SETO RESIDENCE

ENERGY CODE

CALCULATION BASED ON Chapter 51-11R WAC
STATE BUILDING CODE ADOPTION AND AMENDMENT OF THE 2012 EDITION OF
THE INTERNATIONAL ENERGY CONSERVATION CODE, RESIDENTIAL

PRESCRIPTIVE REQUIREMENTS

TABLE R402.1.1 FOR CLIMATE ZONE 4C

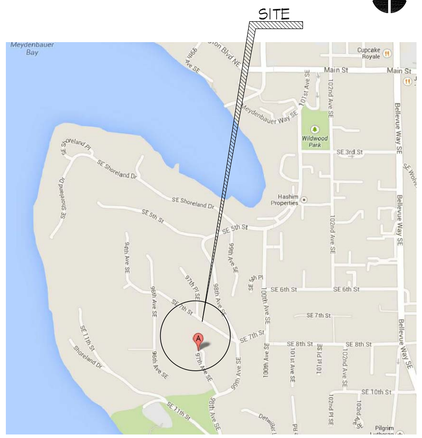
FENESTRATION(GLAZING) U-FACTOR MAX	0.30
SKYLIGHT U-FACTOR MAX	0.50
GLAZED FENESTRATION SHGC	NOT REQ'D
ATTIC CEILING R-VALUE	R-49
VAULTED CEILING R-VALUE	R-38
WOOD FRAME WALL R-VALUE	R-21
MASS WALL R-VALUE	R-21
FLOOR R-VALUE	R-30
BELOW-GRADE WALL - EXT CONT INSUL	R-10
BELOW-GRADE WALL - INT CONT INSUL	R-15
BELOW-GRADE WALL - CAVITY INSUL	R-21 + TB*
SLAB R-VALUE & DEPTH	R-10, 2 ft

*TB= THERMAL BREAK

VICINITY MAP

N.T.S.

729 97th AVENUE SE
BELLEVUE, WASHINGTON 98004



GENERAL NOTES

1. GENERAL NOTES DO NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITIES DOCUMENTED IN AIA FORM A201 GENERAL CONDITIONS AND SUPPLEMENTAL GENERAL CONDITIONS OR INFORMATION CONTAINED WITHIN THE CONTRACT DOCUMENTS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES TO ASSURE COMPLIANCE WITH THE CONTRACT DOCUMENTS.

CODES
3. ALL WORK SHALL CONFORM TO ALL APPLICABLE BUILDING CODES AND ORDINANCES. IN ANY CONFLICT WHERE THE METHOD OR STANDARDS OF INSTALLATION OF THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE APPLICABLE CODE OR ORDINANCES, THE CODE OR ORDINANCES SHALL GOVERN. IN THE EVENT THIS OCCURS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY. CURRENT EDITIONS OF THE CODE ARE LISTED HERE FOR GENERAL REFERENCE, BUT DO NOT RELEASE THE CONTRACTOR FROM CONFORMING TO ALL APPLICABLE BUILDING CODES AND ORDINANCES AND THEIR SUBSECTIONS.

APPLICABLE CODES PER CITY OF BELLEVUE REQUIREMENTS:
2009 INTERNATIONAL BUILDING CODE (IBC) - WAC 51-50
2009 INTERNATIONAL RESIDENTIAL CODE (IRC) - WAC 51-51
2009 INTERNATIONAL MECHANICAL CODE (IMC) - WAC 51-52
2009 INTERNATIONAL FUEL GAS CODE (IFGC) - WAC 51-52
2009 INTERNATIONAL FIRE CODE (IFC) - WAC 51-54

SUPPLEMENTAL CODES INCLUDE:
2012 WASHINGTON STATE ENERGY CODE, Chapter 51-11R WAC
2008 UNIFORM PLUMBING CODE & STANDARDS - WAC 51-56 AND WAC 51-57
2008 NATIONAL FUEL GAS CODE (NFGC) - WAC 51-52
2008 NFPA 54, NATION FUEL GAS CODE - WAC 51-52
2008 EDITION OF NFPA 58, LIQUEFIED PETROLEUM GAS CODE-WAC 51-52

CONSULTANT'S DRAWINGS:
4. CONSULTANT DRAWINGS INCLUDING BUT NOT LIMITED TO STRUCTURAL ARE SUPPLEMENTARY TO THE DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES IDENTIFIED BETWEEN THE CONSULTANT DRAWINGS WITH A WRITTEN REQUEST FOR CLARIFICATION. WORK INSTALLED IN CONFLICT WITH THE CONTRACT DOCUMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

CONSTRUCTION:
5. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION . WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED, BUT ARE OF A SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO APPROVAL BY THE ARCHITECT.

6. THE CONTRACTOR SHALL INVESTIGATE EXISTING CONDITIONS BEFORE BEGINNING WORK.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT INDICATED IN THE CONTRACT DOCUMENTS, AND PROVIDED BY OTHERS.

8. THE CONTRACTOR SHALL PROVIDE ALL BLOCKING, BUCK-OUTS, BACKING AND JACKS AS REQUIRED FOR THE WORK, UNLESS NOTED OTHERWISE.

9. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR INSPECTING THE WORKMANSHIP OF SUBCONTRACTORS PRECEDING. DISCREPANCIES IN PROCEEDING WORK SHALL BE REPORTED TO THE CONTRACTOR IMMEDIATELY. FAILURE TO DO SO IN A TIMELY MANNER SHALL BE CONSTRUED AS ACCEPTANCE OF THAT WORK.

10. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR DAMAGE TO ADJACENT WORK CAUSED BY THE SUBCONTRACTOR, IT'S AGENTS, OR EMPLOYEES. SUBCONTRACTOR SHALL REPAIR SAID DAMAGE AT THE SUBCONTRACTOR'S EXPENSE.

DRAWING STANDARDS / DIMENSIONS:

11. DO NOT SCALE DRAWINGS, USE WRITTEN DIMENSIONS. IN THE EVENT THAT DISCREPANCIES ARE FOUND IN THE DRAWINGS, THE CONTRACTOR SHALL IMMEDIATELY CLARIFY SAID CONDITION WITH THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

12. ALL INFORMATION RELATED TO EXISTING CONDITIONS HAS BEEN REPRESENTED TO THE BEST KNOWLEDGE OF THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES THAT WOULD EFFECT THE CONSTRUCTION OF THE PROJECT BEFORE STARTING THE WORK.

13. DIMENSIONS ARE TO THE FACE OF FRAMING, FACE OF CONCRETE, GRID LINES, OR CENTERLINE OF COLUMNS, DOORS AND WINDOWS UNLESS NOTED OTHERWISE.

14. VERIFY SIZE AND LOCATION OF AND PROVIDE ALL OPENINGS THROUGH FLOORS AND WALLS, FURRING, ANCHORS, INSERTS, ROUGH BLOCKS AND BACKING FOR SURFACE MOUNTED ITEMS.

15. PROVIDE FURRING AS REQUIRED TO CONCEAL MECHANICAL AND ELECTRICAL IN ALL FINISHED AREAS.

16. ALL SWING DOORS NOT LOCATED BY DIMENSIONS ON PLANS OR DETAILS SHALL BE 4" FROM FACE OF STUD TO EDGE OF ROUGH OPENINGS OR CENTERED BETWEEN ROOM PARTITIONS AS SHOWN.

17. PLANS ARE DRAWN ASSUMING THE FOLLOWING ROUGH OPENINGS:
SWINGING DOORS: NOMINAL SIZE +2"
BIFOLD DOORS: NOMINAL SIZE +1 1/2"
BI-PASS DOORS: NOMINAL SIZE +0"
WINDOWS: NOMINAL SIZE +0"

18. PROVIDE CAULKING BETWEEN SOLE PLATES AND SUBFLOOR AND BETWEEN RIM JOISTS AT BOTH TOP PLATE AND SUBFLOOR.

19. SAFETY GLAZING: WINDOW MFR. SHALL PROVIDE TEMPERED SAFETY GLAZING WHERE REQUIRED BY W.S.B.C. SECTION 2406.

20. SKYLIGHTS SHALL COMPLY WITH W.S.B.C. 2409.

21. REFER TO ARCHITECTS' STANDARDS FOR SYMBOLS AND ABBREVIATIONS FOR CLARITY OF DRAWINGS. IF A SYMBOL OR ABBREVIATION IS IDENTIFIED ON THE ARCHITECTURAL DRAWINGS THAT IS IN DISCREPANCY WITH THE STANDARDS THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION.

22. DEFERRED SUBMITTALS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR BIDDER DESIGN AND FOR SUBMITTING DRAWINGS AND/OR SPECIFICATIONS TO THE CITY OF BELLEVUE AS DEFERRED SUBMITTALS FOR THE FOLLOWING:
-PLUMBING
-HVAC, MECHANICAL SYSTEMS
-AUTOMATIC SPRINKLER SYSTEMS
THESE SUBMITTALS SHALL BE PROVIDED TO THE CITY PRIOR TO COMMENCING ANY WORK ON THE SYSTEM.

24. ALL FASTENERS, CONNECTORS & HANGERS IN CONTACT WITH PRESERVATIVE-TREATED WOOD ARE REQUIRED TO BE HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A153 OR BE STAINLESS STEEL.

