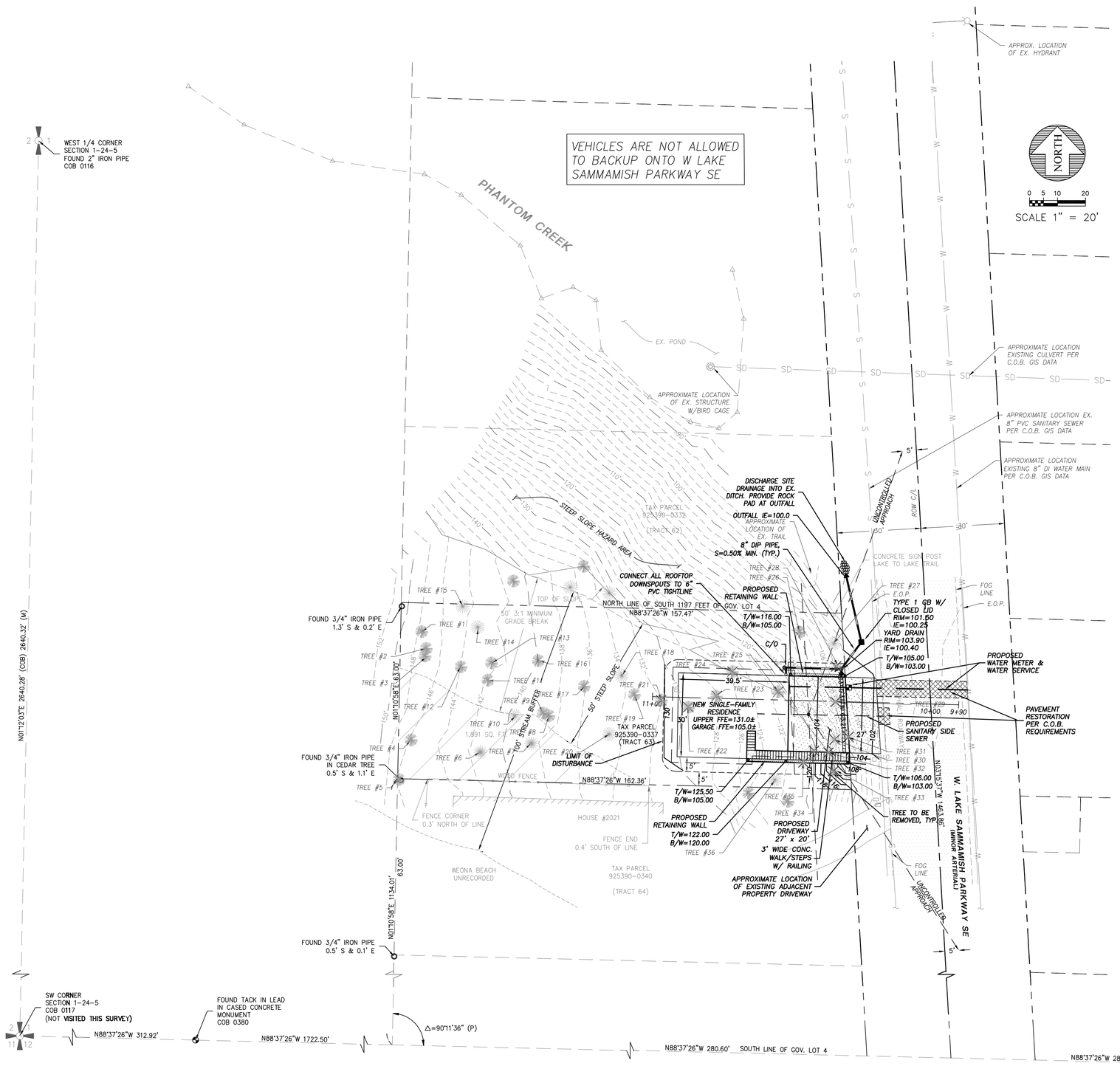
GIANNETTI RESIDENCE

SE 1/4 OF SECTION 01, T. 24 N., R. 15 E., W.M.
CITY OF BELLEVUE, STATE OF WASHINGTON



PROJECT TEAM:

