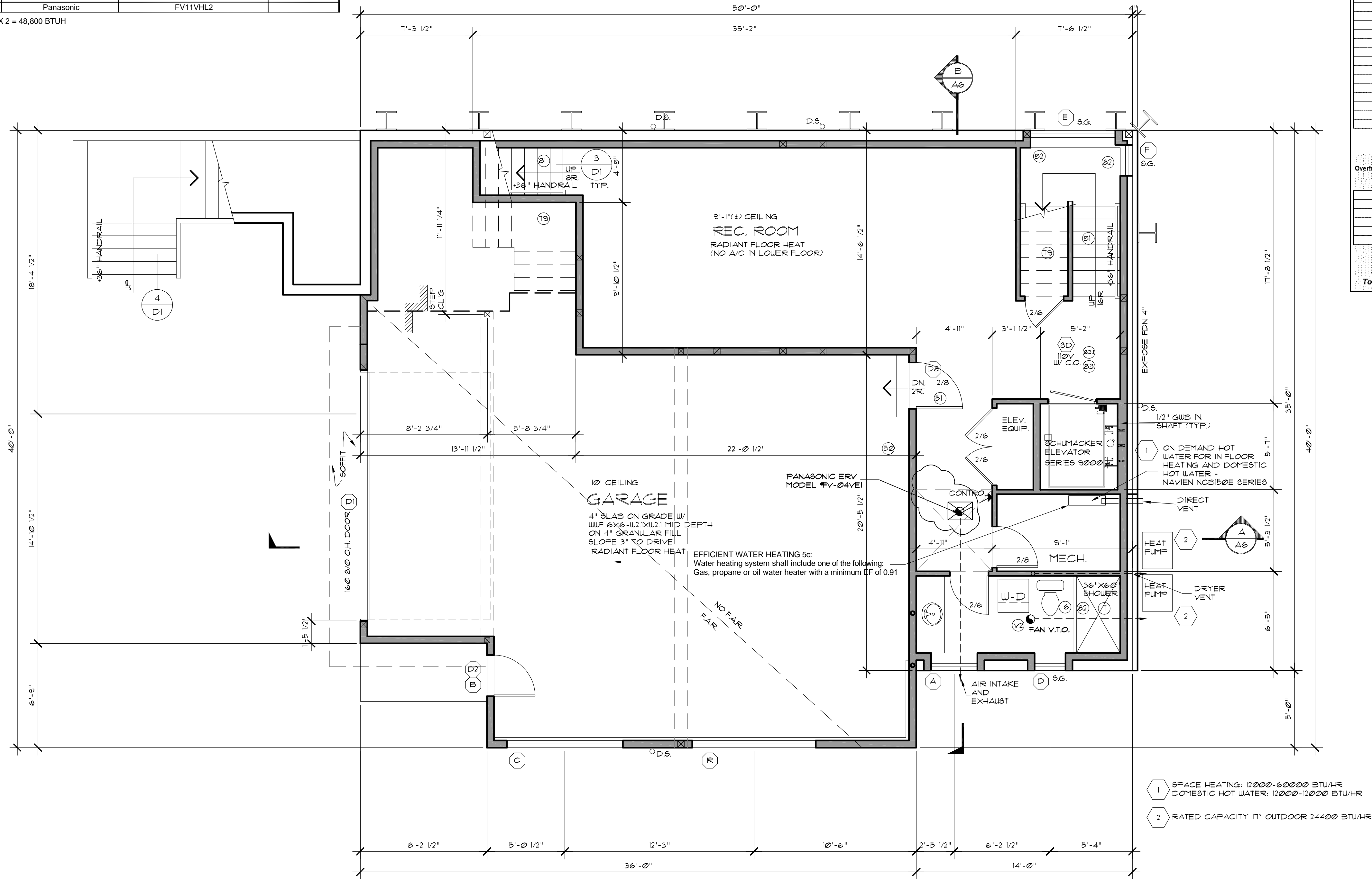
M1507.3.7 Whole-house ventilation using a heat recovery ventilation system. This section establishes minimum prescriptive requirements for whole-house ventilation using a heat recovery ventilation system.

M1507.3.7.1 Heat recovery ventilation systems. All duct work in heat recovery systems shall be sized and installed per the manufacturer's instructions. System minimum flow rating shall be not less than that specified in Table M1507.3.3(1). Heat recovery ventilation systems shall have a filter on the upstream side of the heat exchanger in both the intake and exhaust airstreams with a minimum efficiency rating value (MERV) of 6.

M1507.3.7.2 Ventilation duct insulation. All supply ducts in the conditioned space installed upstream of the heat exchanger shall be insulated to a minimum of R-4.

M1507.3.7.3 Outdoor air inlets. Inlets shall be screened or otherwise protected from entry by leaves or other material. Outdoor air inlets shall be located so as not to take air from the following areas:

- Closer than 10 feet from an appliance vent outlet, unless such vent outlet is 3 feet above the outdoor air inlet.
- Where it will pick up objectionable odors, fumes or flammable vapors.
- A hazardous or unsanitary location.
- A room or space having any fuel-burning appliances therein.
- Closer than 10 feet from a vent opening of a plumbing drainage system unless the vent opening is at least 3 feet above the air inlet.
- Attic, crawl spaces, or garages.



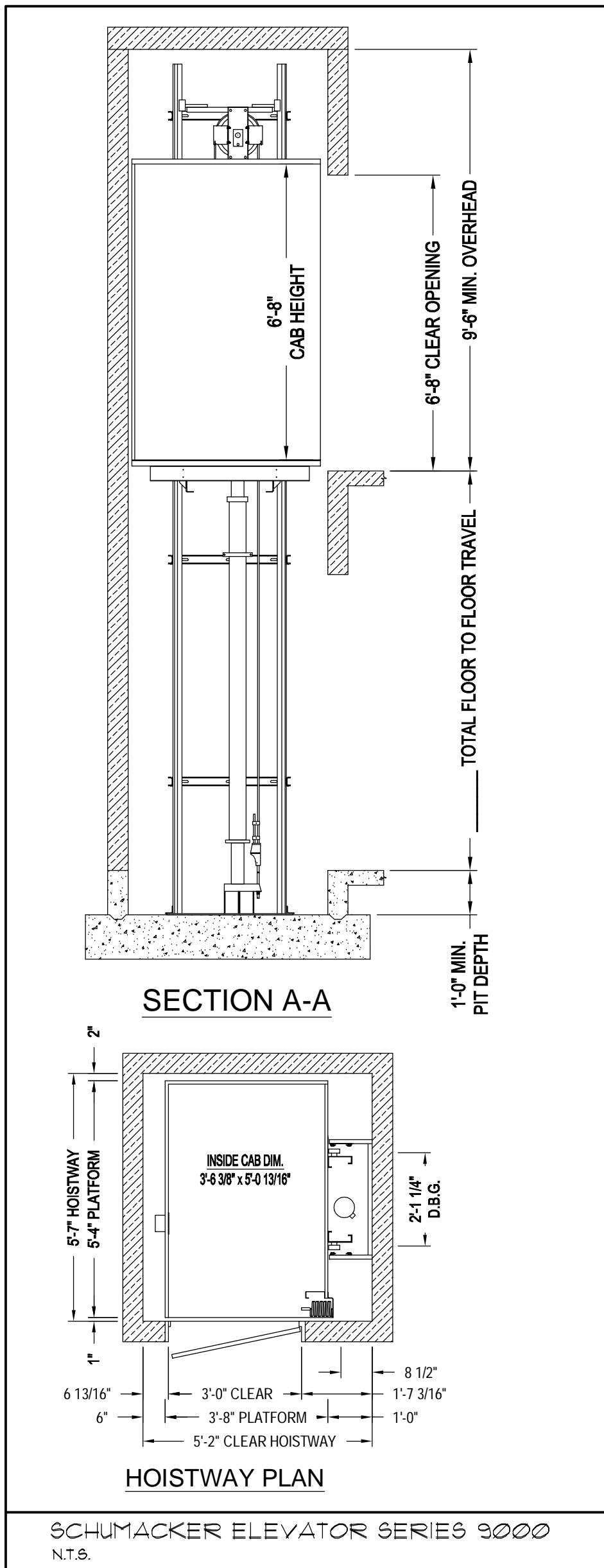
LOWER FLOOR PLAN

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

SEE GENERAL NOTES SHEET

EFFICIENT WATER HEATING 5a:
All showerhead and kitchen sink faucets installed in the house shall be rated at 1.75 GPM or less. All other lavatory faucets shall be rated at 1.0 GPM or less.c

Vertical Fenestration (Windows and doors)				Width	Height	Area	UA
Component Description	Ref.	U-factor	Qt.	Feet	Feet	Sq. Feet	
Transom	A	0.28	3	3	2	18.0	5.04
Transom	B	0.28	1	2	10	5.7	1.59
Transom	C	0.28	1	2	7	15.0	4.20
Transom	D	0.28	2	2	7	8.0	2.24
Transom	E	0.28	3	5	1	24.8	6.93
Transom	F	0.28	3	2	9	9.0	2.52
XO	G	0.28	1	3	2	6.0	1.68
XO	H	0.28	1	3	3	10.5	2.94
Picture	I	0.28	1	1	3	5.8	1.63
XO	J	0.28	1	4	3	14.0	3.92
Picture	K	0.28	1	5	3	17.5	4.90
Picture	L	0.28	1	2	3	7.0	1.96
Picture	M	0.28	2	3	4	24.0	6.72
XOX	N	0.28	1	7	4	30.0	8.40
Picture	O	0.28	1	3	4	14.0	3.92
Casement	P	0.28	1	2	4	10.0	2.80
Transom	Q	0.28	1	4	2	16.0	4.48
Transom	R	0.28	1	8	2	16.0	4.48
Single Hung	S	0.28	2	3	4	24.0	6.72
Picture	T	0.28	3	4	4	48.0	13.44
Picture	U	0.28	1	1	1	2.3	0.63
Single Hung	V	0.28	1	3	3	10.5	2.94
Casement	W	0.28	2	2	3	14.0	3.92
Casement	X	0.28	1	1	4	6.0	1.68
XO	Y	0.28	1	8	4	32.0	8.96
Single Hung	Z	0.28	1	4	4	16.0	4.48
Picture	AA	0.28	1	3	3	10.5	2.94
XOX	BB	0.28	1	7	3	24.5	6.86
XOX	CC	0.28	1	8	4	32.0	8.96
XOX	DD	0.28	2	10	4	80.0	22.40
Picture	EE	0.28	1	2	1	2.0	0.56
XO	FF	0.28	1	5	4	20.0	5.60
Garage Door	DI	0.00	1	16	8	128.0	0.00
32X80 Door	D2	0.20	1	2	6	17.8	3.56
80X80 Folding Door	D3	0.28	1	8	8	53.3	14.83
100X80 Folding Door	D4	0.28	1	8	9	80.0	16.80
36X80 Outswing Door	D5	0.28	1	3	6	20.0	5.60
36X80 Door	D6	0.20	1	3	6	20.0	4.00
36X80 Door	D7	0.28	3	3	6	60.0	16.80
32X80 Door	D8	0.20	1	2	8	21.3	4.27
Sum of Vertical Fenestration Area and UA						845.4	224.18
Vertical Fenestration Area Weighted U = UA/Area							0.24
Overhead Glazing (Skylights)				Width	Height	Area	UA
Component Description	Ref.	U-factor	Qt.	Feet	Feet	Sq. Feet	
						0.0	0.00
						0.0	0.00
						0.0	0.00
						0.0	0.00
						0.0	0.00
						0.0	0.00
Sum of Overhead Glazing Area and UA						0.0	0.00
Overhead Glazing Area Weighted U = UA/Area							0.00
Total Sum of Fenestration Area and UA (for heating system sizing calculations)						845.4	224.18



HARLEY AND RITA LANG
6304 LAKEVIEW DR. NE
KIRKLAND, WA

JOB # 17-6 (17028)

REVISED:	
6/28/19	
10/21/19	
12/3/19	
1/6/19	

h o r n e r
d e s i g n
a s s o c i a t e s
i n c. (425) 226-8281
12114 se may creek Pk. Dr. newcastle, wa 98056

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DATE:
3/30/18
SCALE:
1/4"=1'-0"

SHEET
1

NOTE: VERIFY ALL DIMENSIONS

Date	May 24, 2019	Job I.D.	Lang Residence
Customer	Harley and Rita Lang	Job Address	6304 Lakeview Dr NE
Address		City	Kirkland
City, ST Zip		Phone	
Phone		Email	House SQFT:

EQUIPMENT			
Type	QTY	Brand	Model
Recessed Ductless	1	Mitsubishi	MLZKA09NA-U1
Recessed Ductless	1	Mitsubishi	MLZKA09NA-U1
Ductless Head	1	Mitsubishi	MSZGL12NA-U1
Recessed Ductless	1	Mitsubishi	MLZKA09NA-U1
Recessed Ductless	1	Mitsubishi	MLZKA09NA-U1
Recessed Ductless	1	Mitsubishi	MLZKA09NA-U1
Recessed Ductless	1	Mitsubishi	MLZKA09NA-U1
Recessed Ductless	1	Mitsubishi	MLZKA12NA-U1
Recessed Ductless	1	Mitsubishi	MLZKA12NA-U1
Heat Pump	1	Mitsubishi	MXZ5C42NA2-1
Heat Pump	1	Mitsubishi	MXZ5C42NA2-1
Thermostat	7	Mitsubishi	MHK1
Hot Water Tank	1	Rheem	RHEE-PROPH80-T2-RH350 HP HWT
Exhaust Fan	6	Panasonic	FV0511VK1
Exhaust Fan	2	Panasonic	FV11VHL2

PREScriptive REQUIREMENTS 2015 W.S.E.C. (UNLIMITED)

CLIMATE ZONE 5 AND MARINE 4
GLAZING U-FACTOR: VERTICAL U+28, OVERHEAD U+50
DOOR U-FACTOR: U+20
INSULATION: CEILING: R-49, R-30 (ADV); VAULTED CEILING: R-30
ABOVE GRADE WALLS: R-21; BELOW GRADE WALLS: R-21
FLOOR OVER VENTED CRAWL SPACE: R-30
SLAB ON GRADE: R-10

ENERGY CODE COMPLIANCE

M1503.1 Whole-house ventilation using a heat recovery ventilation system.
MAIN FLR. HALL ERV - 40 CFM (CONT.)
BASEMENT ERV - 40 CFM (CONT.)

TABLE 406.2
ENERGY CREDITS (DEBITS)

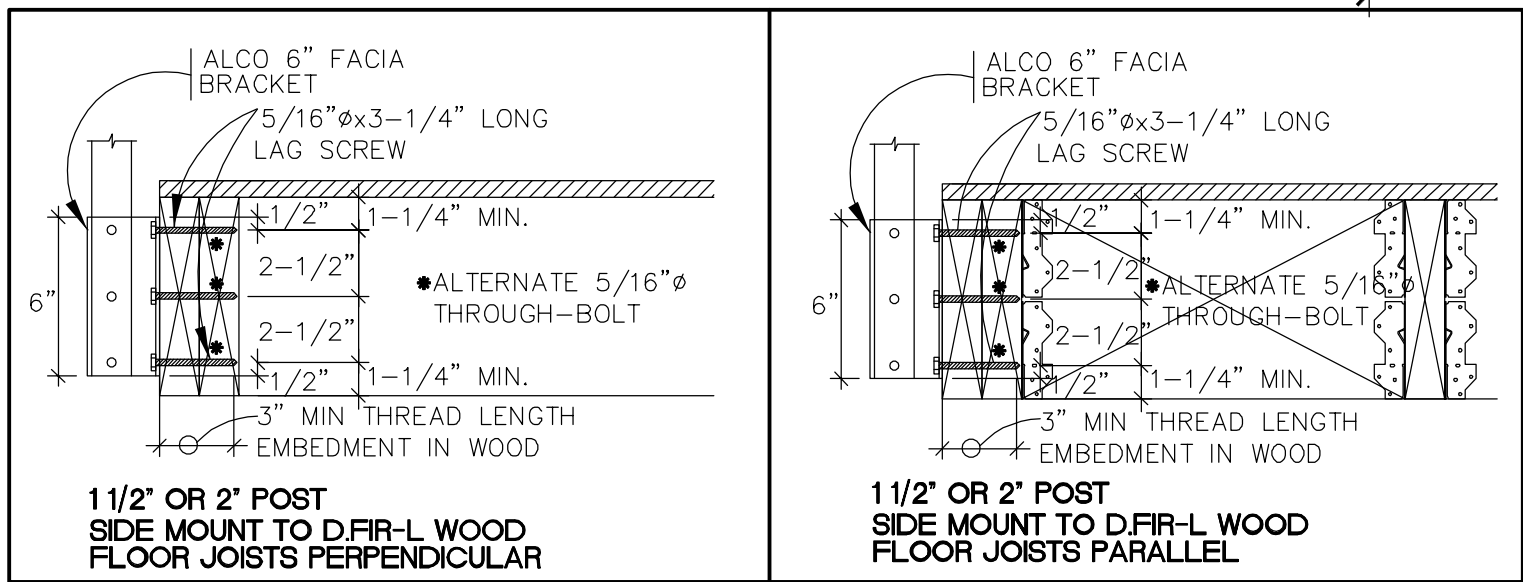
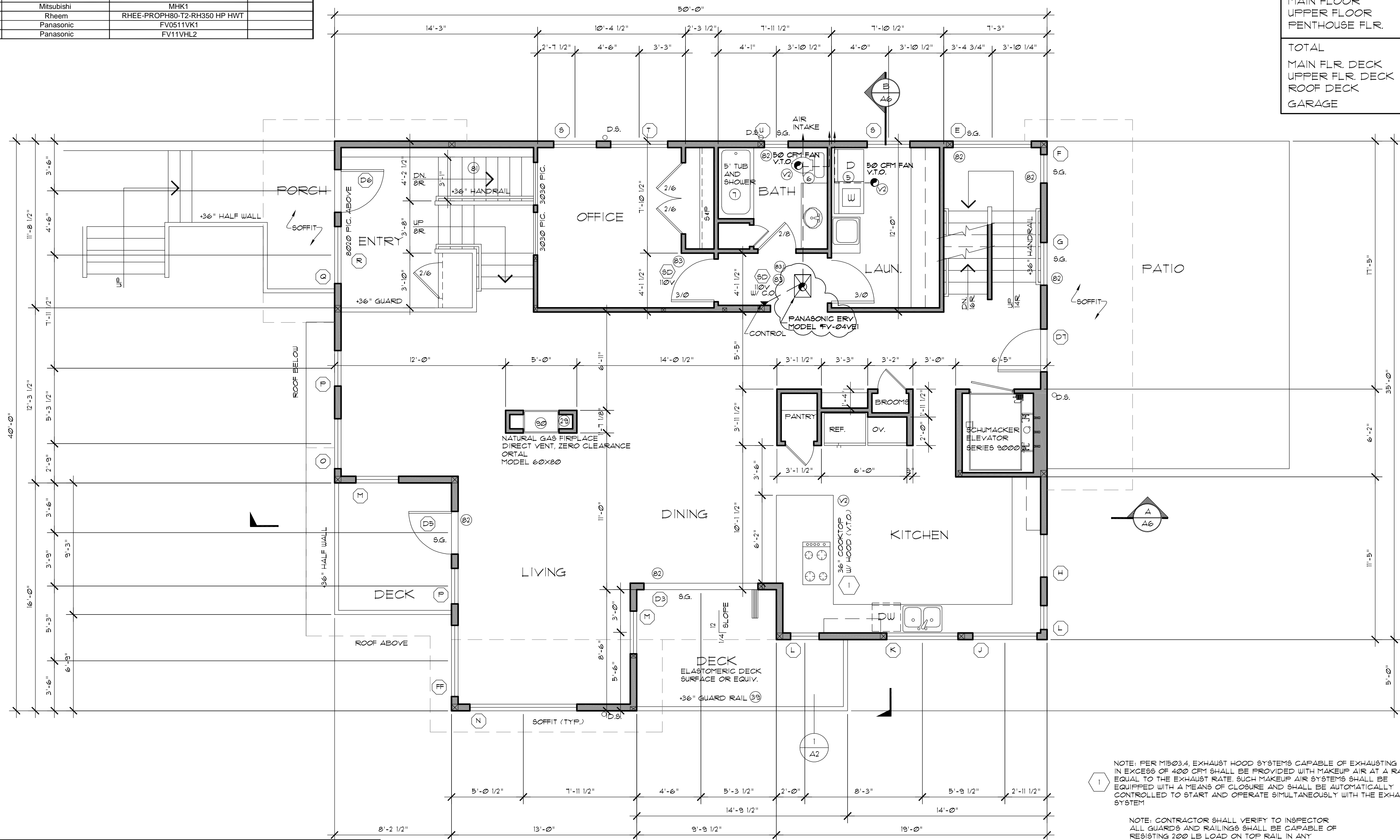
SEE RESIDENTIAL ENERGY EFFICIENCY SHEET ATTACHED

OPTION 3b - 10 PTS Air-source heat pump with minimum HSPF of 9.0
OPTION 1a - 5
OPTION 5a - 5 PTS
OPTION 5c - 15 PTS
TOTAL POINTS - 35 PTS

SQUARE FOOTAGE SUMMARY

LOWER FLOOR	802	SQ. FT.
MAIN FLOOR	1651	SQ. FT.
UPPER FLOOR	1411	SQ. FT.
PENTHOUSE FLR.	639	SQ. FT.

TOTAL	4503	SQ. FT.
MAIN FLR. DECK	184	SQ. FT.
UPPER FLR. DECK	190	SQ. FT.
ROOF DECK	154	SQ. FT.
GARAGE	1013	SQ. FT.



MAIN FLOOR PLAN

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

SEE GENERAL NOTES SHEET

EFFICIENT WATER HEATING 5a:
All showerhead and kitchen sink faucets installed in the house shall be rated at 1.75 GPM or less. All other lavatory faucets shall be rated at 1.0 GPM or less.

NOTE: PER M1503.4, EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CFM SHALL BE PROVIDED WITH MAKEUP AIR AT A RATE EQUAL TO THE EXHAUST RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH A MEANS OF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM

NOTE: CONTRACTOR SHALL VERIFY TO INSPECTOR ALL GUARDS AND RAILINGS SHALL BE CAPABLE OF RESISTING 200 LB LOAD ON TOP RAIL IN ANY DIRECTION AS REQUIRED BY IRC TABLE 301.3

STAIR LIGHTING ALL STAIRWAYS SHALL BE PROVIDED WITH LIGHT SOURCES. LIGHT ACTIVATION CONTROLS SHALL BE ACCESSIBLE AT THE TOP AND BOTTOM OF INTERIOR STAIRWAYS AND WITHIN DWELLING UNIT FOR EXTERIOR STAIRS
IRC SECTIONS R302.1 & R301.3

PER WSEC R404.1 A MINIMUM OF 75% OF LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY LAMPS

HARLEY AND RITA LANG
6304 LAKEVIEW DR. NE
KIRKLAND, WA

JOB # 17-6 (17028)

REVISED:

6/28/19
10/21/19
12/3/19
1/6/19

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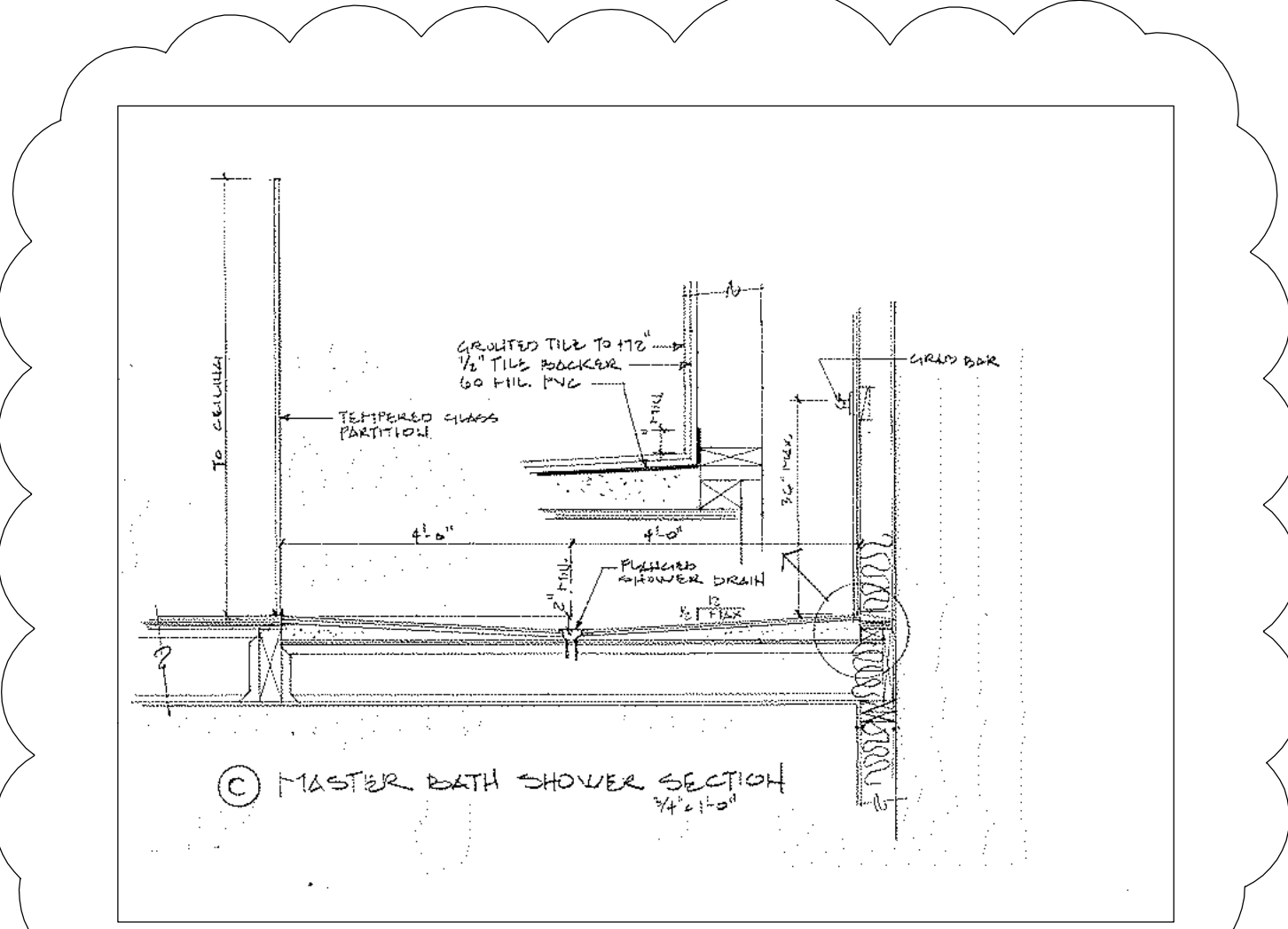
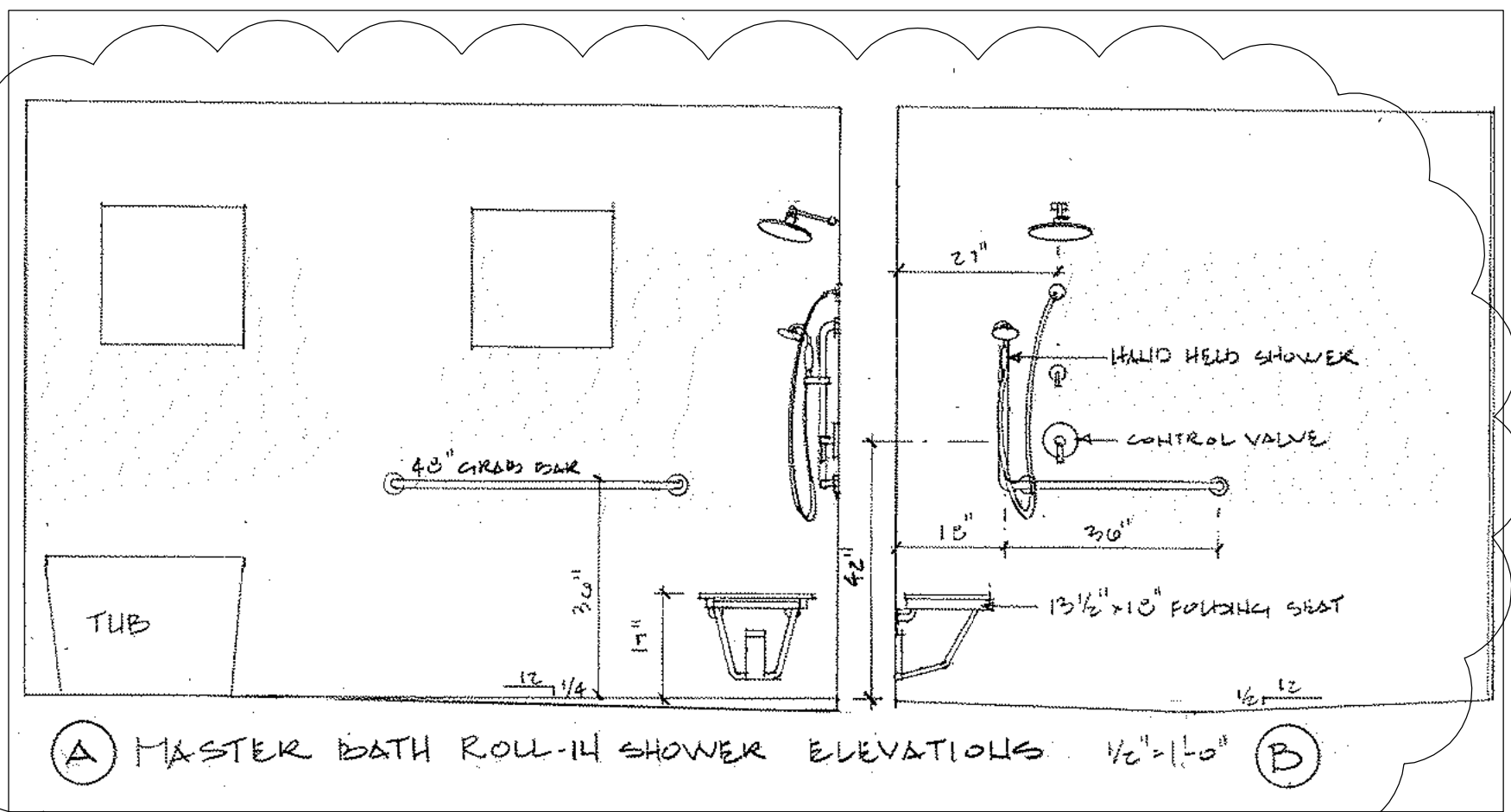
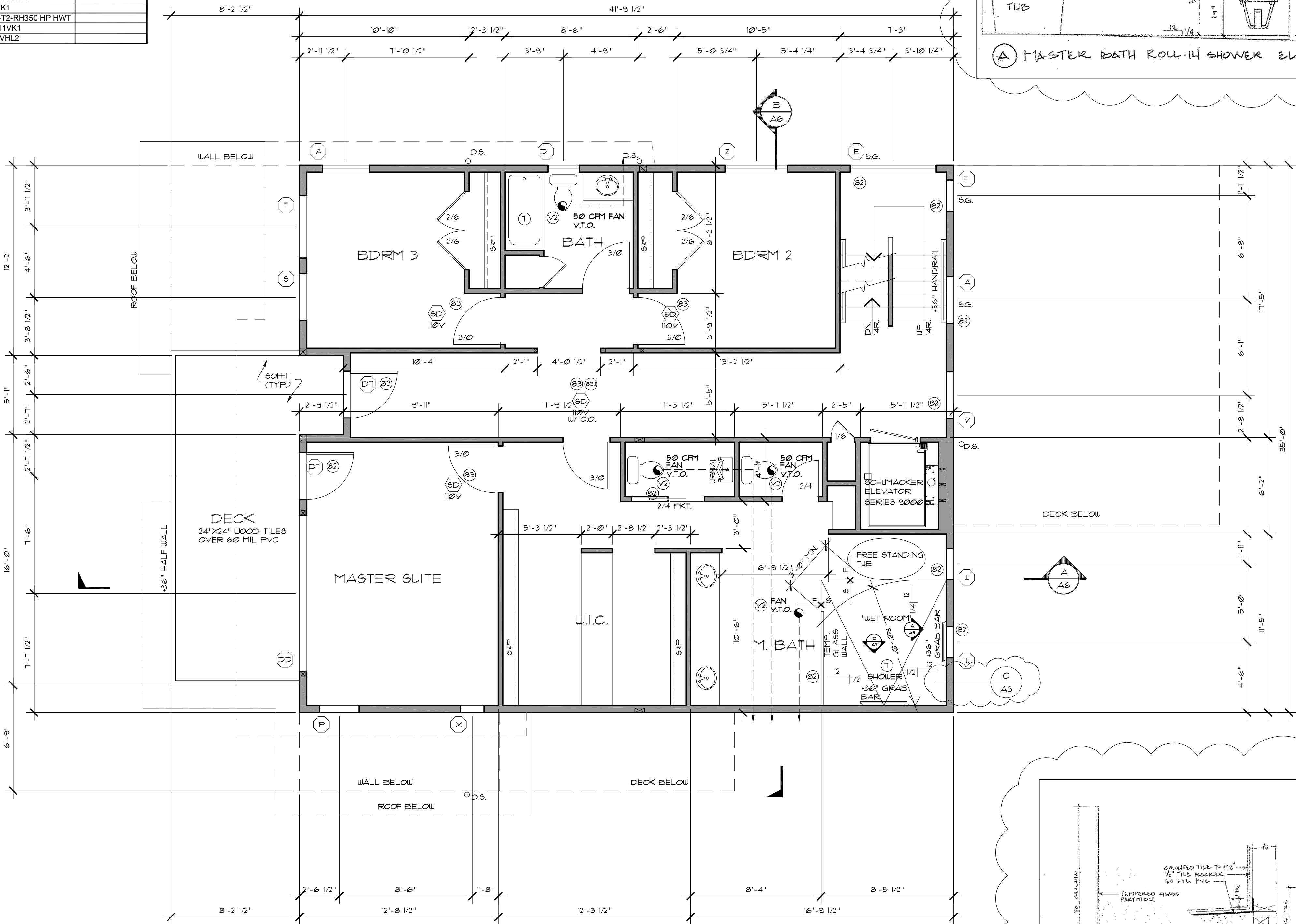
SHEET
A2

NOTE: VERIFY ALL DIMENSIONS

City of Kirkland
Reviewed by R Braun
01/28/2020

Date	May 24, 2019	Job I.D.	Lang Residence
Customer	Harley and Rita Lang	Job Address	6304 Lakeview Dr. NE
Address		City	Kirkland
City, ST Zip		ZIP	
Phone		Phone	
		Email	House SQFT:

EQUIPMENT				
Type	QTY	Brand	Model	Location
Recessed Ductless	1	Mitsubishi	MLZKA09NA-U1	Bed
Recessed Ductless	1	Mitsubishi	MLZKA09NA-U1	Bed
Ductless Head	1	Mitsubishi	MSZGL12NA-U1	Loft
Recessed Ductless	1	Mitsubishi	MLZKA09NA-U1	Office
Recessed Ductless	1	Mitsubishi	MLZKA09NA-U1	M.Closet
Recessed Ductless	1	Mitsubishi	MLZKA09NA-U1	Master
Recessed Ductless	1	Mitsubishi	MLZKA09NA-U1	Office
Recessed Ductless	1	Mitsubishi	MLZKA12NA-U1	Living
Recessed Ductless	1	Mitsubishi	MLZKA12NA-U1	Main Floor
Heat Pump	1	Mitsubishi	MXZ5C42NA2-1	
Heat Pump	1	Mitsubishi	MXZ5C42NA2-1	
Thermostat	7	Mitsubishi	MHK1	
Hot Water Tank	1	Rheem	RHEE-PROPH80-T2-RH350 HP HWT	
Exhaust Fan	6	Panasonic	FV0511VK1	
Exhaust Fan	2	Panasonic	FV11VHL2	



HARLEY AND RITA LANG
6304 LAKEVIEW DR. NE
KIRKLAND, WA

JOB # 17-6 (17028)