MECHANICAL & ENERGY NOTES

1. ALL GLAZING SHALL BE TRIPLE GLAZED PER SPECIFICATIONS.

2. ALL METAL DUCT JOINTS TO BE SEALED WITH DUCT SEALANT AND TESTED.

3. ALL OPENINGS IN THE EXTERIOR WALLS SHALL BE SEALED OR WEATHERSTRIPPED AS APPROPRIATE TO LIMIT AIR LEAKAGE.

4. BATT INSULATION SHALL BE CAREFULLY INSTALLED TO AVOID TEARING OR RIPPING THE VAPOR BARRIER. ALL JOINTS (BETWEEN BATT SPLICES) AND TEARS SHALL BE SEALED WITH DUCT TAPE (OR OTHER APPROVED MATERIAL).

5. SHOWERS SHALL BE EQUIPPED WITH FLOW-CONTROL DEVICES THAT LIMIT TOTAL FLOW TO A MAXIMUM OF 2.5 GPM PER SHOWERHEAD.

6. FACTORY-BUILT WINDOWS SHALL BE RATED AND TESTED BY THE ASTM STANDARD E 283-73 LISTING AIR LEAKAGE RATES.

7. R-10 DUCT INSULATION REQUIREMENTS PER WSEC TABLE 5-11.

8. ALL FAN DUCTING TO BE SMOOTH WALL 26-GAUGE OR HEAVIER.

9. FUEL FOR WATER AND SPACE HEATING SHALL BE GAS.

10. SERVICE WATER HEATER SHALL HAVE A LABEL WHICH STATES THAT IT COMPLIES WITH 1987 THE NATIONAL APPLIANCE ENERGY CONSERVATION ACT

11. ALL WATER SERVICE PIPING SHALL BE THERMALLY INSULATED IN ACCORDANCE WITH LOCAL CODE.

12. CONTINUOUS APPROVED VAPOR BARRIERS SHALL BE INSTALLED ON THE HEATED SIDE OF ALL INSULATION INSTALLED.

13. ONLY ONE DUCT IS ALLOWED PER JOIST BAY FOR BATH, KITCHEN OR LAUNDRY ROOM VENT FANS.

14. ALL HVAC AND MECHANICAL CONTRACTORS SHALL COMPLY WITH ALL APPLICABLE WSEC AND VIAQ REGULATIONS.

15. ALL AIR DUCTS, DRYER EXHAUST VENTS AND DUCTS, OUTSIDE COMBUSTION AIR, FLUES, PLUMBING WASTE, ELECTRIC LIGHT RECESSED CANS AND BOXES MUST MAINTAIN THE INTEGRITY OF FIRE-RESISTIVE ASSEMBLIES. REF. WSEC 704, 709, 710 AND 713, UFC AND CITY OF SEATTLE STANDARDS.

16. DISHWASHER MUST BE PROVIDED WITH AN ATMOSPHERIC AIR GAP MOUNTED ABOVE THE FLOOD LEVEL RIM OF SINK.

17. HOT WATER TANKS MUST BE PROVIDED WITH ALL OF THE FOLLOWING:
a) BE SECURED TO PREVENT SEISMIC DISPLACEMENT
b) BE PROVIDED WITH A PRESSURE RELIEF VALVE DISCHARGING TO THE EXTERIOR OF THE BUILDING TERMINATING 6" TO 24" ABOVE THE GROUND.
c) BE PROVIDED WITH A THERMAL EXPANSION TANK SIZED IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDATIONS.

18. ELECTRIC RESISTANCE HEAT IS NOT ALLOWED.

19. ENCLOSURES AT HOT WATER TANKS AND FURNACES MUST BE PROVIDED WITH OUTSIDE AIR, AND THERMALLY ISOLATED TO SAME STANDARDS AS EXTERIOR ENVELOPE WITH TIGHT-FITTING U-0.40 DOOR.

20. IF THE WATER HEATER HAS A NONRIGID WATER CONNECTION AND IS OVER 4' IN HEIGHT IT MUST BE ANCHORED OR STRAPPED TO RESIST EARTHQUAKE MOTION

21. INSTALL BACKWATER VALVE AT BASEMENT LEVEL AS REQUIRED TO PREVENT SEWERAGE BACKUPS PER UPC 710.1

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PROJECT DATA

PROJECT NAME: SETO RESIDENCE
SINGLE FAMILY RESIDENCE

PROJECT ADDRESS: 729 97TH AVENUE SE
BELLEVUE, WASHINGTON 98004

PROJECT LEGAL DESCRIPTION
LOT 16, BLOCK 1, MEYDENBAUER HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 69 OF PLATS, PAGE 77, RECORDS OF KING COUNTY, WASHINGTON.

TAX PARCEL #	5491700160
JURISDICTION	CITY OF BELLEVUE, WA
LAND USE ZONING	R-1.8
OCCUPANCY GROUPS	R-3 SINGLE FAMILY RESIDENCE
TYPE OF CONSTRUCTION	V
OCCUPANCY SEPARATIONS	ONE HOUR BETWEEN GARAGE & RESIDENCE

PROJECT SCOPE OF WORK

TO CONSTRUCT A NEW 2-STORY SINGLE-FAMILY HOUSE WITH A DAYLIGHT BASEMENT AND ATTACHED 3-CAR GARAGE

PROPOSED SQ. FT CALCULATION

HEATED AREAS		UNHEATED AREAS	
MAIN FLOOR	2,711 SF	GARAGE	996 SF
LOWER FLOOR	291 SF	STOR/MECH/EQUIP	545 SF
UPPER FLOOR	1,307 SF	UNFINISHED BONUS	742 SF
TOTAL	4,309 SF	TOTAL	2,283 SF

OTHER AREAS	
DECK @ MAIN FLOOR	500 SF
ENTRY PORCH	74 SF
PATIO	987 SF
DECK @ UPPER FLOOR	115 SF

NET LOT SIZE CALCULATION

LOT SIZE	22,412 SF
CRITICAL AREAS (>40% SLOPE & >1,000 SF & > 10 FT)	1,796 SF
LOT NET AREA (NOT INCLUDE CRITICAL AREA)	20,616 SF

LOT COVERAGE CALCULATION

TOTAL LOT COVERAGE ALLOWED (35%): 20,616X 0.35 = 7,216 SF
TOTAL PROPOSED STRUCTURE AREAS 3,356 SF (16.3%) < 7,216 SF(0.35%)... OK
SEE 8/A003 FOR DETAIL BREAKDOWN & DIAGRAM

IMPERVIOUS SURFACE COVERAGE CALCULATION

TOTAL IMPERVIOUS COVERAGE ALLOWED (50%): 20,616X 0.5 =10,308 SF
TOTAL PROPOSED IMPERVIOUS SURFACES 8,045 SF (39.3%) < 10,308 SF(50%)... OK
SEE 8/A003 FOR DETAIL BREAKDOWN & DIAGRAM

F.A.R. CALCULATION

NET AREAS

MAIN FLOOR	2,573 SF	F.A.R:	6,158 SF /20,616 SF = 29.9%
LOWER FLOOR	2,368 SF		
UPPER FLOOR	1,217 SF		
TOTAL	6,158 SF		

BUILDING HEIGHT CALCULATION

AVERAGE EXST GRADE ELEVATION =253.56', SEE A002 FOR DETAIL
ALLOWED BUILDING HEIGHT ELEVATION = 253.56' + 30' = 283.56'
PROPOSED HIGHEST POINT OF ROOF 282.83' < 283.56' .... OK

LIST OF DRAWINGS:

A001	COVER SHEET
A002	SITE PLAN & CSNPPP
A003	LANDSCAPE PLAN & SITE DIAGRAM & ESC/SITE DETAILS & CSNPPP NOTES
A004	SHORING/RETAINING & SITE ENTRANCE PLAN & SECTIONS & ELEVATIONS
A005	SITE SLOPE CATEGORIES PLAN
-	SURVEY
	STRUCTURAL
SH1	GENERAL SHORING NOTES & DETAILS
SH2	SITE STABILIZATION PLAN & ELEVATION

#3369 REGISTERED ARCHITECT
STATE OF WASHINGTON
BRIAN BRAND

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SETO RESIDENCE
BELLEVUE WASHINGTON

