



# CITY OF KIRKLAND



## Clearing and Grading Application #1490229 - Cottage Homes

### Applicant

First Name		Last Name		Company Name	
Cornel		Termure			
Number	Street	Apartment or Suite Number		E-mail Address	
13227	NE 135th Ct			corneltermure@yahoo.com	
City	State	Zip	Phone Number		Extension
Kirkland	WA	98034	(425) 443-6546		

### Contractor

Company Name					
Owner					
Number	Street			Apartment or Suite Number	
City	State	Zip	Phone Number		Extension
State License Number		License Expiration Date	UBI #	E-mail Address	

### Project Location

Number	Street	Floor Number	Suite or Room Number
13506	132ND AVE NE		
City	Zip Code	County Parcel Number	
KIRKLAND	98034	0866000010	
Associated Building Permit Number		Tenant Name	
LSM24-03245			
Additional Information (i.e. equipment location or special instructions).			
Work Location			

### Property Owner

First Name		Last Name or Company Name	
Cornel & Magdaena		Termure	
Number	Street	Apartment or Suite Number	
13227	NE 135TH CT		
City	State	Zip	
KIRKLAND	WA	98034	

### Certification Statement - The applicant states:

I certify that I am the owner of this property or the owner's authorized agent. If acting as an authorized agent, I further certify that I have full power and authority to file this application and to perform, on behalf of the owner, all acts required to enable the jurisdiction to process and review such application. I have furnished true and correct information. I will comply with all provisions of law and ordinance governing this type of application. If the scope of work requires a licensed contractor to perform the work, the information will be provided prior to permit issuance.

Date Submitted: 5/17/2024 Submitted By: Cornel Termure



## Clearing and Grading Application #1490229 - Cottage Homes

### Project Contact

**Company Name:**

**Name:** Cornel Termure **Email:** corneltermure@yahoo.com

**Address:** 13227 NE 135th Ct **Phone #:** (425) 443-6546  
Kirkland WA 98034

**Project Type**

Any Project Type

**Activity Type**

Trees or Vegetation Only

**Scope of Work**

Private Tree Removal Permit

**Project Name:** Cottage Homes

**Description of Work:** Tree removal

### Project Details

**Right-of-Way Information**

There is no work in the right-of-way

**Tree Information**

Total number of trees to be removed 1

Any landmark tree(s) removed in the past 12 months?

5/16/2024

I am writing to summarize my observation during a tree check up for removal of dead branches and trimming for safety of a pine tree at the entry of 13506 132<sup>nd</sup> Ave NE Kirkland WA.

My observation was by visual inspection of soil condition, past failures, branch structure and overall health of a white pine.

The tree sat at the west side of the family home.

The tree had been trimmed on the west side aggressively in the past and grew with an unbalanced crown. The tree had a large crack at the area of included bark and the trunk reached over the patio entry to the home.

This area has wind funneling from the large N/S running 132<sup>nd</sup> Ave and no trees to damp the pine from gales.

My recommendation at the time of my viewing was to remove the tree based on my diagnosis and prognosis and age of the tree. Cabling or trimming would suffice.

Your local arborist, Christopher Assaf PN-8642A

206 369 6380





# Basic Tree Risk Assessment Form

Client Spencer King Date 5/16/24 Time 5:00pm  
 Address/Tree location 13506 132nd Ave NE Kirkland Tree no. \_\_\_\_\_ Sheet \_\_\_\_\_ of \_\_\_\_\_  
 Tree species White Pine (Pinus strobus) dbh 29" Height 95' Crown spread dia. 60'  
 Assessor(s) Christopher Assaf PN 8642A Tools used Visual inspection Time frame 1 visit

## Target Assessment

Target number	Target description	Target protection	Target zone			Occupancy rate 1-rare 2-occasional 3-frequent 4-constant	Practical to move target?	Restriction practical?
			Target within drip line	Target within 1x Ht.	Target within 1.5x Ht.			
1	Family home, entry to home & parking	Removal	X	X	X	4	No	No
2	spots	none						
3								
4								

