APPEAL ATTACHMENT 'M'

1 **VICINITY MAP LOT A**

LOT A MUP SHEET LIST	
Sheet Number	Sheet Name
A0.0	NOTES PROJECT DATA VICINITY MAP
V1	TOPOGRAPHIC SURVEY
V2	SHORT SUBDIVISION
V3	SHORT SUBDIVISION
V4	SHORT SUBDIVISION
V5	SHORT SUBDIVISION
V6	SHORT SUBDIVISION
A1.0	SITE PLAN
L1	LANDSCAPE PLAN
L2	LANDSCAPE REQUIREMENTS
A1.2	DESIGN STANDARDS
A1.1	HEIGHT CALC & AMENTIY AREA
A2.0	FAR DIAGRAMS
A2.1	FLOOR PLANS
A2.2	FLOOR PLANS
A2.3	FLOOR PLANS
A3.1	ELEVATIONS
A4.0	GLAZING SCHEDULE & WSEC NOTES
A3.2	ELEVATIONS
A4.2	BUILDING SECTIONS

ARCHITECTURAL NOTES:

(THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE PLANS)

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL RESIDENTIAL CODE (2015 EDITION) WITH SEATTLE AMENDMENTS.

2. CONTRACTOR: SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.

3. CONTRACTOR: SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

4. CONTRACTOR: SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.

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

6. ALL WOOD PLATES: IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE. PROVIDE 2 LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER BETWEEN UNTREATED LEDGERS, BLOCKING, ETC., AND CONCRETE OR MASONRY.

7. PRESSURE TREATED LUMBER: ALL FASTENERS AND CONNECTORS THAT ARE IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED WITH A MINIMUM COATING OF G90 (.90oz/sf) PER ASTM A123 AND/OR ASTM A153. 304 OR 316 STAINLESS STEEL MAY BE SUBSTITUTED IN LIEU OF GALVANIZED PRODUCTS. NO STAINLESS STEEL PRODUCTS SHALL COME IN CONTACT WITH GALVANIZED PRODUCTS.

8. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO WASHINGTON STATE ENERGY CODE (2015 EDITION) WITH SEATTLE AMENDMENTS.

* ALL INTERIOR WALLS TO BE 2x4 @ 24' O.C. (U.N.O.)
* ALL EXTERIOR WALLS 2x6 PER STRUCTURAL
* HEADERS PER STRUCTURAL
* WINDOW SIZES ARE NOMINAL ROUGH OPENING, WIDTH AND HEIGHT.
* PROVIDE FIREBLOCKING AT ALL PLUMBING OPENINGS.
* PROVIDE SOLID BLOCKING OVER SUPPORTS.
* IN SEISMIC ZONES D0, D1 & D2, WATER HEATERS SHALL BE ANCHORED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSIONS PER SRC R802.11
* PROVIDE OUTDOOR COMBUSTION AIR FOR FURNACE AND WATER HEATER PER SRC G2407.6.

"CONSTRUCTION EROSION CONTROL MEASURES MUST BE IN PLACE AND APPROVED BY SDCI PRIOR TO ANY EARTH DISTURBANCE. CALL 684-8860 TO SCHEDULE AN INSPECTION APPOINTMENT"
NO SEDIMENT SHALL BE TRACKED INTO THE STREET OR ONTO PAVED SURFACES. SEDIMENT SHALL BE REMOVED FROM TRUCKS AND EQUIPMENT PRIOR TO LEAVING THE SITE. IN THE EVENT OF FAILURE OF EROSION CONTROL SYSTEM RESULTING IN SEDIMENT BEING TRACKED ONTO PAVED SURFACES, THE CONTRACTOR SHALL IMMEDIATELY IMPLEMENT MEASURES TO CORRECT THE SITUATION, AND STREET SWEEPING SHALL BE EMPLOYED ON AN EMERGENCY BASIS. IF STREET SWEEPING VEHICLES ARE UTILIZED, THEY SHALL BE OF THE TYPE THAT ACTUALLY REMOVES SEDIMENT FROM THE PAVEMENT.

SMC 23.45.534 LIGHT AND GLARE STANDARDS
A. EXTERIOR LIGHTING SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES.

3410 23rd Ave W

3410 23rd Ave W, Seattle WA 98199

PROJECT INFORMATION

SDCI PROJECT # :
MUP # 3032940-LU

PROJECT DESCRIPTION:

SEPA REVIEW. DEMO TRIPLEX. CONSTRUCT (3) ROWHOUSES WITH (3) OPEN PARKING STALLS. FUTURE UNIT LOT SUBDIVISION. FUNCTIONALLY RELATED TO #3032876-LU. PARKING LOCATED ON 3412 23RD AVENUE WEST

LEGAL DESCRIPTION:

LOT 10, BLOCK 11 GILMAN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 93, IN KING COUNTY, WASHINGTON;

EXCEPT THE EAST 60.00 FEET, THEREOF;

TOGETHER WITH AND SUBJECT TO EASEMENT NUMBER 2, SHOWN AND DESCRIBED HERON;

TOGETHER WITH EASEMETNS NUMBERED 1 AND 3, SHOWN AND DESCRIBED HEREON.