PROJECT NUMBER:	13-0757
PROJECT MANAGER:	LL
DRAWN BY:	LL
PLOT DATE:	Oct 28, 2013 - 11:29am

DATE: 10-28-2013

CRITICAL AREAS
LAND USE PERMIT

baylis ARCHITECTS
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1904 Third Avenue, #330 | Seattle, WA 98101
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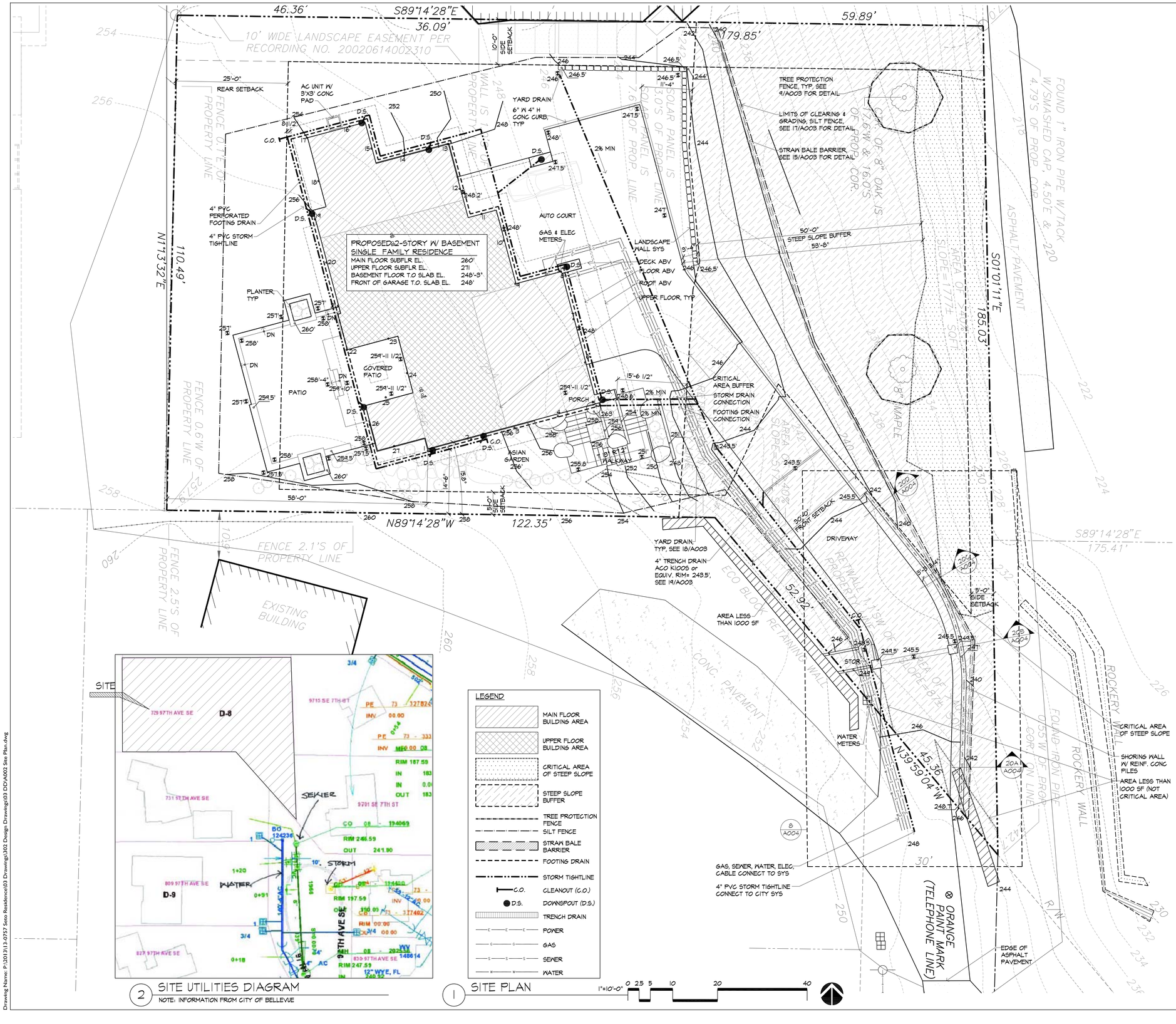
COVER SHEET

A001

Drawing Name: P:\2013\13-0757 Seto Residence\03 Drawings\302 Design Drawings\03 DD\A001 - CoverSheet.dwg



2 SITE UTILITIES DIAGRAM
NOTE: INFORMATION FROM CITY OF BELLEVUE

1 SITE PLAN

PROJECT DATA

PROJECT NAME: SETO RESIDENCE
SINGLE FAMILY RESIDENCE

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BELLEVUE, WASHINGTON 98004

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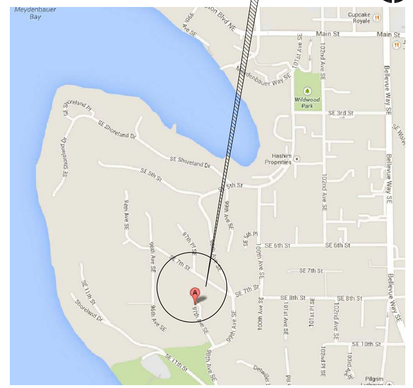
TAX PARCEL # 5491700160

VICINITY MAP

729 97th AVENUE SE
BELLEVUE, WASHINGTON 98004

N.T.S.

SITE



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EXST GRADE ELEVATION CALCULATION

POINT Every 10 ft	ELEV (ft)
1	256.1
2	255
3	253.5
4	250.6
5	250
6	249.9
7	249.5
8	249.5
9	251
10	250.3
11	250.8
12	251.2
13	250.8
14	252.1
15	253.5
16	253.3
17	254.3
18	255.4
19	256.2
20	256.5
21	256.1
22	256.8
23	256.1
24	256
25	256.8
26	257.4
27	257.2
Total	6846.10
Average Finished Grade EL (ft)	253.56
Max. Building Height (ft)	30.00
Allowable HT @ Mid. Point between Eave & Ridge or T.O. Flat Roof (ft)	283.56

EXCAVATION & FILL CALCULATION

THE DAYLIGHT BASEMENT AREA WILL BE EXCAVATED 6' TO 9' AT WEST SIDE PROPERTY, APPROXIMATELY ±558.5 CY CUT. AUTO COURT/ SURROUNDING LANDSCAPE AREA WILL HAVE ±165.4 CY CUT AND ±38.6 CY FILL. ENTRY WALKWAY/ SURROUNDING LANDSCAPE AREA WILL HAVE ±87.5 CY FILL. PATIO AREA WILL HAVE ±16.7 CY FILL. DRIVEWAY WILL HAVE ±214 CY FILL WITH IMPORT GRAVEL. WEST SIDE OF DRIVEWAY LANDSCAPE AREA WILL HAVE ±12.6 CY CUT. LANDSCAPE AREA IN THE CRITICAL BUFFER WILL HAVE 108 CY FILL.
THE TOTAL OF THE CUT WILL BE 609.7 CY AND TOTAL OF THE FILL WILL BE 541.9 CY. MOST OF CUT MATERIAL ±371.6 CY WILL BE USED ON-SITE IN AREAS NEEDING FILL. ±232.1 CY MATERIALS WILL BE EXPORTED, AND ±214 CY GRAVEL WILL BE IMPORTED FROM AN APPROVED SOURCE.

#3369 REGISTERED ARCHITECT
STATE OF WASHINGTON
BRIAN BRAND

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BELLEVUE WASHINGTON

PROJECT NUMBER:	13-0757
PROJECT MANAGER:	LL
DRAWN BY:	LL
PLOT DATE:	Oct 28, 2013 - 12:05pm

DATE: 10-28-2013

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LAND USE PERMIT

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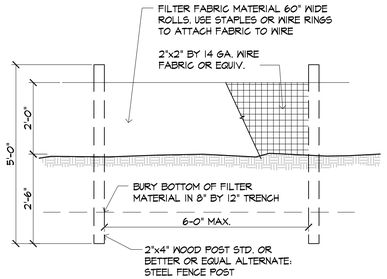
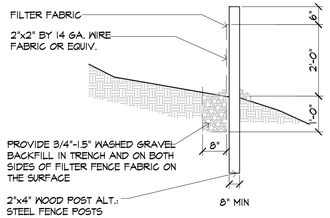
SITE PLAN
& CSWPPP

A002

Drawing Name: P:\2013\13-0757 Seto Residence\03 Drawings\302 Design Drawings\03 DDVA002 Site Plan.dwg



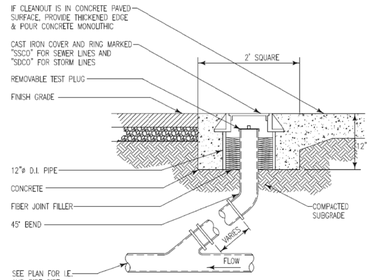
ELEVATION



SECTION

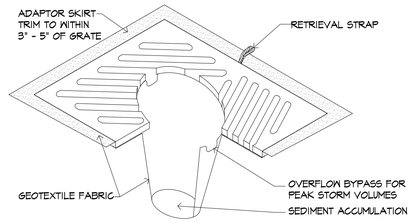
17 SILT FENCE

SCALE: N.T.S.



18 YARD DRAIN & CLEANOUT

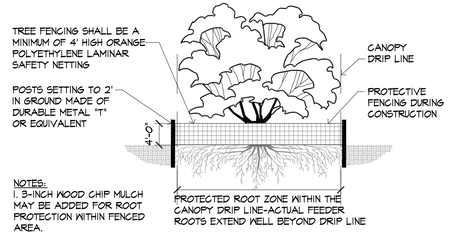
SCALE: N.T.S. @ LANDSCAPED AREAS



NOTES:
1. INSERT SHALL BE INSTALLED PRIOR TO CLEARING AND GRADING ACTIVITY, OR UPON PLACEMENT OF A NEW CATCH BASIN.
2. SEDIMENT SHALL BE REMOVED FROM THE UNIT WHEN IT BECOMES HALF FULL .
3. SEDIMENT REMOVAL SHALL BE ACCOMPLISHED BY REMOVING THE INSERT, EMPTYING, AND RE-INSERTING IT INTO THE CATCH BASIN.

14 CB INSERT

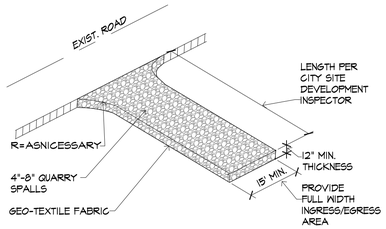
SCALE: N.T.S.



