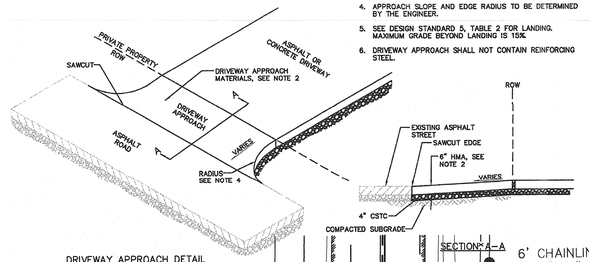
ALLOWABLE LOT COVERAGE & IMPERVIOUS SURFACE

ZONING	R-2.5	-
LOT SIZE	75.162	-
LOT COV.	35%	26.307 SF
IMPERV.	50%	37.581 SF

*LOT COVERAGE CALCULATION:
LOT AREA= 75,162sqF
PROTECTED AREA=49,555.4sqF
SETBACK AREA (15')=743.33sqF
REVISED LOT AREA=50,298.73sqF
75,162-50,298.73=22,863.27sqF
FOOTPRINT 8,568sqF
8568/24863.27sqF=34.4%

LOT COVERAGE & IMPERVIOUS SURFACE

REF.	IMPROVEMENT	LOT COVERAGE	IMPERVIOUS SURFACE
A	NEW SINGLE FAMILY RESIDENCE	6731	
	WITH ROOF OVERHANG	0	7441
B	COVERED DECK	537	
C	CONCRETE DRIVEWAY	0	3783
D	PATIO AND STAIRS	0	360
E	COVERED PORCH	113	INCLUDED TO HOUSE AREA
F	COVERED SWIMMING POOL	1187	INCLUDED TO HOUSE AREA
	TOTALS	8568*	11584 S/F = 46.6%

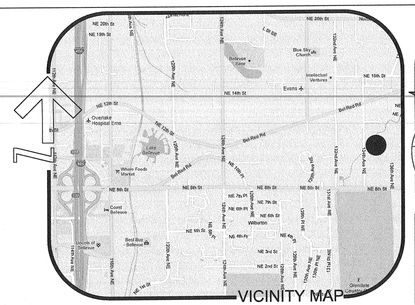


DRIVEWAY APPROACH DETAIL

NOTES:

1. SAWCUT AND TACK ROAD TO DRIVEWAY APPROACH JOINT.
2. DRIVEWAY APPROACH TO BE 6" HMA CLASS ½" PG 64-22 ASPHALT IN 2" LIFTS.
3. HOT MIX ASPHALT OR CONCRETE TO BE PLACED OVER COMPACTED SUBGRADE AND 4" OF CSTC COMPACTED TO 95%.
4. APPROACH SLOPE AND EDGE RADIUS TO BE DETERMINED BY THE ENGINEER.
5. SEE DESIGN STANDARD 5, TABLE 2 FOR LANDING. MAXIMUM GRADE BEYOND LANDING IS 15%.
6. DRIVEWAY APPROACH SHALL NOT CONTAIN REINFORCING STEEL.

DRIVEWAY TYPE DEV-7B



SIGNIFICANT TREE PRESERVATION & REPLACEMENT

REF.	SPECIES	ØSIZE	COUNT	TO REMAIN	TO REMOVE	NEW
T1	MAPLE	18"	3	(1)18"	(2)36"	
T2	MAPLE	14"	4	0"	(4)48"	
T3	MAPLE	12"	8	(1)12"	(7)96"	
T4	MAPLE	10"	4	(1)10"	(3)30"	
T5	MAPLE	16"	6	0"	(6)96"	
T6	MAPLE	22"	1	0"	(1)22"	
T7	MAPLE	24"	2	0"	(2)24"	
T8	MAPLE	30"	1	0"	(1)30"	
T9	COTTON TREE	16"	3	(1)16"	(2)32"	
T10	COTTON TREE	12"	5	0"	(5)60"	
T11	COTTON TREE	10"	1	0"	(1)10"	
T12	COTTON TREE	18"	3	(2)36"	(1)18"	
T13	COTTON TREE	50"	1	(1)50"	0"	
T14	COTTON TREE	22"	3	(2)44"	(1)22"	
T15	COTTON TREE	48"	1	(1)48"	0"	
T16	COTTON TREE	24"	2	(2)48"	0"	
T17	COTTON TREE	26"	1	(1)26"	0"	
T18	COTTON TREE	20"	1	0"	(1)20"	
T19	COTTON TREE	20"	1	0"	(1)20"	
T20	COTTON TREE	34"	1	(1)34"	0"	
T24	COTTON TREE	36"	1	(1)36"	0"	
T22	DECIDUOUS TREE	10"	1	0"	(1) 10"	
T23	DECIDUOUS TREE	12"	1	0"	(1) 12"	
T24	DECIDUOUS TREE	16"	1	0"	(1) 16"	
T25	DECIDUOUS TREE	12"	1	0"	(1) 12"	
				Total Ø1012"	Remain Ø 378"	Remove Ø 634"
						Ø534" / Ø962"=100 =62.6%