REVISED:	
6/28/13	
10/21/13	
12/3/13	
1/6/13	

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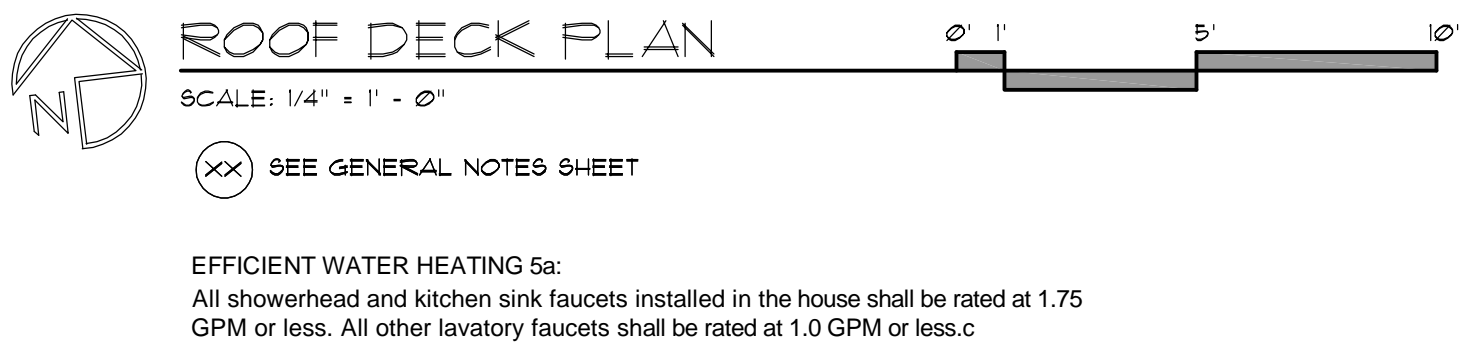
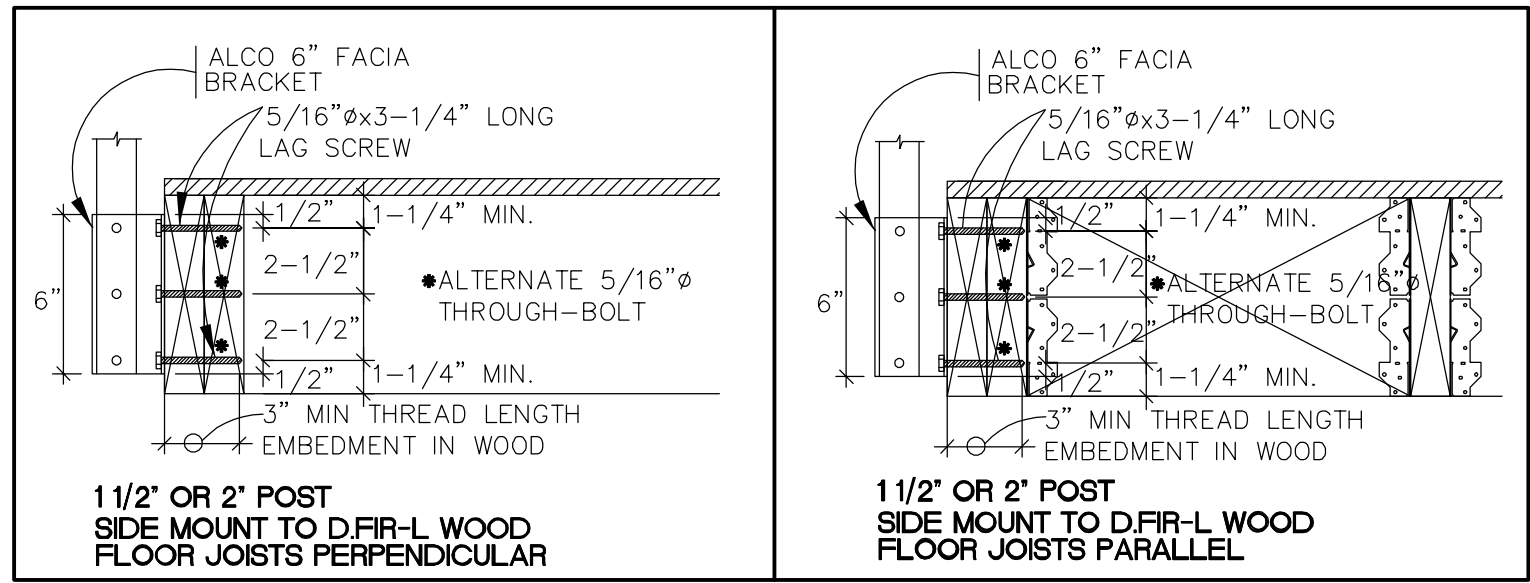
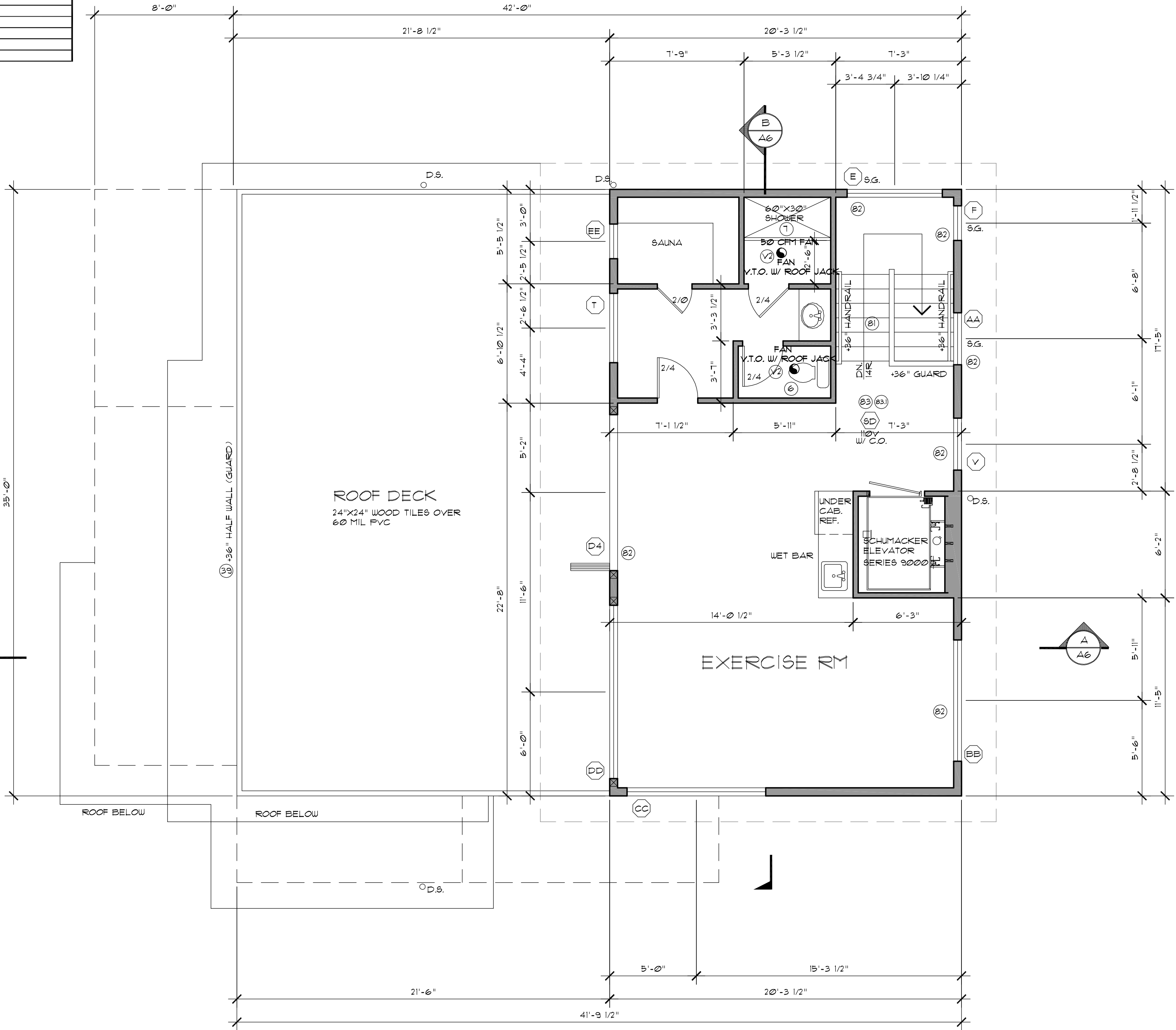
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NOTE: VERIFY ALL DIMENSIONS

City of Kirkland
Reviewed by R Braun
01/28/2020

Date	May 24, 2019	Job I.D.	Lang Residence
Customer	Harley and Rita Lang	Job Address	6304 Lakeview Dr NE
Address		City	Kirkland
City, ST Zip		Phone	
Phone		Email	
		House SQFT:	

EQUIPMENT				
Type	QTY	Brand	Model	Location
Recessed Ductless	1	Mitsubishi	MLZKA09NA-U1	Bed
Recessed Ductless	1	Mitsubishi	MLZKA09NA-U1	Bed
Ductless Head	1	Mitsubishi	MSZGL12NA-U1	Loft
Recessed Ductless	1	Mitsubishi	MLZKA09NA-U1	Office
Recessed Ductless	1	Mitsubishi	MLZKA09NA-U1	M.Closet
Recessed Ductless	1	Mitsubishi	MLZKA09NA-U1	Master
Recessed Ductless	1	Mitsubishi	MLZKA09NA-U1	Office
Recessed Ductless	1	Mitsubishi	MLZKA12NA-U1	Living
Recessed Ductless	1	Mitsubishi	MLZKA12NA-U1	Main Floor
Heat Pump	1	Mitsubishi	MXZ5C42NA2-1	
Heat Pump	1	Mitsubishi	MXZ5C42NA2-1	
Thermostat	7	Mitsubishi	MHK1	
Hot Water Tank	1	Rheem	RHEE-PROPH80-T2-RH350 HP HWT	
Exhaust Fan	6	Panasonic	FV0511VK1	
Exhaust Fan	2	Panasonic	FV11VHL2	



HARLEY AND RITA LANG
6304 LAKEVIEW DR. NE
KIRKLAND, WA

JOB # 17-6 (17028)

REVISED:	
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10/21/19	

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DATE: 3/30/18 SCALE: 1/4"=1'-0"	SHEET 44

NOTE: VERIFY ALL DIMENSIONS

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6304 LAKEVIEW DR. NE
KIRKLAND, WA

JOB # 17-6 (17028)

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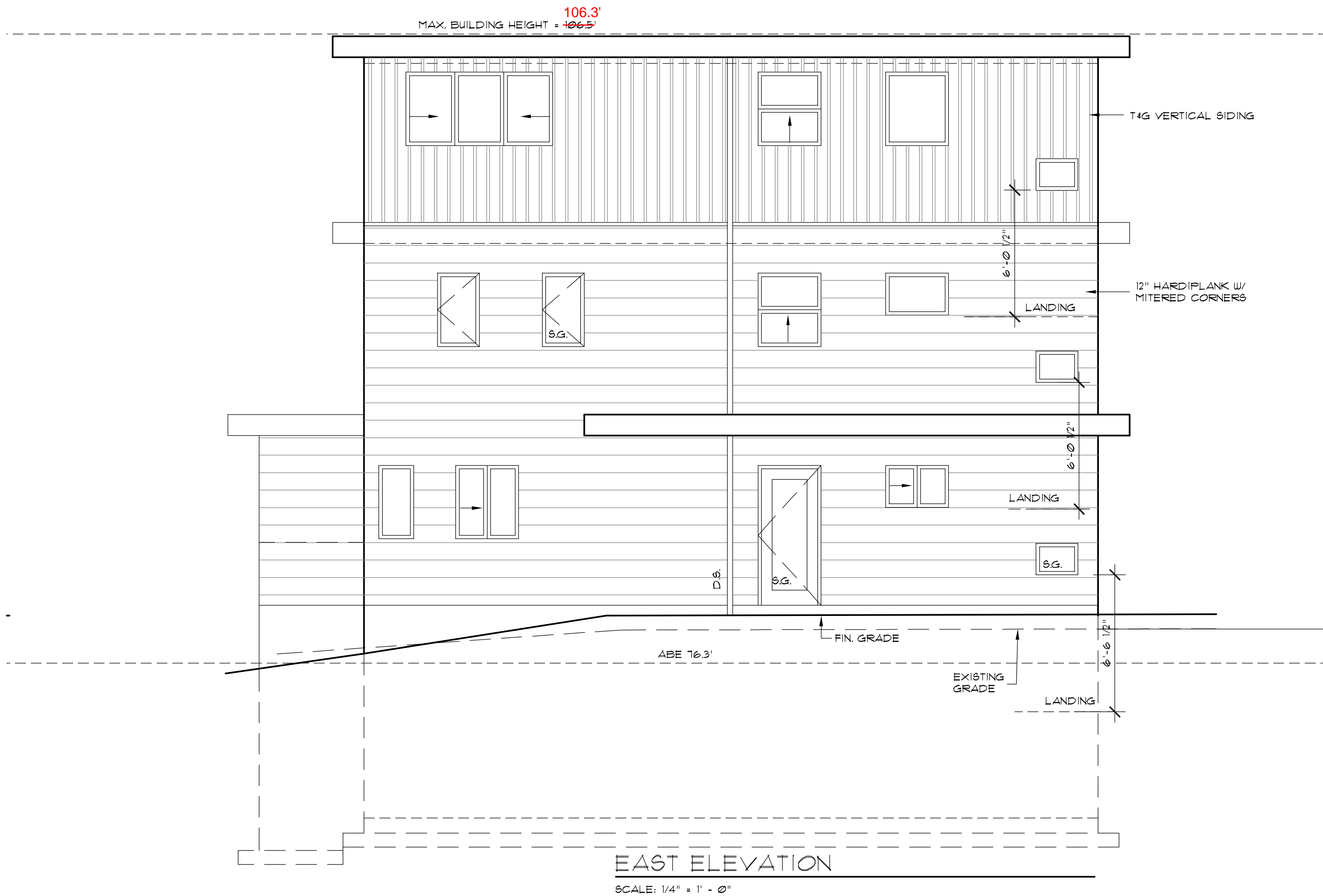
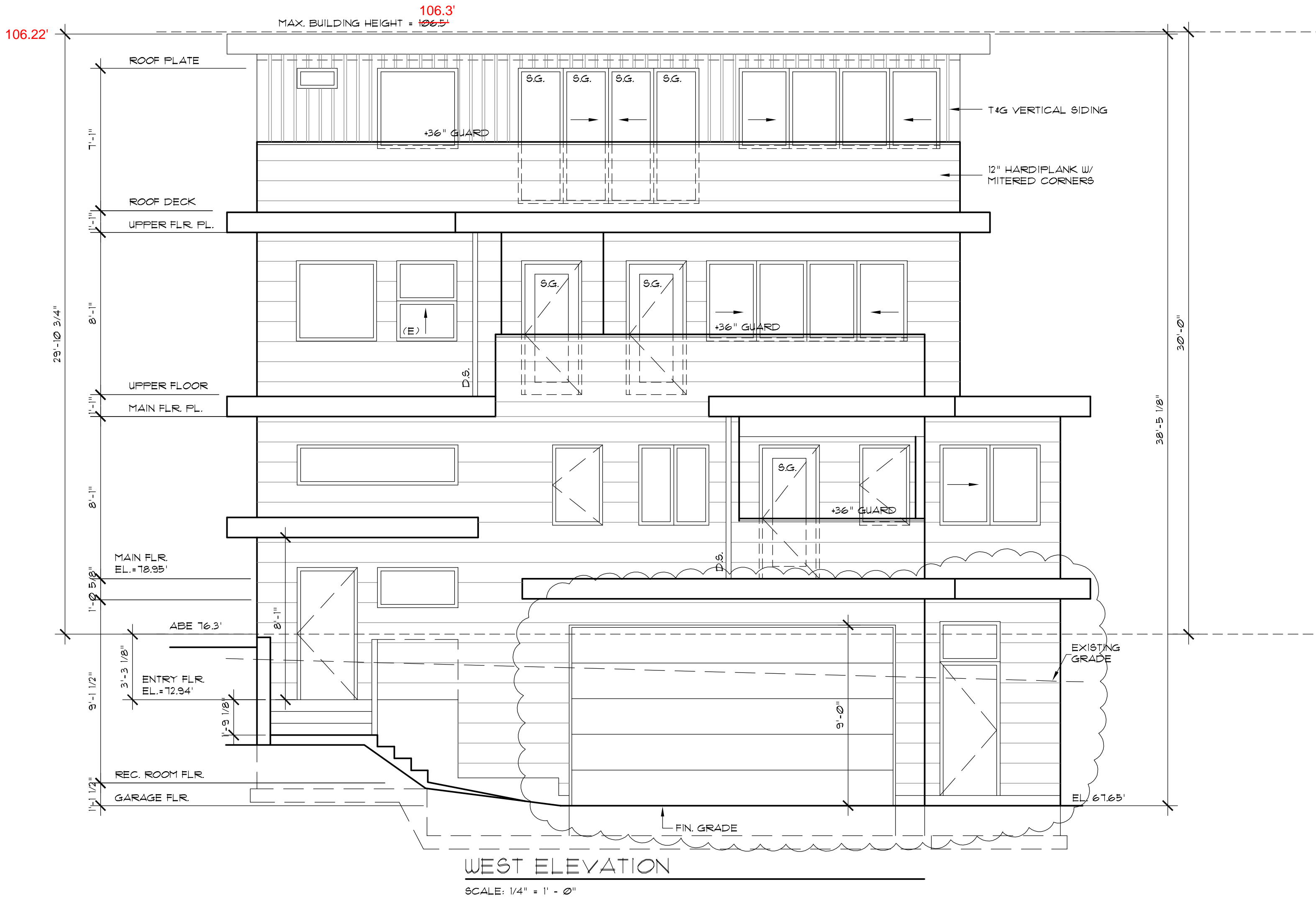
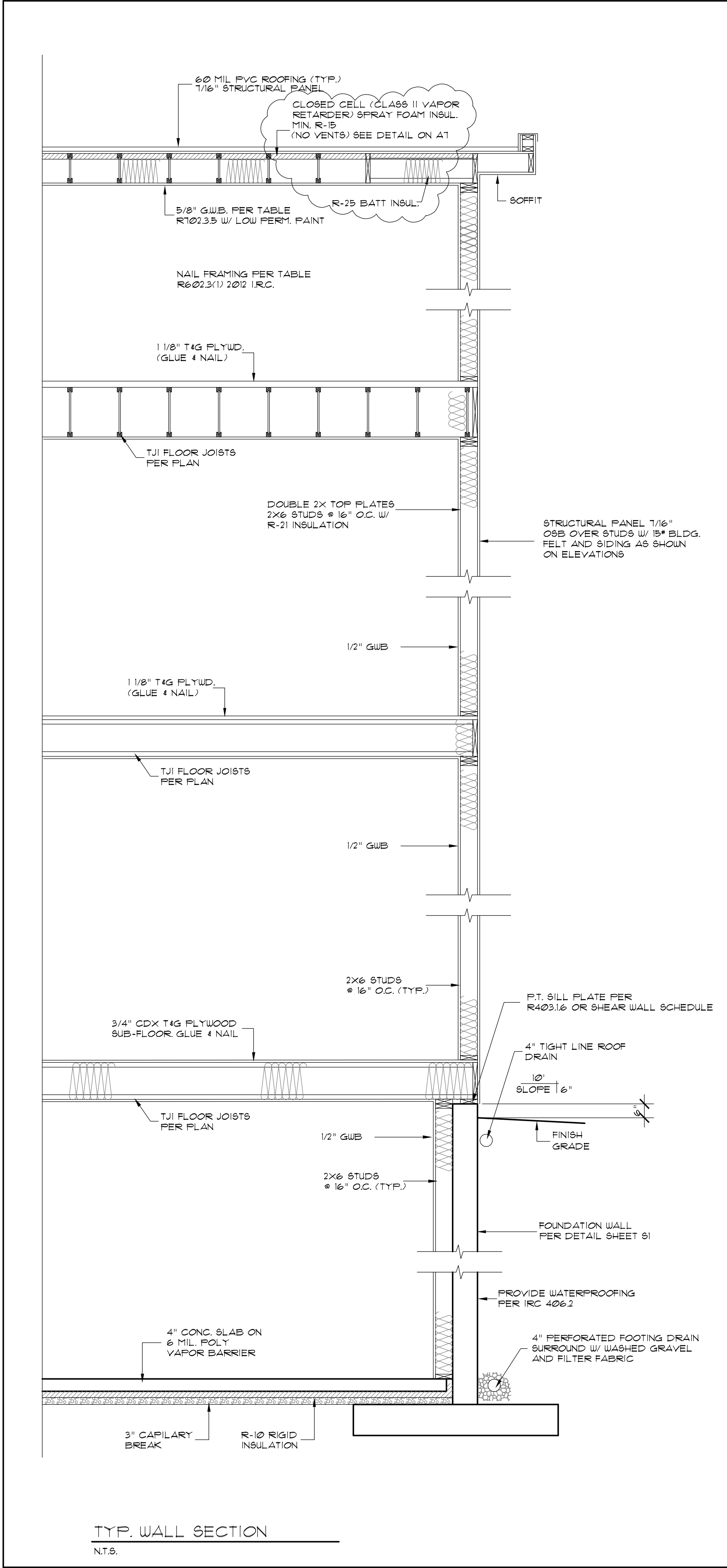
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A5

NOTE: VERIFY ALL DIMENSIONS



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HARLEY AND RITA LANG
6304 LAKEVIEW DR. NE
KIRKLAND, WA

JOB # 17-6 (17028)

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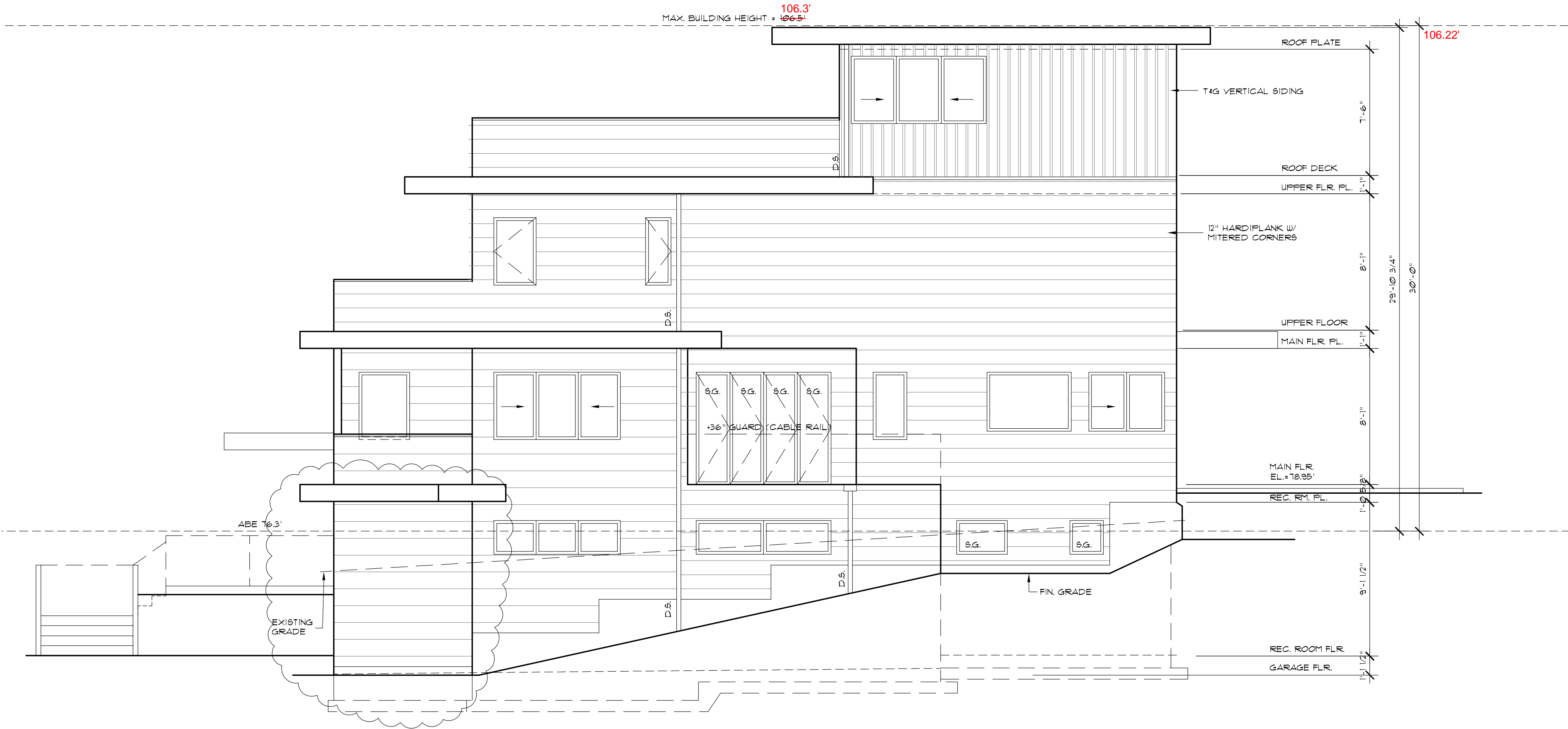
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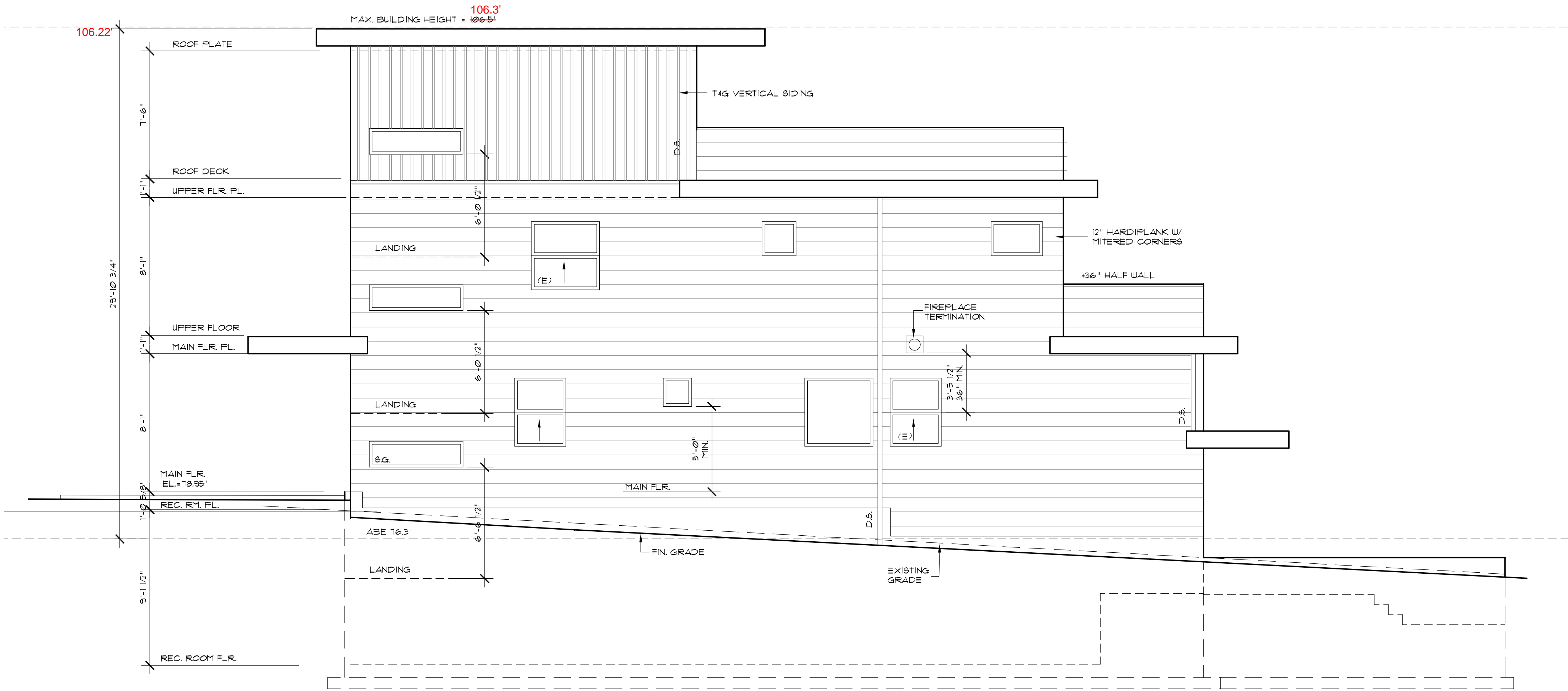
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A6

NOTE: VERIFY ALL DIMENSIONS



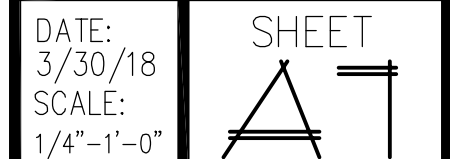
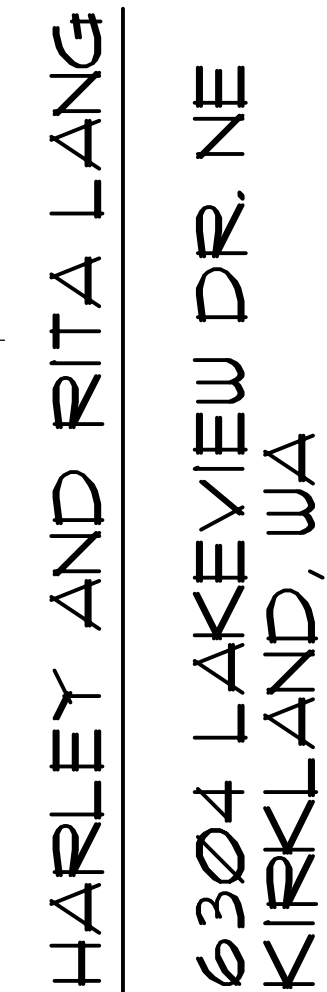
SOUTH ELEVATION

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

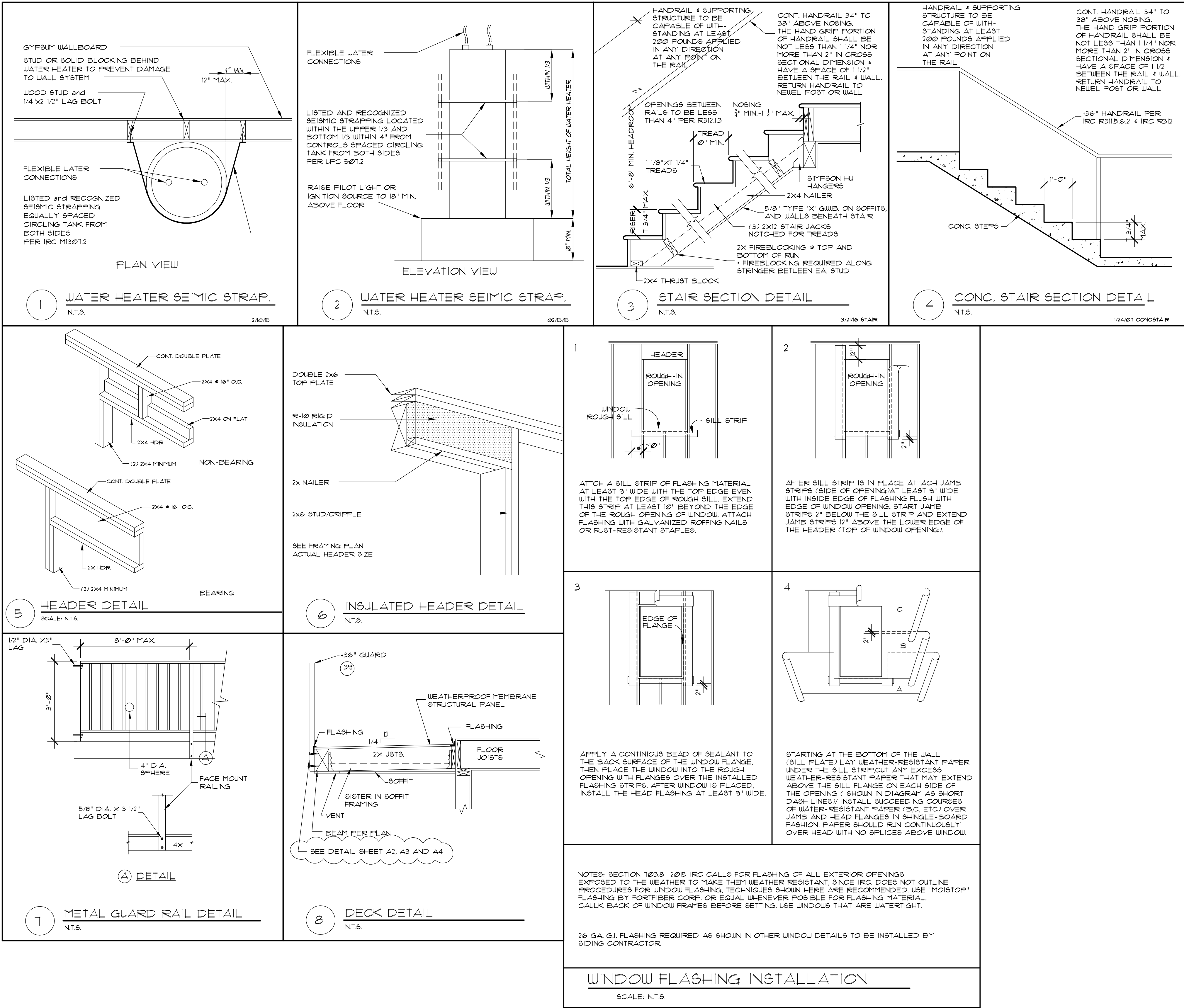


NORTH ELEVATION

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



NOTE: VERIFY ALL DIMENSIONS



City of Kirkland
Reviewed by R Braun
01/28/2020

HARLEY AND RITA LANG

6304 LAKEVIEW DR. NE
KIRKLAND, WA

JOB # 17-6 (17028)

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10/21/19

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

SHEET
S1

NOTE: VERIFY ALL DIMENSIONS



SHEAR WALL SCHEDULE						
DESIGNATION	NAIL SIZE	NAIL SPACING EDGE	FIELD	BLOCKING Y / N	BOTTOM PLATE ANCHORAGE	DESIGN LOAD (PLF)
P1-6	8d	6"	12"	YES	(2) 16d AT 6" O.C. OR 5/8" BOLTS AT 32" O.C.	242
P1-4	8d	4"	12"	YES	(2) 16d AT 6" O.C. OR 5/8" BOLTS AT 24" O.C.	353
P1-3	8d	3"	12"	YES	(3) 16d AT 6" O.C. OR 5/8" BOLTS AT 24" O.C.	456
P1-2	8d	2"	12"	YES	(3) 16d AT 6" O.C. OR 3/4" BOLTS AT 24" O.C.	595
P2-6	8d	6"	12"	YES	(2) 16d AT 6" O.C. OR 5/8" BOLTS AT 24" O.C.	484
P2-4	8d	4"	12"	YES	(3) 16d AT 6" O.C. OR 3/4" BOLTS AT 24" O.C.	707
P2-3	8d	3"	12"	YES	(4) 16d AT 6" O.C. OR 3/4" BOLTS AT 20" O.C.	911
P2-2	8d	2"	12"	YES	(4) 16d AT 4" O.C. OR 3/4" BOLTS AT 16" O.C.	1190