NOTES:
1. 3-INCH WOOD CHIP MULCH MAY BE ADDED FOR ROOT PROTECTION WITHIN FENCED AREA.
2. OUTSIDE OF PROTECTIVE FENCING AREA, PROTECT ROOTS 2-INCHES OR LARGER IN DIAMETER BY USING HAND EXCAVATION TECHNIQUES.
3. MINIMIZE CONSTRUCTION ZONE: PROTECT VEGETATION OUTSIDE CONSTRUCTION ZONE BY SEGREGATING IT WITH HIGH VISIBILITY CONSTRUCTION FENCING.

9 TREE PROTECTION FENCE

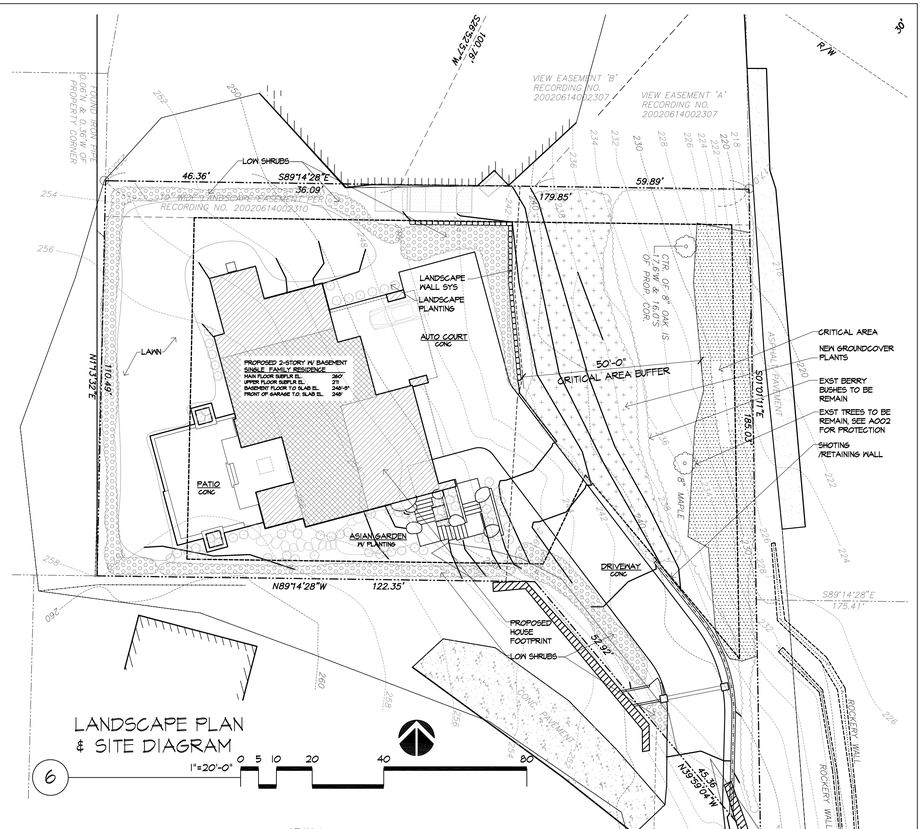
SCALE: N.T.S.



STABILIZED ACCESS SHALL BE USED IN ALL AREAS OF THE SITE WITH VEHICLE TRAFFIC AND PARKING, INCLUDING PLANTING STRIPS. OTHER MEANS OF PROVIDING STABILIZED ACCESS WILL BE CONSIDERED.

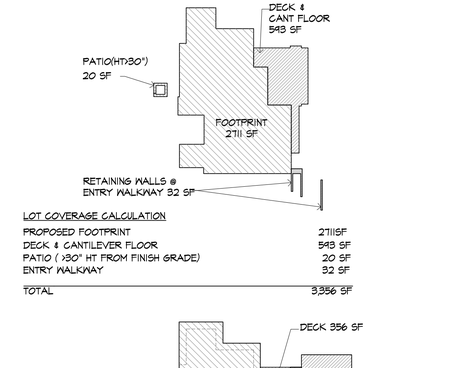
10 CONSTRUCTION ACCESS

SCALE: N.T.S.



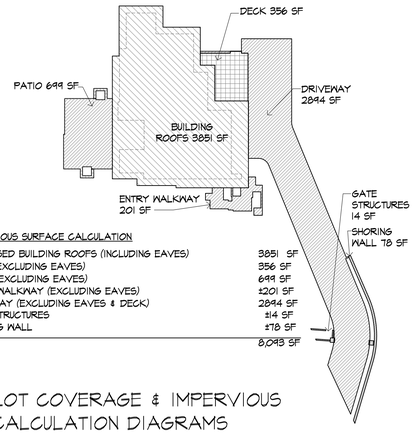
LANDSCAPE PLAN & SITE DIAGRAM

6 1"=20'-0" 0 5 10 20 40 80



LOT COVERAGE CALCULATION

PROPOSED FOOTPRINT	2711SF
DECK & CANTILEVER FLOOR	543 SF
PATIO (>30" HT FROM FINISH GRADE)	20 SF
ENTRY WALKWAY	32 SF
TOTAL	3356 SF

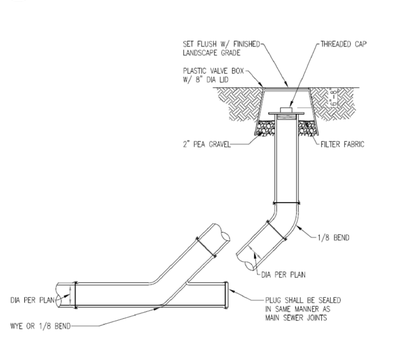


IMPERVIOUS SURFACE CALCULATION

PROPOSED BUILDING ROOFS (INCLUDING EAVES)	3851 SF
DECK (EXCLUDING EAVES)	356 SF
PATIO (EXCLUDING EAVES)	699 SF
ENTRY WALKWAY (EXCLUDING EAVES)	±201 SF
DRIVEWAY (EXCLUDING EAVES & DECK)	2894 SF
GATE STRUCTURES	±14 SF
SHORING WALL	±78 SF
TOTAL	8093 SF

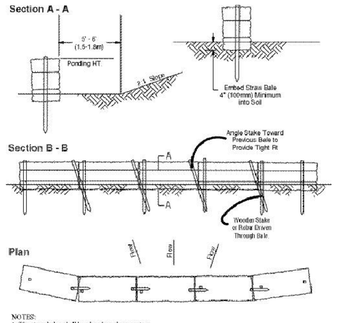
8 LOT COVERAGE & IMPERVIOUS CALCULATION DIAGRAMS

SCALE: N.T.S.



19 TRENCH DRAIN & CLEANOUT

SCALE: N.T.S. @ PAVED AREAS



NOTES:
1. The straw bales shall be placed on slope contour.
2. Stake to be place if it is row with the ends tightly abutting.
3. Key in bales to prevent erosion or flow under bales.

15 STRAW BALE BARRIER

SCALE: N.T.S. BMP C230

STANDARD NOTES FOR EROSION CONTROL PLANS (CSWPPP)

1. ALL CLEARING & GRADING CONSTRUCTION MUST BE IN ACCORDANCE WITH CITY OF BELLEVUE (COB) CLEARING & GRADING CODE, CLEARING & GRADING DEVELOPMENT STANDARDS, LAND USE CODE, UNIFORM BUILDING CODE, PERMIT CONDITIONS, AND ALL OTHER APPLICABLE CODES, ORDINANCES, AND STANDARDS. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THESE REQUIREMENTS. ANY VARIANCE FROM ADOPTED EROSION CONTROL STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY OF BELLEVUE DEVELOPMENT SERVICES (DSD) PRIOR TO CONSTRUCTION.
IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO THE COB.
2. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
3. A COPY OF THE APPROVED PLANS AND DRAWINGS MUST BE ON-SITE DURING CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRED OR RELATED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
4. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
5. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
7. ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED ONLY APPROXIMATE AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
8. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
9. CLEARING SHALL BE LIMITED TO THE AREAS WITHIN THE APPROVED DISTURBANCE LIMITS. EXPOSED SOILS MUST BE COVERED AT THE END OF EACH WORKING DAY WHEN WORKING FROM OCTOBER 1ST THROUGH APRIL 30TH. FROM MAY 1ST THROUGH SEPTEMBER 30TH, EXPOSED SOILS MUST BE COVERED AT THE END OF EACH CONSTRUCTION WEEK AND ALSO AT THE THREAT OF RAIN.
10. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
11. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT.
12. THE CONTRACTOR MUST MAINTAIN A SWEEPER ON SITE DURING EARTHWORK AND IMMEDIATELY REMOVE SOIL THAT HAS BEEN TRACKED ONTO PAVED AREAS AS RESULT OF CONSTRUCTION.
13. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
14. ANY EXCAVATED MATERIAL REMOVED FROM THE CONSTRUCTION SITE AND DEPOSITED ON PROPERTY WITHIN THE CITY LIMITS MUST BE DONE IN COMPLIANCE WITH A VALID CLEARING & GRADING PERMIT. LOCATIONS FOR THE MOBILIZATION AREA AND STOCKPILED MATERIAL MUST BE APPROVED BY THE CLEARING AND GRADING INSPECTOR AT LEAST 24 HOURS IN ADVANCE OF ANY STOCKPILING.
15. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.
16. FINAL SITE GRADING MUST DIRECT DRAINAGE AWAY FROM ALL BUILDING STRUCTURES AT A MINIMUM 5% SLOPE, PER THE INTERNATIONAL RESIDENTIAL CODE (IRC) R401.3.