AKA PARCEL A OF SHORT SUBDIVISION NO. 3032833-LU

TAX # :
#2770601480

PROJECT TEAM

OWNER/ APPLICANT :
MIRRA HOMES
11624 SE 5TH ST, SUITE 210
BELLEVUE, WA 98005
P 206.383.7095

STRUCTURAL ENGINEER :
MALSAM TSANG STRUCTURAL ENGINEERING
MARC MALSAM, PE, SE
122 S JACKSON ST, SUITE 210
SEATTLE, WA 98104
P 206.498.2674
MarcMil@malsam-tsang.com

SURVEYOR :
TERRANE
ANDY MCANDREWS
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
P 425.458.4488
andym@terrane.net

ARCHITECT/PROJECT CONTACT:
JULIAN WEBER ARCHITECTS, LTD
1257 S KING ST
SEATTLE, WA 98144
P 206.953.1305

LANDSCAPE ARCHITECT :
DEVIN PETERSON
ROOT OF DESIGN, LLC
7104 265TH ST NW, SUITE #218
STANWOOD, WA 98292
P 206.491.9545

CIVIL ENGINEER :
TIM GABELEIN, P.E
9706 4TH AVE NE, SUITE 300
SEATTLE, WA 98115
P 206.523.0024 X 105
tim@dcgengr.com
DAVIDO CONSULTING GROUP, INC.

PROJECT DATA

ZONE: LR1

URBAN VILLAGE: NO

LOT AREA: 2,999 SF

FLOOR AREA RATIO:
(CALCULATED TO INSIDE FACE OF WALL STRUCTURE)
SEE SHEET A2.0 FOR DIAGRAM

FAR AREA SUMMARY (ALLOWED) LOT A		
LOT AREA 1	FAR ALLOWED	FAR PROPOSED
2999.00 SF	2598.80 SF	2468.74 SF

PARKING: 1 PARKING STALL PER UNIT REQUIRED. (3) OPEN PARKING STALLS PROVIDED

DENSITY LIMIT PER SMC 23.45.512:
2,999 SF X UNLIMITED (ROWHOUSES)

SETBACKS PER SMC 23.45.518:

	REQUIRED:	ACTUAL:
SIDE NORTH	3.5' SIDE SETBACK	5.0'
SIDE SOUTH	3.5' SIDE SETBACK	5.0'
REAR EAST	7.0' AVERAGE, 5.0' MINIMUM REAR SETBACK (NO ALLEY)	10'-9" MIN.
FRONT WEST	5.0' FRONT SETBACK	7'-9"

STRUCTURE HEIGHT LIMIT PER PER SMC 23.45.514:
30' TOP OF ROOF, 4' PARAPET, 10' PENTHOUSE BONUS
(SEE SHEET A1.1 FOR HEIGHT CALCULATION)

STRUCTURE FACADE LENGTH < 15' OF PROPERTY LINE PER SMC 23.45.527:

(65% PROPERTY LENGTH)

NORTH: 60.0' X .65 = 39.0' AKKIWED FACADE LENGTH, 32.5' PROVIDED

SOUTH: 60.0' X .65 = 39.0' AKKIWED FACADE LENGTH, 32.5' PROVIDED

AMENITY AREA PER SMC 23.45.522:
25% LOT AREA REQUIRED, 50% REQUIRED GROUND RELATED
(SEE SHEET A1.1 FOR AMENITY AREA DIAGRAM)

LOT A REQUIRED AMENITY		
LOT AREA	REQUIRED AMENITY	REQUIRED GROUND
2999 SF	750 SF	375 SF

Amenity Area Summary - RH	
GROUND	947 SF
ROOF	913 SF
	1857 SF

JULIAN WEBER ARCHITECTS, LTD
1257 S King St
Seattle, WA 98144
203.953.1305
www.jwaseattle.com