OWNER: DANIELE GIANNETTI
4447 191ST PLACE SE
ISSAQUAH, WA 98027
(415) 601-3169

ENGINEER: CHAD ALLEN, P.E.
ENCOMPASS ENGINEERING & SURVEYING
165 N.E. JUNIPER STREET, SUITE 201
ISSAQUAH, WASHINGTON 98027
(425) 392-0250

SURVEYOR: STEVE MCCASKEY, P.L.S
ENCOMPASS ENGINEERING & SURVEYING
165 N.E. JUNIPER STREET, SUITE 201
ISSAQUAH, WASHINGTON 98027
(425) 392-0250

TAX PARCEL: 925390-0337

ZONING: R3.5

SITE AREA: 10,075 SQ. FT.

VERTICAL DATUM

NAVD 88

BENCHMARK

CITY OF BELLEVUE CONTROL POINT 0380, ELEVATION = 341.81 FEET

HORIZONTAL DATUM

NAD 83(2011) – WASHINGTON STATE PLANE NORTH ZONE

BASIS OF BEARINGS

N88°37'26"W ON SOUTH LINE OF GOV. LOT 4, SW 1/4 SEC. 1, TWP. 24N., RNG. 5 E., W.M.

LEGAL DESCRIPTION

THAT PORTION OF WEONA BEACH, TRACT 63, BOUNDED AS FOLLOWS: NORTH 63 FEET OF THE SOUTH 1197 FEET, LESS THE WEST 715 FEET LYING WESTERLY OF WEST LAKE SAMMAMISH PARKWAY SE, IN GOVERNMENT LOT 4, SECTION 1, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON.

INSTRUMENTATION

INSTRUMENT USED: 5 SECOND TOTAL STATION.

FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 332-130-090.

EASEMENTS

NO KNOWN EXISTING RECORDED EASEMENTS ONSITE

BUILDING SETBACKS

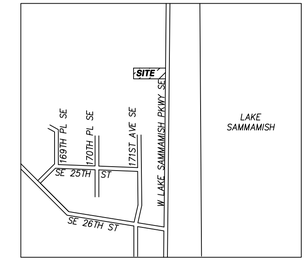
20' FRONT, 25' REAR & 5' SIDE

SHEET INDEX:

TITLE	NO.
SITE PLAN B	1
SITE PLAN B PROFILE	2

SURVEY LEGEND:

- FOUND MONUMENT IN CASE
- FOUND IRON PIPE
- (M) MEASURED
- (COB) CITY OF BELLEVUE
- (P) PLAT
- SIGN POST
- MAILBOX
- TELEPHONE RISER
- ORDINARY HIGH WATER MARK FLAG
- CEDAR TREE
- FIR TREE



VICINITY MAP
N.T.S.

REFERENCES

UNRECORDED PLAT OF WEONA BEACH

RECORD OF SURVEY, REC. NO. 20080212900001

RECORD OF SURVEY, REC. NO. 7704149025

RECORD OF SURVEY, REC. NO. 8501249008

RECORD OF SURVEY, REC. NO. 9001169007

NEW IMPERVIOUS SURFACE COVERAGE SUMMARY:

ONSITE AREAS:	
HOUSE IMP. AREA:	1,436 SF
UNCOVERED DRIVEWAY:	515 SF
UNCOVERED WALK/STEPS:	127 SF
ONSITE IMP. TOTAL =	2,078 SF
OFFSITE AREAS:	
DRIVEWAY:	299 SF
TOTAL NEW IMPERVOIUS AREA =	2,377 SF

NOTES:

MAX. TOTAL BUILDING ENVELOPE = 2,625 SF
PROPOSED TOTAL BUILDING ENVELOPE =1,436 SF

TREE RETENTION REQUIRED IS 30% OF TOTAL DIAMETER OF SIGNIFICANT TREES.