## Site Factors

History of failures recent and past breakages Topography Flat ☒ Slope ☐ % Aspect N/E  
 Site changes None ☒ Grade change ☐ Site clearing ☐ Changed soil hydrology ☐ Root cuts ☐ Describe \_\_\_\_\_  
 Soil conditions Limited volume ☐ Saturated ☐ Shallow ☒ Compacted ☒ Pavement over roots ☒ 20 % Describe tree sits sat west  
 Prevailing wind direction N/E Common weather Strong winds ☒ Ice ☒ Snow ☒ Heavy rain ☒ Describe 132nd st. of door entry is just to its west.

## Tree Health and Species Profile

Vigor Low ☐ Normal ☒ High ☐ Foliage None (seasonal) ☐ None (dead) ☒ Normal 65 % Chlorotic 20 % Necrotic 15 %  
 Pests/Biotic \_\_\_\_\_ Abiotic \_\_\_\_\_  
 Species failure profile Branches ☒ Trunk ☒ Roots ☒ Describe compacted soil & INCLUDED BARK

## Load Factors

Wind exposure Protected ☐ Partial ☐ Full ☒ Wind funneling ☒ on 132nd st Relative crown size Small ☐ Medium ☐ Large ☒  
 Crown density Sparse ☐ Normal ☒ Dense ☒ Interior branches Few ☐ Normal ☐ Dense ☒ Vines/Mistletoe/Moss ☐  
 Recent or expected change in load factors splits from codominants in past

## Tree Defects and Conditions Affecting the Likelihood of Failure

### — Crown and Branches —

Unbalanced crown ☒ LCR 80 %  
 Dead twigs/branches ☐ 15 % overall Max. dia. 8"  
 Broken/Hangers Number 3 Max. dia. 6"  
 Over-extended branches ☒  
 Pruning history  
 Crown cleaned ☐ Thinned ☐ Raised ☐  
 Reduced ☐ Topped ☐ Lion-tailed ☐  
 Flush cuts ☐ Other cut from powerline  
 Condition(s) of concern to the west creating heavy overhang on home to its east.  
 Part Size 16" Fall Distance 80'  
 Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ☒  
 Likelihood of failure Improbable ☐ Possible ☐ Probable ☐ Imminent ☒  
 Cracks ☐ Lightning damage ☐  
 Codominant ☒ Included bark ☒  
 Weak attachments ☒ Cavity/Nest hole \_\_\_\_\_ % circ.  
 Previous branch failures ☒ Similar branches present ☒  
 Dead/Missing bark ☐ Cankers/Galls/Burls ☐ Sapwood damage/decay ☐  
 Conks ☐ Heartwood decay ☐  
 Response growth heavy horizontal at  
 Condition(s) of concern codominant crotch with included bark.  
 Part Size 16" Fall Distance 80'  
 Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ☒  
 Likelihood of failure Improbable ☐ Possible ☐ Probable ☐ Imminent ☒

### — Trunk —

Dead/Missing bark ☐ Abnormal bark texture/color ☐  
 Codominant stems ☒ Included bark ☒ Cracks ☒  
 Sapwood damage/decay ☒ Cankers/Galls/Burls ☐ Sap ooze ☐  
 Lightning damage ☐ Heartwood decay ☐ Conks/Mushrooms ☐  
 Cavity/Nest hole \_\_\_\_\_ % circ. Depth \_\_\_\_\_ Poor taper ☐  
 Lean 30 ° Corrected? no  
 Response growth none trunk save separating  
 Condition(s) of concern at union  
 Part Size 20" Fall Distance 70'  
 Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ☒  
 Likelihood of failure Improbable ☐ Possible ☐ Probable ☒ Imminent ☐

### — Roots and Root Collar —

Collar buried/Not visible ☐ Depth \_\_\_\_\_ Stem girdling ☐  
 Dead ☐ Decay ☐ Conks/Mushrooms ☐  
 Ooze ☐ Cavity ☐ \_\_\_\_\_ % circ.  
 Cracks ☐ Cut/Damaged roots ☐ Distance from trunk \_\_\_\_\_  
 Root plate lifting ☐ Soil weakness ☒  
 Response growth \_\_\_\_\_  
 Condition(s) of concern Compacted soil & no dampening from wind funneling  
 Part Size \_\_\_\_\_ Fall Distance \_\_\_\_\_  
 Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ☐  
 Likelihood of failure Improbable ☐ Possible ☒ Probable ☒ Imminent ☐



## Risk Categorization

[illegible]

Matrix I. Likelihood matrix.