SHEAR WALL SCHEDULE NOTES

1. P1 SHEAR WALL TO HAVE 7/16" A.P.A. RATED PLYWOOD OR ORIENTED STRAND BOARD (O.S.B.) ON ONE SIDE

2. P2 SHEAR WALL TO HAVE 7/16" A.P.A. RATED PLYWOOD OR ORIENTED STRAND BOARD (O.S.B.) ON BOTH SIDES

3. FOR P1-3 THROUGH P2-4 WALLS, 3X STUDS ARE REQUIRED AT ALL PANEL EDGES

4. NAILS ARE COMMON IN THE SIZE INDICATED

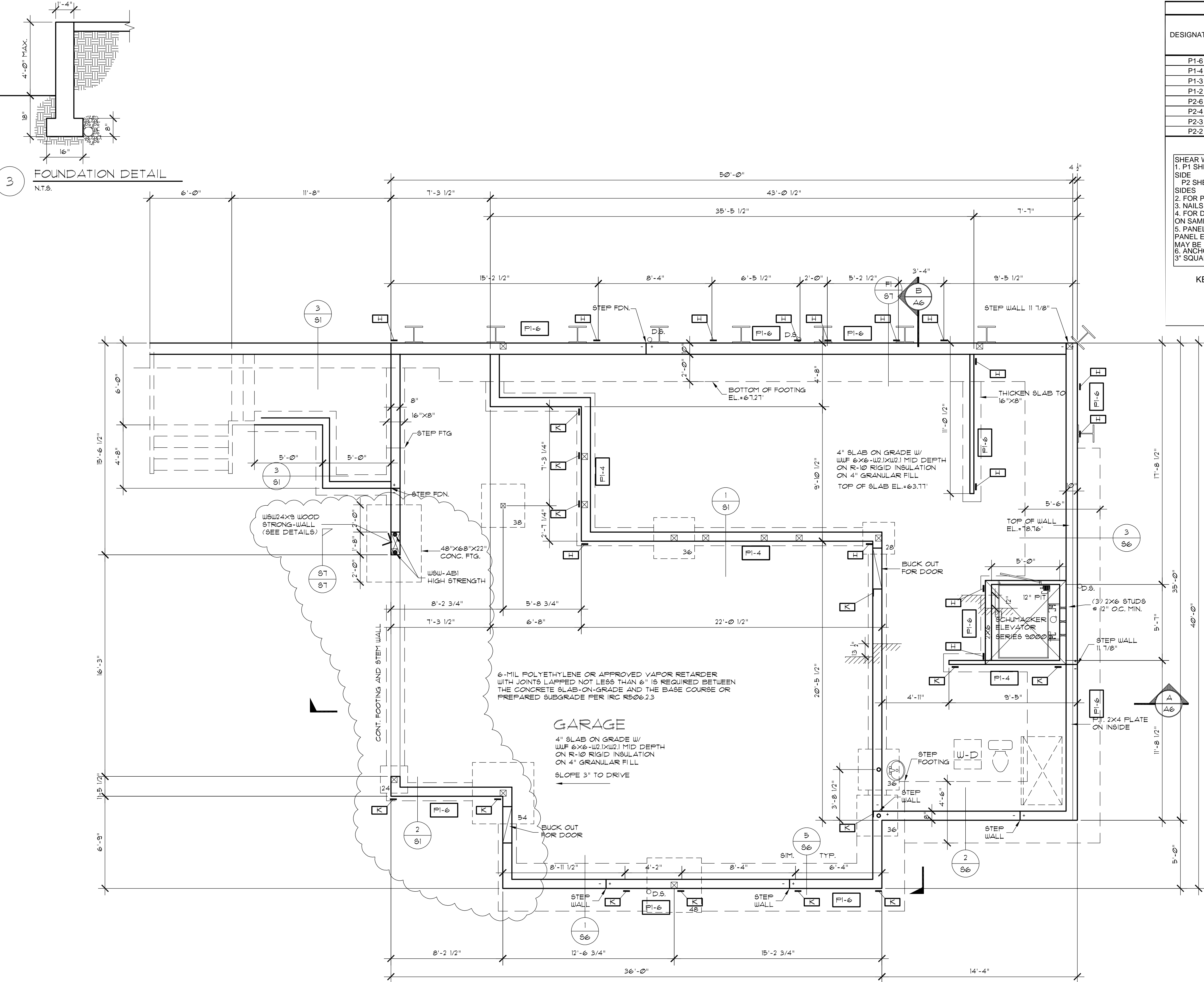
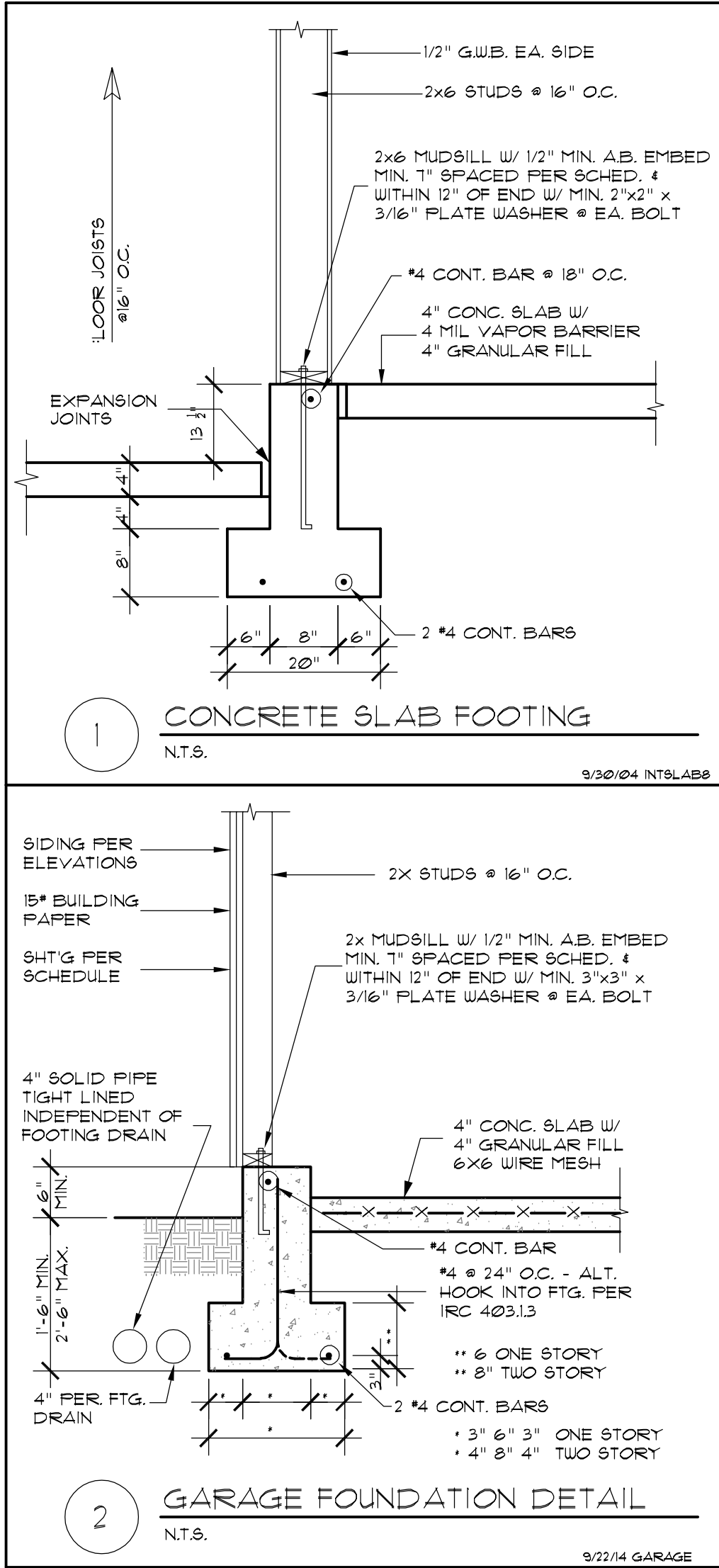
5. FOR DOUBLE SIDED SHEAR WALLS (P2-X), SEAMS SHALL BE STAGGERED ON EACH SIDE (NO TWO SEAMS ON SAME STUD)

6. PANEL EDGES TO BE BLOCKED WITH FULL WIDTH 2X NOMINAL FRAMING FOR P1-6 AND P1-4 WALLS. PANEL EDGES FOR P1-3 THROUGH P2-4 WALLS SHALL BE BLOCKED WITH 3X NOMINAL FRAMING. PANELS MAY BE INSTALLED EITHER VERTICALLY OR HORIZONTALLY

7. ANCHOR BOLTS SHALL BE EMBEDDED IN CONCRETE A MINIMUM OF 7", AND SHALL BE INSTALLED WITH 3" SQUARE X 0.229" WASHERS.

KEY TO LATERAL ENGINEERING SKETCHES

← E Designates Hold-Down Location
See schedule on following page for hold-down type



HOLDOWN SCHEDULE				
DESIGNATION	DESCRIPTION	ALLOWABLE DESIGN LOAD (lb)		
E	MST31	3,815	WOOD TO WOOD CONNECTION	
F	MST48	4,460		
G	MST60	5,800		
H	LSTHD8	1,695	CONCRETE STRAP (BASED ON 2000 PSI CONC.)	8" WALL
K	STHD10	3,185		3.725
P	HDUS-SD82.5	5,645	BOLTED TO CONCRETE NAILED TO STUDS	5/8" (5/8" BOLT)
** DIMENSION SHOWN IS IN DIRECTION PARALLEL TO SDS SCREWS. DIMENSION PERPENDICULAR TO SCREWS (WALL THICKNESS) IS 3 1/2" MINIMUM.				



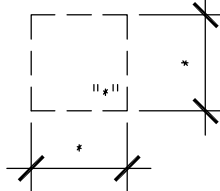
FOUNDATION PLAN

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

XX SEE GENERAL NOTES SHEET

EMBEDDED FRAMING TIES TO BE IN PLACE PRIOR TO FRAMING INSPECTION
PROVIDE 5/8" A.B. @ 32" O.C. W/ 3"X3"X22S PLATE WASHERS (TYP. UNO.)

FOOTING KEY: FOOTINGS UP TO 19" SQUARE SHALL BE 8" DEEP.
UP TO 32" SQUARE SHALL BE 10" DEEP. THOSE LARGER SHALL
BE 12" DEEP WITH #4 BARS @ 12" O.C. EA. WAY (UNO.)



-CONTRACTOR SHOULD VERIFY THE TRANSFER
OF ALL POINT LOADS FROM THE ROOF
DOWN THROUGH FRAMING MEMBERS AND
INTO THE FOUNDATION

-NOTE: SHOP DRAWINGS FOR PRE-ENGINEERED
FLOORS OR TRUSSES MUST BE ON SITE AT TIME
OF FRAMING INSPECTION, AND HAVE AN ORIGINAL
WASHINGTON SEAL AND SIGNATURE OF THE DESIGNER
PROCEEDING WITH FRAMING WITHOUT APPROVED DETAILS
AND PLAN IS DONE SO AT THE CONTRACTOR/APPLICANTS
RISK

GROUNDING ELECTRODE SYSTEM: ALL GROUNDING
ELECTRODES AS DESCRIBED IN 250.52(A)(1) THROUGH
(A)(6) THAT ARE PRESENT AT EACH BUILDING OR
STRUCTURE SERVED SHALL BE BONDED TOGETHER
TO FORM THE GROUNDING ELECTRODE SYSTEM, WHERE
NONE OF THESE GROUNDING ELECTRODES EXIST, ONE
OR MORE OF THE GROUNDING ELECTRODES SPECIFIED
IN 250.52(A)(4) THROUGH (A)(7) SHALL BE INSTALLED AND USED

City of Kirkland
Reviewed by R Braun
01/28/2020

HARLEY AND RITA LANG
6304 LAKEVIEW DR. NE
KIRKLAND, WA

JOB # 17-6 (17028)

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SHEET
92

NOTE: VERIFY ALL DIMENSIONS

SHEAR WALL SCHEDULE						
DESIGNATION	NAIL SIZE	NAIL SPACING EDGE	NAIL SPACING FIELD	BLOCKING Y / N	BOTTOM PLATE ANCHORAGE	DESIGN LOAD (PLF)
P1-6	8d	6"	12"	YES	(2) 16d AT 6" O.C. OR 5/8" BOLTS AT 32" O.C.	242
P1-4	8d	4"	12"	YES	(2) 16d AT 6" O.C. OR 5/8" BOLTS AT 24" O.C.	353
P1-3	8d	3"	12"	YES	(3) 16d AT 6" O.C. OR 5/8" BOLTS AT 24" O.C.	456
P1-2	8d	2"	12"	YES	(3) 16d AT 6" O.C. OR 3/4" BOLTS AT 24" O.C.	595
P2-6	8d	6"	12"	YES	(2) 16d AT 6" O.C. OR 5/8" BOLTS AT 24" O.C.	484
P2-4	8d	4"	12"	YES	(3) 16d AT 6" O.C. OR 3/4" BOLTS AT 24" O.C.	707
P2-3	8d	3"	12"	YES	(4) 16d AT 6" O.C. OR 3/4" BOLTS AT 20" O.C.	911
P2-2	8d	2"	12"	YES	(4) 16d AT 4" O.C. OR 3/4" BOLTS AT 16" O.C.	1190

SHEAR WALL SCHEDULE NOTES

1. P1 SHEAR WALL TO HAVE 7/16" A.P.A. RATED PLYWOOD OR ORIENTED STRAND BOARD (O.S.B.) ON ONE SIDE

2. P2 SHEAR WALL TO HAVE 7/16" A.P.A. RATED PLYWOOD OR ORIENTED STRAND BOARD (O.S.B.) ON BOTH SIDES

3. FOR P1-3 THROUGH P2-4 WALLS, 3X STUDS ARE REQUIRED AT ALL PANEL EDGES

4. NAILS ARE COMMON IN THE SIZE INDICATED

5. FOR DOUBLE SIDED SHEAR WALLS (P2-X), SEAMS SHALL BE STAGGERED ON EACH SIDE (NO TWO SEAMS ON SAME STUD).

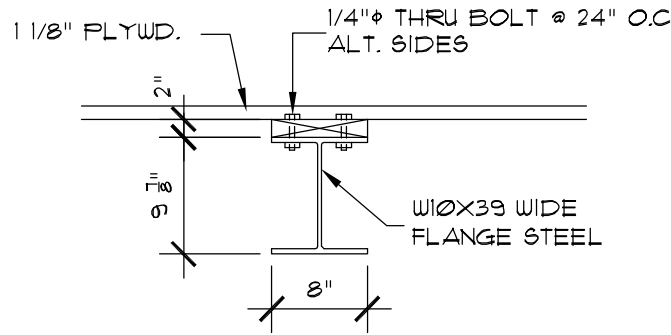
6. PANEL EDGES TO BE BLOCKED WITH FULL WIDTH 2X NOMINAL FRAMING FOR P1-6 AND P1-4 WALLS. PANEL EDGES FOR P1-3 THROUGH P2-4 WALLS SHALL BE BLOCKED WITH 3X NOMINAL FRAMING. PANELS MAY BE INSTALLED EITHER VERTICALLY OR HORIZONTALLY

7. ANCHOR BOLTS SHALL BE EMBEDDED IN CONCRETE A MINIMUM OF 7", AND SHALL BE INSTALLED WITH 3" SQUARE X 0.229" WASHERS.

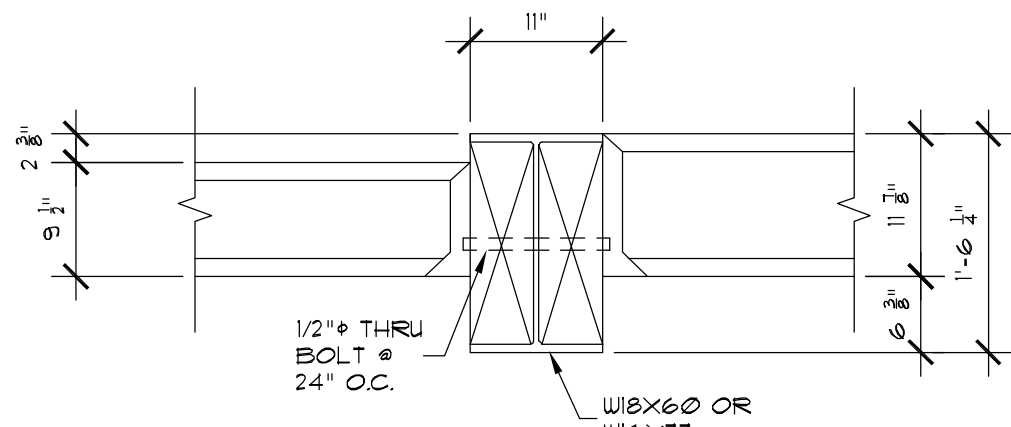
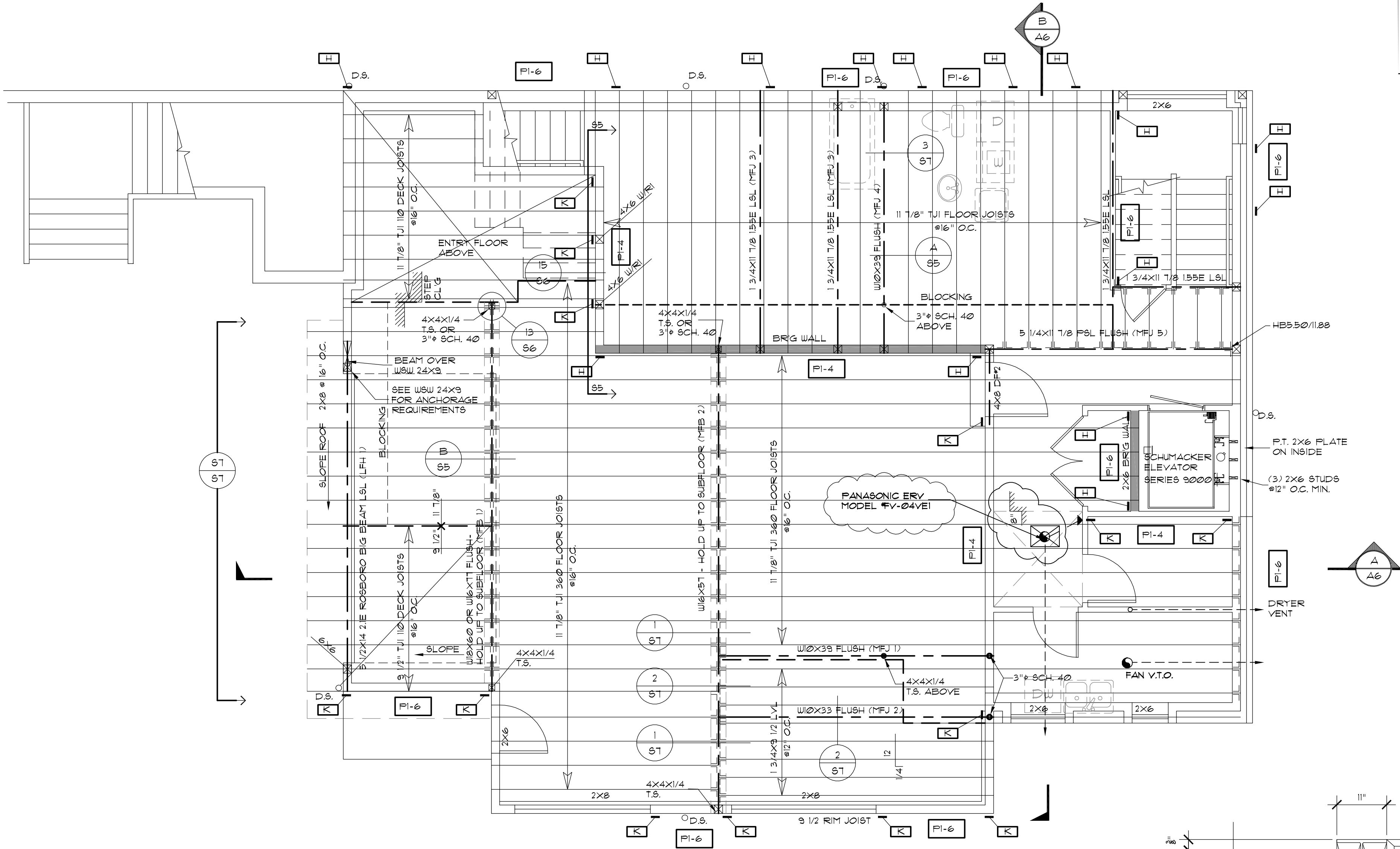
KEY TO LATERAL ENGINEERING SKETCHES

Designates Hold-Down Location

See schedule on following page for hold-down type



A BEAM DETAIL
SCALE: N.T.S.



B BEAM DETAIL
SCALE: N.T.S.

HOLDOWN SCHEDULE			
DESIGNATION	DESCRIPTION	ALLOWABLE DESIGN LOAD (lb)	
E	MST31	3,815	WOOD TO WOOD CONNECTION
F	MST48	4,460	
G	MST60	5,800	
H	L5THD8	6" WALL	CONCRETE STRAP (BASED ON 2000 PSI CONC.)
		8" WALL	
K	5THD10	3,185	BOLTED TO CONCRETE NAILED TO STUDS
P	HDU5-SD82.5	5,645 (5/8" BOLT)	

** DIMENSION SHOWN IS IN DIRECTION PARALLEL TO STUDS. DIMENSION PERPENDICULAR TO STUDS (WALL THICKNESS) IS 3 1/2" MINIMUM.



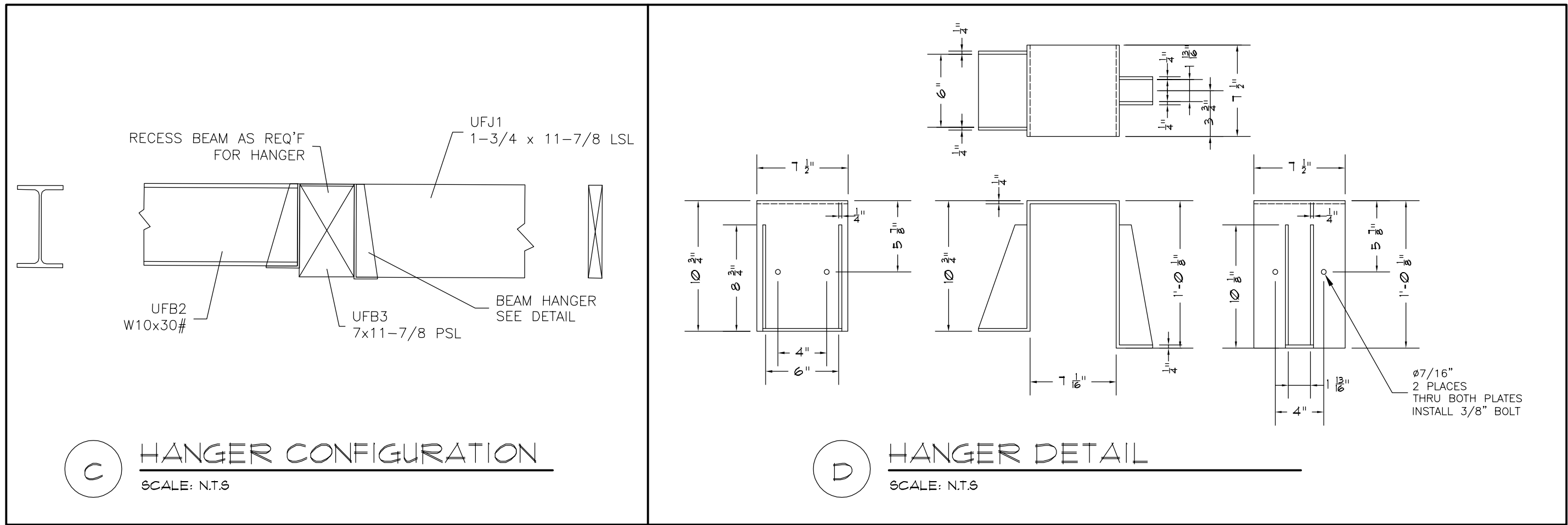
MAIN FLOOR FRAMING PLAN

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

XX SEE GENERAL NOTES SHEET

NOTE: STRUCTURAL BOLTING AND WELDING WILL BE SPECIAL INSPECTED

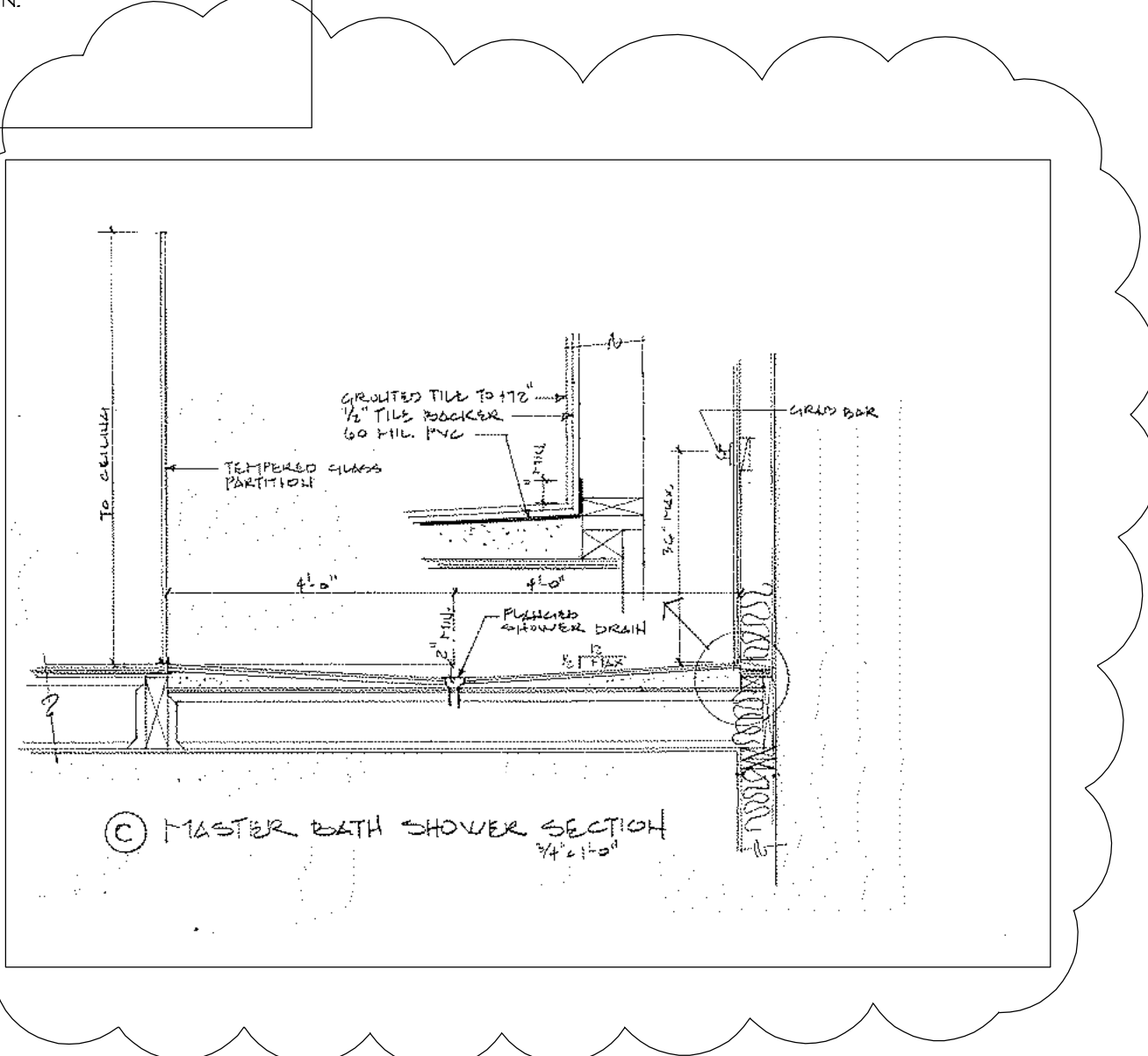
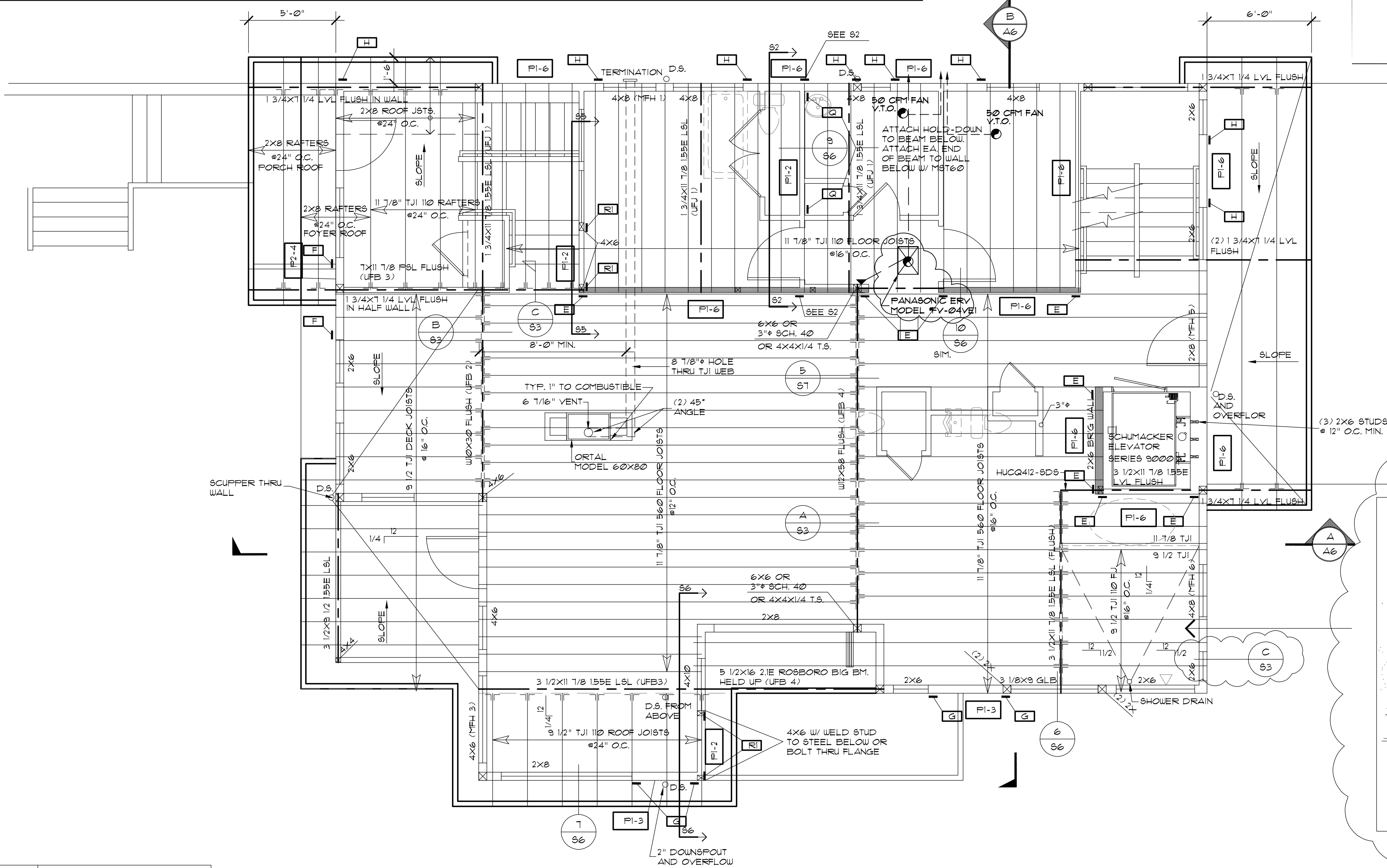
City of Kirkland
Reviewed by R Braun
01/28/2020



SHEAR WALL SCHEDULE						
DESIGNATION	NAIL SIZE	NAIL SPACING	EDGE FIELD	BLOCKING Y / N	BOTTOM PLATE ANCHORAGE	DESIGN LOAD (PLF)
P1-6	8d	6"	12"	YES	(2) 16d AT 6" O.C. OR 5/8" BOLTS AT 32" O.C.	242
P1-4	8d	4"	12"	YES	(2) 16d AT 6" O.C. OR 5/8" BOLTS AT 24" O.C.	353
P1-3	8d	3"	12"	YES	(3) 16d AT 6" O.C. OR 5/8" BOLTS AT 24" O.C.	456
P1-2	8d	2"	12"	YES	(3) 16d AT 6" O.C. OR 5/8" BOLTS AT 24" O.C.	595
P2-6	8d	6"	12"	YES	(2) 16d AT 6" O.C. OR 5/8" BOLTS AT 24" O.C.	484
P2-4	8d	4"	12"	YES	(3) 16d AT 6" O.C. OR 3/4" BOLTS AT 24" O.C.	707
P2-3	8d	3"	12"	YES	(4) 16d AT 6" O.C. OR 3/4" BOLTS AT 20" O.C.	911
P2-2	8d	2"	12"	YES	(4) 16d AT 4" O.C. OR 3/4" BOLTS AT 16" O.C.	1190

SHEAR WALL SCHEDULE NOTES
1. P1 SHEAR WALL TO HAVE 7/16" A.P.A. RATED PLYWOOD OR ORIENTED STRAND BOARD (O.S.B.) ON ONE SIDE
2. P2 SHEAR WALL TO HAVE 7/16" A.P.A. RATED PLYWOOD OR ORIENTED STRAND BOARD (O.S.B.) ON BOTH SIDES
3. FOR P1-3 THROUGH P2-4 WALLS, 3X STUDS ARE REQUIRED AT ALL PANEL EDGES
4. NAILS ARE COMMON IN THE SIZE INDICATED
5. FOR DOUBLE SIDED SHEAR WALLS (P2-X), SEAMS SHALL BE STAGGERED ON EACH SIDE (NO TWO SEAMS ON SAME STUD)
6. PANEL EDGES TO BE BLOCKED WITH FULL WIDTH 2X NOMINAL FRAMING FOR P1-6 AND P1-4 WALLS. PANEL EDGES FOR P1-3 THROUGH P2-4 WALLS SHALL BE BLOCKED WITH 3X NOMINAL FRAMING. PANELS MAY BE INSTALLED EITHER VERTICALLY OR HORIZONTALLY.
7. ANCHOR BOLTS SHALL BE EMBEDDED IN CONCRETE A MINIMUM OF 7", AND SHALL BE INSTALLED WITH 3" SQUARE X 0.229" WASHERS.

KEY TO LATERAL ENGINEERING SKETCHES
[E] Designates Hold-Down Location
See schedule on following page for hold-down type



HARLEY AND RITA LANG
6304 LAKEVIEW DR. NE
KIRKLAND, WA

JOB # 17-6 (17028)

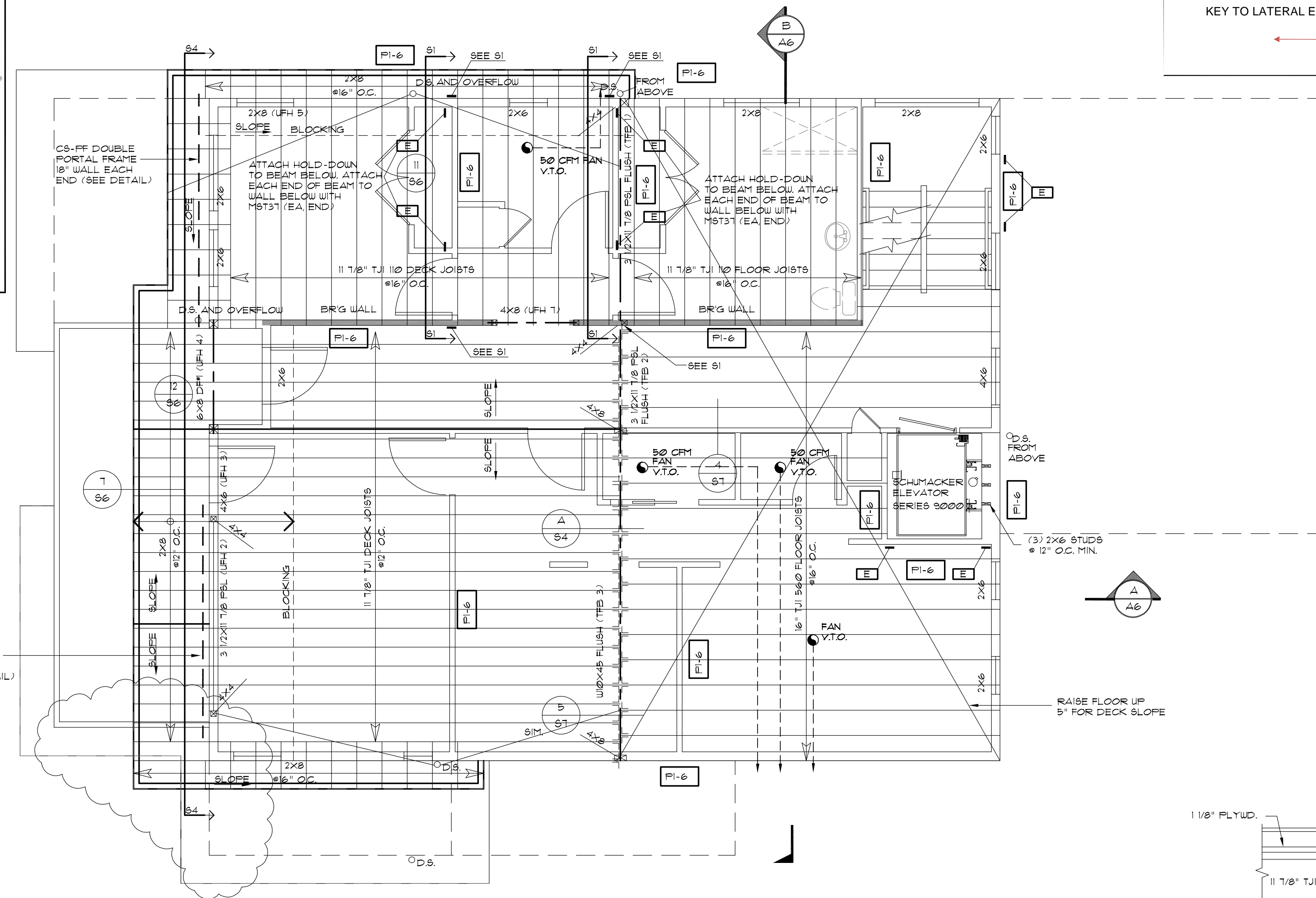
REVISED:	
6/28/13	
10/21/13	
12/3/13	
1/6/13	

h d e s i g n
a s s o c i a t e s
i n c. (425) 226-8281
12114 se may creek Pk. Dr. newcastle, wa 98056

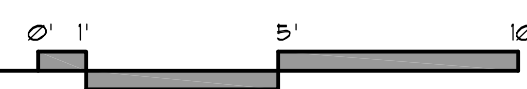
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DATE: 3/30/18
SCALE: 1/4"=1'-0"
SHEET 53

NOTE: VERIFY ALL DIMENSIONS



NOTE: STRUCTURAL BOLTING AND WELDING WILL BE SPECIAL INSPECTED



SHEAR WALL SCHEDULE NOTES

1. P1 SHEAR WALL TO HAVE 7/16" A.P.A. RATED PLYWOOD OR ORIENTED STRAND BOARD (O.S.B.) ON ONE SIDE

2. P2 SHEAR WALL TO HAVE 7/16" A.P.A. RATED PLYWOOD OR ORIENTED STRAND BOARD (O.S.B.) ON BOTH SIDES

3. FOR P1-3 THROUGH P-2 WALLS, 3X STUDS ARE REQUIRED AT ALL PANEL EDGES

4. NAILS ARE COMMON IN THE SIZE INDICATED

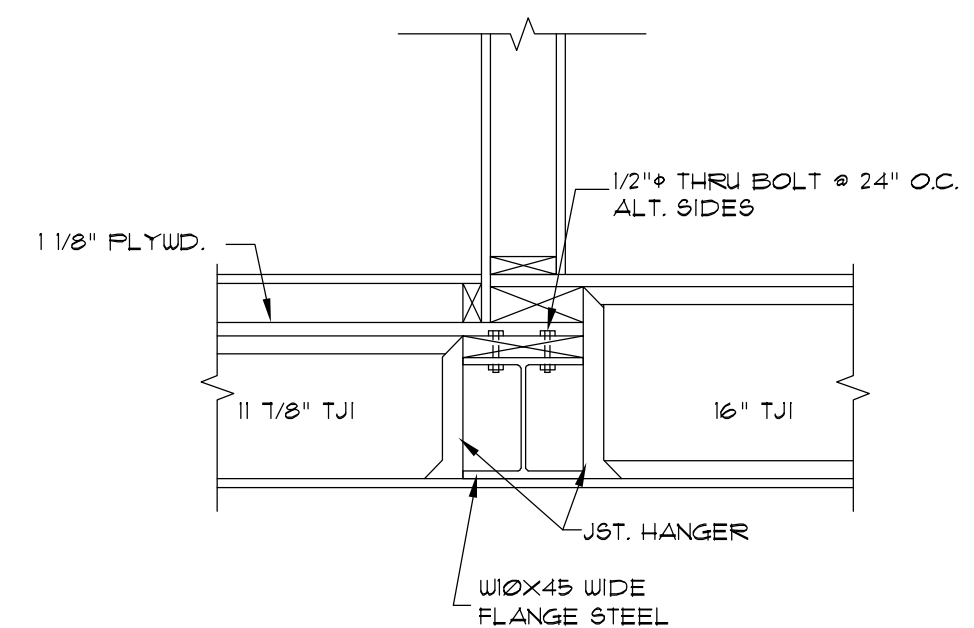
5. FOR DOUBLE SIDED SHEAR WALLS (P-2-X), SEAMS SHALL BE STAGGERED ON EACH SIDE (NO TWO SEAMS ON SAME STUD)

6. SHEAR WALLS TO BE BLOCKED WITH FULL WIDTH 2X NOMINAL FRAMING FOR P-1-6 AND P-1-4 WALLS

7. SHEAR WALLS FOR P-1-3 THROUGH P-2-4 WALLS SHALL BE BLOCKED WITH 3X NOMINAL FRAMING. PANELS MAY BE INSTALLED EITHER VERTICALLY OR HORIZONTALLY.