TOTAL DBH = 876

TREE RETENTION REQUIRED = 876 X 0.30 = 262.8

TREE RETENTION PROVIDED = 574

REVISIONS

DESCRIPTION	BY	DATE
PER CITY COMMENTS	NEM	4/22/19

© THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF ENCOMPASS ENGINEERING & SURVEYING.

NICOLE E. MECCHI
STATE OF WASHINGTON
39897
REGISTERED
PROFESSIONAL ENGINEER

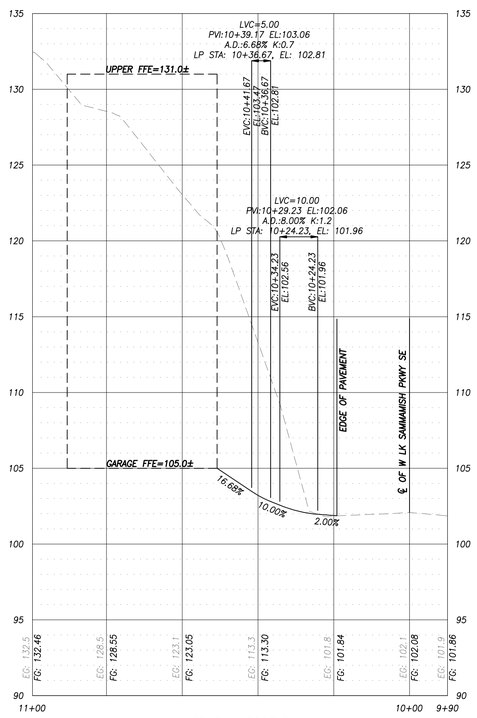
20XX W. LAKE SAMMAMISH PARKWAY SE
BELLEVUE, WA
TAX PARCEL #9253900337
SITE PLAN 'B'

Encompass
ENGINEERING & SURVEYING
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Western Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419
Eastern Washington Division

JOB NO.	17591
DATE	5/20/19
SCALE	1"= 20'
DESIGNED	SJS
DRAWN	AAD
CHECKED	TJR
APPROVED	CJA
SHEET	1 of 2

GIANNETTI RESIDENCE

SE 1/4 OF SECTION 01, T. 24 N., R. 15 E., W.M.
CITY OF BELLEVUE, STATE OF WASHINGTON



DRIVEWAY PROFILE
HORIZ. 1"=20'
VERT. 1"=5'