Likelihood of Failure	Likelihood of Impact			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Notes, explanations, descriptions

Notes, explanations, descriptions  
When viewed the Pinetree had a large codominant reaching horizontally to home which had included bark with a recent tear at crotch.  
No corroborable system or reduction

### Mitigation options

1. *to save the tree.*

2. *Remove tree & plant new ones*

3.

4.

Residual risk \_\_\_\_\_

Residual risk \_\_\_\_\_

Residual risk \_\_\_\_\_

Residual risk \_\_\_\_\_

Overall tree risk rating      Low ☐    Moderate ☐    High ☐    Extreme ☒

Overall residual risk    None ☐    Low ☐    Moderate ☐    High ☐    Extreme ☒    Recommended inspection interval \_\_\_\_\_

Data ☒ Final ☐ Preliminary **Advanced assessment needed** ☐ No ☐ Yes-Type/Reason \_\_\_\_\_

Inspection limitations ☒ None ☐ Visibility ☐ Access ☐ Vines ☐ Root collar buried Describe \_\_\_\_\_

## LOT COVERAGE

LOT AREA: 11,547 S.F.

## UNIT A

FOOTPRINT: 846 S.F.

DRIVEWAY: 44 S.F.

WALK: 17 S.F.

TOTAL: 1012 S.F.

## UNIT B

FOOTPRINT: 846 S.F.

DRIVEWAY: 14 S.F.

WALK: 33 S.F.

TOTAL: 1070 S.F.

## UNIT C

FOOTPRINT: 846 S.F.

DRIVEWAY: 15 S.F.

WALK: 37 S.F.

TOTAL: 1084 S.F.

## UNIT D

FOOTPRINT: 871 S.F.

DRIVEWAY: 122 S.F.

WALK: 8 S.F.

TOTAL: 1001 S.F.

TOTAL UNITS A-D: 4167 S.F.

CENTER DRIVE (EXIST. ASPHALT): 4 S.F.

CENTER DRIVE (POROUS ASPHALT): 149 S.F.

PARKING (POROUS ASPHALT): 324 S.F.

TRASH AREA: 147 S.F.

WALK (CONCRETE): 392 S.F.

WALK (POROUS ASPHALT): 136 S.F.

SUB TOTAL: 6688 S.F.

(-MINUS 50% CREDIT FOR (POROUS ASPHALT))

TOTAL LOT COVERAGE: 5719 S.F.

MAXIMUM COVERAGE = 50%

VANE GRATE CB=356.47  
IE=353.88(N12°ADS)  
IE=353.94(E12°ADS)CB SOLID LOCKING  
RIM=357.13  
IE=353.99(W12°ADS)  
IE=353.98(N12°ADS)CB=355.72  
IE=353.17(N12°ADS)  
IE=353.22(S12°ADS)ROLLED CURB  
CB RIM=352.55  
IE=350.07(E12°CMP)220 FT TO  
FIRE HYDRANT  
ON NE 135TH CTCB=361.45  
IE=358.41(N12°ADS)  
IE=358.43(S12°ADS)EXISTING UTILITY  
POLE WITH  
CONDUIT FOR  
UTILITY DROPEXISTING  
ASPHALT  
DRIVEWAYNEW POROUS  
ASPHALT  
DRIVEWAY  
CONTROL SDMH RIM=363.59  
TOP STD PIPE=361.17  
6" ELBOW=358.20  
ORIFICE=3.7  
BTM STD PIPE=353.53  
IE=355.56(E36°CMP)  
IE=354.68(W12°ADS)  
TRAP=355.63  
BTM STR=350.16CB SOLID LID  
RIM=363.53  
IE=359.34(S12°ADS)  
IE=359.38(W12°PVC)  
IE=359.33(N6°PVC)SDMH RIM=363.58  
IE=355.40(E36°CMP)  
IE=355.30(W36°CMP)  
IE=357.96(N12°ADS)

