

DRAINAGE NOTES:

GENERAL: 1) Slope all drain lines at 2% minimum toward the outlet.

2) Provide cleanouts or control structures as appropriate. 3) All drainage piping and structures are subject to inspection prior to backfilling.

4) Roof and footing drains may be combined beyond the lowest point of the footing drain. Use sand collars at CB connections to P.Y.C. pipe.

FOOTING DRAINS:

1) Footing drains shall be installed around all foundations which enclose a craul space, cellar, basement, garage or other building

2) Drains shall be constructed of perforated pipe installed at the base of the footing.

3) Drain pipe shall meet material standards for D2729 for P.V.C.

pipe, with the perforations directed downward.

4) Granular backfill shall be placed around and above the footing drain to a depth of 2/3 of the height of the wall.

5) A filter fabric shall be used to prevent soil particles from entering the footing drain. It is preferable that the fabric be placed between the granular backfill and the native soils.

<u>roof drains,</u> 1) Number and size shall be in conformance with the Uniform

Plumbing Code.

2) Downspouts shall be tied into a non-perforated, rigid, smooth-bore pipe, which drains to an approved storm system.

3) Drainpipe shall meet material standards for D2729 for P.V.C. pipe, GR F-405 for smooth-bare H.D.P.E. pipe.

4) Provide clean outs at the upper end of the system and at each cumulative change of direction in excess of 135 degrees.

5) All pipe fittings shall be made of the same material as the straight pipe. Glued joints shall use a bonding agent recommended by the pipe manufacturer.

PLAN NOTES:

1) SEE SHEET ALØ3 FOR EROSION CONTROL NOTES AND

2) THIS SITE PLAN WAS GENERATED WITH THE BENEFIT OF A SURVEY. ALL ITEMS SHOWN SHALL BE VERIFIED IN THE FIELD

TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ARCHICTECT SO THAT THE PROPER REVISIONS MAY BE MADE.

5) SEE A2.01 - A2.04 FOR ENLARGED PLANS.

ARCHITECT AND CONTRACTOR

1) TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING

YEGETATION FROM DAMAGE. 8) ALL EXISTING UTILITY LOCATIONS HAVE BEEN

ESTABLISHED BY USUAL SURVEY ONLY, THEREFORE SHALL BE CONSIDERED APPROXIMATE AND NOT NECESSARILY COMPLETE. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INDEPENDENTLY VERIFY AND ACCURATELY LOCATE ALL EXISTING UTILITIES PRIOR TO THE START OF WORK.

LANDSCAPE NOTES:

1) ONE TREE (#4) TO BE REMOVED PER ARBORISTS LETTER

2) EXISTING APPLICABLE TREES SHALL BE PROVIDED WITH PROTECTION DURING CONSTRUCTION AGAINST DAMAGE. SEE TREE PROTECTION FENCE DETAIL THIS SHEET.

LEXICON:

BY THE CONTRACTOR.

3) ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY, WHERE

4) ALL EXISTING ITEMS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.

6) A PRE-CONSTRUCTION MEETING IS REQUIRED BETWEEN

AREA OF EXTERIOR WORK



AREA OF FILL

- T STORM WATER TIGHT LINE FOOTING DRAIN TIGHT LINE WATER MAIN SUPPLY LINE GAS MAIN SUPPLY LINE SIDE SEWER LINE OVERHEAD ELECTRICAL LINE --- STREET CENTER LINE

PROPERTY LINE SETBACK LINE **---** • ----

--- OUTLINE OF STRUCTURE EXISTING DECIDUOUS TREE (ALL TREES TO REMAIN!)

EXISTING EVERGREEN TREE

LOT COVERAGE GROSS LOT AREA = 17.334.3 SF

14 CREDITS (EXISTING)

(NOT INCLUDED)

ALLOWABLE LOT COVERAGE = 50% OR 3,6610 SF

ROOF FOOT PRINT = 3,5600 SF ROCKERYS/RETAINING WALLS = 460 SF PERVIOUS DRIVEWAY = 1,2310 SF

14''

(CALCULATED AT 50%) PERVIOUS SIDE WALK AREA = 310 SF

ACTUAL LOT COVERAGE = 48740 SF SF OR 280%

FLOOR AREA RATIO CALCULATION

MEASURED TO INTERIOR OF WALL (SEE FLOOR AREA CALCULATION PLANS A1.02)

LOWER LEVEL EXLUDED BASEMENT AREA = 1,9760 SF INCLUDED AREA THIS LEVEL = 0.0 SF

MAIN LEVEL INCLUDED FLOOR AREA = 1,9680 SF INCLUDED GARAGE AREA = 3695 SF EXLUDED GARAGE AREA = 3655 SF

INCLUDED AREA THIS LEVEL = 2,337.5 SF

UPPER LEVEL INCLUDED FLOOR AREA = 22860 SF INCLUDED FLOOR AREA @ OPEN AREA = 3.0 SF INCLUDED AREA THIS LEVEL = 2289.0 SF

<u> TOTAL INCLUDED FLOOR AREA = 4,669.5</u>

OR 46695 / 173343 = 27% FAR

ATTIC LEYEL INCLUDED AREA (W/ HEAD HEIGHT OVER 5 FEET) = 43.0 SF / INCLUDED AREA THIS LEVEL = 43.0 SF

SQUARE FOOTAGE

MEASURED TO EXTERIOR

(SEE FLOOR AREA CALCULATION PLANS ALO2)