SIGNIFICANT TREES

TREE EVALUATION DATA — GIANNETTI SFR 2015 W. LAKE SAMMAMISH PARKWAY SE — JUNE 28th, 2018

Location	Tree #	Sp.	Dbh	Crown	Rating	Condition Notes	Status	Rem. Dbh
On-Site	1	Western red cedar (*Thuja plicata*)	36	54	2	Generally good condition and health. Large and older	Retain	36
On-Site	2	Western red cedar (*Thuja plicata*)	8	28	1	Good condition and health. Young.	Retain	8
On-Site	3	Western red cedar (*Thuja plicata*)	27	40	2	Generally good condition and health. Large and older	Retain	27
On-Site	4	Western red cedar (*Thuja plicata*)	40	52	2	Generally good condition and health. Large and older	Retain	40
On-Site	5	Western red cedar (*Thuja plicata*)	48	54	2	Generally good condition and health. Large and older	Retain	48
On-Site	6	Bittercherry (*Prunus emarginata*)	13	38	1	Good condition and health. Young.	Retain	13
On-Site	7	Bittercherry (*Prunus emarginata*)	8	18	1	Good condition and health. Young.	Retain	8
On-Site	8	Western red cedar (*Thuja plicata*)	24	38	2	Generally good condition and health. Large and older	Retain	24
On-Site	9	Western red cedar (*Thuja plicata*)	48	50	2	Generally good condition and health. Large and older	Retain	48
On-Site	10	Douglas fir (*Pseudotsuga menziesii*)	12	26	1	Good condition and health. Young.	Retain	12
On-Site	11	Western red cedar (*Thuja plicata*)	8	16	1	Good condition and health. Young.	Retain	8
On-Site	12	Western red cedar (*Thuja plicata*)	21	36	2	Generally good condition and health. Large and older	Retain	21
On-Site	13	Western red cedar (*Thuja plicata*)	15	32	1	Good condition and health. Young.	Retain	15
On-Site	14	Douglas fir (*Pseudotsuga menziesii*)	10	22	1	Good condition and health. Young.	Retain	10
On-Site	15	Douglas fir (*Pseudotsuga menziesii*)	24	38	2	Generally good condition and health. Large and older	Retain	24
On-Site	16	Western red cedar (*Thuja plicata*)	48	52	2	Generally good condition and health. Large and older	Retain	48
On-Site	17	Western red cedar (*Thuja plicata*)	36	50	2	Generally good condition and health. Large and older	Retain	36
On-Site	18	Douglas fir (*Pseudotsuga menziesii*)	8	16	1	Good condition and health. Young.	Retain	8
On-Site	19	Western red cedar (*Thuja plicata*)	36	48	2	Generally good condition and health. Large and older	Retain	36
On-Site	20	Douglas fir (*Pseudotsuga menziesii*)	18	34	1	Good condition and health. Young.	Retain	18
On-Site	21	Western red cedar (*Thuja plicata*)	36	44	2	Generally good condition and health. Large and older	Remove	
On-Site	22	Western red cedar (*Thuja plicata*)	36	48	2	Generally good condition and health. Large and older	Remove	
On-Site	23	Western red cedar (*Thuja plicata*)	36	48	2	Generally good condition and health. Large and older	Remove	
On-Site	24	Western red cedar (*Thuja plicata*)	30	42	2	Generally good condition and health. Large and older	Remove	
On-Site	25	Western red cedar (*Thuja plicata*)	36	48	2	Generally good condition and health. Large and older	Remove	
On-Site	26	Western red cedar (*Thuja plicata*)	48	54	2	Generally good condition and health. Large and older	Retain	48
On-Site	27	Douglas fir (*Pseudotsuga menziesii*)	30	46	2	Generally good condition and health. Large and older	Retain	30
On-Site	28	Douglas fir (*Pseudotsuga menziesii*)	8	18	1	Good condition and health. Young.	Retain	
On-Site	29	Douglas fir (*Pseudotsuga menziesii*)	18	36	1	Good condition and health. Young.	Remove	
On-Site	30	Douglas fir (*Pseudotsuga menziesii*)	12	30	1	Good condition and health. Young.	Remove	
On-Site	31	Douglas fir (*Pseudotsuga menziesii*)	10	26	1	Good condition and health. Young.	Remove	
On-Site	32	Douglas fir (*Pseudotsuga menziesii*)	24	34	2	Generally good condition and health. Large and older	Remove	
On-Site	33	Douglas fir (*Pseudotsuga menziesii*)	21	34	2	Generally good condition and health. Large and older	Remove	
On-Site	34	Douglas fir (*Pseudotsuga menziesii*)	8	16	1	Good condition and health. Young.	Remove	
On-Site	35	Douglas fir (*Pseudotsuga menziesii*)	27	40	2	Generally good condition and health. Large and older	Remove	
On-Site	36	Douglas fir (*Pseudotsuga menziesii*)	8	16	1	Good condition and health. Young.	Retain	8
			876					574

Location	On or Off site
Tree#	Tag # assigned by survey
Sp.	Tree Species
Dbh	Diameter at 54"
Crown	Crown spread diameter
Rating	Condition rating: 1=Good condition and health, young and vigorous; 2=Generally good condition and health; 3=Fair condition and health, some health and defect concerns; 4=Poor condition and/or health.
Condition Notes	Notes on conditions specific to each tree if
Status	To be retained or removed

REVISIONS

DESCRIPTION	BY	DATE
PER CITY COMMENTS	NEM	4/22/19

© THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF ENCOMPASS ENGINEERING & SURVEYING.