#3369 REGISTERED ARCHITECT STATE OF WASHINGTON

BRIAN BRAND

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SETO RESIDENCE

BELLEVUE WASHINGTON

PROJECT NUMBER:	13-0757
PROJECT MANAGER:	LL
DRAWN BY:	LL
PLOT DATE:	Oct 28, 2013 - 12:08pm

DATE: 10-28-2013

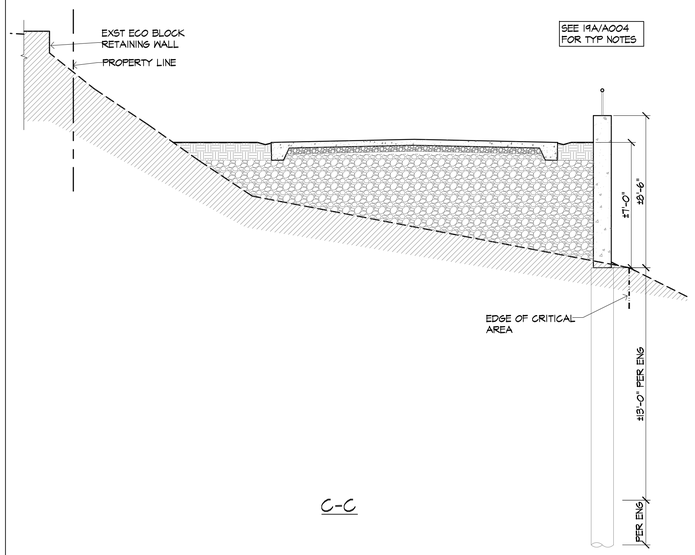
CRITICAL AREAS
LAND USE PERMIT

baylis ARCHITECTS
10801 Main Street, #110 | Bellevue, WA 98004
1904 Third Avenue, #330 | Seattle, WA 98101
BaylisArchitects.com | (425) 454 0566

LANDSCAPE PLAN
& SITE DIAGRAM
& ESC/STIE DETAILS
& CSWPPP NOTES

A003

Drawing Name: P:\2013\13-0757 Seto Residence\03 Drawings\302 Design Drawings\03 CDVA003 Site Details.dwg



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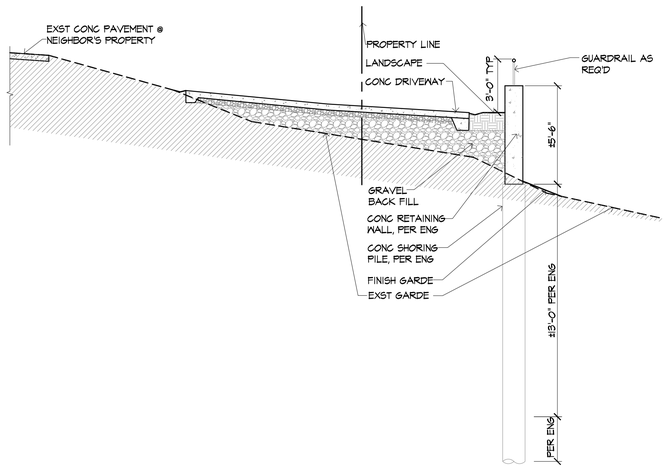

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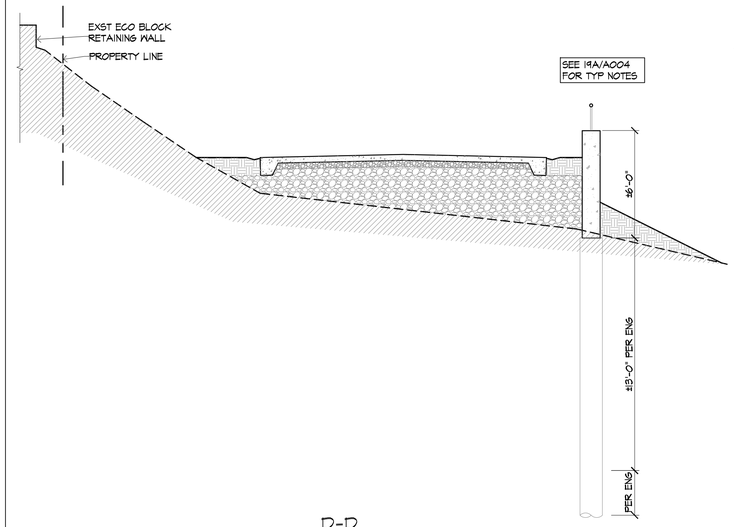

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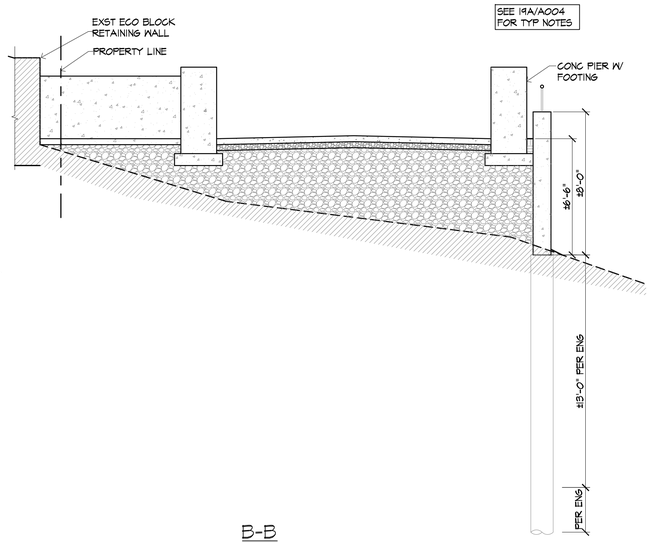
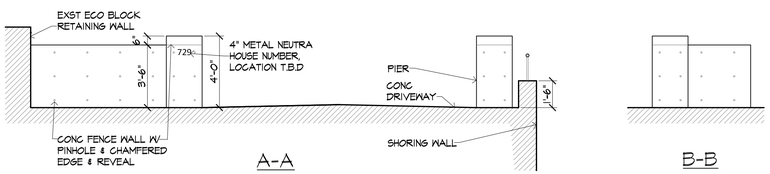