8. ANCHOR BOLTS SHALL BE EMBEDDED IN CONCRETE A MINIMUM OF 7", AND SHALL BE INSTALLED WITH 3" SQUARE X 6" 229" WASHERS.

← **E** Designates Hold-Down Location
See schedule on following page for hold-down type



BEAM DETAIL



HARLEY AND RITA LANG
6304 LAKEVIEW DR. NE
KIRKLAND, WA

REVISED:	
6/28/19	
10/21/19	

h o r n e r
d e s i g n
a s s o c i a t e s
i n c. (425) 226-8281

12114 se may creek Pk. Dr. newcastle, wa 98056

DATE:
3/30/18
SCALE:
1/4"=1'-0"

SHEET
S 4

NOTE: VERIFY ALL DIMENSIONS

City of Kirkland
Reviewed by R Braun
01/28/2020

HARLEY AND RITA LANG
6304 LAKEVIEW DR. NE
KIRKLAND, WA

JOB # 17-6 (17028)

REVISED:	
6/28/19	
10/21/19	

h d e s i g n
a s s o c i a t e s
i n c. (425) 226-8281
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DATE:
3/30/18
SCALE:
1/4"=1'-0"

SHEET
55

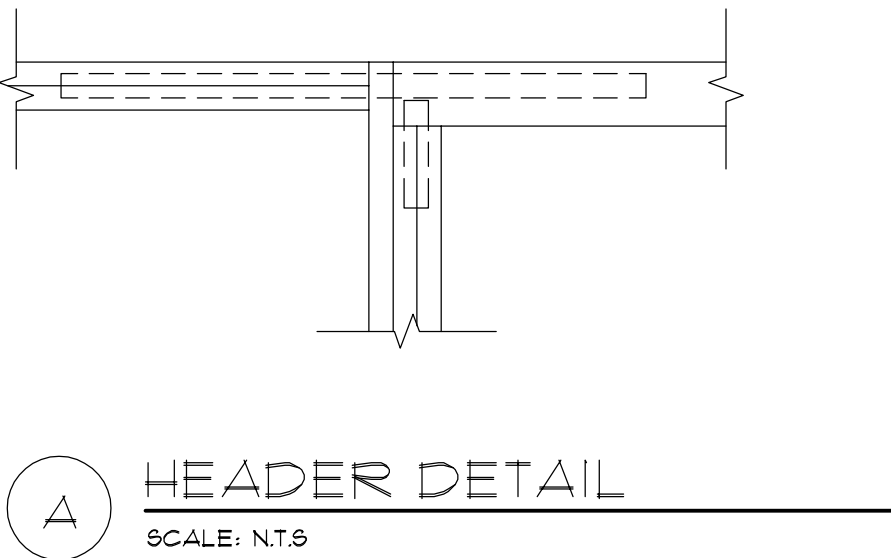
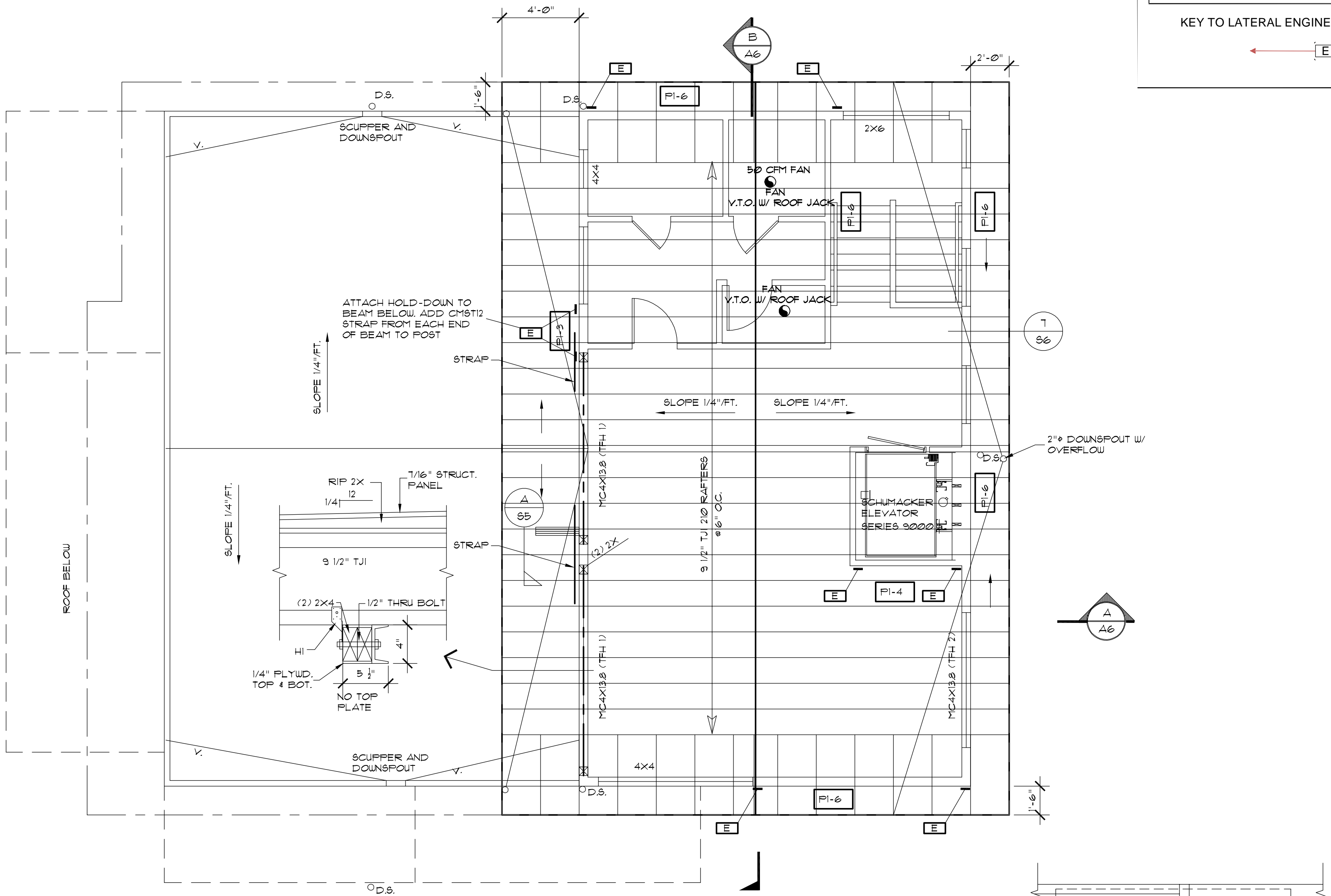
NOTE: VERIFY ALL DIMENSIONS

SHEAR WALL SCHEDULE						
DESIGNATION	NAIL SIZE	NAIL SPACING	EDGE FIELD	BLOCKING Y / N	BOTTOM PLATE ANCHORAGE	DESIGN LOAD (PLF)
P1-6	8d	6"	12"	YES	(2) 16d AT 6" O.C. OR 5/8" BOLTS AT 32" O.C.	242
P1-4	8d	4"	12"	YES	(2) 16d AT 8" O.C. OR 5/8" BOLTS AT 24" O.C.	353
P1-3	8d	3"	12"	YES	(3) 16d AT 5" O.C. OR 5/8" BOLTS AT 24" O.C.	456
P1-2	8d	2"	12"	YES	(3) 16d AT 5" O.C. OR 3/4" BOLTS AT 24" O.C.	595
P2-6	8d	6"	12"	YES	(2) 16d AT 5" O.C. OR 5/8" BOLTS AT 24" O.C.	484
P2-4	8d	4"	12"	YES	(3) 16d AT 5" O.C. OR 3/4" BOLTS AT 24" O.C.	707
P2-3	8d	3"	12"	YES	(4) 16d AT 5" O.C. OR 3/4" BOLTS AT 20" O.C.	911
P2-2	8d	2"	12"	YES	(4) 16d AT 4" O.C. OR 3/4" BOLTS AT 16" O.C.	1190

SHEAR WALL SCHEDULE NOTES
1. P1 SHEAR WALL TO HAVE 7/16" A.P.A. RATED PLYWOOD OR ORIENTED STRAND BOARD (O.S.B.) ON ONE SIDE
2. P2 SHEAR WALL TO HAVE 7/16" A.P.A. RATED PLYWOOD OR ORIENTED STRAND BOARD (O.S.B.) ON BOTH SIDES
3. FOR P1-3 THROUGH P2-4 WALLS, 3X STUDS ARE REQUIRED AT ALL PANEL EDGES
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5. FOR DOUBLE SIDED SHEAR WALLS (P2-X), SEAMS SHALL BE STAGGERED ON EACH SIDE (NO TWO SEAMS ON SAME STUD)
6. PANEL EDGES TO BE BLOCKED WITH FULL WIDTH 2X NOMINAL FRAMING FOR P1-6 AND P1-4 WALLS. PANEL EDGES FOR P1-3 THROUGH P2-4 WALLS SHALL BE BLOCKED WITH 3X NOMINAL FRAMING. PANELS MAY BE INSTALLED EITHER VERTICALLY OR HORIZONTALLY.
7. ANCHOR BOLTS SHALL BE EMBEDDED IN CONCRETE A MINIMUM OF 7", AND SHALL BE INSTALLED WITH 3" SQUARE X 0.229" WASHERS.

KEY TO LATERAL ENGINEERING SKETCHES

← E Designates Hold-Down Location
See schedule on following page for hold-down type



HOLDOWN SCHEDULE				
DESIGNATION	DESCRIPTION	ALLOWABLE DESIGN LOAD (lb)		
E	MST31	3,815	WOOD TO WOOD CONNECTION	
F	MST48	4,460		
G	MST60	5,800		
		6" WALL	8" WALL	
H	L8THD8	1,695	1,695	CONCRETE STRAP (BASED ON 2000 PSI CONC.)
K	8THD10	3,105	3,125	
P	HDU5-SD82.5	5,645 (5/8" BOLT)		BOLTED TO CONCRETE NAILED TO STUDS
** DIMENSION SHOWN IS IN DIRECTION PARALLEL TO SDS SCREWS. DIMENSION PERPENDICULAR TO SCREWS (WALL THICKNESS) IS 3 1/2" MINIMUM.				

** DIMENSION SHOWN IS IN DIRECTION PARALLEL TO SDS SCREWS. DIMENSION PERPENDICULAR TO SCREWS (WALL THICKNESS) IS 3 1/2" MINIMUM.



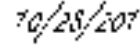
ROOF FRAMING PLAN

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

XX SEE GENERAL NOTES SHEET

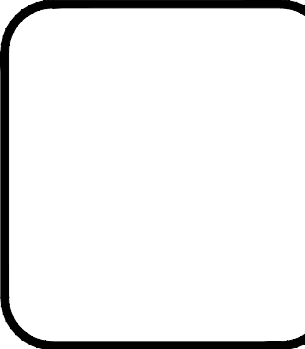
NOTE: STRUCTURAL BOLTING AND WELDING WILL BE SPECIAL INSPECTED





City of Kirkland
Reviewed by R Braun
01/28/2020

NO.	DATE	REVISION
0	07/01/2016	FIRST REVISION



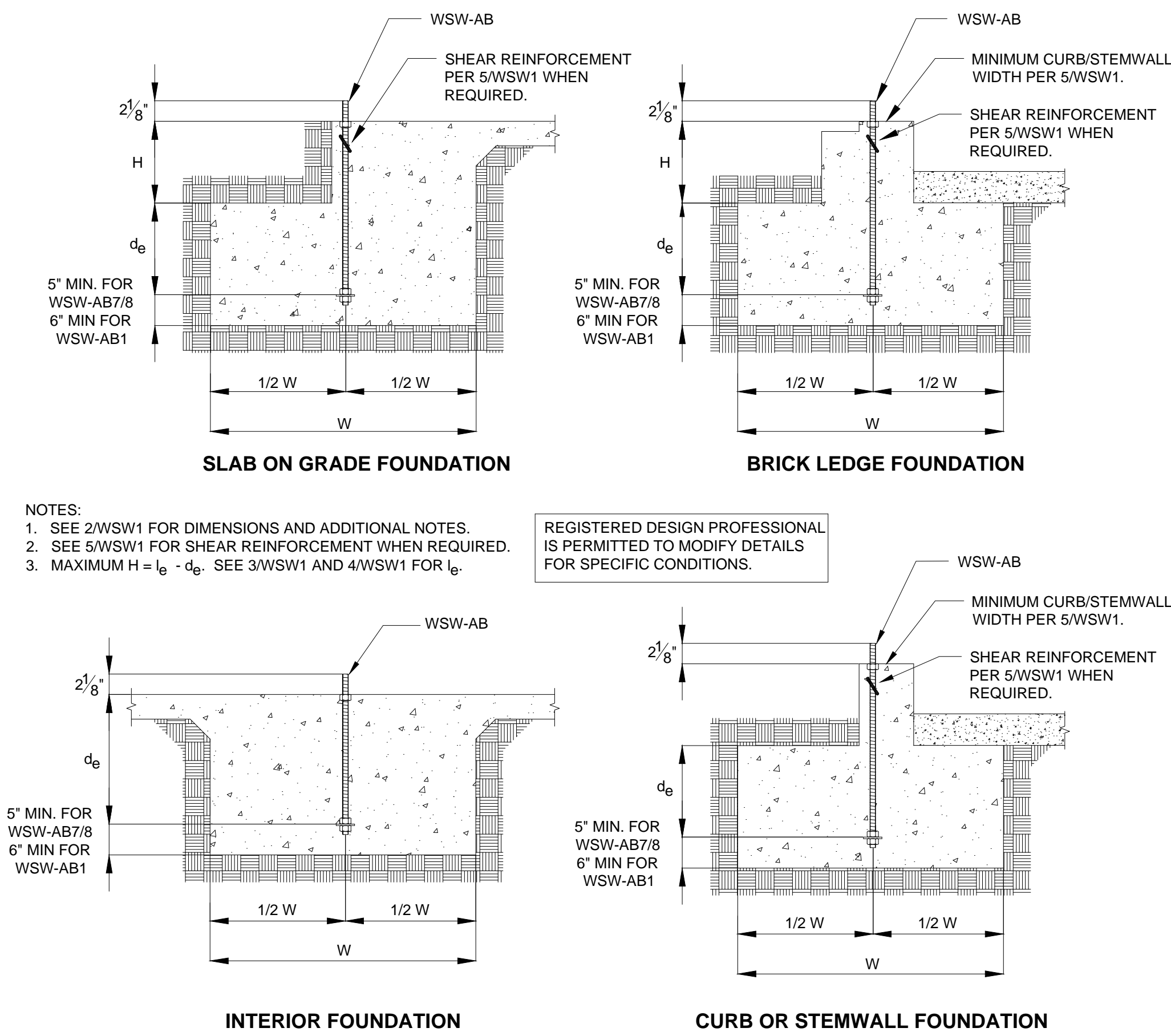
SIMPSON STRONG-TIE COMPANY, INC.
HOME OFFICE:
5956 W. LAS POSITAS BLVD.
PLEASANTON, CA 94588
TEL: (800) 999-5099



STRONG-WALL® WSW
ANCHORAGE DETAILS
ENGINEERED DESIGNS



NAME	
DATE	07-01-2016
SCALE	N.T.S.
CHECKED	
SHEET	
WSW1	
OF SHEETS	
JOB NO.	



STRONG-WALL® WSW ANCHORAGE - TYPICAL SECTIONS

1

WSW ANCHOR BOLTS

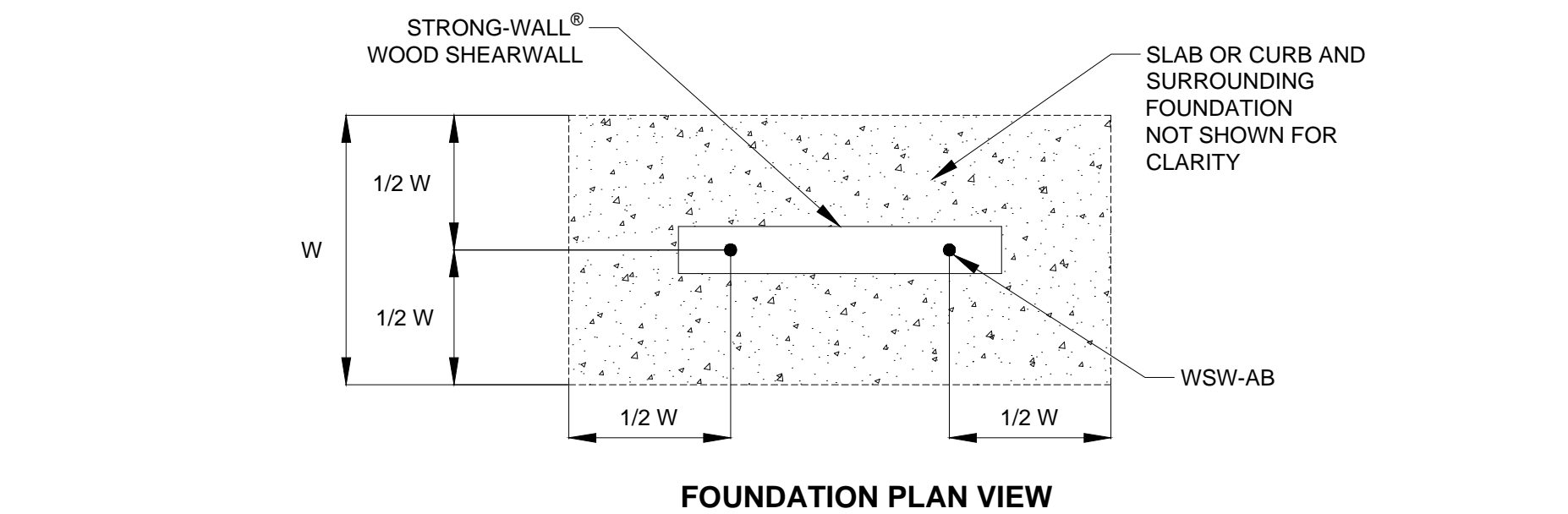
3

WSW ANCHOR BOLT EXTENSION

4

WSW ANCHOR BOLT TEMPLATES

6



FOUNDATION PLAN VIEW

WSW ANCHORAGE SOLUTIONS FOR 2500 PSI CONCRETE								
DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSW-AB7/8 ANCHOR BOLT			WSW-AB1 ANCHOR BOLT		
			ASD ALLOWABLE TENSION (lb.)	W (in.)	d_o (in.)	ASD ALLOWABLE TENSION (lb.)	W (in.)	d_o (in.)
SEISMIC	CRACKED	STANDARD	11,900	27	9	16,100	33	11
			13,100	29	10	17,100	35	12
		HIGH STRENGTH	24,900	43	15	33,000	51	17
	UNCRAKED	STANDARD	27,100	46	16	35,300	54	18
			12,500	24	8	15,700	28	10
		HIGH STRENGTH	13,100	25	9	17,100	30	10
WIND	CRACKED	STANDARD	25,300	38	13	32,300	44	15
			27,100	40	14	35,300	47	16
			5,100	14	6	6,200	16	6
		HIGH STRENGTH	8,700	20	7	11,400	24	8
			13,100	27	9	17,100	32	11
			15,900	30	10	21,100	36	12
	UNCRAKED	STANDARD	18,400	33	11	27,300	42	14
			23,100	38	13	31,800	46	16
			27,100	42	14	35,300	50	17
		HIGH STRENGTH	5,000	12	6	6,400	14	6
			9,300	18	6	12,500	22	8
			13,100	23	8	17,100	28	10

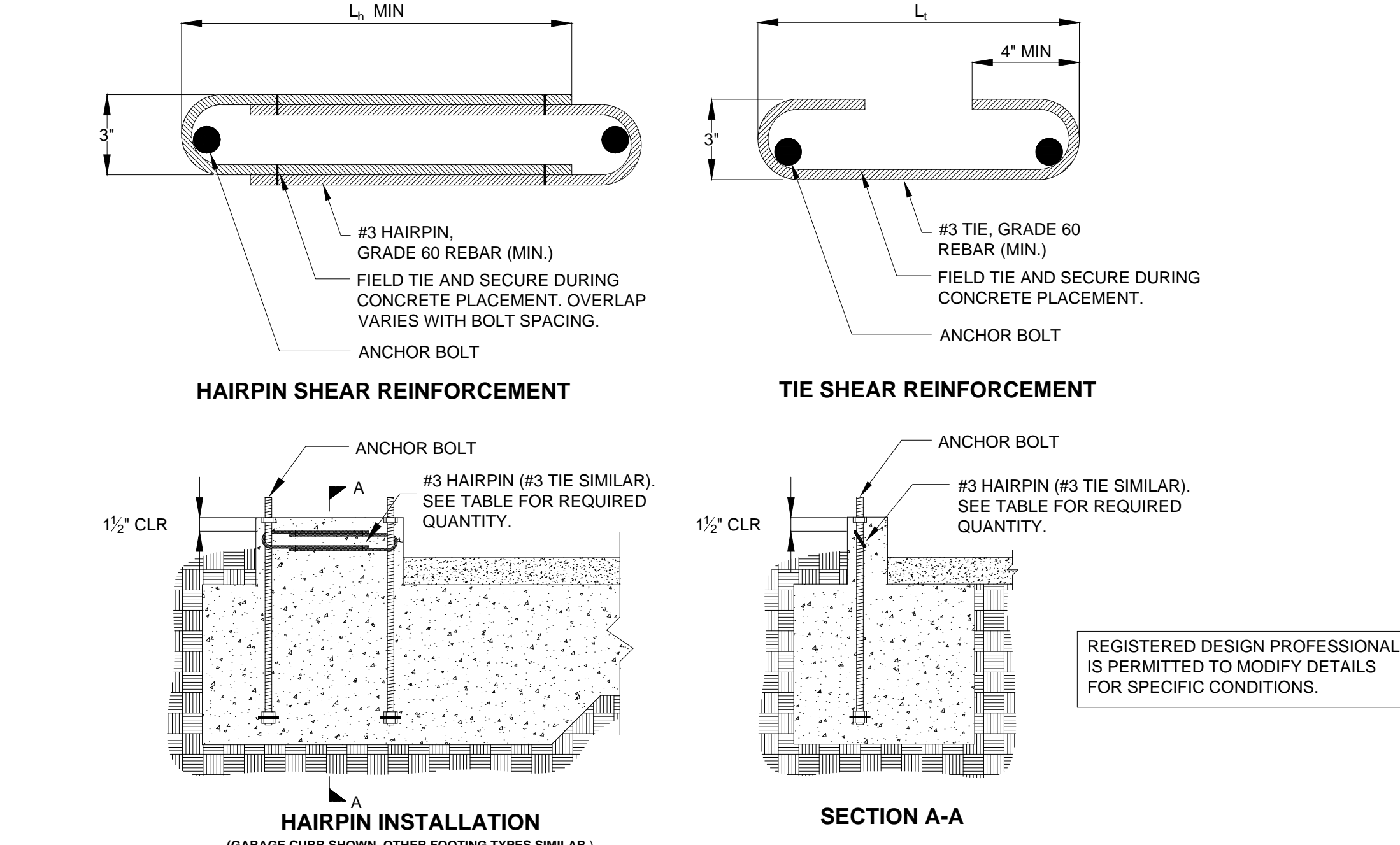
- NOTES:
1. ANCHORAGE DESIGNS CONFORM TO ACI 318-11 APPENDIX D AND ACI 318-14 WITH NO SUPPLEMENTARY REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED.
2. ANCHOR STRENGTH INDICATES REQUIRED GRADE OF WSW-AB ANCHOR BOLT. STANDARD (ASTM F1554 GRADE 36) OR HIGH STRENGTH (HS) (ASTM A449).
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C - F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC ANCHORAGE DESIGNS CONFORM TO ACI 318-11 SECTION D.3.3.4.3 AND ACI 318-14 SECTION 17.2.3.4.3.
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C.
5. FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. FOUNDATION DESIGN (SIZE AND REINFORCEMENT) BY OTHERS. THE REGISTERED DESIGN PROFESSIONAL MAY SPECIFY ALTERNATE EMBEDMENT, FOOTING SIZE OR ANCHOR BOLT.
6. REFER TO 1/WSW1 FOR d_o .

STRONG-WALL® WSW ANCHORAGE SCHEDULE 2,500, 3,000 AND 4,500 PSI

2

WSW ANCHORAGE SOLUTIONS FOR 3000 PSI CONCRETE								
DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSW-AB7/8 ANCHOR BOLT			WSW-AB1 ANCHOR BOLT		
			ASD ALLOWABLE TENSION (lb.)	W (in.)	d_o (in.)	ASD ALLOWABLE TENSION (lb.)	W (in.)	d_o (in.)
SEISMIC	CRACKED	STANDARD	12,300	26	9	16,000	31	11
			13,100	28	10	17,100	33	11
		HIGH STRENGTH	25,200	41	14	32,700	48	16
	UNCRAKED	STANDARD	27,100	43	15	35,300	51	17
			12,000	22	8	16,300	27	9
		HIGH STRENGTH	13,100	24	8	17,100	28	10
WIND	CRACKED	STANDARD	25,300	36	12	32,700	42	14
			27,100	38	13	35,300	44	15
			5,000	13	6	5,600	14	6
		HIGH STRENGTH	8,800	19	7	10,200	21	7
			13,100	25	9	17,100	30	10
			15,700	28	10	20,100	33	11
	UNCRAKED	STANDARD	19,200	32	11	25,300	38	13
			23,200	36	12	32,300	44	15
			27,100	40	14	35,300	47	16
		HIGH STRENGTH	5,500	12	6	6,200	13	6
			8,500	16	6	12,800	21	7
			13,100	22	8	17,100	26	9

WSW ANCHORAGE SOLUTIONS FOR 4500 PSI CONCRETE								
DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSW-AB7/8 ANCHOR BOLT			WSW-AB1 ANCHOR BOLT		
			ASD ALLOWABLE TENSION (lb.)	W (in.)	d_o (in.)	ASD ALLOWABLE TENSION (lb.)	W (in.)	d_o (in.)
SEISMIC	CRACKED	STANDARD	12,600	23	8	16,000	27	9
			13,100	24	8	17,100	29	10
		HIGH STRENGTH	24,800	36	12	32,100	42	14
	UNCRAKED	STANDARD	27,100	38	13	35,300	45	15
			12,700	20	7	15,700	23	8
		HIGH STRENGTH	13,100	21	7	17,100	25	9
WIND	CRACKED	STANDARD	24,600	31	11	32,500	37	13
			27,100	34	12	35,300	39	13
			5,400	12	6	6,800	14	6
		HIGH STRENGTH	8,300	16	6	11,600	20	7
			13,100	22	8	17,100	26	9
			15,300	24	8	21,400	30	10
	UNCRAKED	STANDARD	19,300	28	10	25,800	34	12
			23,600	32	11	31,000	38	13
			27,100	36	12	35,300	42	14
		HIGH STRENGTH	6,800	12	6	6,800	12	6
			9,400	15	6	12,400	18	6
			13,100	19	7	17,100	23	8



STRONG-WALL® WOOD SHEARWALL SHEAR ANCHORAGE						
MODEL	L_1 OR L_h (in.)	SEISMIC ³		WIND ⁴		
		SHEAR REINFORCEMENT	MINIMUM CURB/STEMWALL WIDTH (in.)	SHEAR REINFORCEMENT	MINIMUM CURB/STEMWALL WIDTH (in.)	ASD ALLOWABLE SHEAR LOAD, V (lb.) ⁶
WSW12	10 3/4	(1) #3 HAIRPIN	8 5/8	SEE NOTE 6	6	1,035
WSW18	15	(1) #3 HAIRPIN	8 5/8	(1) #3 HAIRPIN	6	740
WSW24	19	(2) #3 HAIRPINS	8 5/8	(1) #3 HAIRPIN	6	HAIRPIN REINFORCEMENT ACHIEVES MAXIMUM ALLOWABLE SHEAR LOAD OF THE WSW

- NOTES:
1. SHEAR ANCHORAGE DESIGNS CONFORM TO ACI 318-11 AND ACI 318-14 AND ASSUME MINIMUM 2,500 PSI CONCRETE.
2. SHEAR REINFORCEMENT IS NOT REQUIRED FOR INTERIOR FOUNDATION APPLICATIONS (PANEL INSTALLED AWAY FROM EDGE OF CONCRETE) OR BRACED WALL PANEL APPLICATIONS.
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS.
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C.
5. WHERE NOTED, MINIMUM CURB/STEMWALL WIDTH IS 6 INCHES WHEN STANDARD STRENGTH ANCHOR BOLT IS USED.
6. USE (1) #3 TIE FOR WSW12 WHEN PANEL DESIGN SHEAR FORCE EXCEEDS TABULATED ANCHORAGE ALLOWABLE SHEAR LOAD.
7. #4 GRADE 40 SHEAR REINFORCEMENT MAY BE SUBSTITUTED FOR WSW SHEAR ANCHORAGE SOLUTIONS.

STRONG-WALL® WSW SHEAR ANCHORAGE SCHEDULE AND DETAILS

5

City of Kirkland
Reviewed by R Braun
01/28/2020

HARLEY AND RITA LANG
6304 LAKEVIEW DR. NE
KIRKLAND, WA

JOB # 17-6 (17028)

REVISED:	
6/28/19	
10/21/19	

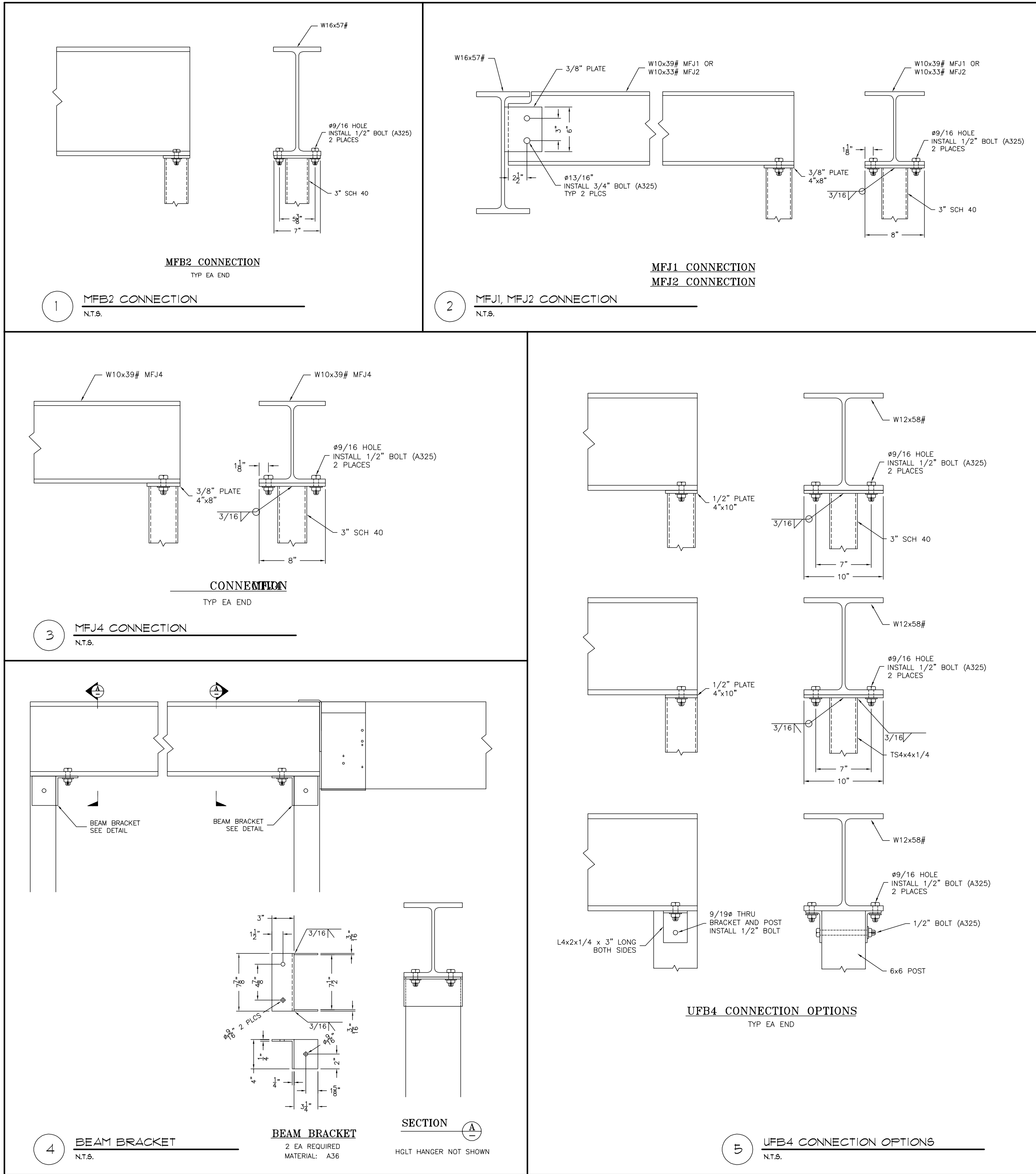
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a s s o c i a t e s
i n c. (425) 226-8281
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DATE:
3/30/18
SCALE:
N.T.S.