NICOLE E. MECHAM — STATE OF WASHINGTON — 39897 — REGISTERED PROFESSIONAL ENGINEER

20XX W. LAKE SAMMAMISH PARKWAY SE
BELLEVUE, WA
TAX PARCEL #9253900337
SITE PLAN "B" PROFILE

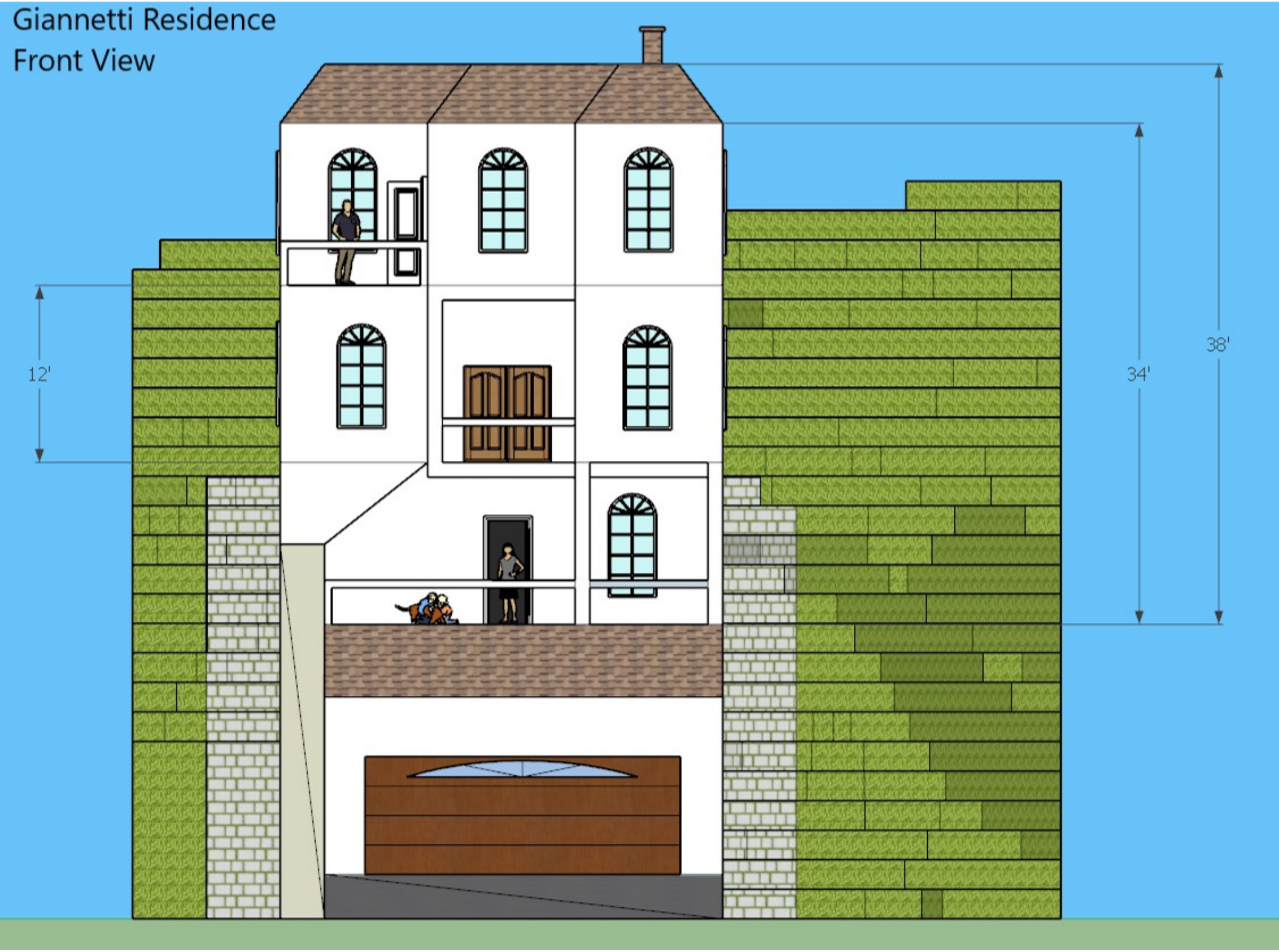
Encompass
ENGINEERING & SURVEYING
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Western Washington Division
407 Sniffmeter Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419
Eastern Washington Division