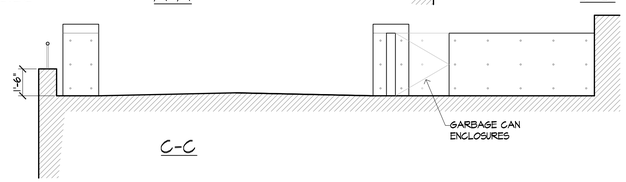
B-B

19 SHORING / RETAINING WALL SECTIONS
1/4"=1'-0"



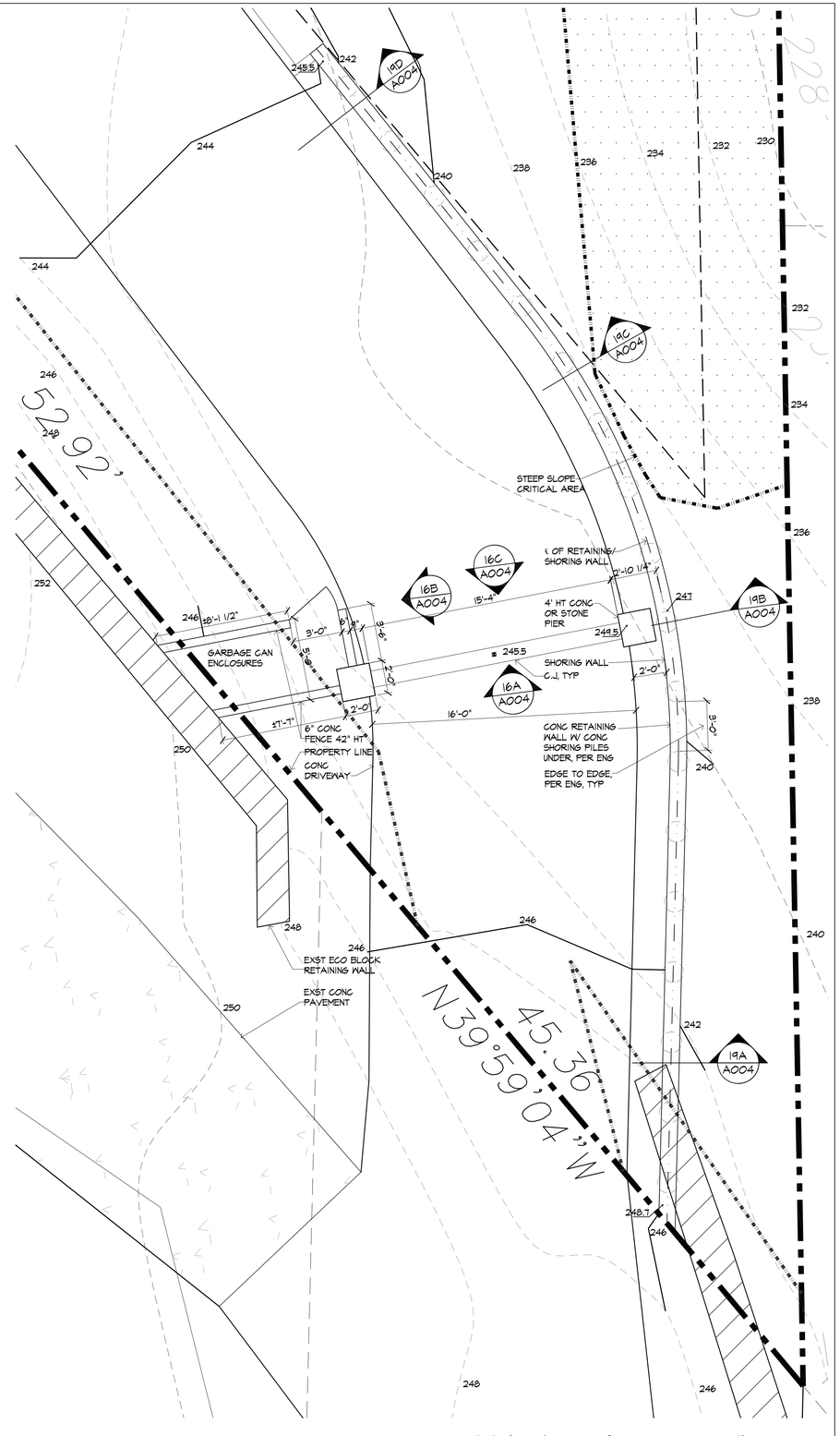
A-A

B-B



C-C

16 ENTRANCE GATE ELEVATIONS
1/4"=1'-0"



8 PARTIAL SITE PLAN
@ SHORING/RETAINING WALL & ENTRANCE GATE

1/4"=1'-0" 0 1 2 4 8 16

#3369 REGISTERED ARCHITECT
STATE OF WASHINGTON
BRIAN BRAND

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SETO RESIDENCE

BELLEVUE WASHINGTON

PROJECT NUMBER:	13-0757
PROJECT MANAGER:	LL
DRAWN BY:	LL
PLOT DATE:	Oct 28, 2013 - 11:58am

DATE: 10-28-2013

CRITICAL AREAS LAND USE PERMIT

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1904 Third Avenue, #330 | Seattle, WA 98101
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SHORING/ RETAINING WALL & ENTRANCE GATE PLAN, SECTIONS & ELEVATIONS

A004

Drawing Name: P:\2013\13-0757 Seto Residence\03 Drawings\302 Design Drawings\03 DD\A004 Shoring-Retaining.dwg

GENERAL SHORING NOTES

CRITERIA:

1. CODE REQUIREMENTS: ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (IBC), 2012 EDITION.

2. REFERENCE DOCUMENTS:

   A. TOPOGRAPHIC AND BOUNDARY SURVEY BY CRONES LAND SURVEYORS, LLC

   B. GEOTECHNICAL ENGINEERING REPORT, GEOTECH CONSULTANTS, INC., PROJECT# JN 13264, DATED SEPTEMBER 25, 2013.

3. DESIGN LOADS: IN ADDITION TO SELF WEIGHT DEAD LOADS, THE SOIL PRESSURE DIAGRAM SOWN ON DETAIL 1/SH1 WERE USED FOR DESIGN..

4. SUBMITTALS: SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO ANY FABRICATION OR CONSTRUCTION FOR ALL STRUCTURAL ITEMS INCLUDING THE FOLLOWING: STRUCTURAL STEEL, GROUTS AND CONCRETE MIXES. PROPOSED DEMOLITION AND SHORING SEQUENCE SHALL ALSO BE SUBMITTED TO THE ENGINEER FOR REVIEW.

5. SPECIAL INSPECTION: INSPECTION BY THE GEOTECHNICAL ENGINEER SHALL BE PERFORMED FOR PILE PLACEMENT. ALL PREPARED SOIL BEARING SURFACES SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF PILES. SOIL COMPACTION SHALL BE SUPERVISED BY AN APPROVED QUALIFIED INSPECTION AGENCY.

6. UTILITY LOCATION: THE SHORING CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL ADJACNET UNDERGROUND UTILITIES PRIOR TO DRILLING PILE HOLES, OR CUTTING OR DIGGING IN STREETS OR ALLEYS. THE UTILITIES INFORMATION SHOWN, IF ANY IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE COMPLETE OR CORRECT.

7. VERIFICATION: CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATION OF EXISTING STRUCTURES PRIOR TO FABRICATION AND INSTALLATION OF ANY SHORING MEMBERS. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL DISCREPANCIES IN DIMENSIONS AND ALL FIELD CHASES PRIOR TO FABRICATION AND INSTALLATION.

8. SOILS: SEE GEOTECHNICAL REPORT FOR SPECIFIC INFORMATION AND RECOMMENDATIONS FOR SHORING, SHORING MONITORING, EXCAVATION, LAGGING AND DRAINAGE BEHIND LAGGING.

9. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH IBC SECTION 1905 AND ACI 301-05. STRENGTHS SHALL BE VERIFIED BY STANDARD CYLINDER TESTS, UNLESS APPROVED OTHERWISE. REQUIRED ULTIMATE COMPRESSIVE STRENGTH OF STRUCTURAL GROUT SHALL BE REACHED BY 28 DAYS FOR PILES.

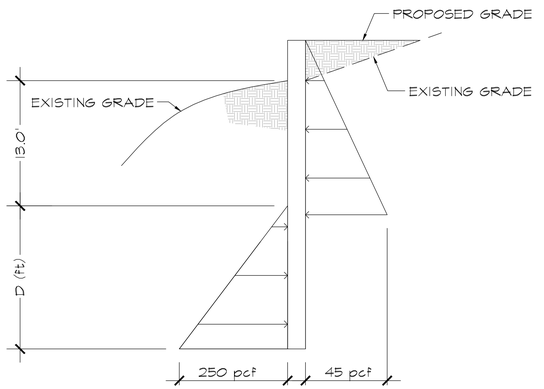
TYPE OF CONSTRUCTION	28 DAY STRENGTH (f'c)	GALLONS OF WATER PER 94 LBS CEMENT	MIN. CEMENTITIOUS MATERIAL CONTENT PER CUBIC YARD
A. LEAN CONCRETE	300 PSI*	5"	1½ SACKS
B. STRUCTURAL CONCRETE	3,000 PSI*	5"	6 SACKS

THE MINIMUM AMOUNTS OF CEMENTITIOUS MATERIAL MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE STRUCTURAL ENGINEER FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE MIX WILL BE REVIEWED FOR CONFORMANCE WITH IBC SECTION 1905 AND ACI 301-05. THE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES, AS WELL AS THE WATER-CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH ACI 318-05, CHAPTER 5. THE USE OF A PERFORMANCE MIX REQUIRES BATCH PLANT INSPECTION, THE COST OF WHICH SHALL BE PAID BY THE GENERAL CONTRACTOR. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY WITH CONTRACT DOCUMENTS. CONTRACTOR OR SUPPLIER MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.

BATCH PLANT INSPECTION MAY BE ELIMINATED IF AUGERCAST PILING GROUT MIX CONFORMS TO DPD DIRECTOR'S RULE 26-87.

10. REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 318-11. LAP ALL CONTINUOUS REINFORCEMENT (#5 AND SMALLER) 40 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS (#5 AND SMALLER) 40 BAR DIAMETERS OR 2'-0" MINIMUM. LAPS OF LARGER BARS SHALL BE MADE IN ACCORDANCE WITH ACI 318-11, CLASS B. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

7



PASSIVE PRESSURE ACTIVE PRESSURE

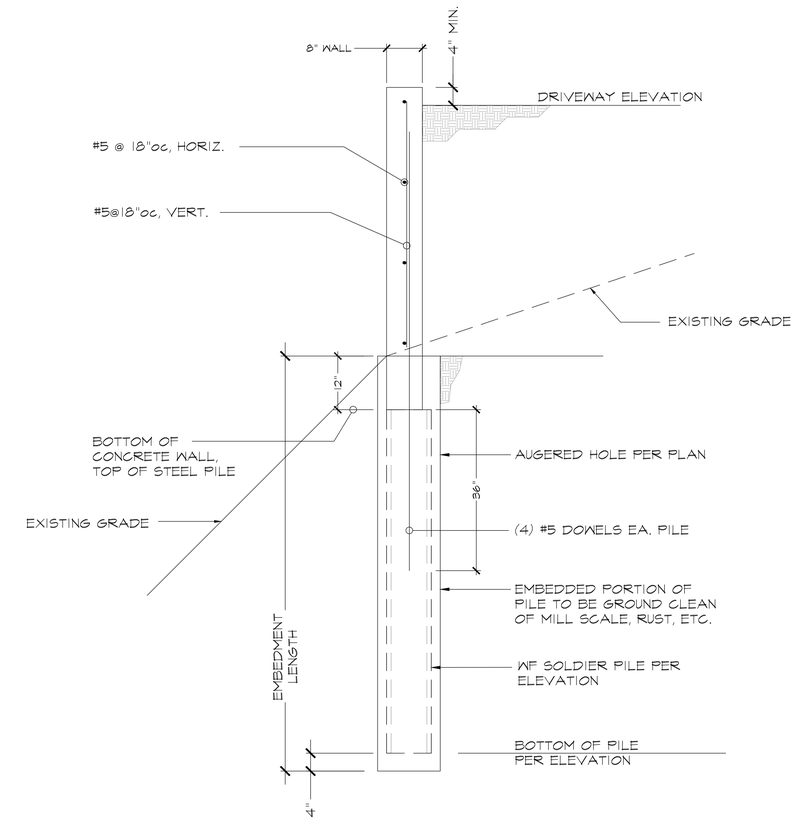
NOTES:

