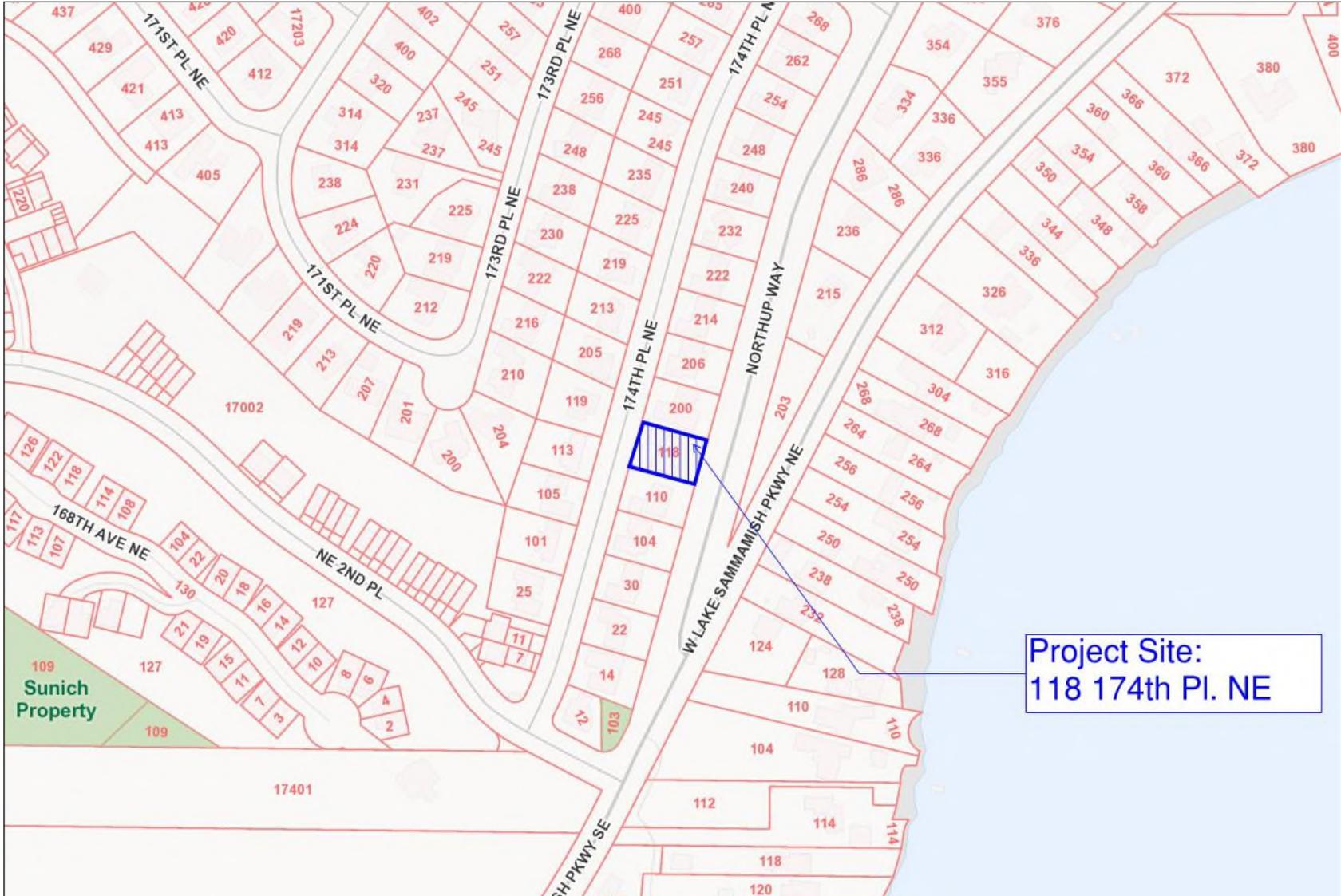


Martin Addition Vicinity Map



November 25, 14

Re: 118 174th PL. NE.
Bellevue, Washington 98008

Project Description:

Request For Voluntary Compliance Case# 14-134223-EA:
Critical Areas Land Use Permit Narrative:

Project Description:

This submittal consists of Architectural Construction Documents and Structural Construction Documents that were drawn to represent the construction of a deck with a partial roof area, a master bedroom addition and a replacement of an existing retaining wall at the basement level that were constructed without a building permit.