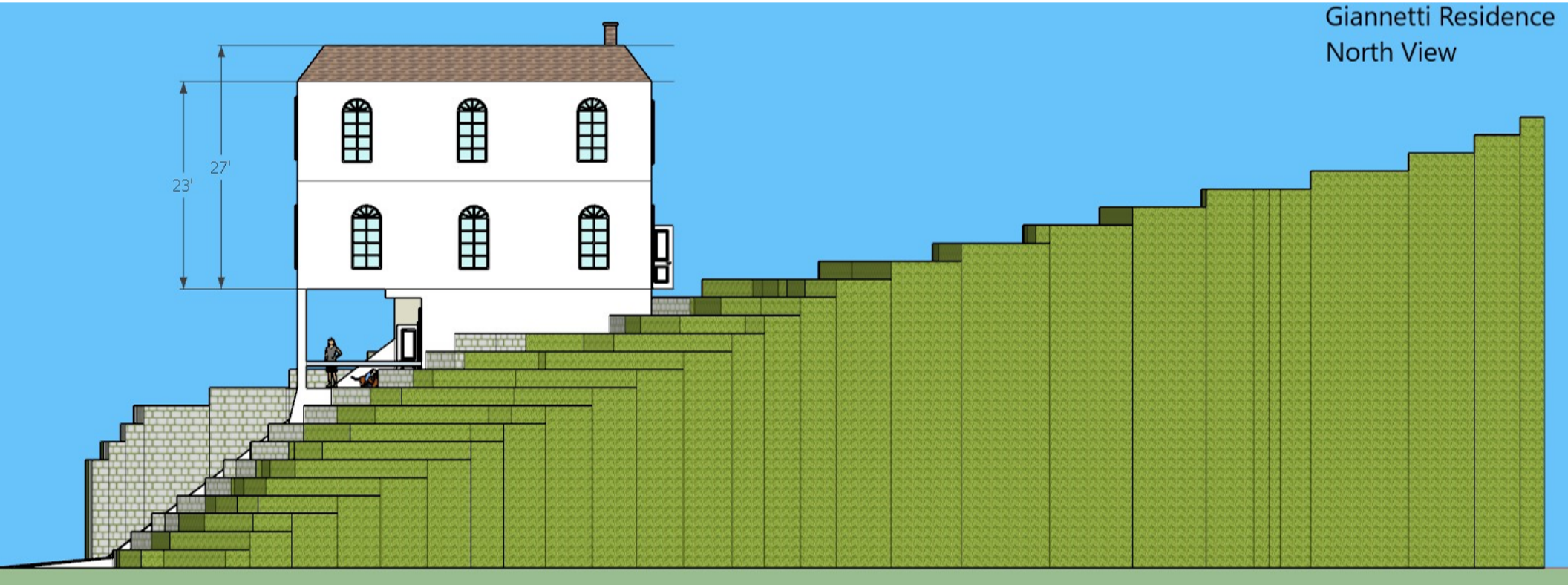
JOB NO.	17591
DATE	5/20/19
SCALE	1"= 20'
DESIGNED	SJS
DRAWN	AAD
CHECKED	TJR
APPROVED	CJA
SHEET	2 of 2

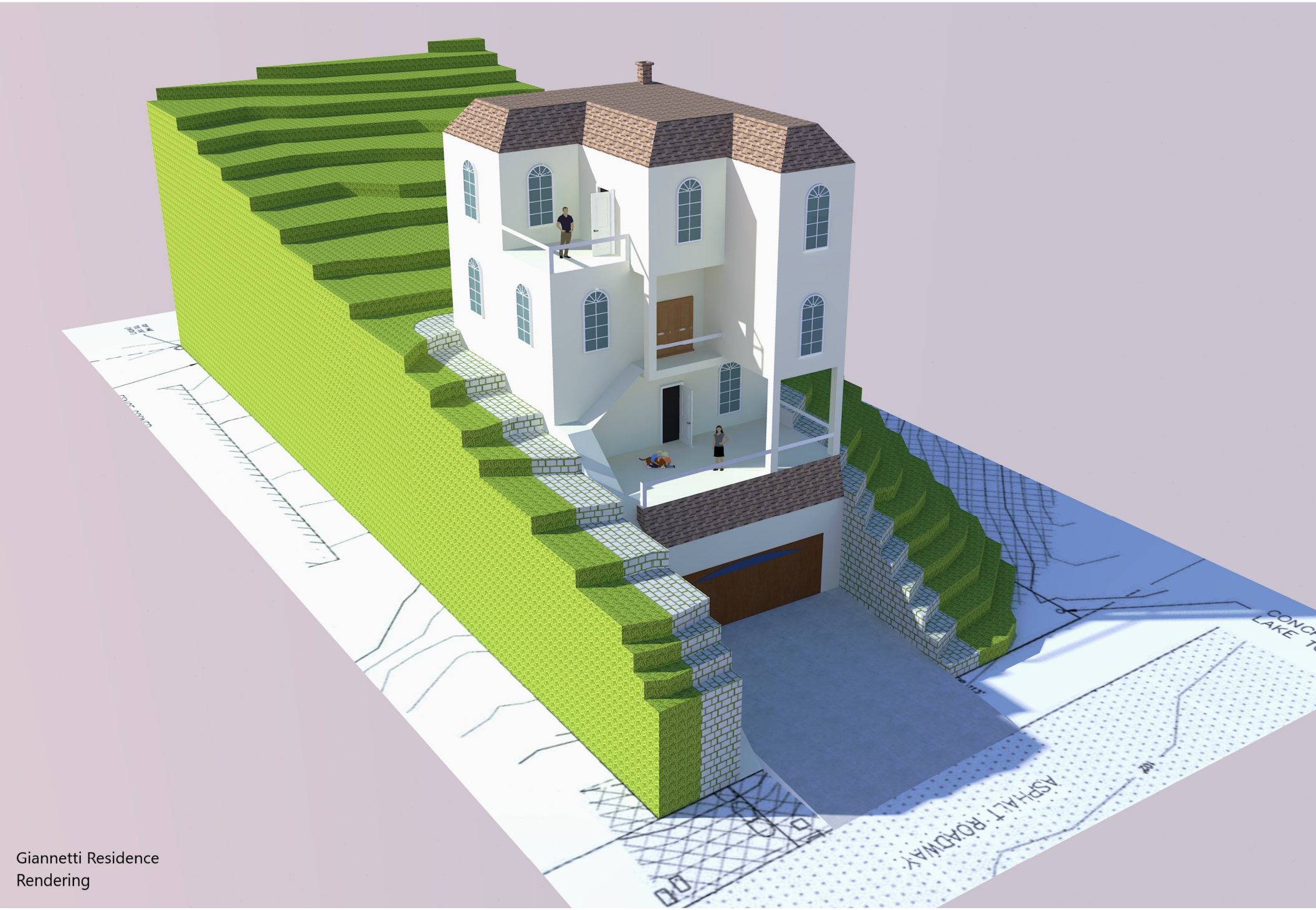
Giannetti Residence
Back View

Giannetti Residence
Footprint

Giannetti Residence
Front View




Giannetti Residence
North View
27'
23'



Giannetti Residence
Rendering

Giannetti Residence
South View