1. ACTIVE SOIL PRESSURE ACTS OVER ONE PILE SPACING
2. PASSIVE SOIL PRESSURE ACTS OVER 2 PILE DIAMETERS
3. PASSIVE PRESSURE INCLUDES SAFETY FACTOR OF 1.5

1

8

9



3

SETO RESIDENCE

BELLEVUE WASHINGTON

PROJECT NUMBER: 13-010-05
PROJECT MANAGER: BTL
DRAWN BY: BDS
PLOT DATE:

DATE: 10/23/2013

REVISIONS:

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ENGINEERING P.S.
19031 Woodinville Snohomish Road NE, Suite 100
WOODINVILLE, WA 98072-4456
PHONE: 425-814-8448 FAX: 425-821-2120

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1904 Third Avenue, #330 | Seattle, WA 98101
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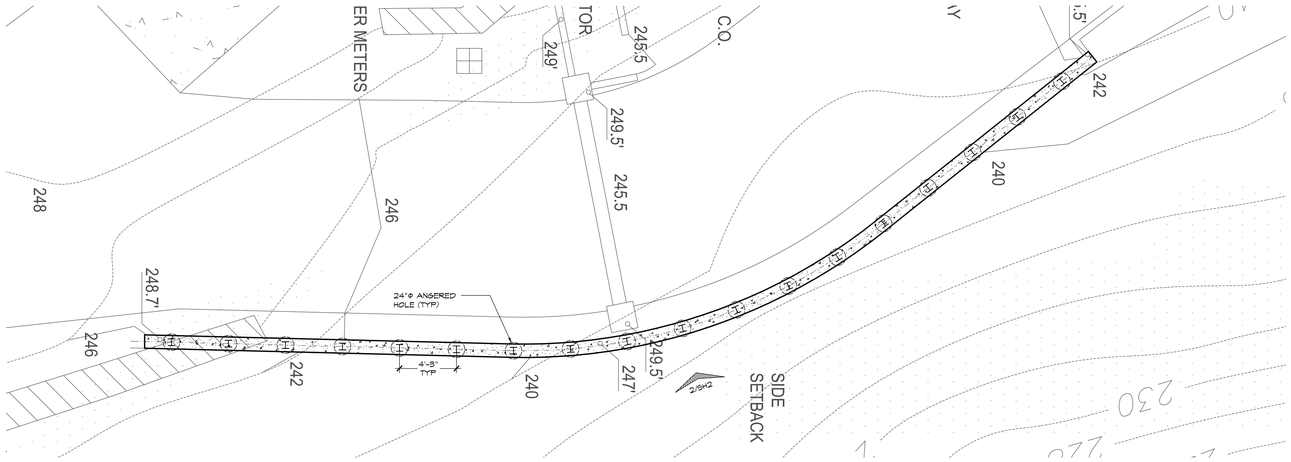
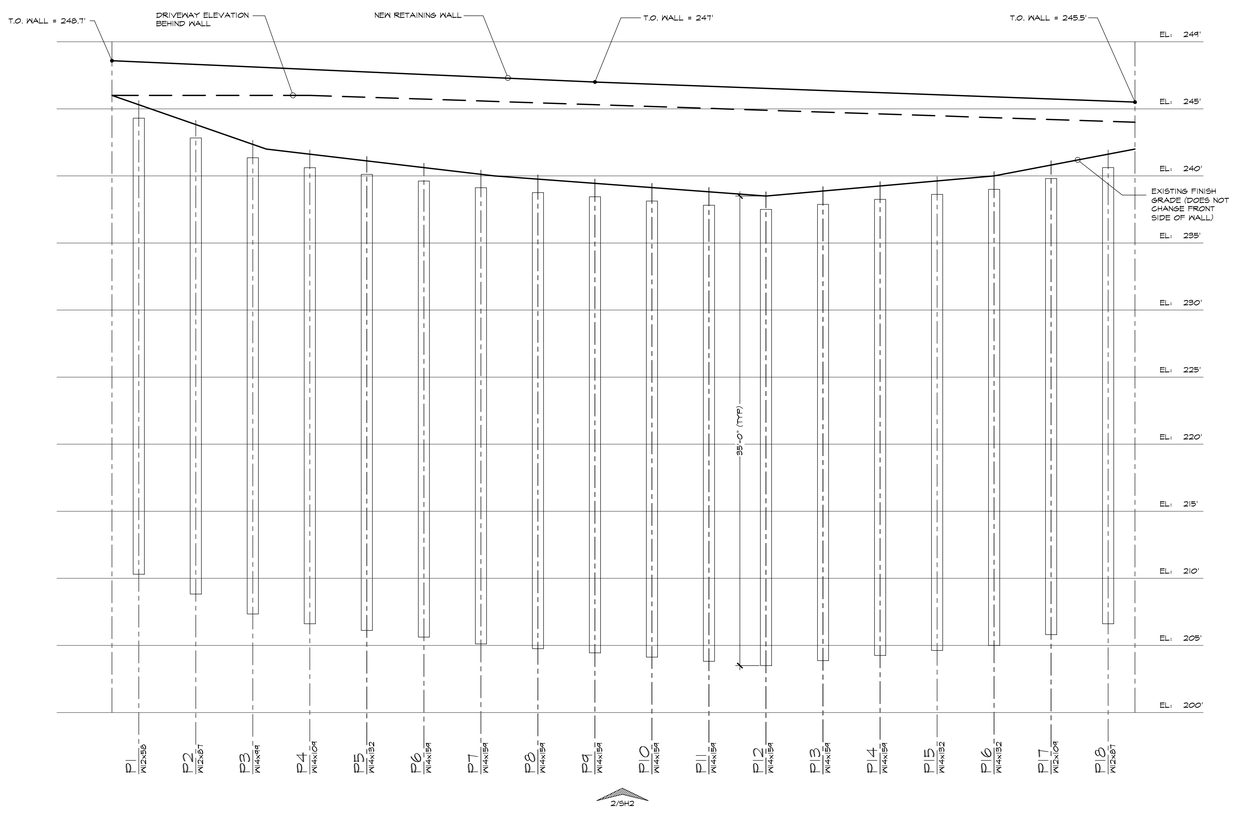
SH1



SITE STABILIZATION

SCALE: 3/16" = 1'-0"

1



SITE STABILIZATION

SCALE: 3/16" = 1'-0"

2

10

11

12

SETO RESIDENCE

BELLEVUE WASHINGTON

PROJECT NUMBER:	13-010-05
PROJECT MANAGER:	BTL
DRAWN BY:	BDS
PLOT DATE:	
DATE:	10/23/2013

REVISIONS:

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BaylisArchitects.com | (425) 454 0566

SH2

1 SITE SLOPE CATEGORIES PLAN 1"=10'-0" 0 2.5 5 10 20 40

PROJECT DATA

PROJECT NAME: SETO RESIDENCE
SINGLE FAMILY RESIDENCE

PROJECT ADDRESS: 729 97th AVENUE SE
BELLEVUE, WASHINGTON 98004

PROJECT LEGAL DESCRIPTION

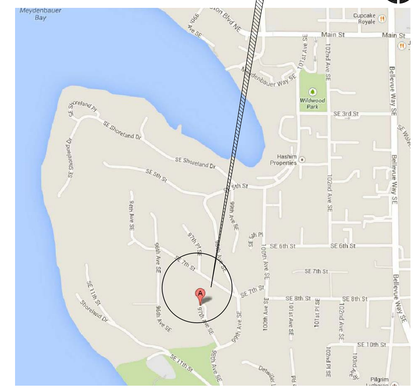
LOT 16, BLOCK 1, MEYDENBAUER HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 69 OF PLATS, PAGE 77, RECORDS OF KING COUNTY, WA.

TAX PARCEL # 5491700160

VICINITY MAP

N.T.S.

729 97th AVENUE SE
BELLEVUE, WASHINGTON 98004



PROJECT TEAM

OWNER
RON CHWANG & MAY SETO
12800 CAMINO MEDIO LANE
LOS ALTOS HILLS, CA 94022
CONTACT: MAY SETO
EMAIL: msrc@pacbell.net

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WOODINVILLE, WA 98072
PHONE: (425) 814-8448
FAX: (425) 821-2120
CONTACT: BRIAN LAMPE
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CONTRACTOR
Design Guild Homes of WA, Inc.
10001 NE 8th Street, Suite 201
Bellevue, WA 98004
PHONE: (425) 455-8133 EXT 22
CELL: 425-890-2869
CONTACT: JOEL GLASS
EMAIL: joelg@designguildhomes.com

GEOTECHNICAL
GEOTECH CONSULTANTS INC
3256 NE 20TH SUITE 16
BELLEVUE, WA 98005
PHONE:(425) 747-5618
FAX: (425) 7474-8561
CONTACT: Marc R. McGinnis
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SURVEYOR
CRONES LAND SURVEYING
23806 190TH AVE SE
COVINGTON, WA 98042
PHONE: (425) 432-5930
FAX: (877) 471-8175
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EMAIL: john@crones.com

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STATE OF WASHINGTON
BRIAN BRAND

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SETO RESIDENCE
BELLEVUE WASHINGTON