TREE REMOVAL WITHIN THE CRITICAL AREA , THE BUFFER OR STRUCTURAL SETBACK WILL BE ADDRESSED UNDER THE ASSOCIATED CRITICAL AREAS LAND USE PERMIT

MAXIMUM HEIGHT OF STRUCTURE.HEIGHT CALCULATION

1	155.2	13	159.4	25	158.3
2	155.3	14	159.6	26	157.7
3	155.5	15	159.8	27	157.3
4	155.8	16	161.0	28	157.2
5	156.4	17	161.8	29	156.8
6	157.4	18	161.9	30	156.6
7	159.4	19	161.7	31	157.2
8	162.0	20	161.0	32	158.0
9	161.0	21	161.0	33	158.0
10	159.5	22	161.0	34	158.0
11	159.3	23	160.4	35	157.7
12	159.6	24	159.1	36	157.0
				37	156.5
				38	156.5
				39	157.0
				40	156.7
				41	156.2
				42	155.5

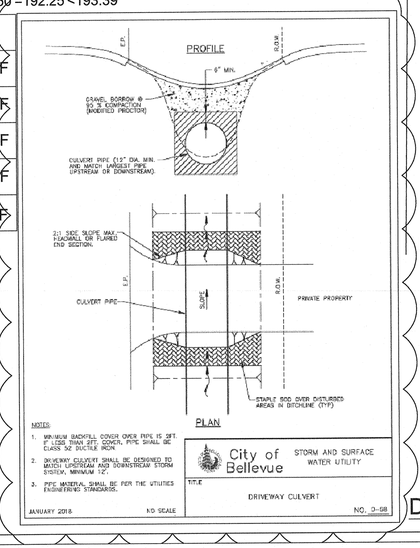
TOTAL 6652.3 / 42=158.39
AVERAGE GRADE =158.39
ALLOWABLE HEIGHT =158.39'+35'=193.39'
ACTUAL BUILDING HEIGHT =32.25' +160'=192.25'<193.39

THE TREES: T22(10"ø),T23(12"ø)&T24(16"ø) &T25(12"ø) SHALL BE REMOVED FROM ROW.