LOWER LEYEL UN-HEATED BASEMENT AREA = 2,122,0 SF

GROSS HEATED FLOOR AREA = 00 SF MAIN LEVEL

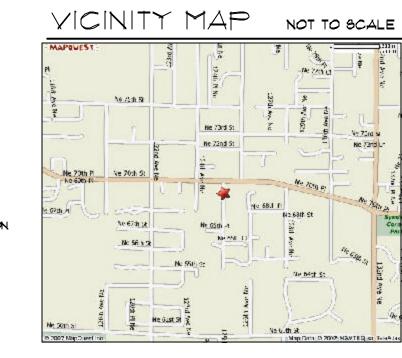
HEATED FLOOR AREA = 2,065.0 SF UN-HEATED GARAGE AREA = 179.0 SF FRONT PORCH AREA = 166.0 SF BACK PORCH AREA = 157.0 SF GROSS HEATED FLOOR AREA THIS LEVEL = 2,065,0,SF

UPPER LEVEL HEATED FLOOR AREA = 2,400,0 SF GROSS HEATED FLOOR AREA THIS LEVEL = 2.4000/SF

CUT AND FILL

CUT TOTAL = 12110 CUBIC YARDS BASEMENT - 866 CY GARAGE = 160 CY DRIVE - 19 CY YARD = 106 CY

FILL TOTAL = 490 CUBIC YARDS TOTAL EXPORT OF SOILS . 1,162.0 CUBIC YARDS EXPORT EXCESS SOILS FROM SITE IMMEDIATELY





1537 BALLARD WAY SEATTLE WA 98107 WHITNEYARCHITECTURE.COM

ADDRESS:

6902 125TH AVENUE NORTHEAST KIRKLAND, WASHINGTON 98033

PARCEL NUMBER:

0925059176

LEGAL DESCRIPTION:

LOT 3 KIRKLAND BLA *LLA-05-00019 REC LOT 3 KIRKLAND BLA *LLA-05-00019 REC 1 1 25th Avenue Northeast FT OF E 224 FT OF W 650 FT OF NW 1/4 OF SE 1/4 STR Ø9-25-Ø5

ZONING NOTES:

ZONING RS 8.5, KIRKLAND ZONING CODE

PROJECT DESCRIPTION: HOUSE - DEMOLITION OF AN EXISTING SINGLE FAMILY RESIDENCE AND CONSTRUCT NEW SINGLE FAMILY

SETBACKS:

RESIDENCE.

20' FRONT YARD, 10' REAR YARD SETBACKS, 5' MINIMUM SIDE YARD WITH A A TOTAL OF 15'

BUILDING CODE NOTES:

2005 NATIONAL ELECTRICAL CODE 2006 INTERNATIONAL BUILDING CODE (IBC) 2006 INTERNATIONAL RESIDENTIAL CODE (IRC) 2006 INTERNATIONAL MECHANICAL CODE (IMC) 2006 UNIFORM PLUMBING CODE 2006 WASHINGTON STATE ENERGY CODE, (WSEC) WASHINGTON STATE VENTILATION AND INDOOR AIR

CONSTRUCTION TYPE Y-B OCCUPANCY CLASS, SINGLE FAMILY

OWNER: BRIAN AND CYRSTAL THORPE 6902 125TH AVE NE KIRKLAND, WASHINGTON 98033

QUALITY CODE (YIAQ)

(425) 822-5683 PROJECT CONTACT/ARCHITECT:

PAUL WHITNEY WHITNEY ARCHITECTURE INC. 1537 NORTHWEST BALLARD WAY SEATTLE WASHINGTON 9810T

(206) 789-3934 PAUL@WHITNEYARCHITECTURE.COM

STRUCTURAL ENGINEER: NICK CARTER

PERBIX BYKONEN 820 JOHN STREET #201 SEATTLE WA, 98109 (206)264 - 7784

GENERAL CONTRACTOR:

TO BE DETERMINED

DRAWING INDEX:

ARCHITECTURAL SITE PLAN, PROJECT INFORMATION Δ ID2 AREA PLANS ΔIØ3 AREA PLANS

 $\Delta | \mathscr{O} 4$ GENERAL NOTES EROSION CONTROL PLAN ∆I*Ø*5

A2.ØØ PLAN NOTES CRAWL SPACE PLAN MAIN LEVEL FLOOR PLAN $\Delta 2$ $\varpi 2$ UPPER LEVEL FLOOR PLAN A2.Ø3 A2.Ø4 ROOF PLAN

A2.Ø5 WINDOW & DOOR SCHEDULES WINDOW & DOOR SCHEDULES A2.Ø6 ∆3.Ø1 EXTERIOR ELEVATIONS

∆3*©*2 EXTERIOR ELEVATIONS BUILDING SECTIONS ∆3.Ø3 Δ3*0*4 BUILDING SECTIONS ∆3.Ø5 WALL SECTIONS A3.06 WALL SECTIONS *Д3.*ØТ WALL SECTIONS A3.08 STAIR SECTION COLUMN SECTIONS COLUMN SECTIONS

AS.OI EXTERIOR DETAILS

STRUCTURAL SOLOI STRUCTURAL NOTES

FOUNDATION PLAN MAIN LEVEL FLOOR FRAMING PLAN UPPER LEVEL FLOOR FRAMING PLAN S2.Ø3 ROOF FRAMING PLAN S2.004

STRUCTURAL DETAILS STRUCTURAL DETAILS **58.**Ø2 STRUCTURAL DETAILS

206.789.3934 FAX.789.1871

PROJECT:

Thorpe Residence

🔨 A New Single-Family Residence

Kirkiand, WA 98033



Date Issued: 12/19/2007 PERMIT SE

DATE REVISED:

CORRECTIONS 03/20/2008

filename & location:

A1.01.dwg Z:\DATA\DRAMNGS\WHITNEY\Thorpe\A1 - site & demolition plans\ PLOTTED:

25 March 2008 at 1:07 pm

SHEET TITLE:

Permit Documents

General Info

SCHEET NUMBER:

SHEET

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of: