

KINI HOUSE

8429 SE 34th Pl, Mercer Island, WA 98040

BURKHART DESIGN
7551 42nd Ave NE
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PROJECT DESCRIPTION

CREATE AN ADU WITHIN A PORTION OF THE LOWER FLOOR OF A SINGLE FAMILY DWELLING. THIS INCLUDES A NEW KITCHEN WITH A LAUNDRY CLOSET. THE BATHROOM IS EXISTING. 1 NEW BEDROOM IS CREATED. NO EXTERIOR WORK.

PROPERTY DATA

SITE ADDRESS: 8429 SE 34th Pl, Mercer Island, WA 98040
APN: 66660-0080
LEGAL DESCRIPTION: PARKRIDGE ADD
PLat Block:
Plot Lot: 8
ZONE: RM 9.6
ECA: NONE
LOT SIZE: 20,853 SF 0.48 ACRE

CODE EDITION

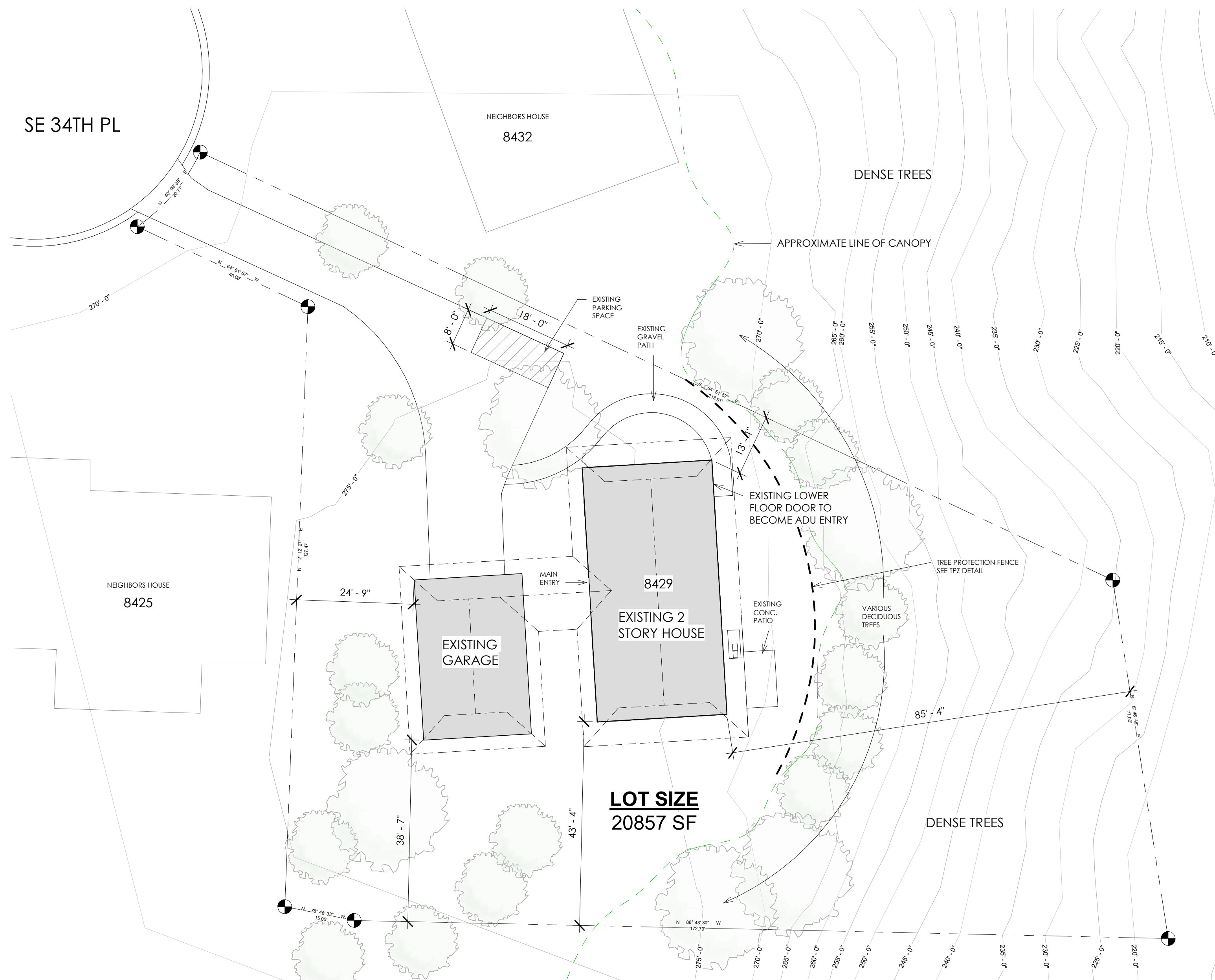
KING COUNTY ZONING CODE
2021 INTERNATIONAL RESIDENTIAL CODE
2021 WASHINGTON STATE ENERGY CODE - RESIDENTIAL (WSEC)
MERCER ISLAND DEVELOPMENT CODE RE ADUs