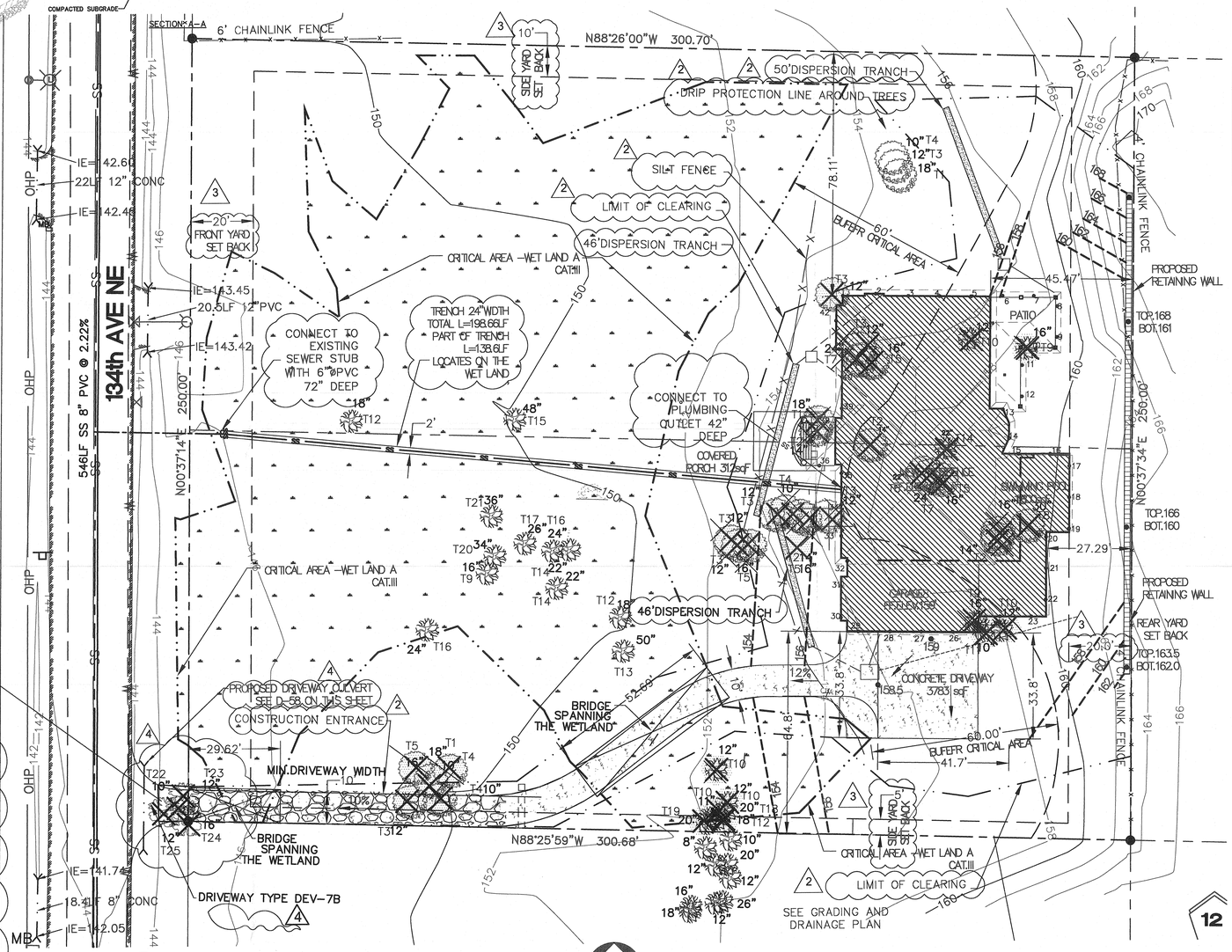
FAR Calculations		
FIRST FLOOR (INCLUDING GARAGE)	6,103	sqF
SECOND FLOOR (AREAS>18' COUNT TWICE)	3,949	sqF
TOTAL ENCLOSED SF	10,052	sqF
REVISED LOT AREA	50,298	sqF
F.A.R.	20%	sqF

FRONT GREENSPACE AREA IS 5000sq
GREENSPACE AREA TO BE PROVIDED: 4760sqF
4760%5000*100=95.2%

GREENSCAPE		
TOTAL AREA OF EAST SIDE SET BACK	5000	sqF
HARDSCAPE	260	sqF
GREENSCAPE	4760	sqF
%GREENCPAE IN EAST SIDE SETBACK	95.2%	sqF



DRIVEWAY CULVERT D-58



NOTE:
ROCKERIES HIGHER THAN 4' MUST BE DESIGNED BY GEOTHECNICAL ENGINEER (BCC23.76.085)

NOTE:
THE NEW UTILITY CONNECTIONS WILL BE MAKING:
POWER
WATER.nO STREET CUT NEEDED

SITE PLAN
SCALE 1"= 20'-0"

PARCEL DESCRIPTION
BELLEVUE GARDENS ADD NW 1/4 OF 12 & SW 1/4 OF 13

OWNER: TSIPRIN, ELENA E

ADDRESS: 840 134TH AVENUE NE
BELLEVUE, WA 98004

PARCEL# 0672100110

QUARTER-SECTION-TOWNSIP-RANGE: SW-27-25-5

ArchStudio"Y.SHADYRYA"
22420 6th PL W Bothell,WA. T.206-240.7329

TSIPRIN RESIDENCE
840 134 TH AVE NE
BELLEVUE, WA 98004

SITE PLAN
DATE :11/06/2016

city review 1	3/7/17
city review 2	5/2/17
city review 3	9/27/17
ROW review 4	07/19/18

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A01.1

Received
MAR 26 2019
Permit Processing