There was an existing deck of 505 square feet that was in need of repair as it was constructed in 1964. Mr. Mike Martian had this existing deck demolished and then had a new deck of 853 square feet and a 125 square foot master bedroom addition built.

The square footage of the rebuilt deck will be 853 sf. There is a portion of this deck that has a 348 sf roof covered roof area.

The existing master bedroom has an un-permitted 123 SF of an addition. This will remain. Under this 123 SF addition, the structural engineer is requiring a structure to stack below for shear transfer and diaphragm needs. This will be a 100 SF unheated mudroom to stack below the existing master bedroom addition.

The rebuilt deck and master bedroom addition are located in the original footprint of the initial deck with the additional cantilever extension to the West of 77 SF.

The Owner of the property, Mr. Mike Martian obtained Geo Group Northwest, Inc. to perform subsurface investigation at the subject site and provided geotechnical related recommendations for the proposed deck and new retaining wall at the basement level. This report is enclosed in this submittal package.

Critical Areas Land Use Permit Narrative:

Enclosed is the land survey with the topography, existing house, carport and deck footprint located. The Top of Slope is marked on the drawing as well as all existing trees with their trunk sizes called out.

Within this set of drawings, there is additional required construction drawn. The addition of an unheated mudroom on the basement level is needed for shear purposes which will stack under the master bedroom addition. A summary of compliance with 20.25H.125 Performance standards shows that the proposed shear wall minimizes alterations to the

Medici Architects

Architecture, Programming, Accessible Design & Interior Design

natural contour of the slope and is located to preserve the most critical portion of the site and its natural landforms by stacking underneath the existing deck structure. In addition the mud room foundation walls shall be utilized as retaining walls in further compliance with the Performance standards for steep slope areas. Per Mitigation sequencing 20.25H.215 the construction of the mud room will take place in summer, complying with seasonal timing and preventing soil erosion from winter and spring rain.

The existing two car carport is to be demolished and a new single car carport is to be constructed. The reason for this demolition is to reduce the building lot coverage and bring the building lot coverage into compliance. In addition to the demolition of the carport, the breezeway connection the front porch to the existing carport will also be demolished. This demolition complies with 20.25H.125 Performance standards by minimizing impervious surfaces within the critical area and critical area buffer.

On the site plan, the notation of the critical area buffer has been located. The existing house and deck which was constructed in 1964 was non-conforming and has always been located within the steep slope buffer as well as a portion of the existing carport. The new proposed carport will be West of the steep slope buffer area.

The project that is being submitted is considered to be the least intrusive of the existing steep slope. Structurally the posts have been located in the original locations that the original deck utilized. These footings were increased in size. For the extension to the deck, the builder cantilevered the extra area instead of installing point loads in the critical slope. Kicker brackets were used to hold the East end of the covered deck roof up instead of digging new footings in the steep slope area. Because the slope is greater than 40 percent the use of pole-type construction, which conforms to the existing topography, is in compliance with the Performance standards 20.25H.125.

None of the natural vegetation has been removed and the steep slope hillside is full of trees that have never been touched. Limiting all of the construction to areas previously disturbed allows the project to meet the requirements in 20.25H.215 Mitigation sequencing; where minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, project redesign, and seasonal timing, to avoid or reduce impacts to the critical area and critical area buffer.

GEO Group Northwest, Inc. supplied a report detailing a professional summary of mitigation steps needed to comply with the Critical Areas Land Use Permit. Please refer to their report on additional precautions implemented.

Sincerely,

Emily Buchwalter, AIA
Principal Architect
Medici Architects

RECORD OF SURVEY

LEGAL DESCRIPTION

LOT 30, LAKE HILLS NO. 26, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 73 OF PLATS, PAGES 33 THROUGH 35, INCLUSIVE, IN KING COUNTY, WASHINGTON.

EASEMENTS AND EXCEPTIONS

1. NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE DIVIDED AND SOLD OR RESOLD, OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN THE AREA REQUIRED FOR THE USE DISTRICT IN WHICH IT IS LOCATED.