SHEET
57

NOTE: VERIFY ALL DIMENSIONS

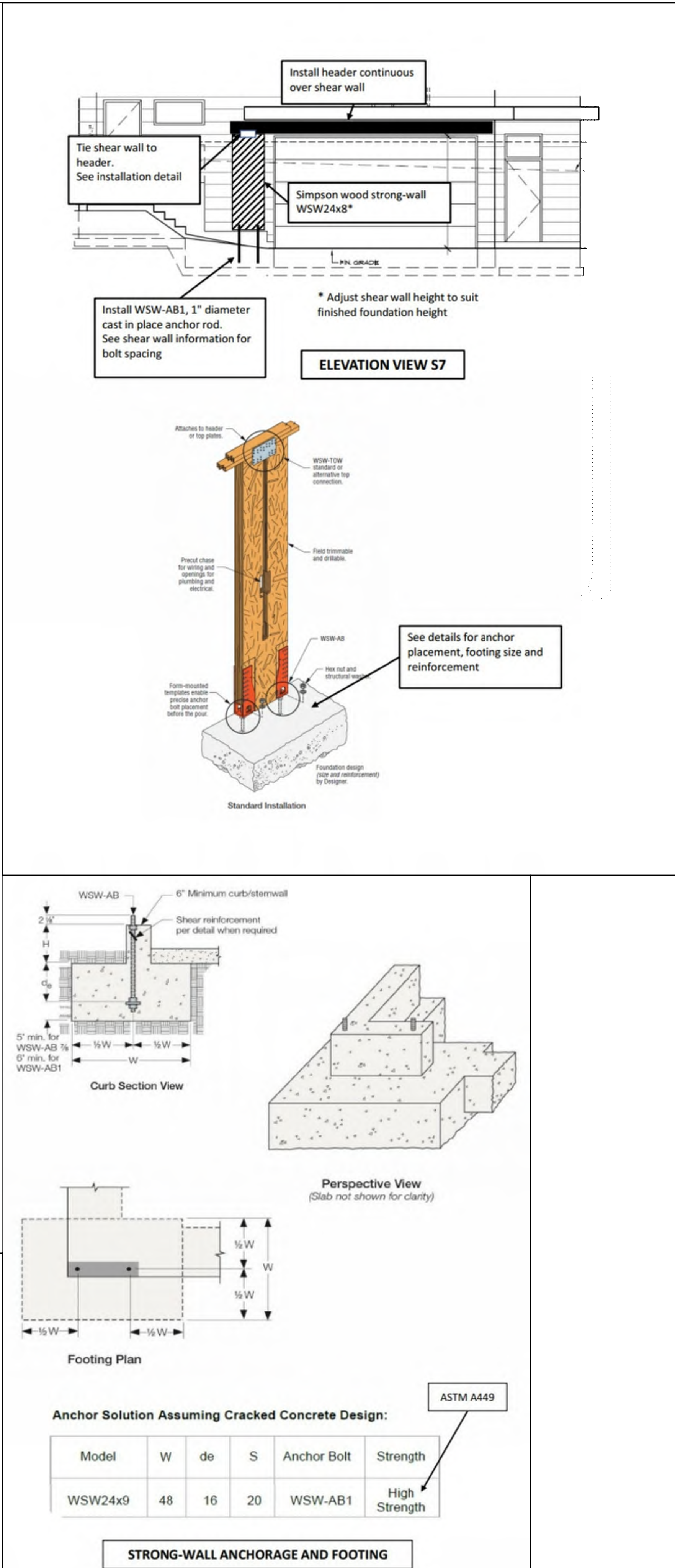
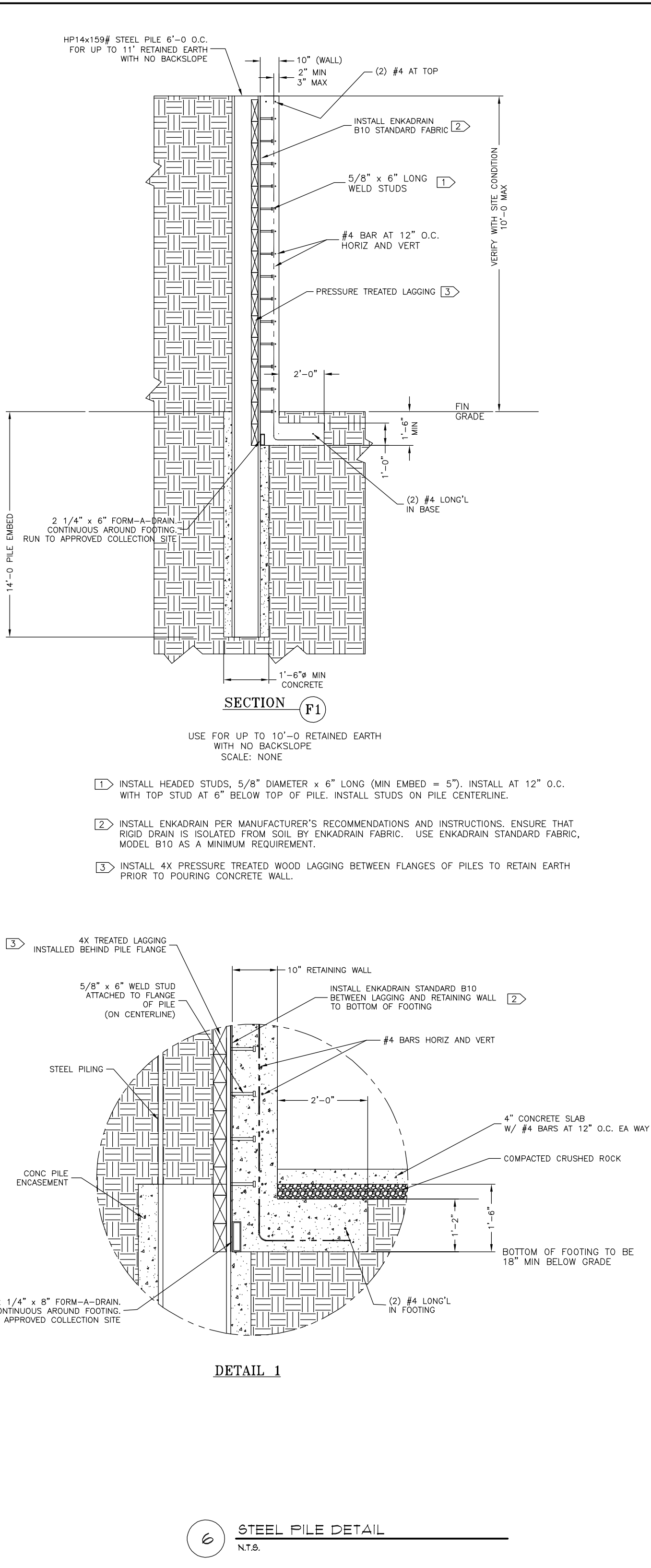


NOTE: STRUCTURAL BOLTING AND WELDING WILL BE SPECIAL INSPECTED

ALL Welding:

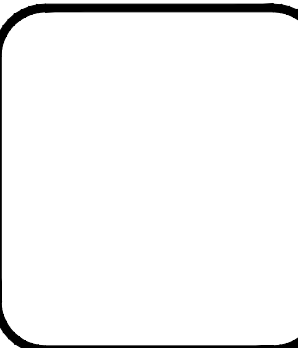
Is required to be done by a WABO certified welder and have Special Inspections by a WABO certified Inspection Agency or Be done in a WABO certified fabrication shop.

Have either the special inspection report or the WABO fabrication shop certification available on site for the Building Inspector.



City of Kirkland
Reviewed by R Braun
01/28/2020

RE	DATE	NO.
FIRST	07/01/2016	0



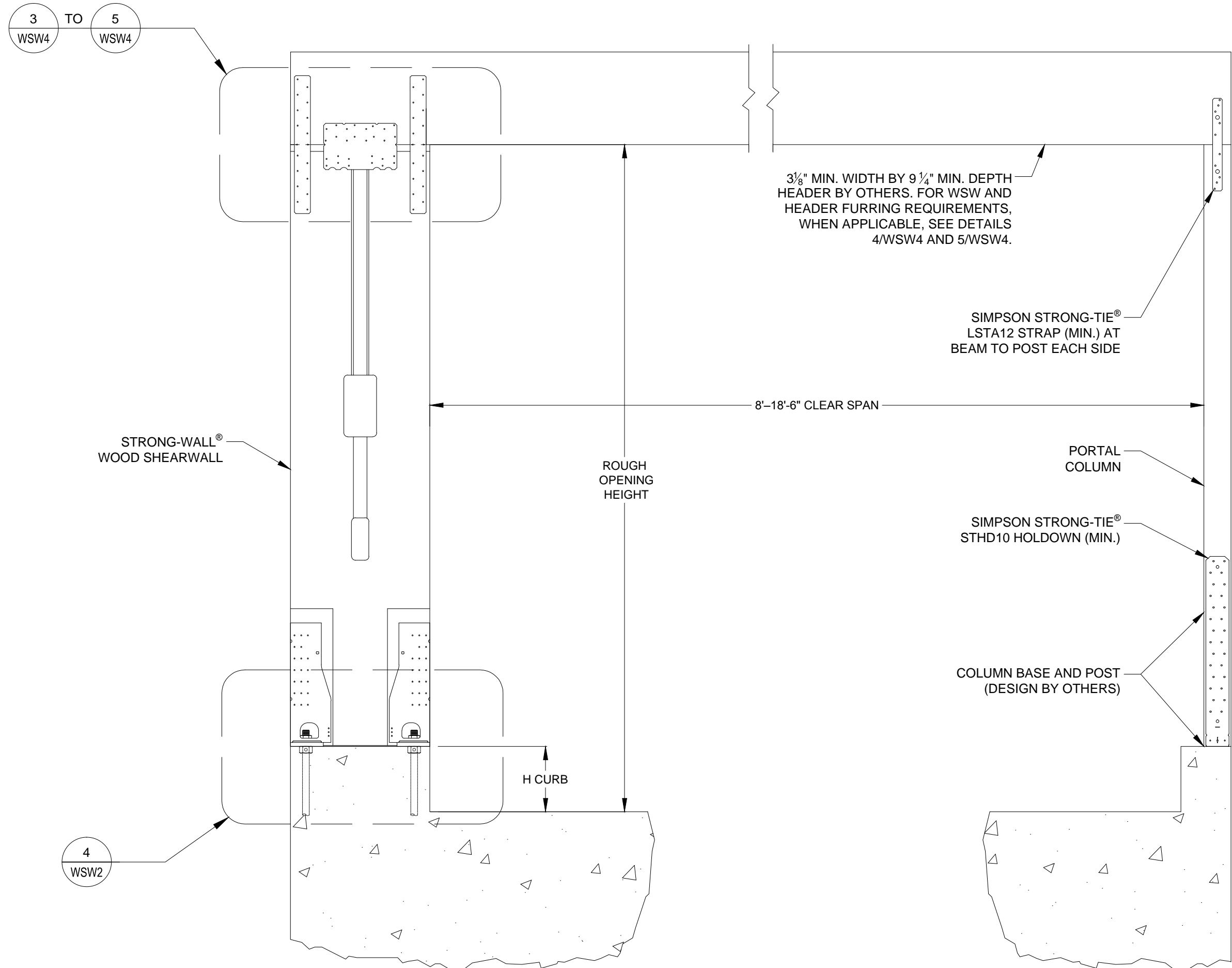
SIMPSON STRONG-TIE COMPANY, INC.
HOME OFFICE:
5956 W. LAS POSITAS BLVD.
PLEASANTON, CA 94588
TEL: (800) 999-5099

SIMPSON Strong-Tie
THERE IS NO EQUAL

STRONG-WALL® WSW
PORTAL SYSTEM
FRAMING DETAILS
ENGINEERED DESIGNS

SIMPSON Strong-Tie
THERE IS NO EQUAL

NAME	
DATE	07-01-2016
SCALE	N.T.S.
CHECKED	
SHEET	WSW4
OF SHEETS	
JOB NO.	

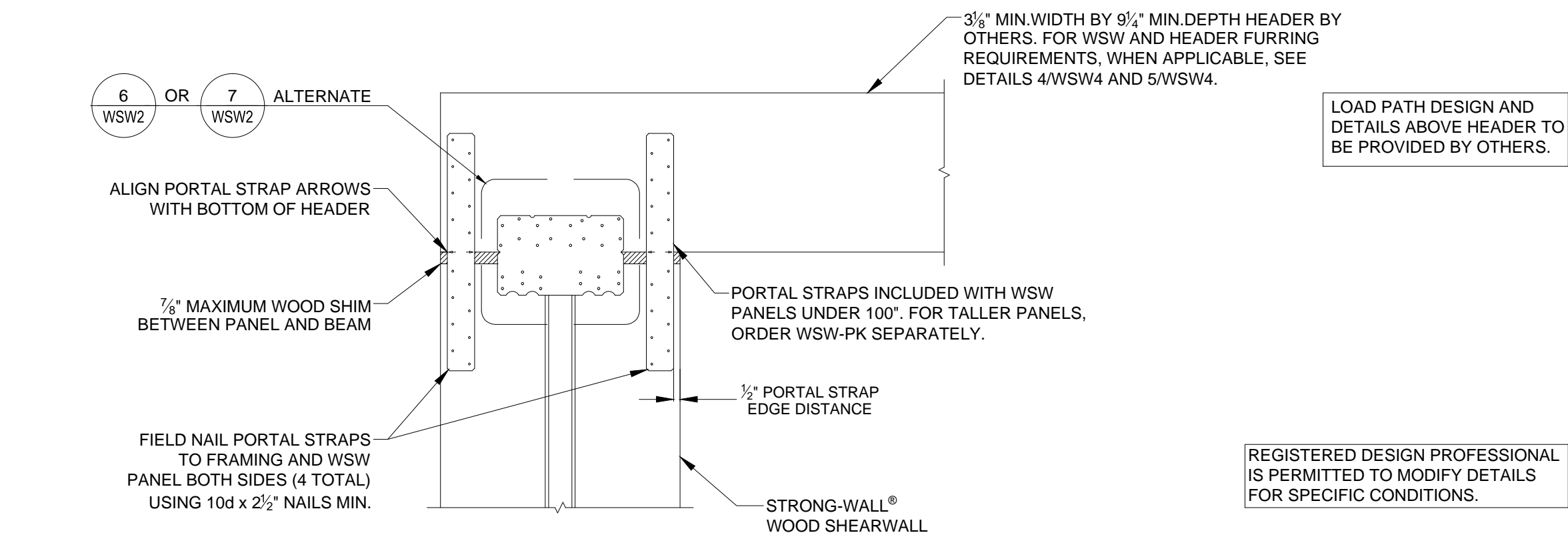


MODEL NO.	H CURB	ROUGH OPENING HEIGHT
WSW12x7	5½"	6'-11½"
WSW18x7	6"	7'-0"
WSW24x7	6"	7'-0"
WSW12x7.5	0"	7'-1½"
WSW18x7.5	0"	7'-1½"
WSW24x7.5	0"	7'-1½"
WSW12x8	5½"	8'-2¾"
WSW18x8	6"	8'-3¼"
WSW24x8	6"	8'-3¼"

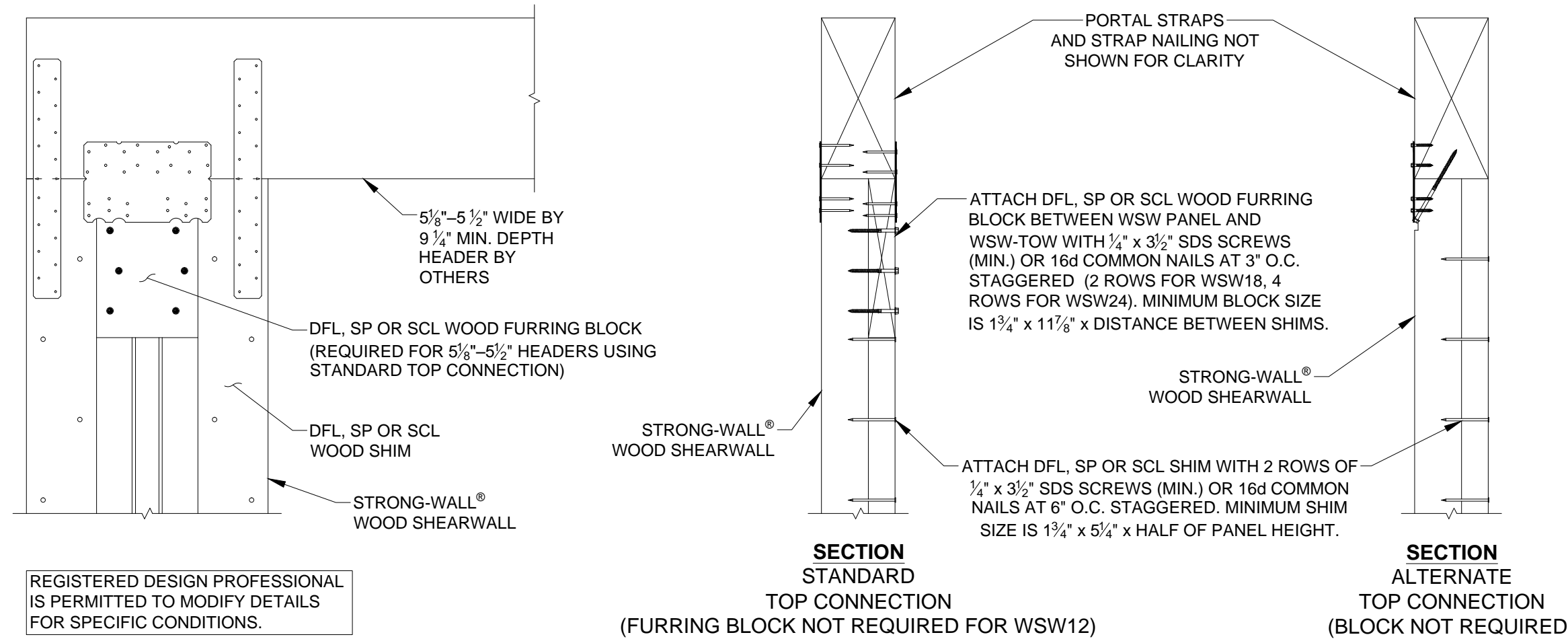
- NOTES:
- IF REQUIRED ROUGH OPENING HEIGHT EXCEEDS TABLE VALUE, SPECIFY NEXT TALLER PANEL AND TRIM AS NECESSARY. THE STRONG-WALL® WOOD SHEARWALL MAY BE TRIMMED TO A MINIMUM HEIGHT OF 74½".
 - FURRING DOWN GARAGE HEADER MAY BE REQUIRED FOR CORRECT ROUGH OPENING HEIGHT.

REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

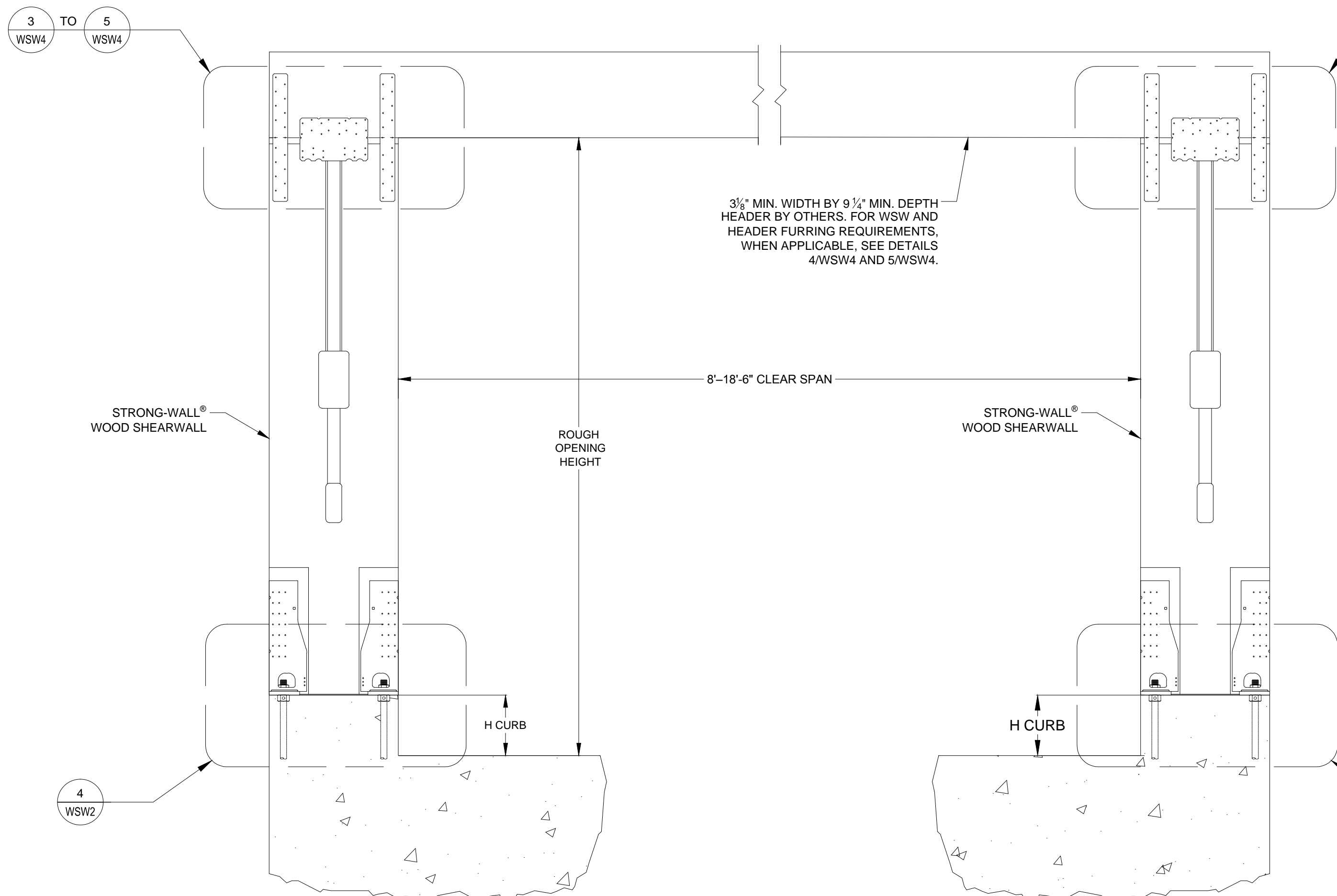
WSW DESIGNED TO PROVIDE ½" GAP BETWEEN LSL AT BASE OF WSW AND CONCRETE. ENSURE CONCRETE IS LEVEL AND SMOOTH BENEATH PANEL. GRIND OR FILL AS NECESSARY.



PORTAL TOP CONNECTION



STRONG-WALL WOOD SHEARWALL SINGLE PORTAL ASSEMBLY



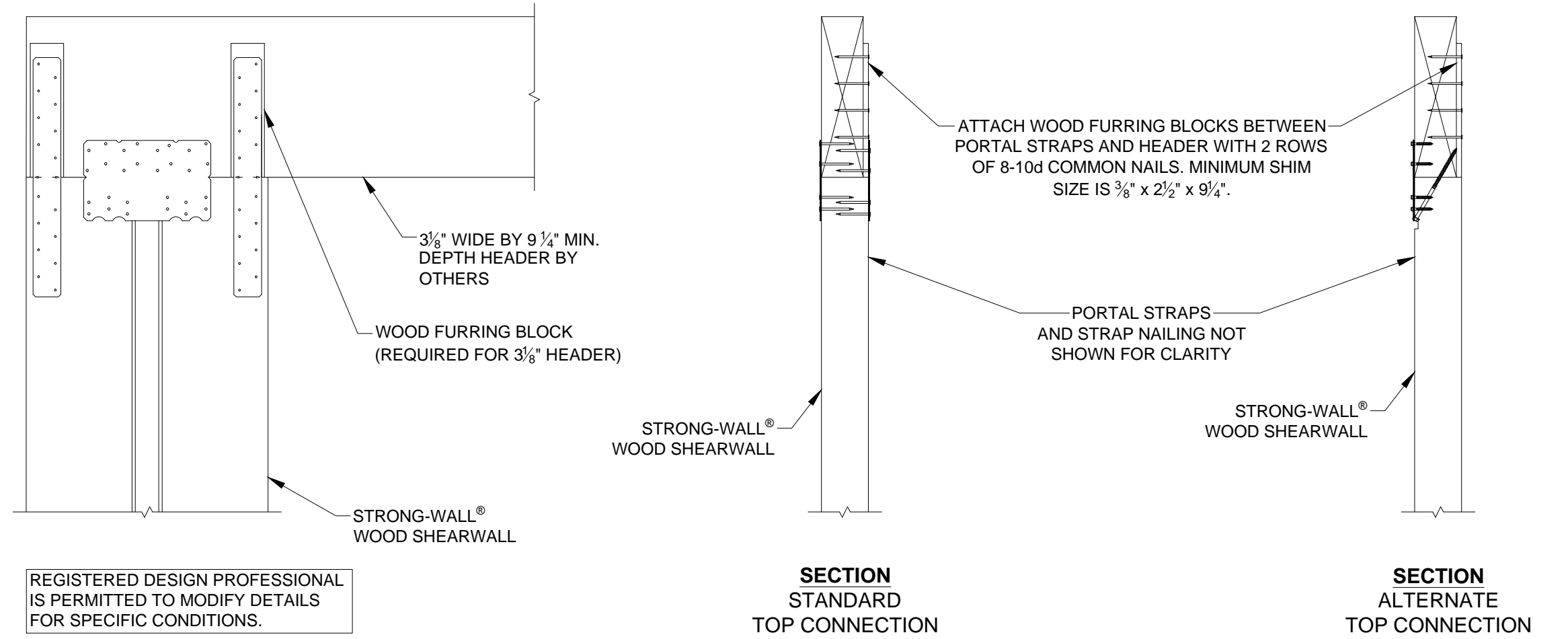
REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

MODEL NO.	H CURB	ROUGH OPENING HEIGHT
WSW12x7	5½"	6'-11½"
WSW18x7	6"	7'-0"
WSW24x7	6"	7'-0"
WSW12x7.5	0"	7'-1½"
WSW18x7.5	0"	7'-1½"
WSW24x7.5	0"	7'-1½"
WSW12x8	5½"	8'-2¾"
WSW18x8	6"	8'-3¼"
WSW24x8	6"	8'-3¼"

- NOTES:
- IF REQUIRED ROUGH OPENING HEIGHT EXCEEDS TABLE VALUE, SPECIFY NEXT TALLER PANEL AND TRIM AS NECESSARY. THE STRONG-WALL® WOOD SHEARWALL MAY BE TRIMMED TO A MINIMUM HEIGHT OF 74½".
 - FURRING DOWN GARAGE HEADER MAY BE REQUIRED FOR CORRECT ROUGH OPENING HEIGHT.

WSW DESIGNED TO PROVIDE ½" GAP BETWEEN LSL AT BASE OF WSW AND CONCRETE. ENSURE CONCRETE IS LEVEL AND SMOOTH BENEATH PANEL. GRIND OR FILL AS NECESSARY.

FURRING FOR 5 1/8" TO 5 1/2" HEADER



FURRING FOR 3 1/8" HEADER

- STRONG-WALL WOOD SHEARWALL IS MANUFACTURED AND TRADEMARKED BY "SIMPSON STRONG-TIE COMPANY INC." HOME OFFICE: 5956 W. LAS POSITAS BLVD., PLEASANTON, CA 94588 TEL: (800) 999-5099, FAX: (925) 847-1597. "SIMPSON STRONG-TIE COMPANY INC." IS AN ISO 9001-2008 REGISTERED COMPANY.
- USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
- THIS PRODUCT IS PART OF THE OVERALL LATERAL FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S LATERAL FORCE RESISTING SYSTEM, INCLUDING THE LOAD PATH TO TRANSFER LATERAL FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE DESIGNER.
- ENGINEER OF RECORD IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ELEVATIONS, ETC. PRIOR TO INSTALLATION OF ANY COMPONENTS FOR THE STRONG-WALL SB SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
- INSTALLATION OF PRODUCT SHALL BE DONE IN CONFORMANCE TO THESE DRAWINGS. THE PERFORMANCE OF MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE DESIGNER.
- SIMPSON STRONG-TIE COMPANY INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS, AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
- ALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE.
- SEE ICC-ES ESR-2652 OR CITY OF LOS ANGELES RR25730 AS APPLICABLE FOR ADDITIONAL INFORMATION.

STRONG-WALL WOOD SHEARWALL DOUBLE PORTAL ASSEMBLY

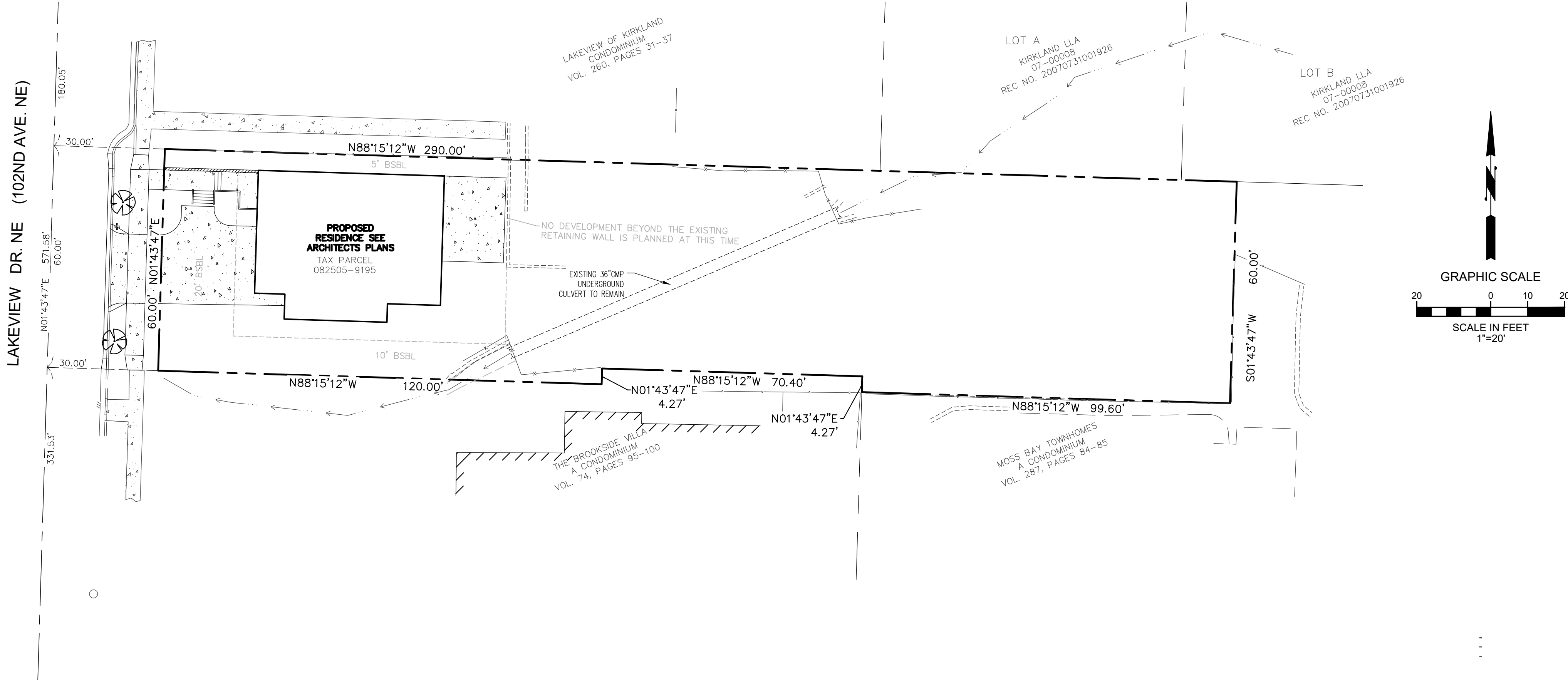
NOTES

Drawing Name: C:\Users\Victor\Documents (Personal)\pittman\New Folder\PE_141_LANG_KIR_Rev2.dwg User: Victor Oct 19, 2019 - 6:17am

CONTRACTOR NOTE:

ILLCIT 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 AND FOR PREVENTING AN ILLICIT DISCHARGE (KMC 15.52) INTO THE MUNICIPAL STORM DRAIN SYSTEM. IF YOUR CONSTRUCTION PROJECT CAUSES AN ILLICIT DISCHARGE TO THE MUNICIPAL STORM DRAIN SYSTEM, THE CITY OF KIRKLAND STORM MAINTENANCE DIVISION WILL BE CALLED TO CLEAN THE PUBLIC STORM SYSTEM, AND OTHER AFFECTED PUBLIC INFRASTRUCTURE. THE CONTRACTOR(S), PROPERTY OWNER, 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.

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 and for preventing an illicit discharge (KMC 15.52) into the municipal storm drain system. If your construction project causes an illicit discharge to the municipal storm drain system, the City of Kirkland Storm Maintenance Division will be called to clean the public storm system, and other affected public infrastructure. The contractor(s), property owner, 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.



EXISTING UTILITY NOTE:

LOCATION OF EXISTING UTILITIES SHOWN, IF ANY, IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

SITE PLAN NOTES

SEE ARCHITECTURAL, STRUCTURAL, LANDSCAPE, TREE PRESERVATION/MITIGATION, ELECTRICAL AND MECHANICAL PLANS BY OTHERS FOR THE BUILDINGS, RETAINING WALLS, SITE PLAN INFORMATION, CONNECTION POINTS FOR UTILITIES, & OTHER INFORMATION NOT SHOWN ON THIS PLAN.

SURVEY NOTE:

EXISTING SURVEY FEATURES, BOUNDARY AND TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, PITTMAN ENGINEERING CANNOT ENSURE THE ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF DATA/INFORMATION PROVIDED BY OTHERS, OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

ADDITIONAL SURVEY NOTE:

TOPOGRAPHY NOTE: THE ON-SITE TOPOGRAPHICAL MAPPING WAS PROVIDED BY TRIAD (FEBRUARY, 2018) SEE SURVEY FOR SECTION BREAKDOWN.

LEGAL DESCRIPTION

THAT PORTION OF GOV'T LOT 4, SECTION 8, TWP. 25 N., RGE. 5 E., WILLAMETTE MERIDIAN, IN KING COUNTY WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 3, FRENCH'S HOMESTEAD VILLA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 24, RECORDS OF KING COUNTY WASHINGTON;
THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID BLOCK, A DISTANCE OF 290.00 FEET;
THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF 102ND AVENUE NORTHEAST, A DISTANCE OF 60.00 FEET;
THENCE WESTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID BLOCK, A DISTANCE OF 290.00 FEET TO THE EASTERLY LINE OF 102ND AVENUE NORTHEAST;
THENCE NORTHERLY ALONG SAID EASTERLY LINE 60.00 FEET TO THE POINT OF BEGINNING;
EXCEPT THE SOUTH 4.27 FEET OF THE NORTH 60.00 FEET OF THE EAST 70.40 FEET OF THE WEST 190.40 FEET OF THAT PORTION OF SAID GOV'T LOT 4 LYING SOUTH OF FRENCH'S HOMESTEAD VILLA AND EAST OF 102ND AVENUE NORTHEAST;

BEING ALSO KNOWN AS PARCEL 1 OF THE CITY OF KIRKLAND LOT LINE ADJUSTMENT NUMBER K431W AS RECORDED MAY 2, 1983 UNDER RECORDING NO. 8305020669.

SHEET INDEX

- 1 COVER SHEET
- 2 T.E. & S.C. PLAN
- 3 SITE IMPROVEMENT PLAN
- 4 CITY STANDARD DETAILS
- 5 CITY STANDARD DETAILS

PROJECT REF:

THESE PLANS ARE APPROVED FOR CONFORMANCE WITH THE CITY OF KIRKLAND'S ENGINEERING REQUIREMENTS.

APPROVED BY:

DATE APPROVED:



VICINITY MAP
N.T.S.

PROJECT SITE DATA

OWNER: HARLEY & RITA LANG
SITE ADDRESS: 6304 LAKEVIEW DRIVE NE
TAX ACCT. NO.'S: 0825059195
TOTAL LOT AREA: 17,099 SF± OR 0.39 AC.±

PROJECT CONTACT LIST:

OWNER/DEVELOPER: HARLEY & RITA LANG
6304 LAKEVIEW DRIVE N.E.
KIRKLAND, WA 98033
CONTACT: RITA LANG

CIVIL ENGINEER: PITTMAN ENGINEERING
12819 SE 38TH STREET #159
BELLEVUE, WA 98006
CONTACT: JOHN J. PITTMAN, PE
PHONE: (425) 562-7226

SURVEYOR: TRIAD
20300 WOODINVILLE SNOHOMISH RD. N.E., STE. A
WOODINVILLE, WA 98072
PHONE: (425) 415-2000

UTILITY CONTACT LIST:

SANITARY SEWER: CITY OF KIRKLAND PUBLIC WORKS DEPT.
123 FIFTH AVENUE
KIRKLAND, WA 98033

WATER: CITY OF KIRKLAND PUBLIC WORKS DEPT.
123 FIFTH AVENUE
KIRKLAND, WA 98033

ELECTRIC: PUGET SOUND ENERGY
PHONE: 1-800-321-4123

GAS: PUGET SOUND ENERGY
PHONE: 1-800-321-4123

TELEPHONE: VERIZON
CONTACT: MIKE FESKENS
PHONE: 425-710-4111

BASIS OF BEARINGS

NORTH 01°43'47" EAST BETWEEN THE CALCULATED INTERSECTION OF NE 60TH STREET & LAKEVIEW DRIVE AND THE CALCULATED INTERSECTION OF NE 64TH STREET & LAKEVIEW DRIVE.