TRACT Y

73.43' N 88 06 15" W

EXIST. 6" WOOD FENCE

EASEMENT FOR PRIVATE  
PARKING TURN-AROUND  
AREA RM 20120920900005EASEMENT FOR PRIVATE  
PARKING TURN-AROUND  
AREA RM 20120920900005

## FLOOR AREA RATIO

UNIT A  
MAIN FLOOR: 567 S.F.  
UPPER FLOOR: 645 S.F.  
GARAGE: 180.5 S.F.  
TOTAL: 1442.5 S.F.UNIT B  
MAIN FLOOR: 567 S.F.  
UPPER FLOOR: 645 S.F.  
GARAGE: 180.5 S.F.  
TOTAL: 1442.5 S.F.UNIT C  
MAIN FLOOR: 567 S.F.  
UPPER FLOOR: 645 S.F.  
GARAGE: 180.5 S.F.  
TOTAL: 1442.5 S.F.UNIT D  
MAIN FLOOR: 564.5 S.F.  
UPPER FLOOR: 647.75 S.F.  
GARAGE: 180.5 S.F.  
TOTAL: 1442.75 S.F.TOTAL UNITS A-D: 5710.25 S.F.  
LOT = 11,547 S.F.  
50% = 5773.5 (MAXIMUM FAR)

## TREE CREDITS

NO EXISTING TREES ON THE PROPERTY

## REQUIRED TREE CREDITS

11,547/49,560 = 0.265 x 50 = 13.25 = 13 CREDITS

## NEW TREES

- \* = MIN. 6 FT TALL CONIFER TREE (4 TOTAL)
  - = MIN. 2 INCH CALIFER DECIDUOUS TREE (7 TOTAL)
  - = MIN. 6 FT TALL YELLOW CEDAR (2 TOTAL)
- 13 NEW TREES TOTAL

## SITE ADDRESS

13506 132ND AVE NE  
KIRKLAND, WA 98034TAX #  
086600-0010

## LEGAL DESCRIPTION

LOT 1, CITY OF KIRKLAND SHORT PLAT NO. SPL 11-0001,  
RECORDED UNDER RECORDING NUMBER  
20120420900005, IN KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

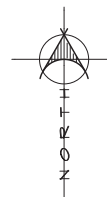
## SITE PLAN

SCALE: 1" = 10'-0"

0 10 20 40

SDMH RIM=354.97  
IE=350.07(E36°CMP)  
IE=351.32(W12°CMP)  
ELBOW=350.62(8°CMP)

N.E. 135TH STREET



ARCHITECTS  
NORTHWEST  
1815-132ND AVENUE NE SUITE 110  
KIRKLAND, WA 98034  
TEL: 206.835.0000 FAX: 206.835.0001  
WWW.ARCHITECTS-NORTHWEST.COM

ARCHITECTS  
NORTHWEST  
1815-132ND AVENUE NE SUITE 110  
KIRKLAND, WA 98034  
TEL: 206.835.0000 FAX: 206.835.0001  
WWW.ARCHITECTS-NORTHWEST.COM

TERMURE COTTAGE HOUSING  
UNIT A

DESIGNED BY: DATE: 2024  
DRAWN BY: DATE: XXXX  
CHECKED BY: DATE: XXXX  
PROJECT MANAGER: MARGUS JENKINS  
REVIEWED BY: DATE: XXXX

LABEL: DATE: XXXX  
LATERAL JOB NUMBER: XXX-XXXX

AO  
A2

REV JOB NUMBER:  
230085