PROJECT TEAM

PROJECT OWNER
ABHIJIT & DIVYA KINI
ARCHITECTURAL DESIGNER/APPLICANT
BURKHART DESIGN
PAUL BURKHART designerprb@gmail.com
323.301.0302

SHEET INDEX

A0.1 COVER SHEET
A1.1 1ST & 2ND FLOOR PLANS



TREE PROTECTION AREA (TPZ)

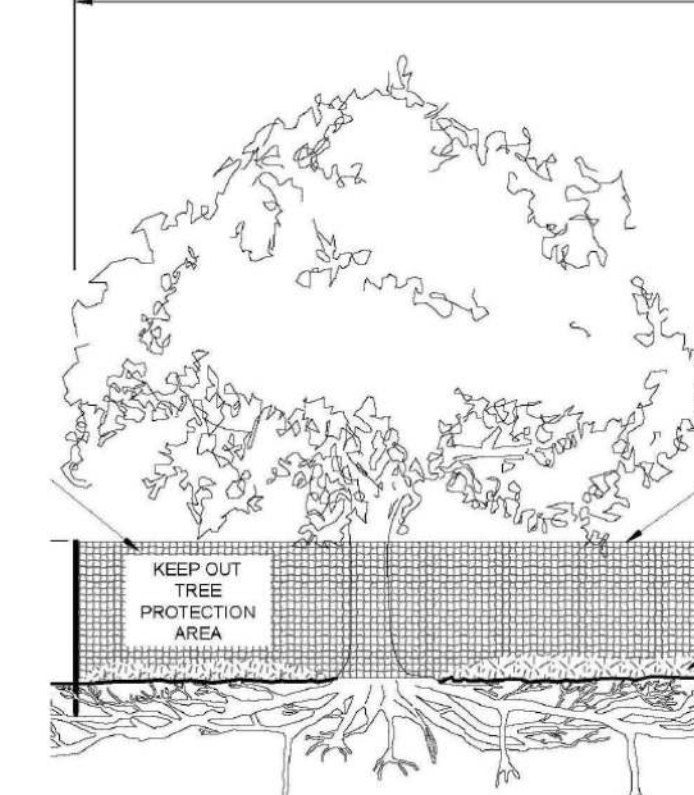
KEEP OUT!

DO NOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION AREA

Trees enclosed by this fence are protected and are subject to the conditions of the tree permit. Violation of tree conditions may lead to:

1. Correction Notices or Stop Work Orders until compliance is achieved
2. RE Inspection Fees/financial penalties
3. Arborist reports recommending mitigation

Crown drip line or other limit of Tree Protection area. See Site/Utility Plan for fence alignment.



- Notes**
1. No pruning shall be performed unless under the direction of the Project Arborist. Including limbing trees up.
 2. No grading, excavation, storage (materials, equipment, vehicles, etc.), or other unpermitted activity shall occur inside the protective fencing.
 3. Penalties for damaging by root damage/compaction or removing a saved tree may be a fine up to three times the value of the tree plus restoration (MICC 19.10.160).
 4. Any work in approved TPZ must be with the permission of the Land Use and Planning Division at landuse.planning@mercergov.org
 5. 5" course woodchips within the tree protection zone, but not against the tree trunk.

Tree protection fence: 4-6" chain link fence, solidly anchored into the ground, or if authorized High-density polyethylene fencing with 3.5" x 1.5" openings; color orange. Steel posts installed at 8' o.c.

2" x 6" steel posts or approved equal

Maintain existing grade with the tree protection fence unless otherwise indication on the plans

Any Work in the protected area must be with the permission of the Land Use and Planning Division at landuse.planning@mercergov.org

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ISSUE	DESCRIPTION	DATE
	Tree Protection Fence	06.18.25

Project No: 2025-19

Issue Date: 24 April 2025

COVER SHEET

A0.1

1 SITE PLAN
SCALE: 1/16" = 1'-0"

APPROVAL STAMP

Original drawing is 24 x 36