NO VEHICULAR ACCESS FROM LOTS 20 TO 35, INCLUSIVE, TO NORTHROP WAY

SURVEYOR'S NOTES

1. THE PURPOSE OF THIS SURVEY IS TO ASCERTAIN THE LOCATION OF THE BOUNDARIES OF THE PARCEL AS DESCRIBED HEREON.
2. THIS SURVEY WAS MADE BY FIELD TRAVERSE USING A LEICA 1203 3" ROBOTIC TOTAL STATION AND GS14RTK GPS WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.
3. THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
4. THE TITLE REPORT WAS PROVIDED BY KING COUNTY AUDITOR, REFERENCE NO. E2030357, DATED APRIL, 8TH 2004.
5. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 8/21/2014 AND IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME. ALL MONUMENTS WERE VISITED OR SET IN 8/21/2014. THIS SITE CONTAINS IMPROVEMENTS NOT LOCATED OR SHOWN AS A PART OF THIS SURVEY.

HORIZONTAL DATUM

NAD 1983; PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

VERTICAL DATUM

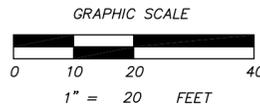
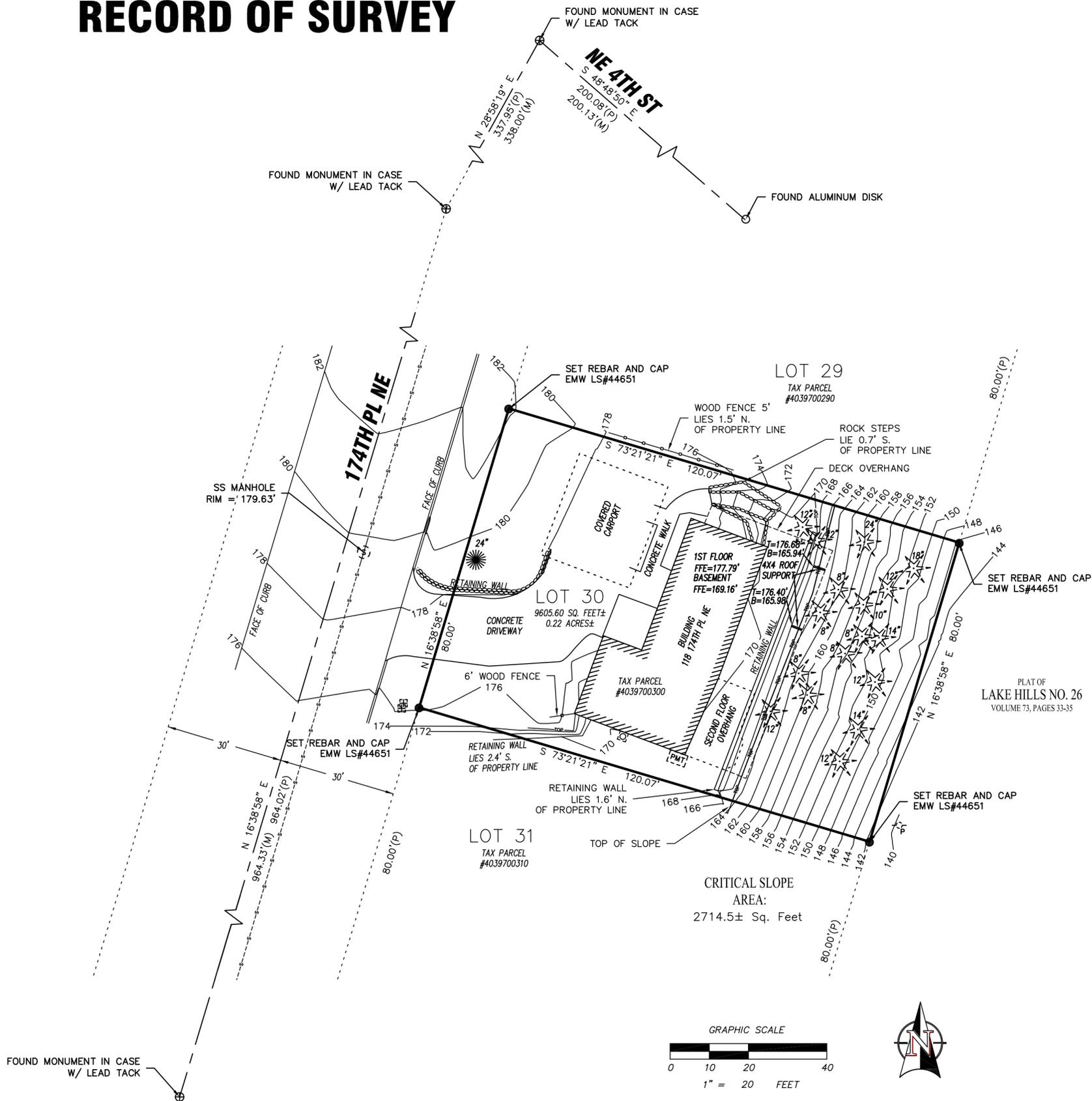
NAVD 1988 PER RTK GPS TIES AND THE WSRN. UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

REFERENCE SURVEYS

(1) PLAT OF LAKE HILLS NO. 26, VOL. 73, PAGES 33-35, KING COUNTY AUDITOR.