DATUM

HORIZONTAL - NAD83-2011 EPOCH 2010.00 - BASED ON GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) OBSERVATIONS WITH CORRECTIONS PROVIDED BY THE WASHINGTON STATE REFERENCE NETWORK (WSRN).

VERTICAL - NAVD 88

BENCHMARK

ORIGINATING BENCHMARK: CITY OF KIRKLAND BENCH LOOP #98
TOP OF 1-1/2" BRASS DISC ON 4"x4" CONC. MON. IN CASE DOWN 0.75' AT INTERSECTION OF NE 60TH ST. AND LAKE WASHINGTON BLVD.

ELEVATION 31.077'

TBM "A"
SCRIBED SQUARE ON TOP BACK OF CURB CUT FOR WHEEL CHAIR RAMP AT CROSS WALK.

ELEVATION = 69.19'

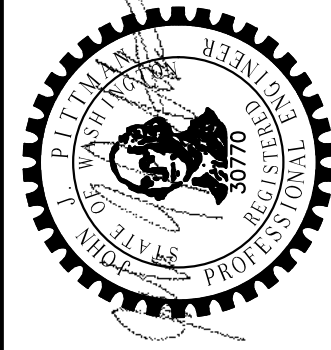
TBM "B"
CHISELED SQUARE IN BACK OF WALK AT INTERSECTION LINES OF N-S AND E-W SIDEWALKS.

ELEVATION = 71.81'



Call 2 Working Days Before You Dig
1-800-424-5555
Utilities Underground Location Center
(ID, MT, ND, OR, WA)

NO.	DATE	APPR.	BY	REVISION
1	8-2-19	JJP	GLE	PER CITY COMMENTS
2	8-20-19	JJP	GLE	PER CITY COMMENTS
3	10-14-19	JJP	WDT	PER ARCHITECT'S REVISIONS



PITTMAN ENGINEERING
CIVIL ENGINEERING AND CONSULTING
JOHN J. PITTMAN, P.E.
12819 SE 38TH STREET, #159
BELLEVUE, WA 98006
(425) 562-7226

LANG RESIDENCE BSF 19-01341
COVER SHEET
HARLEY & RITA LANG
6304 LAKEVIEW DRIVE NE
KIRKLAND, WA 98033

FOR:
HARLEY & RITA LANG
6304 LAKEVIEW DRIVE NE
KIRKLAND, WA 98033

DESIGN BY: GLB
DRAWN BY: GLB
SCALE: AS NOTED
DATE: 4-11-18

EROSION & SEDIMENT CONTROL NOTES

1. THE APPROVED CONSTRUCTION SEQUENCE SHALL BE AS FOLLOWS:
- a. CONDUCT PRE-CONSTRUCTION MEETING.
- b. PLAN AND FENCE CLEARING LIMITS.
- c. POST SIGN WITH NAME AND PHONE NUMBER OF TESC SUPERVISOR.
- d. INSTALL CHAIN BARS PROTECTION IF REQUIRED.
- e. GRADE AND INSTALL CONSTRUCTION ENTRANCES.
- f. INSTALL PERMIT PROTECTION (SILT FENCE, BUSHY BARRIER, ETC.).
- g. CONSTRUCT SEDIMENT PONDS AND TRAPS.
- h. GRADE AND STABILIZE CONSTRUCTION ROADS.
- i. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPT DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
- j. CONDUCT EROSION CONTROL MEASURE IN ACCORDANCE WITH CITY OF KIRKLAND STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
- k. RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL MEASURES WILL BE EFFECTIVE THROUGHOUT THE CONSTRUCTION PERIOD.
- l. COVER ALL AREAS WITHIN THE SPECIFIED TIME FRAME WITH STORM DRAIN, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, CRUSHED ROCK OR EQUIVALENT.
- m. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN 7 DAYS.
- n. SEED OR SOO ANY AREA NOT REMAINED UNWORKED FOR MORE THAN 30 DAYS.
- o. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED IF APPROPRIATE.
2. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF KIRKLAND STANDARDS AND SPECIFICATIONS.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE SET BY SURVEY AND CLEARLY FLAGGED IN THE FIELD BY A CONSTRUCTION PERIOD, NO DISTURBANCE OR REMOVAL OF ANY GROUND COVER BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED.
4. THE FLAGGING SHALL BE THE EROSION/SEDIMENT CONTROL MEASURE FOR THE DURATION OF THE CONSTRUCTION.
5. THE CITY OF KIRKLAND WILL CONSIDER THE EROSION/SEDIMENT CONTROL MEASURES AS A SUBSTITUTE FOR APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RESTRICTIONS, UTILITIES, ETC.).
6. THE IMPLEMENTATION OF THIS ESC PLAN AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE PERMITTEE.
7. A COPY OF THE APPROVED ESC PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
8. THE EROSION CONTROL SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS, WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.
9. THE CITY OF KIRKLAND WILL CONSIDER THE EROSION/SEDIMENT CONTROL MEASURES AS A SUBSTITUTE FOR APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN, SUBJECT TO APPROVAL BY THE ENGINEER AND THE CITY OF KIRKLAND INSPECTOR.
10. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THE CITY OF KIRKLAND MAY REQUIRE ADDITIONAL SHELTERS, RELOCATION OF DITCHES AND SILT FENCES, ETC., AS NEEDED FOR UNEXPECTED STORM EVENTS. ADDITIONALLY, MORE ESC FACILITIES MAY BE REQUIRED TO ENSURE COMPLETE SILTATION CONTROL. THEREFORE, DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY SUCH CHANGES TO THE ESC PLAN AS THEY ARE REQUIRED.
11. THE ESC FACILITIES SHALL BE MAINTAINED BY THE PERMITTEE/CONTRACTOR DAILY DURING NON-RAINFALL PERIODS, EVERY HOUR (DAYLIGHT) DURING RAINFALL PERIODS, AND AT ALL OTHER ACTIVE TIMES AND MAINTAINED AS NECESSARY TO ENSURE OVER AND ABOVE CONTINUED FUNCTIONING.
12. IN ADDITION, TEMPORARY SILTATION PONDS AND ALL TEMPORARY SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED. PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE CITY OF KIRKLAND WILL CONSIDER THE EROSION/SEDIMENT CONTROL MEASURES AS A SUBSTITUTE FOR APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN.
13. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 48 HOURS FOLLOWING RAINFALL.
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 DENUNDED SOILS MUST BE STABILIZED WITH AN APPROVED TESC METHOD (E.G., SEEDING, MULCHING, PLASTIC COVERING, CRUSHED ROCK) WITHIN THE FOLLOWING TIMELINES:
- a. DENUNDED SOILS MUST BE STABILIZED WITHIN 7 DAYS OF GRADING.
- b. SOILS MUST BE STABILIZED WITHIN 2 DAYS OF GRADING.
- c. STABILIZE SOILS AT THE END OF THE WORKDAY PRIOR TO A WEEKEND, HOLIDAY, OR PREDICTED RAIN EVENT.
16. SEEDING FOR EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE CITY OF KIRKLAND STANDARDS AND SPECIFICATIONS. SEEDING 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. THE CHAIN BARS OF THE PERMITTEE/CONTRACTOR SHALL BE MAINTAINED IN A SATISFACTORY CONDITION AND BE USED TO MAINTAIN THE EROSION CONTROL FENCE (CHAIN LINK WITH PIER BLOCKS) SEPARATING THE LOT (OR BUILDABLE PORTIONS OF THE LOT) FROM THE AREA RESTRICTED BY THE NGRS AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR CLEARING AND REMAIN IN PLACE UNTIL THE PLANNING DEPARTMENT AUTHORIZES REMOVAL.
19. CLEARING LIMITS SHALL BE DELINEATED WITH A CLEARING CONTROL FENCE. THE CLEARING CONTROL FENCE SHALL CONSIST OF A 6'-FT. HIGH CHAIN LINK FENCE ADJACENT TO THE DRIP LINE OF TREES TO BE SAVED, WETLAND OR STREAM BUFFERS, AND SENSITIVE SLOPES. CLEARING LIMITS SHALL BE DELINEATED WITH A 4'-FT. HIGH CHAIN LINK FENCE ADJACENT TO THE DRIP LINE OF TREES TO BE SAVED, WETLAND OR STREAM BUFFERS, AND SENSITIVE SLOPES. IF APPROVED BY THE CITY, A FOUR-FOOT HIGH ORANGE MESH CLEARING CONTROL FENCE MAY BE USED TO DELINEATE CLEARING LIMITS AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR CLEARING AND REMAIN IN PLACE UNTIL THE PLANNING DEPARTMENT AUTHORIZES REMOVAL.
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 CLEARED WITH POWER SWEEPER OR OTHER EQUIPMENT. ALL VEHICLES SHALL LEAVE THE SITE BY WAY OF THE CONSTRUCTION ENTRANCE.
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. EROSION CONTROL 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 IMMEDIATELY REPAIRED.
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 SEDIMENTATION CONTROL PONDS SHALL BE MAINTAINED AND REMOVED. EROSION CONTROL BUMPS. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
25. ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY FACILITIES TO PREVENT SEDIMENTATION. ANY 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. SEDIMENTATION CONTROL PONDS WITH A DEAD STORAGE DEPTH EXCEEDING 6" MUST HAVE A PERMETER 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 CLEARED IF IT IS THE CITY OF KIRKLAND. ALSO, ALL INTERCEPTOR SWALES SHALL BE CLEARED 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 AREAS THAT REQUIRE SEEDING OR PREVENT EROSION. SEEDING SHALL BE DONE PRIOR TO THE BEGINNING OF THE WET SEASON. AFTER OCTOBER 1, A SITE PLAN DETECTING THE AREAS TO BE SEEDED AND THE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE CITY OF KIRKLAND WORKS CONSTRUCTION INSPECTOR. THE INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATER FROM EROSION, SLOPES, OR DRAINAGE FACILITIES.
29. NO AREA IS TO BE USED FOR INFILTRATION OR PERVIOUS PAVEMENT (INCLUDING A 4'-FOOT BUFFER) MUST BE SURROUNDED BY SILT FENCE AND STABILIZED CONSTRUCTION AND UNTIL FINAL STABILIZATION OF THE SITE TO PREVENT SOIL COMPACTION AND SILTATION BY CONSTRUCTION ACTIVITIES.
30. IF THE TEMPORARY CONSTRUCTION ENTRANCE OR ANY OTHER AREA WITH HEAVY VEHICLE LOADING IS LOCATED IN THE SAME AREA TO BE USED FOR INFILTRATION OR PERVIOUS PAVEMENT, THE PERVIOUS PAVEMENT 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 TO PREVENT SEDIMENTATION. THE CITY OF KIRKLAND WILL CONSIDER THE EROSION/SEDIMENT CONTROL MEASURES AS A SUBSTITUTE FOR APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN. THE CITY INSPECTOR SHALL BE PROTECTED WITH A STORM DRAIN PROTECTION INSERT OR EQUIVALENT.
32. IF A SEDIMENT POND IS NOT PROPOSED, A BAKER TANK OR OTHER TEMPORARY GROUND AND/OR SURFACE WATER STORAGE TANK MAY BE USED TO PREVENT SEDIMENTATION.
33. DO NOT FILL CONCRETE BY-PRODUCTS OR TRUCKS NEAR OR INTO THE STORM DRAINAGE. IF EXPOSED AGGREGATE IS FLUSHED INTO THE STORM SYSTEM, IT COULD MAKE RE-CLEANING THE ENTIRE DOWNSTREAM STORM SYSTEM, OR POSSIBLY RE-LAYING THE STORM LINE, NECESSARY.
34. DISCHARGES TO THE PUBLIC STORMWATER DRAINAGE SYSTEM MUST BE BELOW 25NTU, AND NOT CONSIDERED A PROHIBITED DISCHARGE (PER KMC 15.22.090).
35. TEMPORARY DISCHARGES TO SANITARY SEWER REQUIRE PRIOR AUTHORIZATION AND PERMIT FROM KING COUNTY INDUSTRIAL WASTE DEPARTMENT.
36. RECYCLED CONCRETE SHALL NOT BE STOCKPILED ON SITE, UNLESS FULLY COVERED WITH NO POTENTIAL FOR RELEASE OF RUNOFF.

SURVEY NOTE:

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ADDITIONAL SURVEY NOTE:

TOPOGRAPHY NOTE: THE ON-SITE TOPOGRAPHICAL MAPPING WAS PROVIDED BY TRIAD (FEBRUARY, 2018) SEE SURVEY FOR SECTION BREAKDOWN.

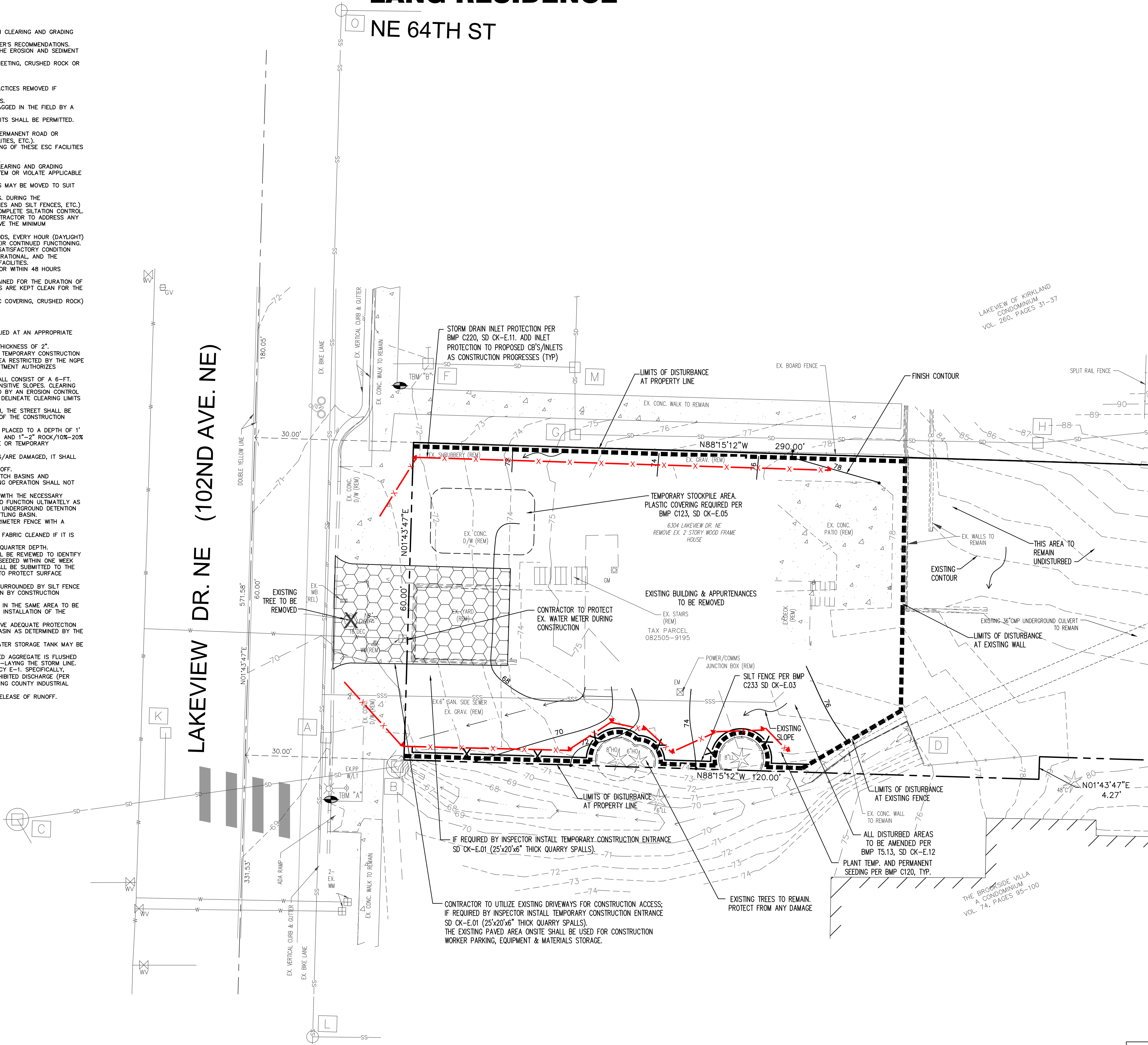
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PORTION OF SW 1/4 OF SECTION 8, TOWNSHIP 25N, RANGE 5E, WM

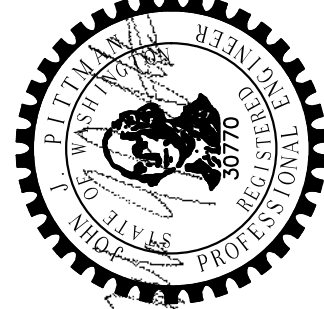
LANG RESIDENCE

NE 64TH ST



EX. STRUCTURE LEGEND

- | | |
|----------|--|
| B | SDH #8016, TYPE 1
36°C(W)=69.06
8°C(ONC)(N)=67.32 |
| D | SDH #8119, TYPE 11
18°C(ONC)(N)=65.21
36°C(MP)(W)=64.83 |
| C | SDH #8120, TYPE 11
RM=65.98
8°C(W)=57.62
24°C(ONC)(SE)=52.81
36°C(ONC)(W)=52.58 |
| D | OUTFALL
36°C(MP, IE) 72.54 |
| E | INTAKE
36°C(MP, IE) 79.36 |
| F | SDH #8002, TYPE 1
RM=71.97
8°C(W)=70.14
8°C(DI)(IE)=70.05
8°C(DI)(IE)=69.99 |
| C | SDH #8183, TYPE 1
RM=75.28 |
| H | SDH #8237, TYPE 1
6°PV(C)=83.21
6°PV(C)(W)=83.21 |
| J | SDH #8250, TYPE 1
RM=91.91
8°PV(C)=84.32
8°PV(C)(N)=84.32 |
| K | NOT SURVEYED |
| L | SSM #8056
RM=67.74
8°PV(C)=60.89
12°PV(C)(N)=60.49
12°PV(C)(SE)=59.55
CTR CHNL = SURVEYED |
| M | NOT SURVEYED |
| N | SDH #8069, TYPE 1
RM=75.58
8°C(W)=72.45
18°C(MP)(N)=72.25
18°C(ONC)(N)=72.22 |
| C | SSM #8068
RM=75.54
8°PV(C)=71.72
8°PV(C)(SE)=69.99
8°PV(C)(S)=69.61
CTR CHNL = 69.63 |



PITTMAN ENGINEERING
CIVIL ENGINEERING AND CONSULTING

JOHN J. PITTMAN, P.E.
12819 SE 38TH STREET, #159
DELEWARE MA 02030

WASHINGTON

KIRKLAND

LANG RESIDENCE BSF 19-01341
T.E. & S.C. PLAN

HARLEY & RITA LANG

6304 LAKEVIEW DRIVE NE

HARLEY & RITA LANG

0304 LAKEVIEW DRIVE NE
KIRKLAND, WA 98033

DESIGN BY: GLB
DRAWN BY: GLB
SCALE: AS NOTED
DATE: 4-11-18

2 OF 5

PROJECT REF:

THESE PLANS ARE APPROVED FOR
CONFORMANCE WITH THE CITY OF KIRKLAND'S
ENGINEERING REQUIREMENTS.

APPROVED BY:

DATE APPROVED:



Call 2 Working Days Before You Dig
1-800-424-5555
Utilities Underground Location Center
(ID,MT,ND,OR,WA)

PORTION OF SW 1/4 OF SECTION 8, TOWNSHIP 25N, RANGE 5E, WM
LANG RESIDENCE**STORM DRAIN GENERAL NOTES**

1. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
2. BEFORE ANY CONSTRUCTION WORK BEGINS, THE CONTRACTOR SHALL HAVE PLANS WHICH HAVE BEEN SIGNED AND APPROVED BY THE CITY OF KIRKLAND PUBLIC WORKS DEPARTMENT, OBTAINED ALL CITY, COUNTY, STATE, FEDERAL AND OTHER REQUIRED PERMITS, AND HAVE POSTED ALL REQUIRED BONDS.
3. ALL STORM DRAINAGE IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF KIRKLAND PUBLIC WORKS PRE-APPROVED PLANS AND POLICIES AND THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, PREPARED BY WSDOT AND THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA).
4. ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL. ALL CHANGES SHALL BE SUBMITTED TO THE CITY.
5. A COPY OF THE APPROVED STORM WATER PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
6. ALL DISTURBED AREAS SHALL BE SEDED OR SIMILARLY STABILIZED TO THE SATISFACTION OF THE CITY OF KIRKLAND DEPARTMENT OF PUBLIC WORKS FOR THE PREVENTION OF ON-SITE EROSION AFTER THE COMPLETION OF CONSTRUCTION.
7. MINIMUM COVER OVER STORM DRAINAGE PIPES IN ROW OR VEHICULAR PATH SHALL BE 18 INCHES, UNLESS OTHER DESIGN IS APPROVED.
8. STEEL PIPE SHALL HAVE ASPHALT TREATMENT #1 OR BETTER INSIDE AND OUTSIDE.
9. ALL CATCH BASINS SHALL BE TYPE I UNLESS OTHERWISE NOTED. CATCH BASINS WITH A DEPTH OF OVER FIVE FEET (5') TO THE PIPE INVERT SHALL BE A TYPE II CATCH BASIN. TYPE I CATCH BASINS EXCEEDING FIVE FEET (5') IN DEPTH SHALL HAVE A STANDARD LADDER INSTALLED.
10. ALL STORM DRAINAGE MAIN EXTENSIONS WITHIN THE PUBLIC RIGHT-OF-WAY OR IN EASEMENTS MUST BE STAKED FOR LINE AND GRADE PRIOR TO STARTING CONSTRUCTION.
11. ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF ONE FOOT (1') AND MUST MEET THE FOLLOWING SPECIFICATIONS: 4"-8" ROCK/40%-70% PASSING; 2"-4" ROCK/30%-40% PASSING; 2" MINUS ROCK/10%-20% PASSING. RECYCLED CONCRETE SHALL NOT BE USED FOR EROSION PROTECTION, INCLUDING FOR CONSTRUCTION ENTRANCE OR TEMPORARY STABILIZATION ELSEWHERE ON SITE.
12. ALL PIPE, MANHOLES, CATCH BASINS, AND APPURTENANCES SHALL BE LAID ON A PROPERLY PREPARED FOUNDATION IN ACCORDANCE WITH THE CURRENT STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (WSDOT). THIS SHALL INCLUDE NECESSARY LEVELING OF THE TRENCH BOTTOM OR THE TOP OF THE FOUNDATION MATERIAL AS WELL AS PLACEMENT AND COMPACTION OF REQUIRED BEDDING MATERIAL TO UNIFORM GRADE SO THAT THE ENTIRE LENGTH OF THE PIPE WILL BE SUPPORTED ON A UNIFORM DENSE, UNJELDING BASE. IF THE NATIVE MATERIAL IN THE BOTTOM OF THE TRENCH MEETS THE REQUIREMENTS FOR "GRAVEL BACKFILL FOR PIPE BEDDING," THE FIRST LIFT OF PIPE BEDDING MAY BE OMITTED PROVIDED THE MATERIAL IN THE BOTTOM OF THE TRENCH IS LOOSENEED, REGRADED, AND COMPACTED TO FORM A DENSE BEDDING BASE. PIPE BEDDING SHALL BE APWA CLASS B TYPE I, OR BETTER. PIPE SHALL NOT BE INSTALLED ON SAND, FROZEN EARTH, LARGE BOULDERS, OR ROCK. PIPE BEDDING FOR FLEXIBLE PIPES SHALL BE PEA GRAVEL TO THE SPRINGLINE OF THE PIPE.
13. CONSTRUCTION OF DEWATERING DISCHARGES SHALL ALWAYS MEET WATER QUALITY GUIDELINES LISTED IN COK POLICY E-1. SPECIFICALLY, DISCHARGES TO THE PUBLIC STORMWATER DRAINAGE SYSTEM MUST BE BELOW 25NTU, AND NOT CONSIDERED A PROHIBITED DISCHARGE (PER KMC 15.52.090). TEMPORARY DISCHARGES TO SANITARY SEWER REQUIRE PRIOR AUTHORIZATION AND PERMIT FROM KING COUNTY INDUSTRIAL WASTE PROGRAM (CIB-283-300) AND THE PUBLIC WORKS CONSTRUCTION INSPECTOR.
14. ISSUANCE OF A BUILDING OR LAND SURFACE MODIFICATION PERMIT BY THE CITY OF KIRKLAND DOES NOT RELIEVE THE OWNER OF THE CONTINUING LEGAL OBLIGATION AND/OR LIABILITY CONNECTED WITH STORM SURFACE WATER DISPOSITION. FURTHER, THE CITY OF KIRKLAND DOES NOT ACCEPT ANY OBLIGATION FOR THE PROPER FUNCTIONING AND MAINTENANCE OF THE SYSTEM DURING OR FOLLOWING CONSTRUCTION EXCEPT AS OUTLINED IN THE CITY OF KIRKLAND PUBLIC WORKS STANDARDS.
15. ALL TRENCH BACKFILL SHALL BE COMPACTED TO 95 PERCENT DENSITY IN ROADWAYS, ROADWAY SHOULDERS, ROADWAY PRISM AND DRIVEWAYS, AND 85 PERCENT DENSITY IN UNPAVED AREAS. ALL PIPE ZONE COMPACTION SHALL BE 95 PERCENT.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, CONFINED SPACE PROTECTION, FLAGGERS, AND ANY OTHER PROCEED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACT. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE A TRAFFIC CONTROL PLAN APPROVED BY THE CITY OF KIRKLAND. ALL SECTIONS OF THE WSDOT STANDARD SPECIFICATIONS, TRAFFIC CONTROL, AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL APPLY. NO FINAL CUT OR FILL SLOPE SHALL EXCEED SLOPES OF TWO (2) HORIZONTAL TO ONE (1) VERTICAL WITHOUT STABILIZATION BY ROCKERY OR BY A STRUCTURAL RETAINING WALL.
17. ALL MANHOLE LADDERS SHALL BE FIRMLY ATTACHED AND EXTEND TO WITHIN 1' OF THE BOTTOM OF THE STRUCTURE.
18. APPROXIMATE LOCATIONS OF EXISTING UTILITIES HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND ARE SHOWN FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF EXISTING UTILITY LOCATIONS WHETHER OR NOT THESE UTILITIES ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXERCISE ALL CARE TO AVOID DAMAGE TO ANY UTILITY. IF CONFLICTS WITH EXISTING UTILITIES ARISE DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY CONSTRUCTION INSPECTOR AND ANY CHANGES REQUIRED SHALL BE APPROVED BY THE DEVELOPMENT ENGINEER PRIOR TO COMMENCEMENT OF RELATED CONSTRUCTION ON THE PROJECT. THE UNDERGROUND UTILITY LOCATION SERVICE SHALL BE CONTACTED FOR FIELD LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE OWNER OR HIS REPRESENTATIVE SHALL BE CONTACTED IF A UTILITY CONFLICT EXISTS. FOR UTILITY LOCATION IN KING COUNTY, CALL 1-800-424-5555. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT UTILITY LOCATES ARE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
19. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, WIDTHS, THICKNESSES, AND ELEVATIONS OF ALL EXISTING PAVEMENTS AND STRUCTURES THAT ARE TO INTERFERENCE WITH NEW WORK. PROVIDE ALL TRIMMING, CUTTING, SAW CUTTING, GRADING, LEVELING, SLOPING, COATING, AND OTHER WORK, INCLUDING MATERIALS AS NECESSARY, TO CAUSE THE INTERFACE WITH EXISTING WORKS TO BE PROPER, ACCEPTABLE TO THE ENGINEER AND THE CITY OF KIRKLAND, COMPLETE IN PLACE AND READY TO USE.
20. ALL INLET, MANHOLE, AND CATCH BASIN FRAMES AND GRATES SHALL NOT BE ADJUSTED TO GRADE UNTIL IMMEDIATELY PRIOR TO FINAL PAVING. ALL CATCH BASIN GRATES SHALL BE SET 0.10' BELOW PAVEMENT LEVEL.
21. OPEN CUT ROAD CROSSINGS FOR UTILITY TRENCHES ON EXISTING TRAVELED ROADWAY SHALL BE BACKFILLED ONLY WITH 5/8" MINUS CRUSHED ROCK AND MECHANICALLY COMPACTED (UNLESS OTHERWISE APPROVED BY THE CITY). FOR STREETS CLASSIFIED AS ARTERIALS OR COLLECTORS, BACKFILL FOR CROSSINGS SHALL BE CDF. CUTS INTO THE EXISTING ASPHALT SHALL BE NEAT LINE CUT WITH SAW OR JACKHAMMER IN A CONTINUOUS LINE. A TEMPORARY COLD MIX PATCH MUST BE PLACED IMMEDIATELY AFTER BACKFILL AND COMPACTION. A PERMANENT HOT MIX PATCH SHALL BE PLACED WITHIN 30 DAYS AND SHALL BE A MINIMUM OF 1" THICKER THAN THE ORIGINAL ASPHALT WITH A MINIMUM THICKNESS OF 2". SEE STANDARD D-02.
22. ALL DAMAGES INCURRED TO PUBLIC AND/OR PRIVATE PROPERTY BY THE CONTRACTOR DURING THE COURSE OF CONSTRUCTION SHALL BE PROMPTLY REPAIRED TO THE SATISFACTION OF THE CITY CONSTRUCTION INSPECTOR BEFORE PROJECT APPROVAL AND/OR THE RELEASE OF THE PROJECT'S PERFORMANCE BOND.
23. GROUT ALL SEAMS AND OPENINGS IN ALL INLETS, CATCH BASINS, AND MANHOLES. JETSET GROUT IS NOT ALLOWED.
24. 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, LOUVERED FRAME AND COVER. THE EXISTING FRAME AND COVER SHALL BE REPLACED OR REARDED. BACKFILL FOR CROSSINGS SHALL BE CDF. CUTS INTO THE EXISTING ASPHALT SHALL BE NEAT LINE CUT WITH SAW OR JACKHAMMER IN A CONTINUOUS LINE. A TEMPORARY COLD MIX PATCH MUST BE PLACED IMMEDIATELY AFTER BACKFILL AND COMPACTION. A PERMANENT HOT MIX PATCH SHALL BE PLACED WITHIN 30 DAYS AND SHALL BE A MINIMUM OF 1" THICKER THAN THE ORIGINAL ASPHALT WITH A MINIMUM THICKNESS OF 2". SEE STANDARD D-02.
25. ALL RECYCLED CONCRETE SHALL NOT BE USED AROUND STORMWATER FACILITIES.

ROAD NOTES

1. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
2. ALL ROADWAY WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH THE CURRENT APWA AND CITY OF KIRKLAND STANDARDS AND SPECIFICATIONS.
3. ALL PUBLIC ROADWAYS SHALL BE CONSTRUCTED OF 2" CLASS "B" AC PAVING ON 4" ASPHALT-TREATED BASE (ATB), UNLESS OTHERWISE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
4. A COPY OF THE APPROVED ROADWAY PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
5. DENSITY TEST REPORTS WILL BE REQUIRED FOR ALL PUBLIC ROADWAYS AND ALL PRIVATE ROADWAYS WITHIN PLATS. ALL TRENCH BACKFILL SHALL BE COMPACTED TO 95 PERCENT DENSITY IN ROADWAYS, ROADWAY SHOULDERS, ROADWAY PRISM AND DRIVEWAYS, AND 85 PERCENT DENSITY IN UNPAVED AREAS. ALL PIPE ZONE COMPACTION SHALL BE 95 PERCENT.
6. ALL COMMERCIAL AND RESIDENTIAL DRIVEWAYS MUST CONFORM TO THE CITY OF KIRKLAND DEPARTMENT OF PUBLIC WORKS DRIVEWAY POLICY.
7. ALL CONCRETE FOR SIDEWALKS AND CURB AND GUTTER MUST BE 4,000 PSI MINIMUM. (5-3/4 SACK MIX).
8. IN THE CASE OF NEW ROAD CONSTRUCTION OR RECONSTRUCTION REQUIRING MAILBOXES TO BE MOVED OR REARRANGED, THE DEVELOPER/CONTRACTOR SHALL COORDINATE WITH THE U.S. POSTAL SERVICE FOR THE NEW LOCATION OF THE MAILBOX STRUCTURE.
9. ANY ROADWAY SIGNAGE OR STRIPING REMOVED OR TEMPORARILY MOVED BY THE CONTRACTOR SHALL BE RESTORED SO AS TO MEET THE CURRENT CITY OF KIRKLAND STANDARDS.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY TRAFFIC CONTROL TO ENSURE TRAFFIC SAFETY DURING CONSTRUCTION ACTIVITIES. THEREFORE, THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE PUBLIC WORKS DEPARTMENT AT LEAST 48 HOURS PRIOR TO STARTING ANY WORK IN THE RIGHT-OF-WAY. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) OR AS MODIFIED BY THE TRAFFIC ENGINEER.
11. WHERE A SIDEWALK IS TO BE CONSTRUCTED OR ADJACENT TO A ROCKERY OR RETAINING WALL WHERE THE LOWEST FINISHED ELEVATION OF THE SLOPE, ROCKERY, OR RETAINING WALL IS TO BE THIRTY INCHES (30") OR MORE BELOW THE FINISHED ELEVATION OF THE SIDEWALK, A SAFETY RAILING SHALL BE REQUIRED WHEN: (A) THE PLANE OF THE WALL FACE IS LESS THAN 4' IN HORIZONTAL DISTANCE FROM THE OUTSIDE EDGE OF THE SIDEWALK; (B) THE SLOPES ADJACENT TO THE SIDEWALK AVERAGE GREATER THAN TWO TO ONE.
12. THE MAXIMUM GRADE FOR PRIVATE ROADWAYS SHALL BE TWENTY PERCENT (20%), OR FIFTEEN PERCENT (15%) IF USED FOR FIRE ACCESS. FOR PUBLIC ROADWAYS, THE MAXIMUM GRADE SHALL BE FIFTEEN PERCENT (15%).
13. DEAD-END STREETS SHALL BE APPROPRIATELY MARKED AND BARRIAGED. SEE MOST CURRENT EDITION OF THE MUTCD.
14. SIDEWALK AND CURB AND GUTTER CANNOT BE POURED MONOLITHICALLY. THERE MUST BE A COLD JOINT OR FULL-DEPTH EXPANSION JOINT BETWEEN THEM.
15. MEASURES SHALL BE TAKEN BY THE DEVELOPER TO PROVIDE GROUND COVER IN AREAS WITHIN THE RIGHT-OF-WAY WHICH HAVE BEEN STRIPPED OF NATURAL VEGETATION OR HAVE A POTENTIAL FOR EROSION.
16. THE DEVELOPER SHALL COORDINATE WITH PUGET POWER FOR THE DESIGN AND INSTALLATION OF STREET LIGHTS ON ALL NEWLY-CREATED PUBLIC ROADWAYS AND EXISTING ROADWAYS.
17. WHEN AN EXISTING ROADWAY IS TO RECEIVE A HALF-STREET OVERLAY, THE EXISTING ROADWAY MUST BE COLD PLANNED AT THE EDGE OF THE GUTTER AND CENTERLINE. WHEN THE EXISTING ROADWAY IS TO RECEIVE A FULL-STREET OVERLAY, IT MUST BE COLD PLANNED AT THE EDGE OF BOTH GUTTERS. SEE CITY OF KIRKLAND STANDARD DETAIL NO. R-13.
18. ALL NEW SIGNS REQUIRED IN THE PUBLIC RIGHT-OF-WAY MUST BE PURCHASED FROM, AND INSTALLED BY, THE CITY OF KIRKLAND PUBLIC WORKS DEPARTMENT.
19. WHEN INSTALLING NEW SIDEWALK, THE AREA BEHIND THE SIDEWALK MUST BE GRADED SO THAT THE YARD DRAINAGE DOES NOT DRAIN OVER THE SIDEWALK.
20. ANY EXISTING PUBLIC IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED PRIOR TO FINAL INSPECTION.
21. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL PUBLIC STREETS FREE FROM MUD AND DEBRIS AT ALL TIMES. THE CONTRACTOR SHALL BE PREPARED TO USE POWER SWEEPERS OR OTHER PIECE OF EQUIPMENT NECESSARY TO KEEP THE ROADWAYS CLEAN.
22. BACKFILL IN ALL STREET CUTS ON ARTERIALS WILL BE CONTROL DENSITY FILL (CDF). CONTRACTOR MUST PROVIDE STEEL PLATING NECESSARY TO ALLOW THE CDF TO CURE.
23. WHEN CONSTRUCTING NEW CURB AND GUTTER WHICH DOES NOT ALIGN WITH THE EXISTING EDGE OF PAVEMENT, THE ROADWAY MUST BE TAPERED FROM THE ENDS OF THE NEW CURB AND GUTTER TO MATCH THE EXISTING PAVEMENT. THE ENTRY TAPER INTO THE NEW IMPROVEMENTS SHALL BE 5:1, AND LEAVING THE NEW IMPROVEMENTS SHALL BE 10:1.
24. WHEN AN EXISTING ROADWAY IS TO BE WIDENED, THE EXISTING PAVEMENT MUST BE SAW CUT AT LEAST ONE FOOT FROM THE EDGE TO PROVIDE A PROPER MATCH BETWEEN NEW AND EXISTING ASPHALT. HOWEVER, WHEN THE EXISTING PAVEMENT CONTAINS ALLIGATORING AREAS, THOSE AREAS MUST BE REMOVED PRIOR TO WIDENING. ALL SAW CUTS SHALL BE PARALLEL OR PERPENDICULAR TO THE RIGHT-OF-WAY CENTERLINE.
25. ALL ROCKERIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE MOST CURRENT GUIDELINES OF THE ASSOCIATION.