PROJECT NUMBER: 13-0757
PROJECT MANAGER: LL
DRAWN BY: LL
PLOT DATE: Oct 28, 2013 - 11:59am

DATE: 10-28-2013

CRITICAL AREAS LAND USE PERMIT

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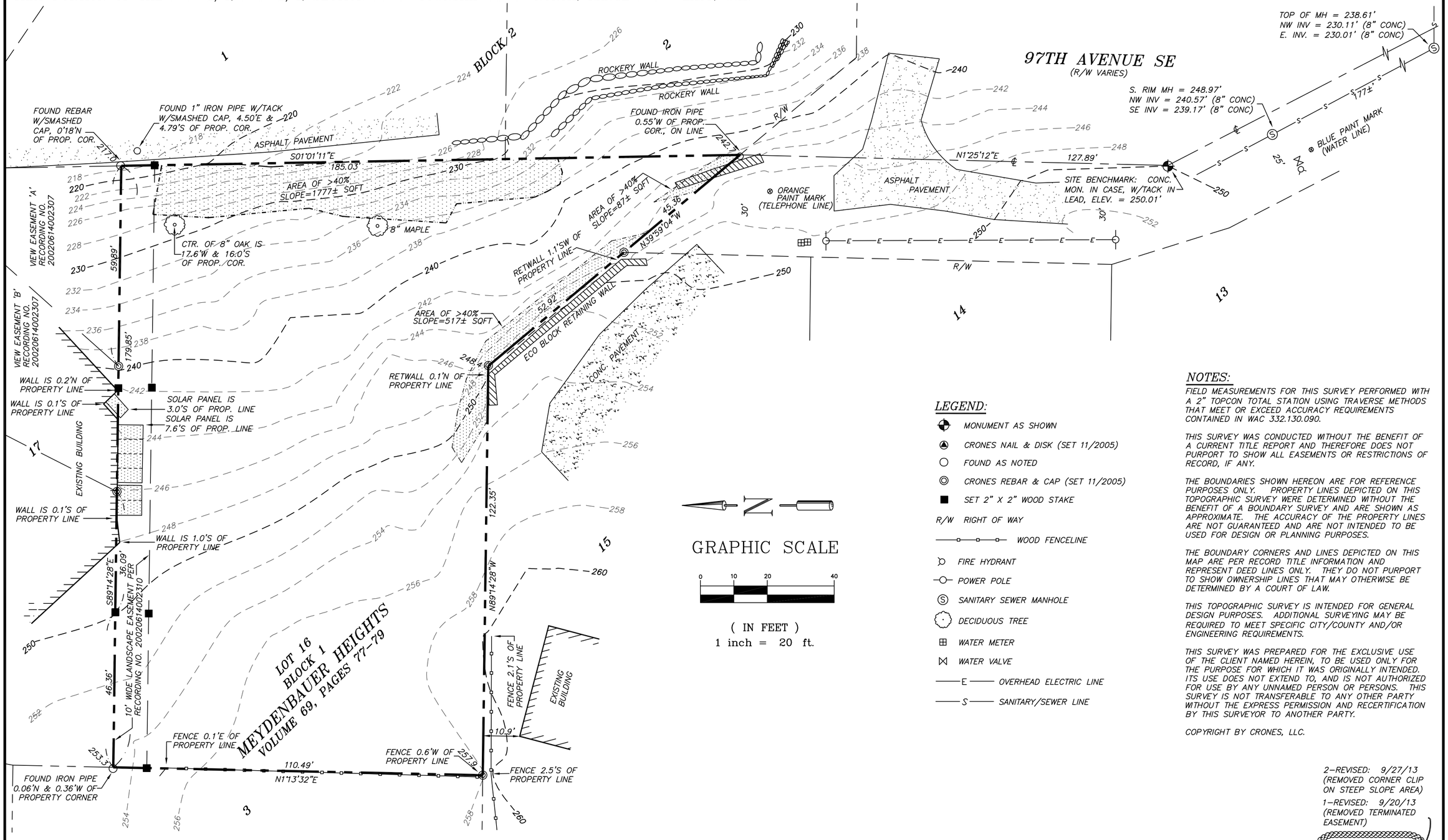
SITE SLOPE CATEGORIES PLAN

A005

Drawing Name: P:\2013\13-0757 Seto Residence\03 Drawings\302 Design Drawings\03 DDA005 Slope categories.dwg

THAT PORTION OF THE SE 1/4, SE 1/4, SECTION 31 TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.



GRAPHIC SCALE

0 10 20 40

(IN FEET)
1 inch = 20 ft.

LEGEND:

- MONUMENT AS SHOWN
- CRONES NAIL & DISK (SET 11/2005)
- FOUND AS NOTED
- CRONES REBAR & CAP (SET 11/2005)
- SET 2" X 2" WOOD STAKE
- R/W RIGHT OF WAY
- WOOD FENCELINE
- FIRE HYDRANT
- POWER POLE
- SANITARY SEWER MANHOLE
- DECIDUOUS TREE
- WATER METER
- WATER VALVE
- E OVERHEAD ELECTRIC LINE
- S SANITARY/SEWER LINE

NOTES:

FIELD MEASUREMENTS FOR THIS SURVEY PERFORMED WITH A 2" TOPCON TOTAL STATION USING TRAVERSE METHODS THAT MEET OR EXCEED ACCURACY REQUIREMENTS CONTAINED IN WAC 332.130.090.

THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE DOES NOT PURPORT TO SHOW ALL EASEMENTS OR RESTRICTIONS OF RECORD, IF ANY.

THE BOUNDARIES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY. PROPERTY LINES DEPICTED ON THIS TOPOGRAPHIC SURVEY WERE DETERMINED WITHOUT THE BENEFIT OF A BOUNDARY SURVEY AND ARE SHOWN AS APPROXIMATE. THE ACCURACY OF THE PROPERTY LINES ARE NOT GUARANTEED AND ARE NOT INTENDED TO BE USED FOR DESIGN OR PLANNING PURPOSES.

THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP ARE PER RECORD TITLE INFORMATION AND REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.

THIS TOPOGRAPHIC SURVEY IS INTENDED FOR GENERAL DESIGN PURPOSES. ADDITIONAL SURVEYING MAY BE REQUIRED TO MEET SPECIFIC CITY/COUNTY AND/OR ENGINEERING REQUIREMENTS.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREIN, TO BE USED ONLY FOR THE PURPOSE FOR WHICH IT WAS ORIGINALLY INTENDED. ITS USE DOES NOT EXTEND TO, AND IS NOT AUTHORIZED FOR USE BY ANY UNNAMED PERSON OR PERSONS. THIS SURVEY IS NOT TRANSFERABLE TO ANY OTHER PARTY WITHOUT THE EXPRESS PERMISSION AND RECERTIFICATION BY THIS SURVEYOR TO ANOTHER PARTY.

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LEGAL DESCRIPTION:

LOT 16, BLOCK 1, MEYDENBAUER HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 69 OF PLATS, PAGE 77, RECORDS OF KING COUNTY, WASHINGTON.

UNDERGROUND UTILITY NOTE:

UNDERGROUND UTILITIES PER UTILITY LOCATOR'S PAINT MARKS, NO OTHER UNDERGROUND UTILITIES WERE LOCATED.

VERTICAL DATUM:

THE ELEVATIONS AND CONTOURS SHOWN HEREON ARE BASED UPON CITY OF BELLEVUE DATUM USING BENCH MARK 264, ELEVATION = 169.57 FEET NAVD88.

SET AN ONSITE TEMPORARY BENCHMARK: TBM 1 PK NAIL IN MONUMENT CASE IN SE 7TH STREET IN FRONT OF LOT 17, ELEVATION = 212.56 FEET NAVD88 AND TBM 2 NAIL IN PAVEMENT IN ACCESS EASEMENT SHOWN ON SOUTH LINE OF LOT 16, ELEVATION = 256.72 FEET NAVD88.

CONTOUR INTERVAL: 2 FEET.

STEEP SLOPE CALCULATIONS:

TOTAL LAND AREA: 22,412± SQFT
AREA OF >40% SLOPE: 2370± SQFT
REMAINING AREA: 20,042± SQFT

ENVIRONMENTALLY CRITICAL AREAS ARE DETERMINED BY THE MUNICIPALITY OF JURISDICTION.

SITE ADDRESS:

729 97TH STREET, SE,
BELLEVUE, WA 98004

2-REVISED: 9/27/13 (REMOVED CORNER CLIP ON STEEP SLOPE AREA)
1-REVISED: 9/20/13 (REMOVED TERMINATED EASEMENT)

JAMES D. CRONES STATE OF WASHINGTON 29537 REGISTERED PROFESSIONAL LAND SURVEYOR
DATE: 9-11-13

THAT PORTION OF THE SE 1/4, SE 1/4, SECTION 31 TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.

SHEET 1 of 1

Drawing Date SEPTEMBER 6, 2013
Scale 1" = 20'
Surveyed TH/JMC
Drawn GRA
Checked JB
Filename SETOM-01A-TOPO.DWG

MAY SETO

LOT SURVEY

TOPOGRAPHIC & STEEP SLOPE SURVEY

KING COUNTY STATE OF WASHINGTON

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, AT THE REQUEST OF MAY SETO, IN SEPTEMBER, 2013.

James D Crones

JAMES D. CRONES L.S. 29537

CRONES LLC
LAND SURVEYORS
FAX: (877) 471-8175
23806 190TH AVE. S.E. KENT, WA 98042 (425) 432-5930