LEGEND

- ⊕ FOUND MONUMENT IN CASE, AS NOTED
- FOUND ALUMINUM CAP, AS NOTED
- SET REBAR AND CAP, EMW LS# 44651
- ⊖ POWER POLE
- [PMT] POWER METER
- [NGM] NATURAL GAS METER
- [SSM] SANITARY SEWER MANHOLE
- [WM] WATER METER
- ☀ PINE TREE
- ☀ DOUGLAS FIR TREE
- WOOD FENCE, AS NOTED
- - - SEWER LINE
- TOP OF SLOPE



informed land survey

PO Box 5137
Tacoma, WA 98415-0137

Phone: 253-627-2070
Fax: 253-627-9175
www.i-landsurvey.com

LAND SURVEYING, MAPPING, & GIS

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF MICHAEL MARTIN ON THIS _____ DAY OF _____, 20____.

Evan Wahlstrom

EVAN MARK WAHLSTROM, LS#44651 EXP 10/04/14

EVAN M. WAHLSTROM
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL LAND SURVEYOR
44651
9/22/2014

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF MICHAEL MARTIN THIS _____ DAY OF _____ 20____ AT _____ PAST _____ O'CLOCK AND RECORDED UNDER KING COUNTY AUDITOR'S NUMBER _____ RECORDS OF KING COUNTY, WASHINGTON