GENERAL NOTES

1. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
3. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH WSDOT/APWA STANDARD PLANS, STANDARD SPECIFICATIONS, CITY OF KIRKLAND STANDARD, LATEST AMENDMENTS TO SPECIAL PROVISION AND THE PLANS.
4. A COPY OF THE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE TRAFFIC CONTROL TO ENSURE TRAFFIC SAFETY DURING CONSTRUCTION ACTIVITIES. THEREFORE, THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY OF KIRKLAND DEPARTMENT OF PUBLIC WORKS PRIOR TO STARTING ANY WORK IN THE RIGHT OF ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ANY EXISTING PUBLIC IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED PRIOR TO FINAL INSPECTION.
7. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL PUBLIC STREETS FREE OF MUD AND DEBRIS AT ALL TIMES. THE CONTRACTOR SHALL BE PREPARED TO USE POWER SWEEPERS OR OTHER PIECE OF EQUIPMENT NECESSARY TO KEEP THE ROADWAYS CLEAN.
8. EXISTING SIGNAL SYSTEM TO BE OPERATIONAL UNTIL SWITCH OVER. SEE SPECIAL PROVISIONS FOR REMOVAL INFORMATION.
9. ALL SIGNAL SYSTEM COORDINATION WITH KIRKLAND TRAFFIC SHALL BE DONE THROUGH KIRKLAND CP REPRESENTATIVE.
10. ANY ROADWAY/INTERSECTION SIGN/MARKING REMOVED OR TEMPORARILY MOVED BY THE CONTRACTOR SHALL BE RESTORED BY THE END OF DAY AS TO COMPLY WITH THE CURRENT CITY OF KIRKLAND STANDARDS.
11. RELOCATED SIGNS SHALL BE INSTALLED ON NEW GALVANIZED PIPE PER COK PLAN CK-R-43 EXCEPT BUS SIGNS.
12. WHEN AN EXISTING ROADWAY IS TO BE WIDENED, THE EXISTING PAVEMENT MUST BE SAW CUT AT LEAST ONE FOOT FROM THE EDGE TO PROVIDE A PROPER MATCH BETWEEN NEW AND EXISTING ASPHALT. HOWEVER, WHEN EXISTING PAVEMENT CONTAINS ALLIGATORING AREAS, THOSE AREAS MUST BE REMOVED PRIOR TO WIDENING. ALL SAW CUTS MUST BE PARALLEL OR PERPENDICULAR TO THE RIGHT-OF-WAY CENTERLINE.
13. BACKFILL IN ALL STREET CUTS ON ARTERIALS WILL BE CONTROL DENSITY FILL (CDF). CONTRACTOR MUST PROVIDE STEEL PLATES TO ALLOW THE CDF TO CURE.
14. WHEN INSTALLING NEW SIDEWALKS, THE AREA BEHIND THE SIDEWALK MUST BE GRADED SO THAT THE YARD DRAINAGE DOES NOT DRAIN OVER THE SIDEWALK.
15. SIDEWALK AND CURB AND GUTTER CANNOT BE POURED MONOLITHICALLY. THERE MUST BE A COLD JOINT OR FULL-DEPTH EXPANSION JOINT BETWEEN THEM.
16. ALL CONCRETE FOR SIDEWALKS AND CURBS AND GUTTERS MUST BE 4000 PSI MINIMUM.

SITE IMPROVEMENT NOTES

1. PROVIDE SMOOTH TRANSITION FROM NEW PAVING TO EXISTING PAVING.
2. SAWCUT EXISTING ASPHALT PAVING AT LOCATIONS SHOWN ON PLAN.
3. REMOVE EXISTING CURB & DRIVEWAYS.
4. CONSTRUCT 20' PAVED DRIVEWAY APRON PER SD CK-R-21.
5. RELOCATE EXISTING MAILBOX FOR NEW RESIDENCE. MAINTAIN MAIL SERVICE DURING CONSTRUCTION.
6. CONSTRUCT PAVING SECTION ON LAKEVIEW DRIVE NE PER DETAIL THIS SHEET.
7. CONSTRUCT CEMENT CONCRETE VERTICAL CURB & GUTTER TYPE "A" PER SD CK-R-17.
8. CONSTRUCT CEMENT CONCRETE 5' WIDE SIDEWALK W/ PLANTER STRIP PER SD CK-R-23.
9. CONSTRUCT RETAINING WALLS AT DRIVEWAY PER ARCH/STRUCT. PLANS TO MANAGE GRADE DIFFERENTIAL. SEE STRUCTURAL PLANS BY OTHERS (GREATER THAN 4' HEIGHT REQUIRES A BUILDING PERMIT). CONNECT FOOTING DRAINS TO BUILDING FOOTING DRAIN SYSTEM. PROVIDE 5" LONG SLEEVES FOR PIPES CROSSING UNDER WALL.
10. TRANSITION CURB & SIDEWALK TO MATCH EXISTING IMPROVEMENTS INCLUDING RAMPING TOP OF NEW 6" HIGH CURB & NEW SIDEWALK TO MATCH EXISTING TOP OF CURB & SIDEWALK IN 3' (SL-55X MAX. PREF.).
11. CONSTRUCT TREE PLANTING AT 30' O.C. ALONG STREET FRONTAGE. CONFIRM TREE TYPE & PLANTING LOCATIONS W/ ARCH. PER CITY STANDARDS.
12. REMOVE EXISTING TREE

STORM DRAINAGE NOTES

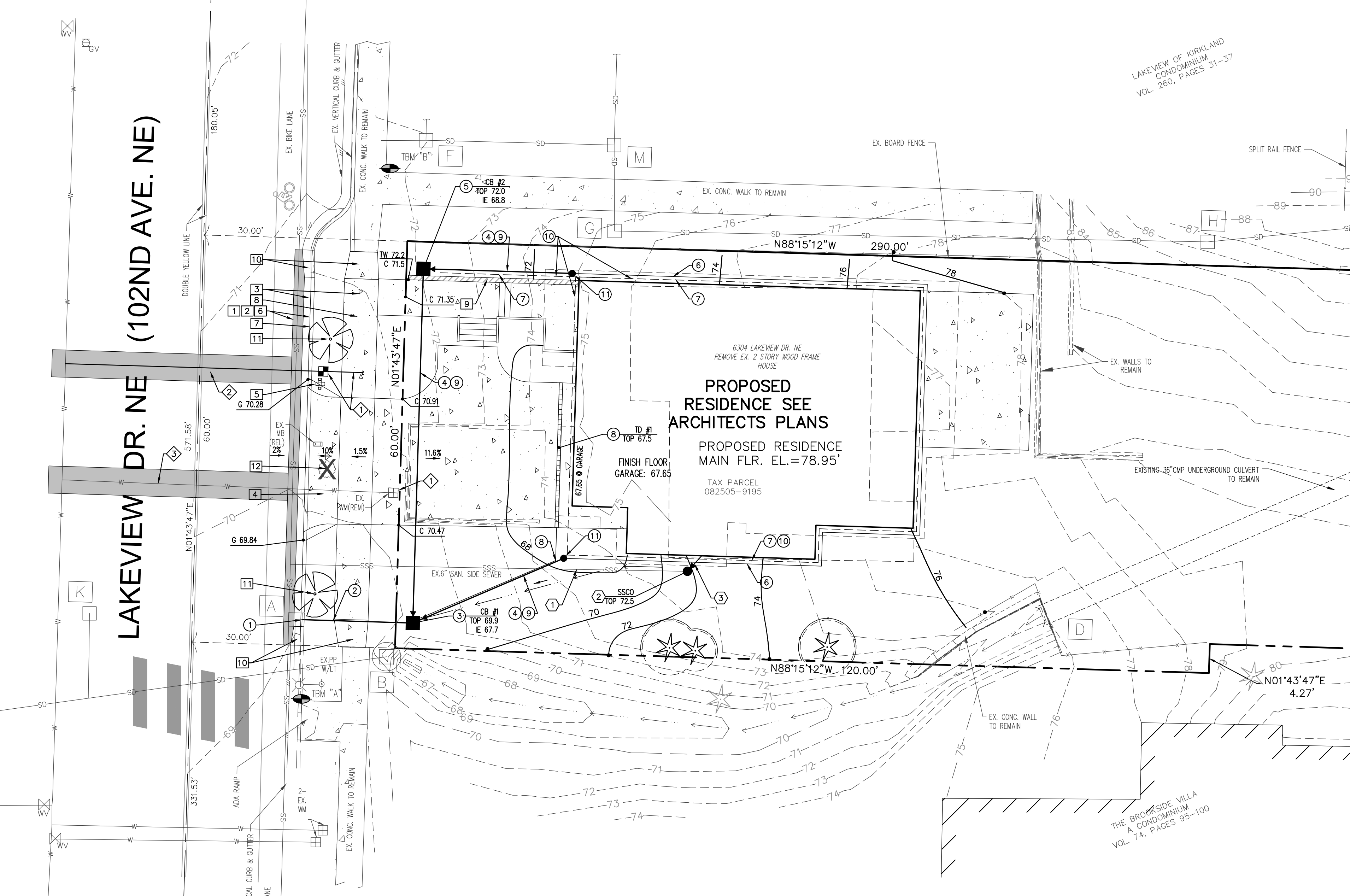
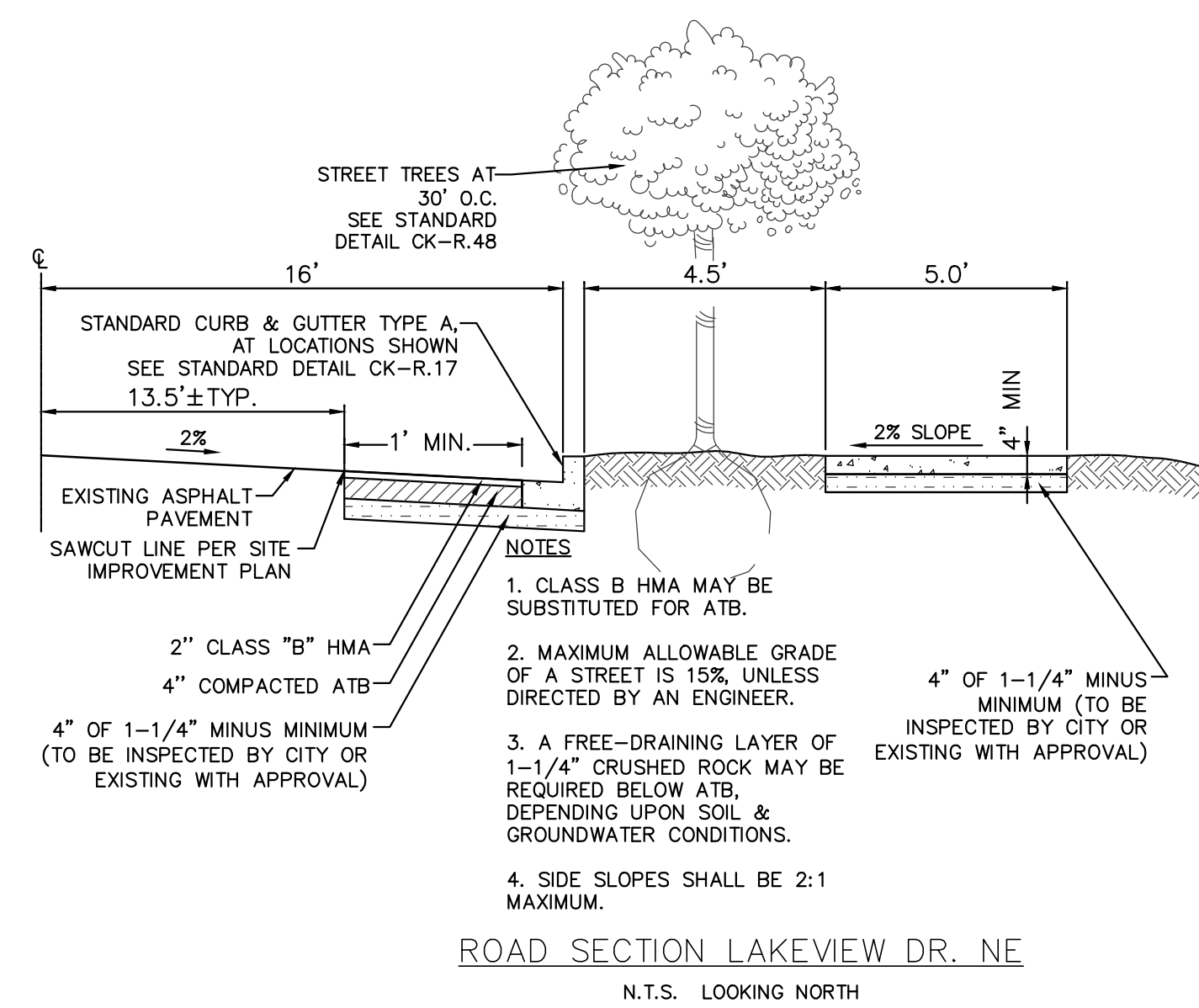
1. CONNECT NEW PRIVATE 6" PVC D-3034 TO CATCH BASIN (VERIFY LOCATION & INVERTS).
2. CONSTRUCT 8" PVC @ S=2.00% MIN.
3. CB #1 PRIVATE CATCH BASIN W/ TURNED DOWN ELBOW SD CK-D-05A W/ GRATE.
4. CONSTRUCT 6" PVC @ S=2.00% MIN.
5. CB #2 PRIVATE YARD DRAIN W/ TURNED DOWN ELBOW SD CK-D-05 W/ GRATE.
6. CONSTRUCT 4" PVC @ S=2.00% MIN.
7. CONSTRUCT 4" PERFORATED PVC @ S=1.00R MIN.
8. TD #1 PRIVATE DRIVEWAY SLOTTED DRAIN W/ BACKWATER VALVE, GRATE & SLOTTED DRAIN W/ ARCH. SELECTED BY ARCH. PROVIDE SUMP PUMP SYSTEM TO PUMP DRAINAGE TO PUBLIC STORM DRAIN SYSTEM.
9. CONSTRUCT 6" PVC STORM DRAIN COLLECTOR SYSTEM TO INTERCEPT ALL ONSITE ROOF DRAINAGE & AREA DRAINS & CONVEY TO PUBLIC STORM DRAIN SYSTEM.
10. CONSTRUCT 4" PVC PERFORATED FOOTING DRAIN SYSTEM. CONNECT TO STORM DRAIN COLLECTOR AT A LOCATION WHERE STORM DRAIN COLLECTOR SYSTEM IS 12" MIN. BELOW FOOTING DRAIN OUTFALL.
11. STORM DRAIN CLEANOUT PER SD CK-D-05B.

SANITARY SEWER NOTES

1. REUSE EXISTING SANITARY SIDE SEWER FOR NEW RESIDENCE. VERIFY LOCATION, SIZE & DEPTH. EXISTING SANITARY SIDE SEWER LINE FROM CONNECTION POINT TO BUILDING AS REQUIRED PER CITY STANDARDS AT S = 0.0200' / MIN. SEE "EXISTING SANITARY SIDE SEWER NOTE"
 2. CONSTRUCT 6" SSCC PER SD CK-S-17
 3. CONSTRUCT 6" PVC ASTM D-3034 AT S = 0.0200' /
- EXISTING WATER METER TO BE USED FOR THIS RESIDENCE TEMPORARILY DURING CONSTRUCTION. WATER SERVICE TO REMAIN ACTIVE UNTIL SUCH TIME AS NEW METER & SERVICE IS CONSTRUCTED PER SD CK W-17 IN PLANTER NORTH OF DRIVEWAY & ACCEPTED BY CITY OF KIRKLAND. (COORDINATE ANY SHUTDOWN WITH HOMEOWNER/RESIDENT). CONFIRM BUILDING ENTRANCE LOCATION, PIPE SIZE & MATERIAL W/ ARCH.
1. TRENCH PER SD CK W.-34 W/PAVEMENT RESTORATION PER SD CK R.-12.
 2. REMOVE EXISTING 8" ACP WATER LINE TO TEE AT MAIN & CAP PER DOE & KIRKLAND STANDARDS. PAVEMENT RESTORATION PER SD CK R.-12.

EXISTING SANITARY SIDE SEWER NOTE:

PROVIDE VIDEO INSPECTION OF EXISTING SIDE SEWER LINE & VERIFY WITH INSPECTOR. REPLACE PER STANDARD IF NOT CONSTRUCTED OF 6" PVC.



US POSTAL SERVICE
APPROVED FOR MB
LOCATION

US POSTMASTER

DATE _____

Call 2 Working Days Before You Dig
1-800-424-5555
Utilities Underground Location Center
(ID, NT, ND, OR, WA)

PROJECT REF: _____

THESE PLANS ARE APPROVED FOR CONFORMANCE WITH THE CITY OF KIRKLAND'S ENGINEERING REQUIREMENTS.

APPROVED BY: _____

DATE APPROVED: _____

NO.	DATE	APPR.	BY	REVISION
1	8-5-19	GLB	JAP	PER CITY COMMENTS
2	8-5-19	GLB	JAP	PER CITY COMMENTS
3	8-5-19	GLB	JAP	PER CITY COMMENTS
4	8-5-19	GLB	JAP	PER CITY COMMENTS
5	8-5-19	GLB	JAP	PER CITY COMMENTS
6	8-5-19	GLB	JAP	PER CITY COMMENTS
7	8-5-19	GLB	JAP	PER CITY COMMENTS
8	8-5-19	GLB	JAP	PER CITY COMMENTS
9	8-5-19	GLB	JAP	PER CITY COMMENTS
10	8-5-19	GLB	JAP	PER CITY COMMENTS
11	8-5-19	GLB	JAP	PER CITY COMMENTS
12	8-5-19	GLB	JAP	PER CITY COMMENTS
13	8-5-19	GLB	JAP	PER CITY COMMENTS
14	8-5-19	GLB	JAP	PER CITY COMMENTS
15	8-5-19	GLB	JAP	PER CITY COMMENTS
16	8-5-19	GLB	JAP	PER CITY COMMENTS
17	8-5-19	GLB	JAP	PER CITY COMMENTS
18	8-5-19	GLB	JAP	PER CITY COMMENTS
19	8-5-19	GLB	JAP	PER CITY COMMENTS
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21	8-5-19	GLB	JAP	PER CITY COMMENTS
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23	8-5-19	GLB	JAP	PER CITY COMMENTS
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25	8-5-19	GLB	JAP	PER CITY COMMENTS
26	8-5-19	GLB	JAP	PER CITY COMMENTS
27	8-5-19	GLB	JAP	PER CITY COMMENTS
28	8-5-19	GLB	JAP	PER CITY COMMENTS
29	8-5-19	GLB	JAP	PER CITY COMMENTS
30	8-5-19	GLB	JAP	PER CITY COMMENTS
31	8-5-19	GLB	JAP	PER CITY COMMENTS
32	8-5-19	GLB	JAP	PER CITY COMMENTS
33	8-5-19	GLB	JAP	PER CITY COMMENTS
34	8-5-19	GLB	JAP	PER CITY COMMENTS
35	8-5-19	GLB	JAP	PER CITY COMMENTS
36	8-5-19	GLB	JAP	PER CITY COMMENTS
37	8-5-19	GLB	JAP	PER CITY COMMENTS
38	8-5-19	GLB	JAP	PER CITY COMMENTS
39	8-5-19	GLB	JAP	PER CITY COMMENTS
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97	8-5-19	GLB	JAP	PER CITY COMMENTS
98	8-5-19	GLB	JAP	PER CITY COMMENTS
99	8-5-19	GLB	JAP	PER CITY COMMENTS
100	8-5-19	GLB	JAP	PER CITY COMMENTS

PITTMAN ENGINEERING
CIVIL ENGINEERING AND CONSULTING
JOHN J. PITTMAN, P.E.
12819 SE 38TH STREET, #159
BELLEVUE, WA 98006
(425) 562-1226

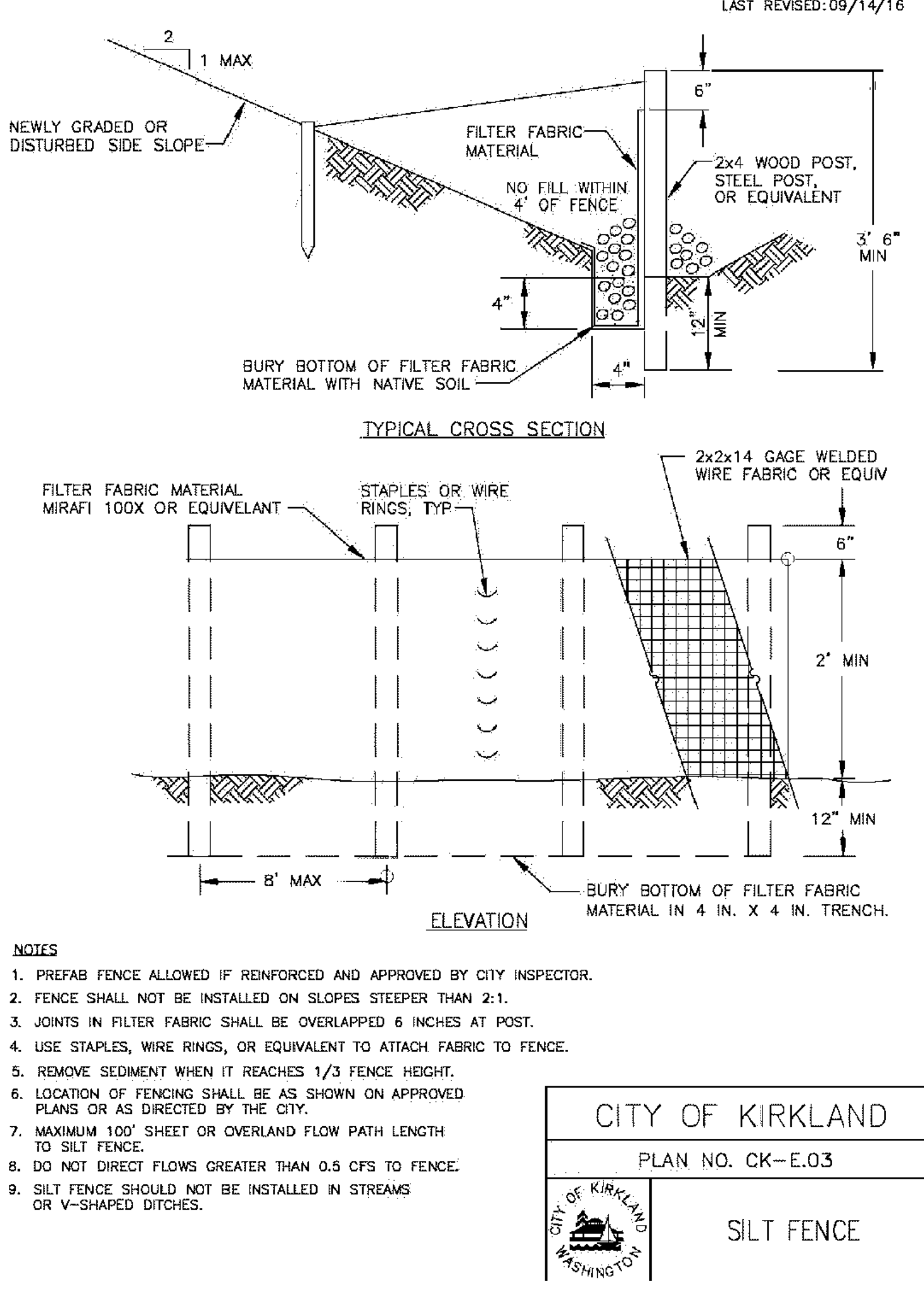
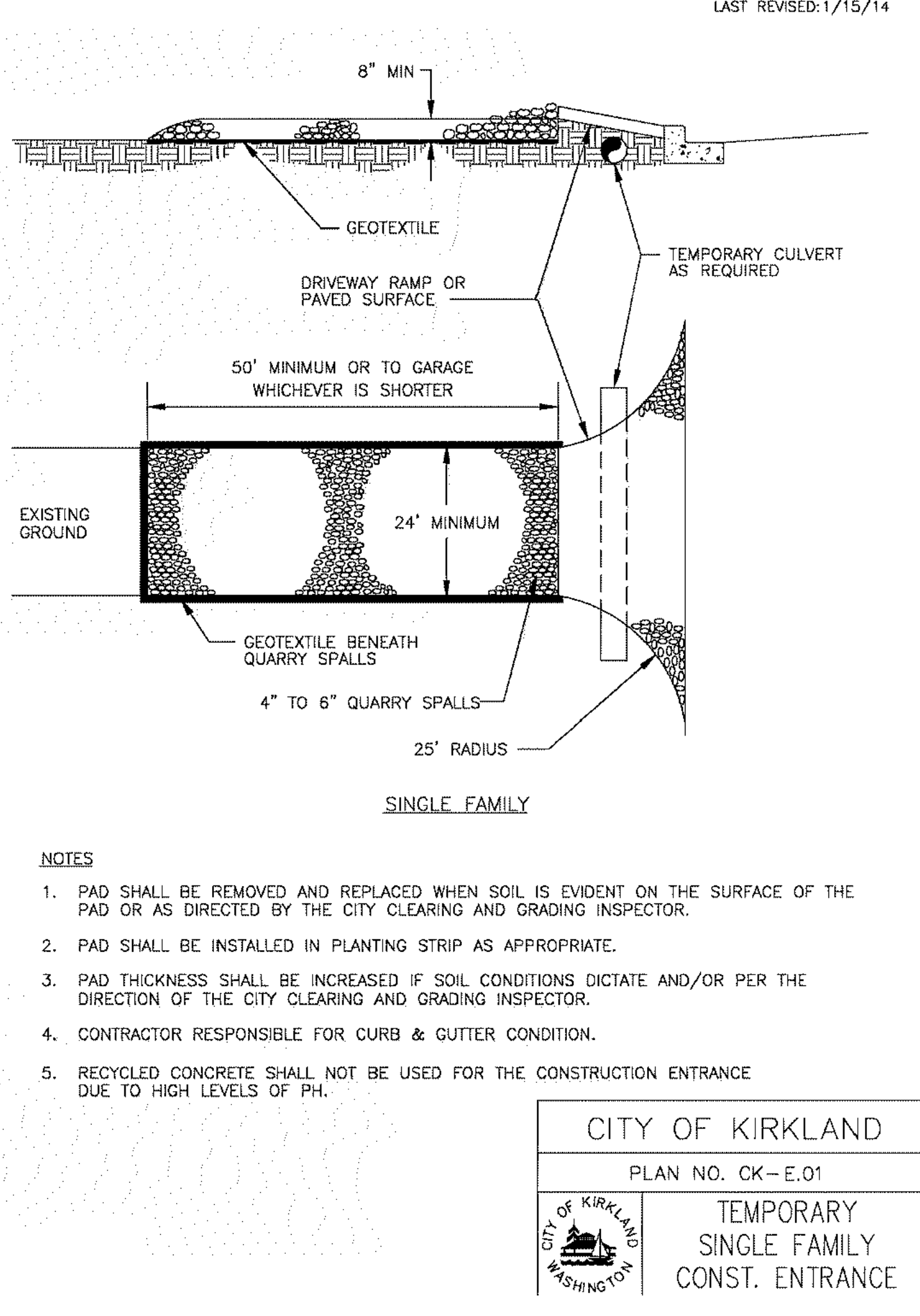
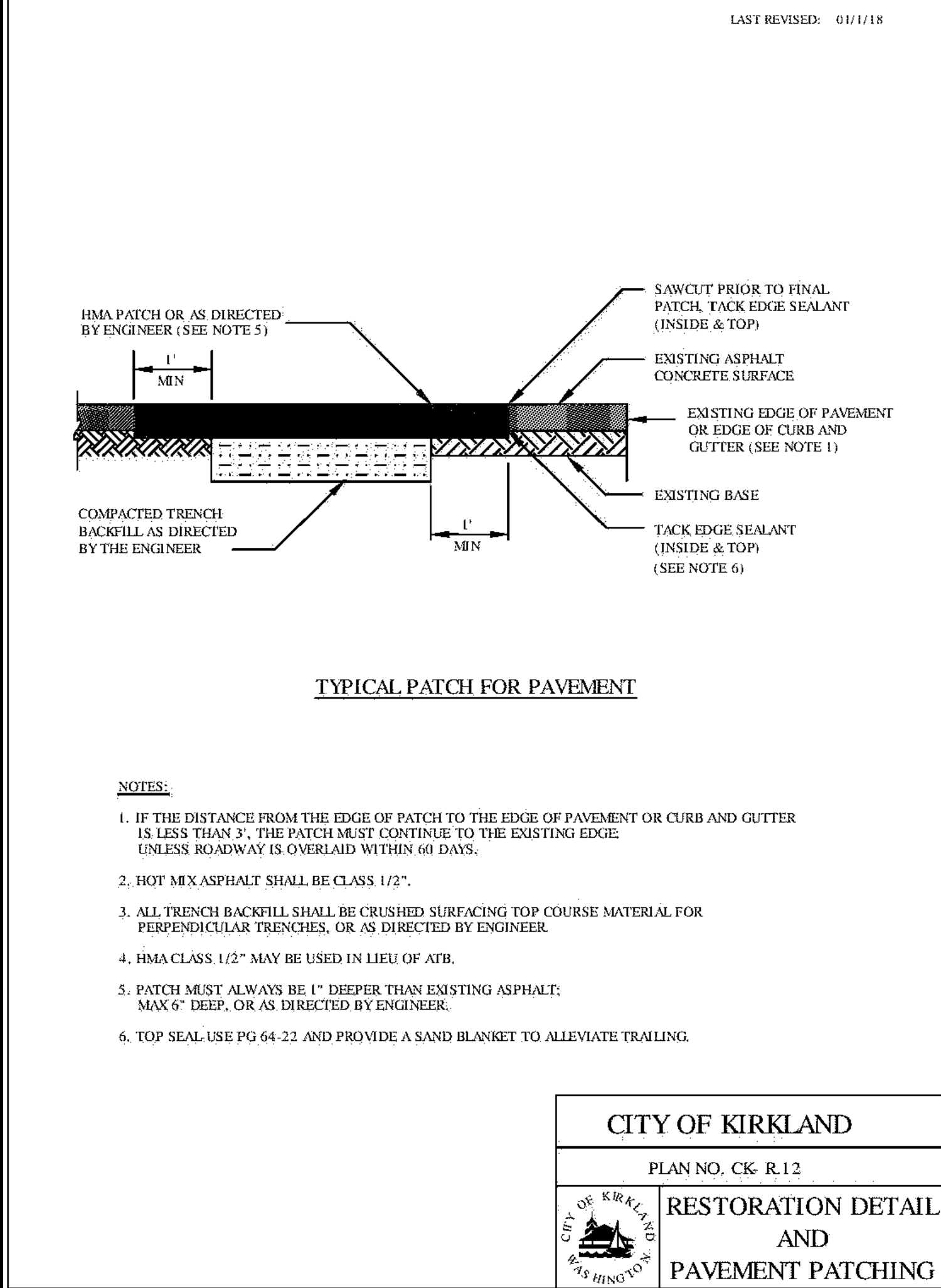
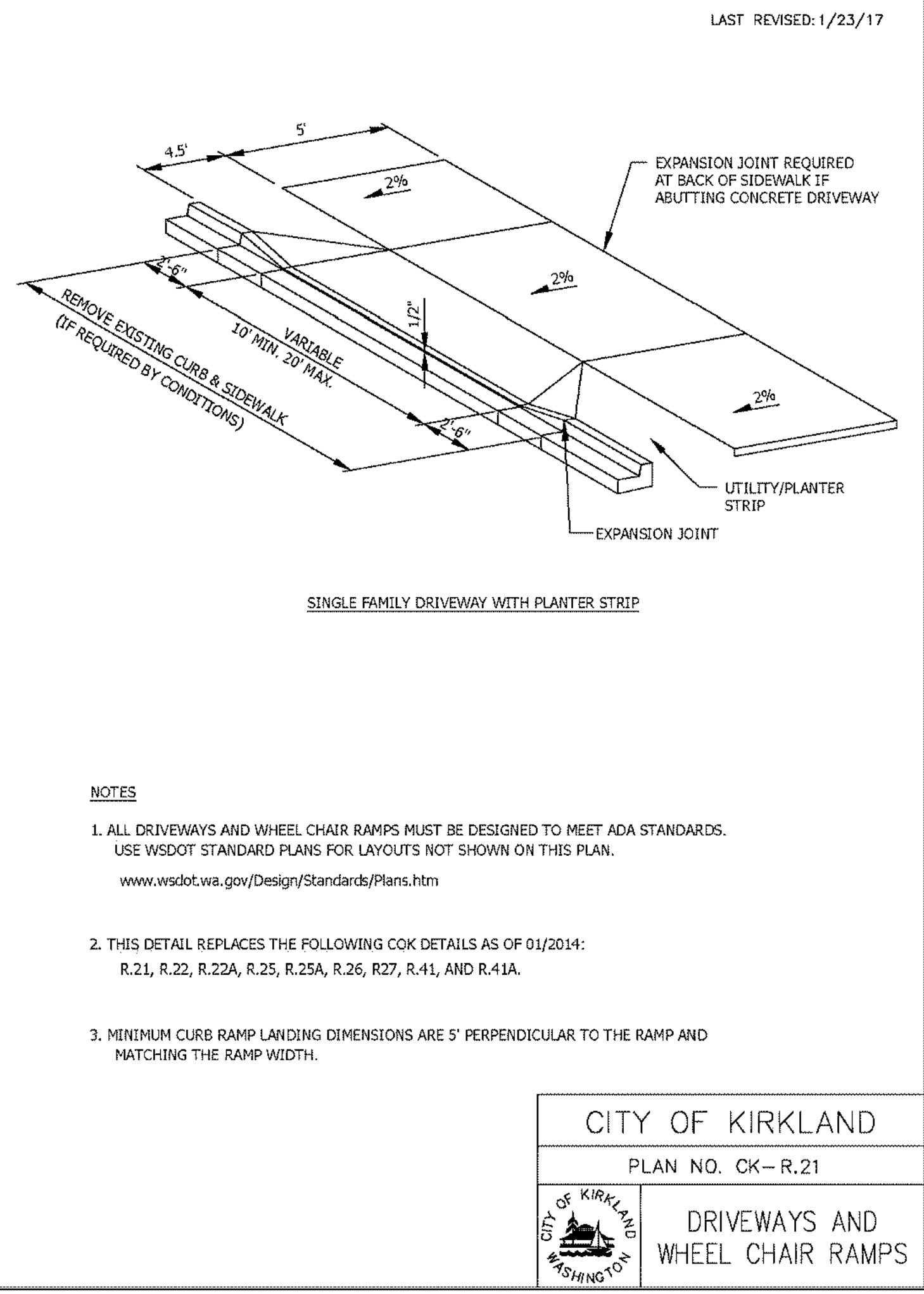
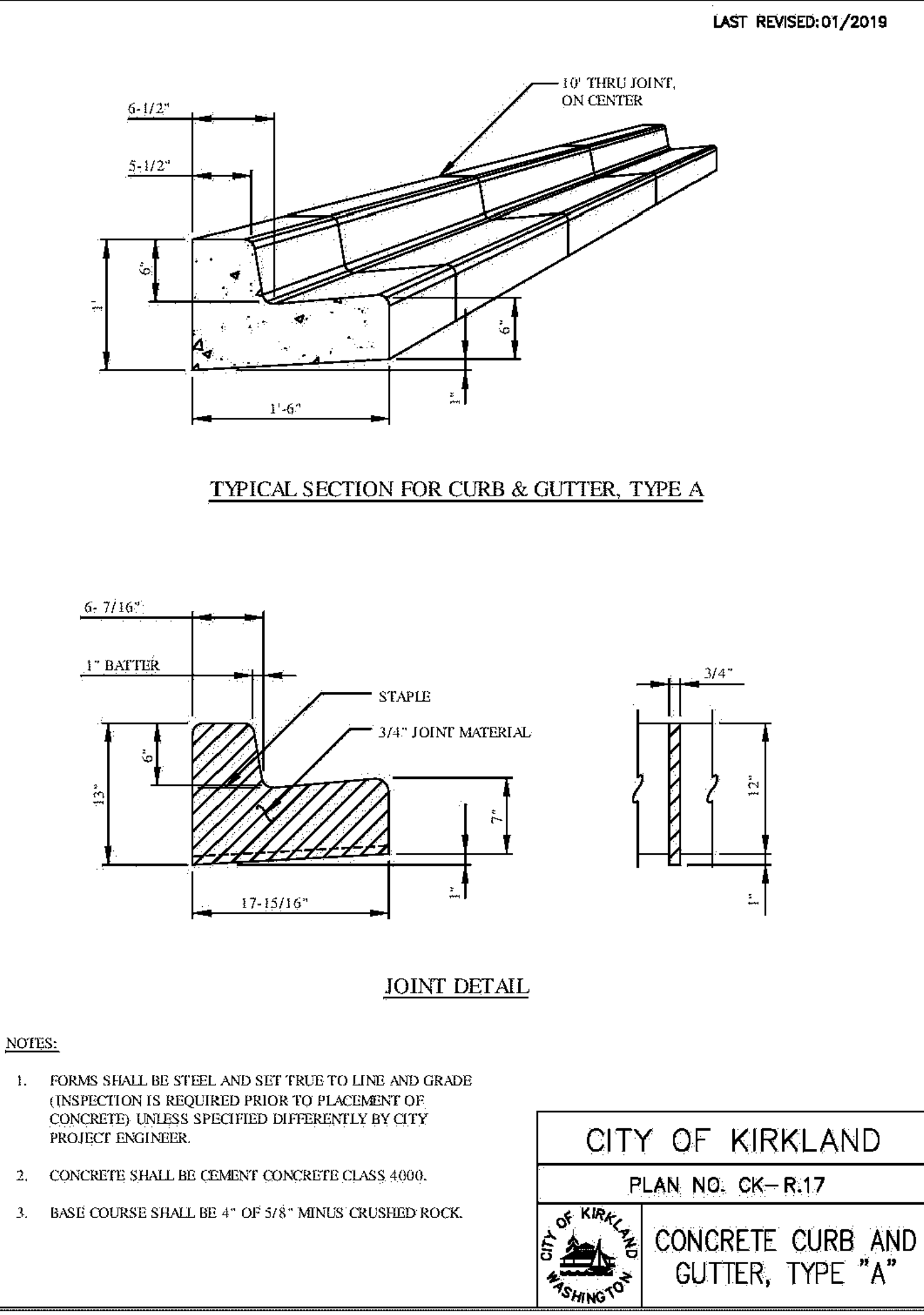
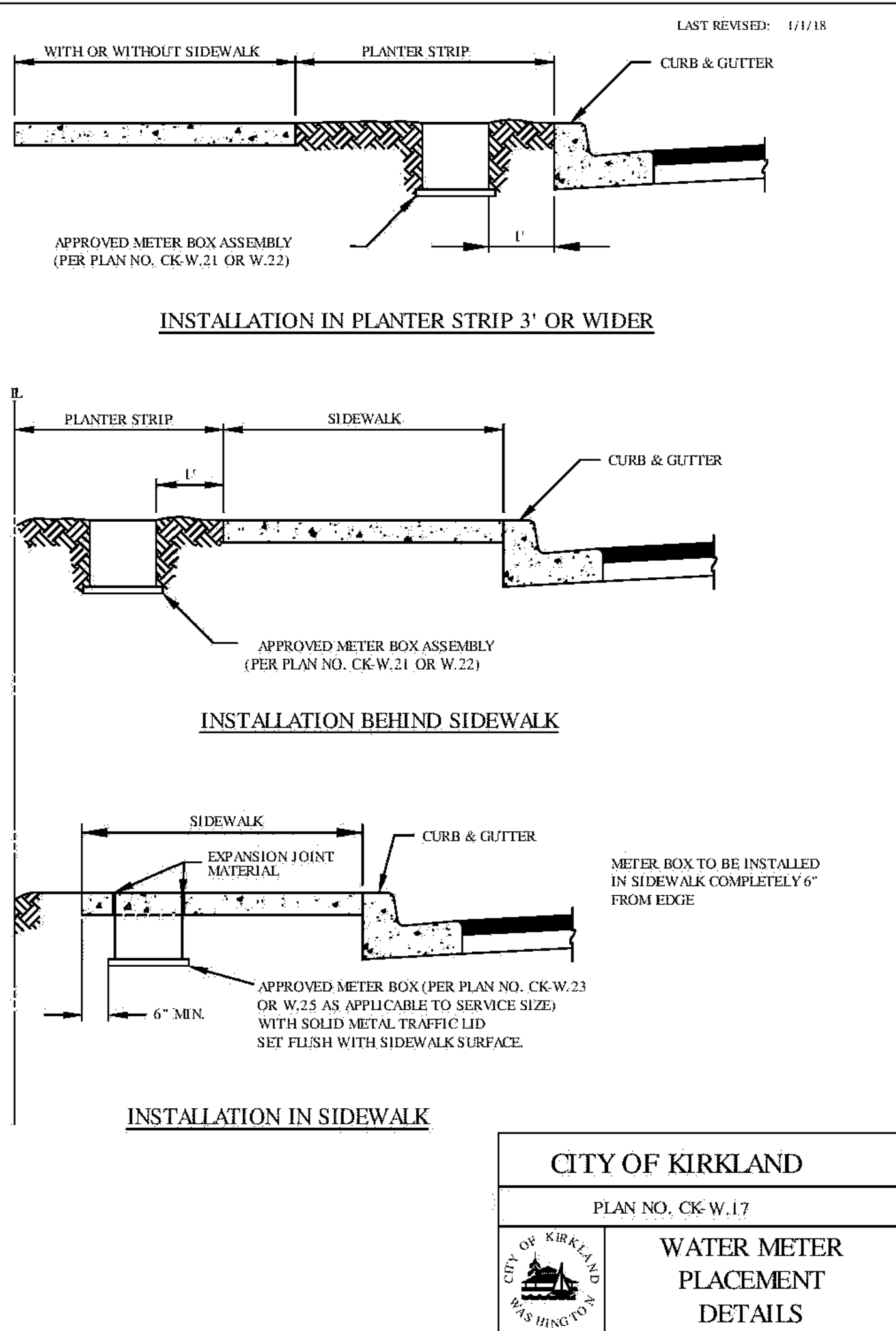
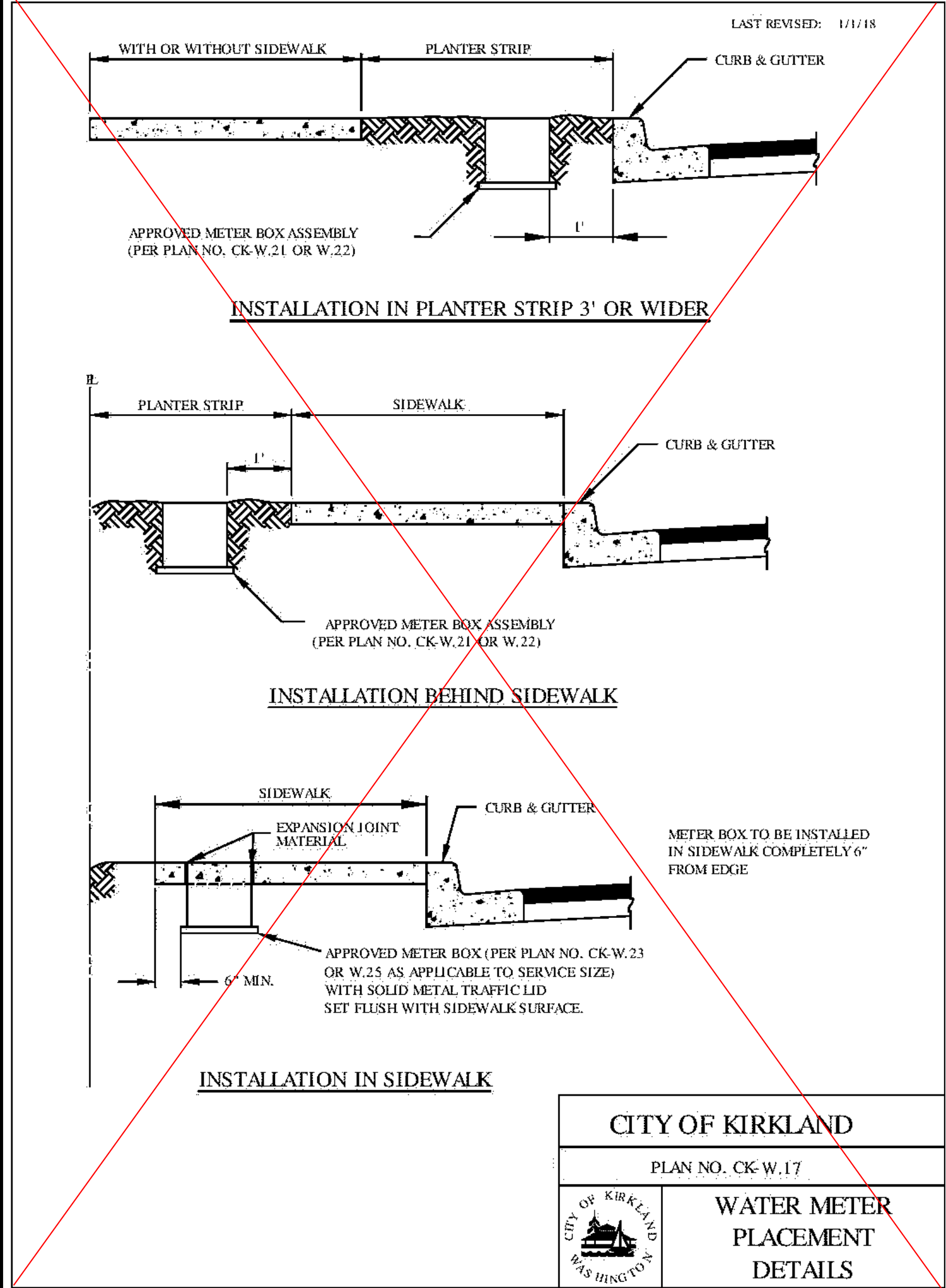
LANG RESIDENCE BSF 19-01341
SITE IMPROVEMENT PLAN
HARLEY & RITA LANG
6304 LAKEVIEW DRIVE NE
KIRKLAND, WA 98033

WASHINGTON
KIRKLAND

FOR: **HARLEY & RITA LANG**
6304 LAKEVIEW DRIVE NE
KIRKLAND, WA 98033

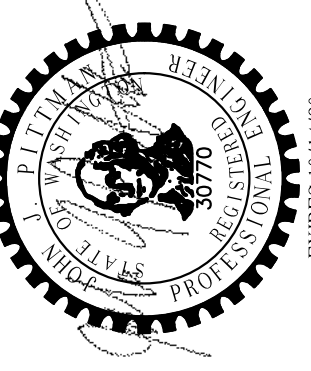
DESIGN BY: GLB
DRAWN BY: GLB
SCALE: AS NOTED
DATE: 4-11-18
3 of 5

Drawing Name: C:\Users\Victor\Dropbox (Personal)\gall\Pittman\New Folder\VE_L41_LANG_10R_Rev2.dwg Oct 19, 2019 - 6:20am User: Victor



BSF19-01341
Enclosure 21

REVISION	BY	DATE	APPR	NO.
PER CITY COMMENTS	GLB	5-2-19	JJP	1
PER CITY COMMENTS	GLB	8-20-19	JJP	2
PER ARCHITECT'S REVISIONS	YDT	10-14-19	JJP	3



EXPIRES 10/14/20

PITTMAN ENGINEERING
CIVIL ENGINEERING AND CONSULTING
JOHN J. PITTMAN, P.E.
12819 SE 38TH STREET, #159
BELLEVUE, WA 98006
(425) 562-7226

LANG RESIDENCE BSF 19-01341
CITY STANDARD DETAILS
HARLEY & RITA LANG
6304 LAKEVIEW DRIVE NE
KIRKLAND, WA 98033

FOR:

HARLEY & RITA LANG
6304 LAKEVIEW DRIVE NE
KIRKLAND, WA 98033

DESIGN BY: GLB
DRAWN BY: GLB
SCALE: AS NOTED
DATE: 4-11-18
5 OF 5

KIRKLAND
WASHINGTON

Jennifer Anderer

From: Jennifer Anderer

Sent: Thursday, June 24, 2021 7:45 AM

To: Rita Lang <ritaskip@mac.com>

Subject: BSF19-01341 - PCD Final Requirements

Hi Rita,

Here are the items/next steps toward finaling the permit for PCD.

1. Final Height Survey: The provided final height survey dated 11/20/20 confirms an ABE of 76.3' which means the maximum height for the home is 106.3' (30' height max), but the survey identifies the home at 106.5' which is over the maximum allowed height and requires revision.
2. Tree Maintenance Agreement: This is a recording document (see attached) that needs to be signed/notarized and dropped at City Hall using the drop box on the north side of the building.
3. Geohazard Notice: This is a recording document (see attached) that needs to be signed/notarized and dropped at City Hall using the drop box on the north side of the building.
4. Geohazard Covenant: This is a recording document (see attached) that needs to be signed/notarized and dropped at City Hall using the drop box on the north side of the building.
5. Natural Greenbelt Protective Easement: This is a recording document (see attached) that needs to be signed/notarized and dropped at City Hall using the drop box on the north side of the building. It requires the applicant to provide two exhibits. One with the NGPE legal description (this can be provided by your surveyor) and one of the full property.
6. As Built Landscape Plan: Please provide a site plan and chart indicating the as built landscaping on the property and within the critical area/associated buffer and a current bond quantity worksheet. This data will be used to determine the bond packet amount and creation of the monitoring report per KZC 90. I will use this to complete your packet and send that off to you once complete.

Note: A monitoring report is required for this project. This is something that you can have prepared and then peer reviewed by the City's consultant (The Watershed Company) or you can choose to have The Watershed Company prepare the initial monitoring report and save the time and money on a peer review. When you get a chance please let me know which direction you would like to go in.

Thanks,

Jennifer Anderer | Planner

Planning and Building Department

City of Kirkland

p: 425.587.3239

Planning Counter hours: 8:00 am – 5:00 pm Monday-Friday; 10:30 am – 5:00 pm Wednesdays only. Located in City Hall at 123 Fifth Avenue, Kirkland, WA 98033.

NOTICE: This e-mail account is part of the public domain. Any correspondence and attachments, including personal information, sent to and from the City of Kirkland are subject to the Washington State Public Records Act, Chapter 42.56 RCW, and may be subject to disclosure to a third party requestor, regardless of any claim of confidentiality or privilege asserted by an external party.

<BSF19-01341 - OTC 16 - NGPE.pdf>

<BSF19-01341 - OTC 49 - Geo.pdf>

<BSF19-01341 - OTC 109 - Geo Notice.pdf>

<BSF19-01341 - OTC 31 - TMA.pdf>



NATURAL GREENBELT PROTECTIVE EASEMENT

Grantor: Harley and Rita Lang, owner of the hereinafter described real property, hereby grants to

Grantee: The City of Kirkland, a municipal corporation.

A natural greenbelt protective easement over and across the following described real property to wit ("Easement Area"):

SEE EXHIBIT A

No tree trimming, tree topping, tree cutting, tree removal, shrub or brush-cutting or removal of native vegetation, application of pesticides, herbicides, or fertilizers; construction; clearing; or alteration activities shall occur within the Easement Area without prior written approval from the City of Kirkland. Application for such written approval to be made to the Kirkland Department of Planning and Community Development who may require inspection of the premises before issuance of the written approval and following completion of the activities. Any person conducting or authorizing such activity in violation of this paragraph or the terms of any written approval issued pursuant hereto, shall be subject to the enforcement provisions of Chapter 170, Ordinance 3719, the Kirkland Zoning Code. In such event, the Kirkland Department of Planning and Community Development may also require within the immediate vicinity of any damaged or fallen vegetation, restoration of the affected area by planting replacement trees and other vegetation as required in applicable sections of the Kirkland Zoning Code. The Department also may require that the damaged or fallen vegetation be removed.

It is the responsibility of the property owner to maintain critical areas and their buffers by removing non-native, invasive, and noxious plants in a manner that will not harm critical areas or their buffers and in accordance with Kirkland Zoning Code requirements for trees and other vegetation within critical areas and critical area buffers.

The City shall have a license to enter the Easement Area (and the property if necessary for access to the Easement Area) for the purpose of monitoring compliance with the terms of this easement.

Development outside of this Natural Greenbelt Protective Easement may be limited by codified standards, permit conditions, or movement of the critical area.

Each of the undersigned owners agree to defend, pay, and save harmless the City of Kirkland, its officers, agents, and employees from any and all claims of every nature whatsoever, real or imaginary, which may be made against the City, its officers, agents, or employees for any damage to property or injury to any person arising out of the existence of said Natural Greenbelt Protective Easement over said owner's property or the actions of the undersigned owners in carrying out the responsibilities under this agreement, including all costs and expenses, and recover attorney's fees as may be incurred by the City of Kirkland in defense thereof; excepting therefrom only such claims as may arise solely out of the negligence of the City of Kirkland, its officers, agents, or employees.

This easement is given to satisfy a condition of the development permit approved by the City of Kirkland under Kirkland File/Permit No. BSF19-01341, for construction of a single family dwelling unit upon the following described real property:

SEE EXHIBIT B

This easement shall be binding upon the parties hereto, their successors and assigns, and shall run with the land.

DATED at Kirkland, Washington, this day of , .

(Sign in blue ink)

(Individuals Only)

OWNER(S) OF REAL PROPERTY (INCLUDING SPOUSE)

(Individuals Only)

STATE OF WASHINGTON)

) SS.

County of King)

On this _____ day of _____, _____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ and _____

_____ to me known to be the individual(s) described herein and who executed the Natural Greenbelt Protective Easement and acknowledged that _____ signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Notary's Signature

Print Notary's Name

Notary Public in and for the State of Washington,
Residing at: _____

My commission expires: _____

(Partnerships Only)

OWNER(S) OF REAL PROPERTY

(Name of Partnership or Joint Venture)

By General Partner

By General Partner

By General Partner

(Partnerships Only)

STATE OF WASHINGTON)

) SS.

County of King)

On this _____ day of _____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ and _____

_____ to me, known to be general partners of _____, the partnership that executed the Natural Greenbelt Protective Easement and acknowledged the said instrument to be the free and voluntary act and deed of each personally and of said partnership, for the uses and purposes therein set forth, and on oath stated that they were authorized to sign said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Notary's Signature

Print Notary's Name

Notary Public in and for the State of Washington,
Residing at: _____

My commission expires: _____

(Corporations Only)

OWNER(S) OF REAL PROPERTY

(Name of Corporation)

By President

By Secretary

(Corporations Only)

STATE OF WASHINGTON }
County of King } SS.

On this _____ day of _____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ and _____

_____ to me, known to be the President and Secretary, respectively, of _____, the corporation that executed the Natural Greenbelt Protective Easement and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth, and on oath stated that they were authorized to sign said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Notary's Signature

Print Notary's Name

Notary Public in and for the State of Washington,
Residing at: _____

My commission expires: _____



GEOLOGICALLY HAZARDOUS AREAS COVENANT

<i>File No.:</i>	BSF19-01341
<i>Parcel Number:</i>	0825059195
<i>Project Name:</i>	Lang New SFR
<i>Project Address:</i>	6304 Lakeview Dr

Declarant Harley B. III and Rita Lang hereby declares and agrees as follows:

1. Declarant is the owner of the real property described below and incorporated herein by reference, which is the "property" referred to herein.
2. Declarant agrees to defend, indemnify, and hold the City of Kirkland harmless from all loss, including claim made therefor, which the City may incur as a result of any landslide or seismic activity occurring on the property and for any loss including any claim made therefor resulting from soil disturbance on the "property" in connection with the construction of improvements, including but not limited to storm water retention and foundations. "Loss" as used herein means loss including claim made therefor from injury or damage incurred on or off the "property," together with reasonable expenses including attorneys fees for investigation and defense of such claim.
3. This hold harmless is a perpetual covenant running with the "property" and is binding upon the Declarant's successor and assigns.
4. The real property subject to this Agreement is situated in Kirkland, King County, Washington, and described as follows:

POR OF GL 4 IN SEC 8-25-5 DAF BEG SW COR OF LOT 3 BLK 3 FRENCH'S HOMESTEAD VILLA TH ELY ALG SLY LN SD BLK DIST 290 FT TH SLY PLW ELY MGN 102ND AVE NE DIST 60 FT TH WLY PLW SLY LN SD BLK DIST 290 FT TO ELY MGN SD 102ND AVE NE TH NLY ALG SD ELY MGN 60 FT TO POB LESS S 4.27 FT OF N 60 FT OF E 70.40 FT OF W 190.40 FT OF THAT POR SD GL 4 LY S OF SD PLAT & E OF SD 102ND AVE NE AKA PAR 1 KIRK LLA #K431 W NACHIEM- LEITZKE-JOHNSON REC #8305020669

DATED at Kirkland, Washington, this _____ day of _____, _____.

(Sign in blue ink)

(Individuals Only)

OWNER(S) OF REAL PROPERTY (INCLUDING SPOUSE)

(Individuals Only)

STATE OF WASHINGTON)

) SS.

County of King)

On this _____ day of _____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ and _____

_____ to me known to be the individual(s) described herein and who executed the Geologically Hazardous Areas Covenant and acknowledged that _____ signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Notary's Signature

Print Notary's Name

Notary Public in and for the State of Washington,
Residing at: _____

My commission expires: _____

(Partnerships Only)

OWNER(S) OF REAL PROPERTY

(Name of Partnership or Joint Venture)

By General Partner

By General Partner

By General Partner

(Partnerships Only)

STATE OF WASHINGTON)

County of King) SS.)

On this _____ day of _____, _____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ and _____

_____ to me, known to be general partners of _____, the partnership that executed the Geologically Hazardous Areas Covenant and acknowledged the said instrument to be the free and voluntary act and deed of each personally and of said partnership, for the uses and purposes therein set forth, and on oath stated that they were authorized to sign said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Notary's Signature

Print Notary's Name

Notary Public in and for the State of Washington,
Residing at:

My commission expires: _____

(Corporations Only)

OWNER(S) OF REAL PROPERTY

(Name of Corporation)

By President

By Secretary

(Corporations Only)

STATE OF WASHINGTON }
County of King } SS.

On this _____ day of _____, _____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ and _____

_____ to me, known to be the President and Secretary, respectively, of _____, the corporation that executed the Geologically Hazardous Areas Covenant and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth, and on oath stated that they were authorized to sign said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Notary's Signature

Print Notary's Name

Notary Public in and for the State of Washington,
Residing at: _____

My commission expires: _____



NOTICE OF GEOLOGICALLY HAZARDOUS AREA

File Number:	BSF19-01341
Parcel Number:	0825059195
Project Name:	Lang New SFR
Project Address:	6304 Lakeview Dr

The undersigned, being all owners of the hereinafter described real property, hereby acknowledge that pursuant to the City of Kirkland Zoning Code, Section 85.50 and as hereafter amended, the property or designated portions thereof, are potentially located in a geologically hazardous area.

This determination is based on review of the development permit application submitted to the City in File Number BSF19-01341. Contact the City of Kirkland Planning and Building Department to view available maps, obtain a copy of the geotechnical report used in the review of the development permit, or review of any other information the City has collected with regard to this file.

This Notice is for the benefit of all current owners of the real property and their heirs, successors, and assigns; and this Notice and runs with the land described as follows:

Legal Description:

POR OF GL 4 IN SEC 8-25-5 DAF BEG SW COR OF LOT 3 BLK 3 FRENCH'S HOMESTEAD VILLA TH ELY ALG SLY LN SD BLK DIST 290 FT TH SLY PLW ELY MGN 102ND AVE NE DIST 60 FT TH WLY PLW SLY LN SD BLK DIST 290 FT TO ELY MGN SD 102ND AVE NE TH NLY ALG SD ELY MGN 60 FT TO POB LESS S 4.27 FT OF N 60 FT OF E 70.40 FT OF W 190.40 FT OF THAT POR SD GL 4 LY S OF SD PLAT & E OF SD 102ND AVE NE AKA PAR 1 KIRK LLA #K431 W NACHIEM- LEITZKE-JOHNSON REC #8305020669

DATED at Kirkland, this ____ day of _____, _____.

(Sign in blue ink)

(Individuals Only)

OWNER(S) OF REAL PROPERTY (INCLUDING SPOUSE)

(Individuals Only)

STATE OF WASHINGTON)

) SS.

County of King)

On this _____ day of _____, _____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ and _____

_____ to me known to be the individual(s) described herein and who executed the Notice of Geologically Hazardous Area and acknowledged that _____ signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Notary's Signature

Print Notary's Name

Notary Public in and for the State of Washington,
Residing at: _____

My commission expires: _____

(Partnerships Only)

OWNER(S) OF REAL PROPERTY

(Name of Partnership or Joint Venture)

By General Partner

By General Partner

By General Partner

(Partnerships Only)

STATE OF WASHINGTON)

) SS.

County of King)

On this _____ day of _____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ and _____

_____ to me, known to be general partners of _____, the partnership that executed the Notice of Geologically Hazardous Area and acknowledged the said instrument to be the free and voluntary act and deed of each personally and of said partnership, for the uses and purposes therein set forth, and on oath stated that they were authorized to sign said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Notary's Signature

Print Notary's Name

Notary Public in and for the State of Washington,
Residing at: _____

My commission expires: _____

(Corporations Only)

OWNER(S) OF REAL PROPERTY

(Name of Corporation)

By President

By Secretary

(Corporations Only)

STATE OF WASHINGTON }
County of King } SS.

On this _____ day of _____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ and _____

_____ to me, known to be the President and Secretary, respectively, of _____, the corporation that executed the Notice of Geologically Hazardous Area and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth, and on oath stated that they were authorized to sign said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Notary's Signature

Print Notary's Name

Notary Public in and for the State of Washington,
Residing at: _____

My commission expires: _____

(LLC Only)

OWNER(S) OF REAL PROPERTY

(Name of Company)

By Managing Member

By Member

(LLC Only)

STATE OF WASHINGTON }
County of King } SS.

On this _____ day of _____, _____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ and _____

_____ to me, known to be the Member(s), _____ respectively, _____ of _____, the company that executed the Notice of Geologically Hazardous Area and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth, and on oath stated that they were authorized to sign said instrument and that the seal affixed is the corporate seal of said company.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Notary's Signature

Print Notary's Name
Notary Public in and for the State of Washington,
Residing at: _____
My commission expires: _____



Maintenance and Retention Agreement for Trees and Required Landscaping

Project Name: Lang New SFR
Address: 6304 Lakeview Dr
Parcel No: 0825059195

This agreement is entered into between each undersigned owner of the real property and the City of Kirkland, in consideration of approval by the City of a permit under City of Kirkland Permit No. BSF19-01341 for the hereinafter described real property in Kirkland, King County, Washington.

Each undersigned owner jointly and severally hereby agrees to maintain and retain the trees and other vegetation required by the City to be planted or retained on the real property described below, in accordance with the final approved tree plan (on file in the Kirkland Department of Planning and Community Development) and pursuant to Chapter 95 of the Kirkland Zoning Code ("KZC"), for a period of five years after the aforementioned City of Kirkland building permit has received final inspection approval. This agreement shall remain in effect for an additional two years after the expiration date to cover any vegetation which is required by the City to be replaced. Thereafter, maintenance will continue pursuant to KZC requirements.

Each of the undersigned agree to defend, pay, and save harmless the City of Kirkland, its officers, agents, and employees from any and all claims of every nature whatsoever, real or imaginary, which may be made against the City, its officers, agents, or employees for any damage to property or injury to any person arising out of the maintenance of said trees and other said vegetation on said owner's property or out of the actions of the undersigned in carrying out the responsibilities under this agreement, excepting therefrom only such claims as may arise solely out of the negligence of the City of Kirkland, its officers, agents, or employees.

This Agreement shall be binding upon the heirs, successors and assigns of each of the undersigned and shall run with the land. This Agreement shall, at the expense of the undersigned, be recorded by the City of Kirkland with the King County Department of Elections and Records.

Failure to maintain and retain said trees and other said vegetation in accordance with this agreement may subject the undersigned to civil penalties as authorized by Chapter 95 of the KZC.

The real property owned by the undersigned and the subject property of this Agreement is situated in Kirkland, King County, Washington and described as follows:

POR OF GL 4 IN SEC 8-25-5 DAF BEG SW COR OF LOT 3 BLK 3 FRENCH'S
HOMESTEAD VILLA TH ELY ALG SLY LN SD BLK DIST 290 FT TH SLY PLW ELY MGN
102ND AVE NE DIST 60 FT TH WLY PLW SLY LN SD BLK DIST 290 FT TO ELY MGN SD
102ND AVE NE TH NLY ALG SD ELY MGN 60 FT TO POB LESS S 4.27 FT OF N 60 FT OF
E 70.40 FT OF W 190.40 FT OF THAT POR SD GL 4 LY S OF SD PLAT & E OF SD 102ND

AVE NE AKA PAR 1 KIRK LLA #K431 W NACHIEM- LEITZKE-JOHNSON REC
#8305020669

DATED at Kirkland, Washington, this _____ day of _____, _____

(Sign in blue ink)

(Individuals Only)

OWNER(S) OF REAL PROPERTY (INCLUDING SPOUSE)

(Individuals Only)

STATE OF WASHINGTON)
County of King) SS.

On this _____ day of _____, _____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ and _____

_____ to me known to be the individual(s) described herein and who executed the Maintenance and Retention Agreement for Trees and Required Landscaping and acknowledged that _____ signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Notary's Signature

Print Notary's Name

Notary Public in and for the State of Washington,
Residing at: _____

My commission expires: _____

(Partnerships Only)

OWNER(S) OF REAL PROPERTY

(Name of Partnership or Joint Venture)

By General Partner

By General Partner

By General Partner

(Partnerships Only)

STATE OF WASHINGTON)
County of King) SS.

On this _____ day of _____, _____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ and _____ to me, known to be general partners of _____, the partnership that executed the Maintenance and Retention Agreement for Trees and Required Landscaping and acknowledged the said instrument to be the free and voluntary act and deed of each personally and of said partnership, for the uses and purposes therein set forth, and on oath stated that they were authorized to sign said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Notary's Signature

Print Notary's Name

Notary Public in and for the State of Washington,
Residing at: _____
My commission expires: _____

(Corporations Only)

OWNER(S) OF REAL PROPERTY

(Name of Corporation)

By President

By Secretary

(Corporations Only)

STATE OF WASHINGTON)
County of King) SS.

On this _____ day of _____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ and _____

_____ to me, known to be the President and Secretary, respectively, of _____, the corporation that executed the Maintenance and Retention Agreement for Trees and Required Landscaping and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth, and on oath stated that they were authorized to sign said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Notary's Signature

Print Notary's Name
Notary Public in and for the State of Washington,
Residing at: _____
My commission expires: _____

(LLC Only)

OWNER(S) OF REAL PROPERTY

(Name of Company)

By Managing Member

By Member

(LLC Only)

STATE OF WASHINGTON)
County of King) SS.

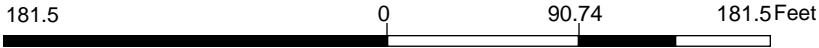
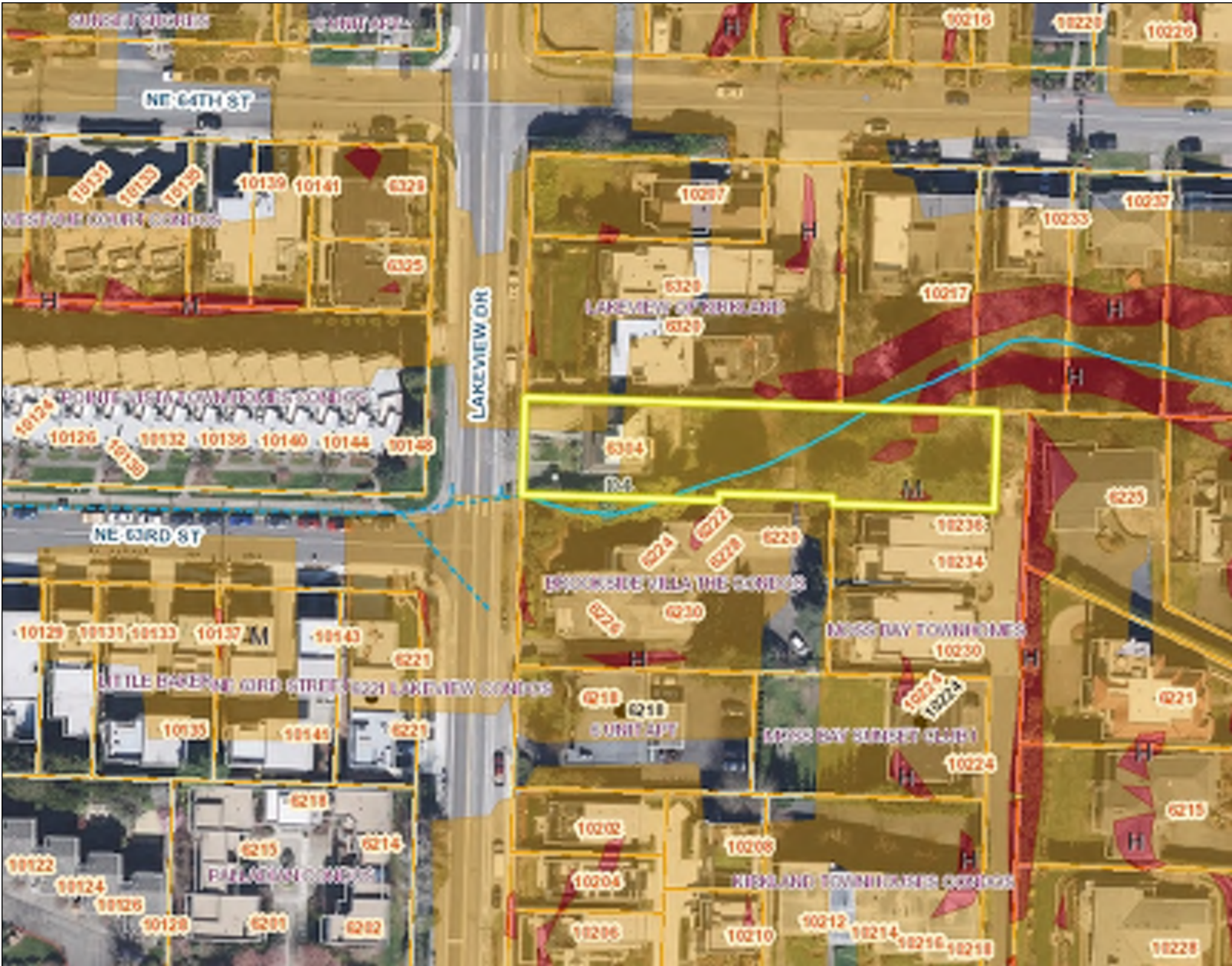
On this _____ day of _____, _____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ and _____

_____ to me, known to be the Member(s), _____ respectively, _____ of _____, the company that executed the Maintenance and Retention Agreement for Trees and Required Landscaping and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth, and on oath stated that they were authorized to sign said instrument and that the seal affixed is the corporate seal of said company.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Notary's Signature

Print Notary's Name
Notary Public in and for the State of Washington,
Residing at: _____
My commission expires: _____



NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet

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Legend

- Streams**

 - Open
 - Pipe

Landslide

 - Deposit Areas
 - Head Scarps
 - High Susceptibility
 - Moderate Susceptibility

Wetlands

Address

 - Other Address
 - Current Address
 - Current ADU
 - Pending Address

City Limits

Grid

QQ Grid

Cross Kirkland Corridor

Regional Rail Corridor

Streets

Parcels

Place Names

Buildings

Lakes

Parks

Schools

1: 1,089



Notes