AUDITOR _____

DRAFTED: SB	CHECKED: EW
DATE: 9/22/2014	JOB NO.: MARTM-140821
SCALE: 1" = 20'	FIELD CREW: SW, JR

INDEX DATA: SW 1/4 OF THE NE 1/4 OF SECTION 36, T25, R5, W.M.
KING COUNTY, WA

FOR: MICHAEL MARTIN
118 174TH PL NE
BELLEVUE, WA

MARTM-140821, BOUNDARY/TOPO

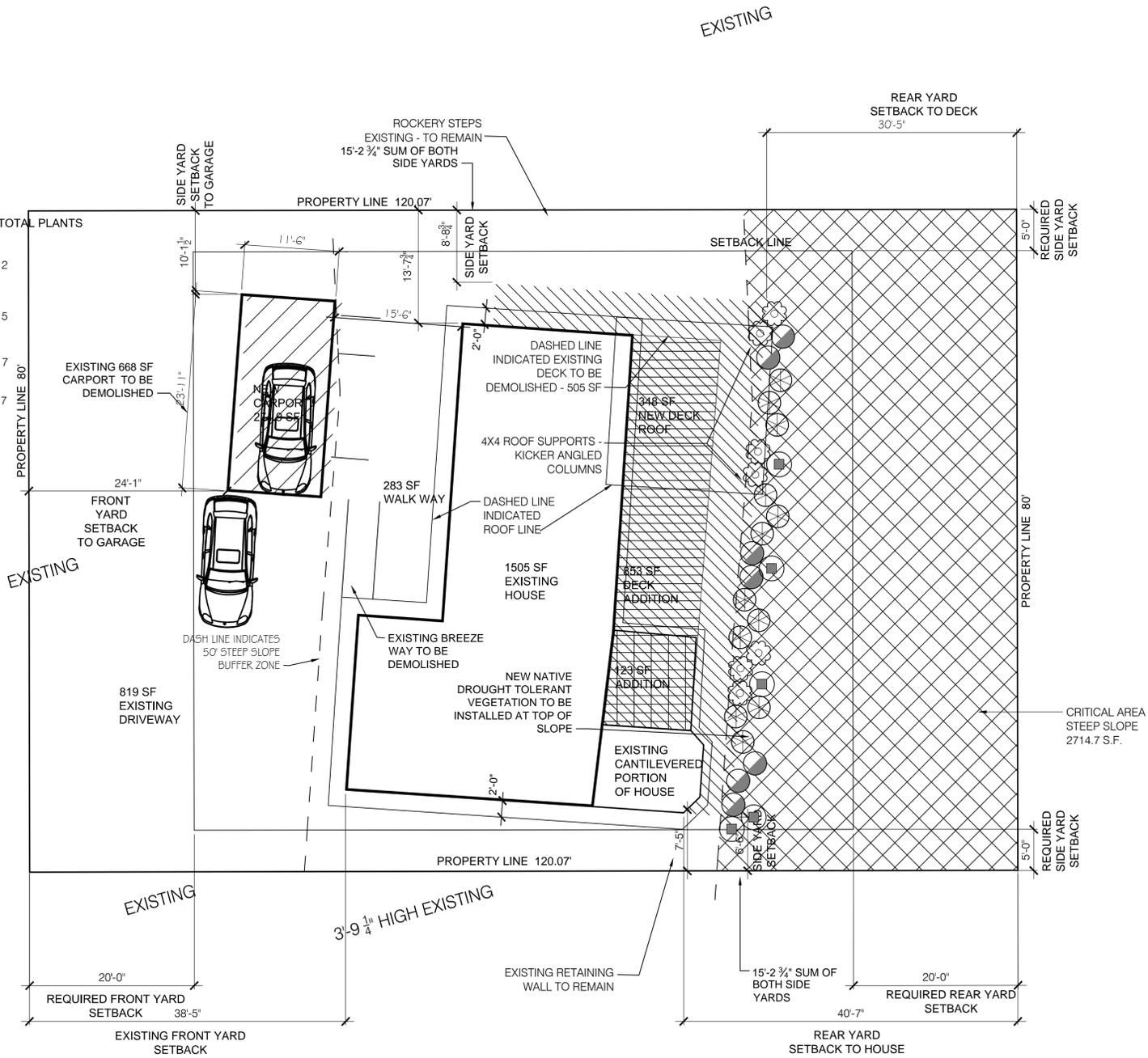
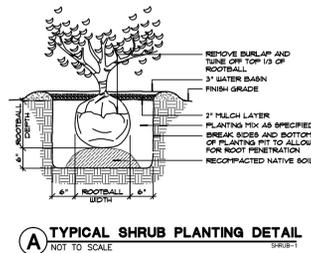
SHT. 1
OF 1

MITIGATION PLANTING LEGEND:

SYMBOL	BOTANICAL / COMMON NAME	SIZE/SPACING ON CENTER	TOTAL PLANTS
	Symphoricarpus albus / Common Snowberry	2 Gallon / 36" O.C.	12
	Holodiscus discolor / Ocean Spray	2 Gallon / 36" O.C.	5
	Vaccinium ovatum / Evergreen Huckleberry	2 Gallon / 36" O.C.	7
	Polystichum munitum / Sword Fern	2 Gallon / 36" O.C.	7

PLANTING AND MONITORING NOTES:

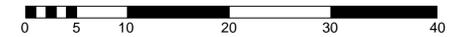
1. Supplemental Watering - All new mitigation plantings shall be irrigated by low-volume drip hose piping controlled by battery-powered control valves connected to the residential water supply. Irrigation water shall be applied during hot dry weather and continued drought conditions. Over-irrigation of plants shall be avoided.
2. Maintenance and Contingency - All new mitigation plantings shall be maintained in a healthy growing condition with visible active growth and establishment. All dead, dying or diseased plant material shall be immediately removed and replaced in kind during appropriate seasonal conditions for planting operations.
3. Performance Monitoring - All new mitigation plantings shall be regularly monitored for healthy growing conditions by a representative from JGM Landscape Architects Inc., or another licensed landscape architect, until the plants become fully established, a period not less than 5 years. Monitoring shall take place at intervals after planting of one month, three months, six months and one year thereafter.



MARTIN RESIDENCE
118 174TH PLACE NE,
BELLEVUE WA 98008

ARCHITECT:
MEDICI ARCHITECTS
EMILY BUCHWALTER, AIA
11661 S.E. 1st Street, Suite 200
BELLEVUE, WA 98005
PHONE: 425-453-9298
FAX: 425-452-8448
emily@mediciarchitects.com

LANDSCAPE ARCHITECT:
JGM LANDSCAPE ARCHITECTS INC. PS
CRAIG LEWIS, PLA, ASLA
12610 N.E. 104TH STREET
KIRKLAND, WA 98033
PHONE: 425-454-5723
craig@jgm-inc.com



MITIGATION PLANTING PLAN

MARCH 3, 2015