9458 REGISTERED ARCHITECT JULIAN R. WEBER STATE OF WASHINGTON

MIRRA HOMES
11624 SE 5TH ST, SUITE 210
BELLEVUE, WA 98005
P 206.383.7095

3410 23rdAve W

3410 23rd Ave W
Seattle, WA 98199

SDCI APPROVAL STAMP HERE

MUP # 3032940-LU

Date	Description
10.17.2018	MUP Submittal

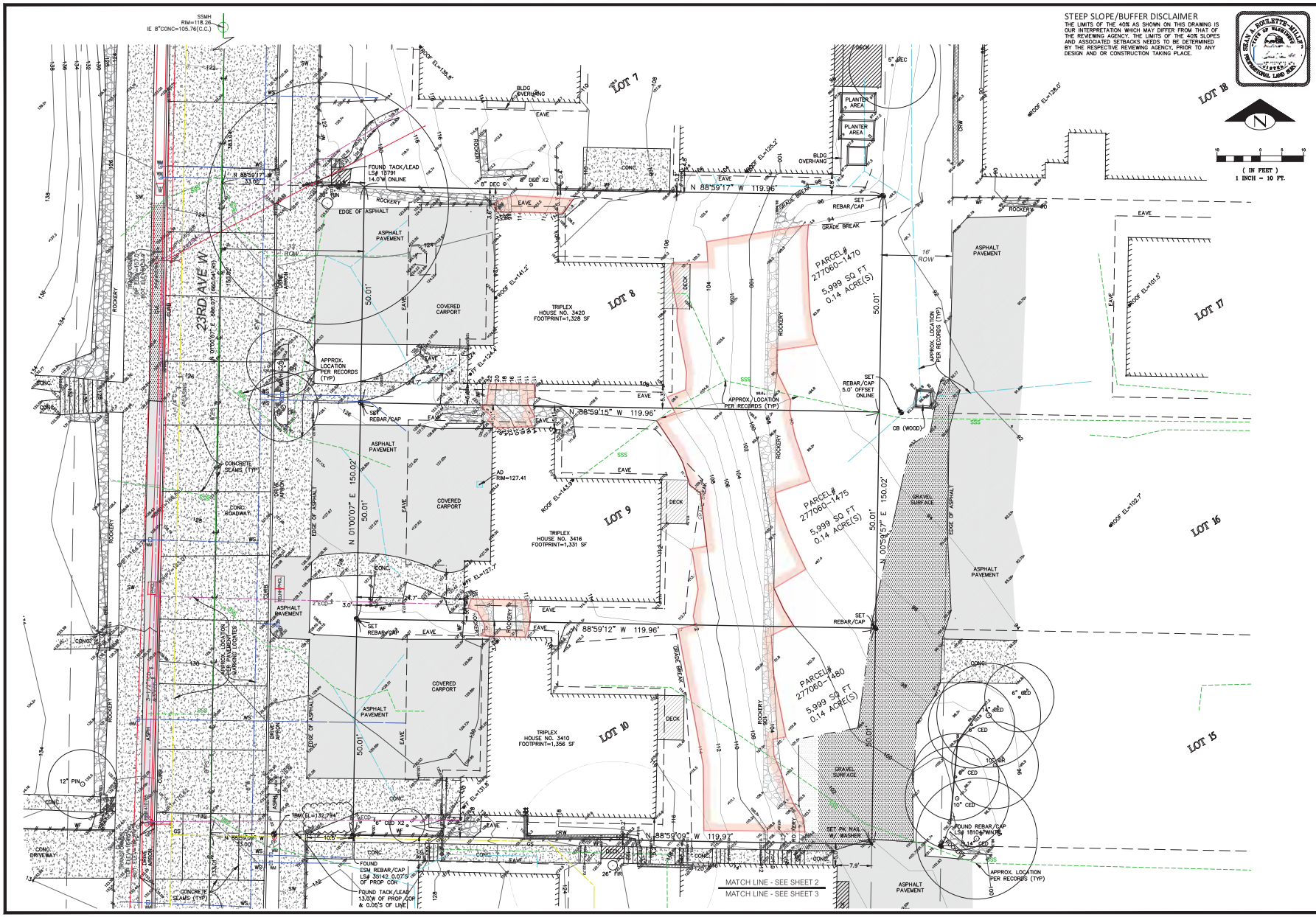
NOTES
PROJECT
DATA
VICINITY MAP

Scale: As indicated
Date: 02/21/0218

A0.0

Project Number: JWA#493

10/17/2018 3:30:00 PM



STEEP SLOPE/BUFFER DISCLAIMER

THE LIMITS OF THE 40% AS SHOWN ON THIS DRAWING IS OUR INTERPRETATION WHICH MAY DIFFER FROM THAT OF THE REVIEWING AGENCY. THE LIMITS OF THE 40% SLOPES AND ASSOCIATED SETBACKS NEEDS TO BE DETERMINED BY THE RESPECTIVE REVIEWING AGENCY, PRIOR TO ANY DESIGN AND OR CONSTRUCTION TAKING PLACE.

(IN FEET)
1 INCH = 10 FT.

Terrane
10805 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

NO	REVISION	DATE

TOPOGRAPHIC & BOUNDARY SURVEY
NW 1/4, SE 1/4 SEC 14, TWP. 25N., RGE 03E., W.M.
MGT – 23rd Ave W
3410, 3416, 3420 23rd Ave W
SEATTLE, WASHINGTON

JOB NO.:	181111
DATE:	06/27/18
DRAFTED BY:	JJK
CHECKED BY:	SRM
SCALE:	1" = 10'

CITY OF SEATTLE
SHORT SUBDIVISION NO. 3032833-LU

MIRRA 111, LLC SHORT PLAT

RECORDING NO.	VOL./PAGE

GRANTOR: MIRRA 111, LLC
11624 SE 5TH ST, SUITE 210
BELLEVUE, WA 98005

GRANTEE: CITY OF SEATTLE
KING COUNTY, WA

CONTACT PERSON: ANDY McANDREWS
TERRANE, INC
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
(425) 458-4488
AndyM@Terrane.net

10	11	GILMAN'S ADD.	5/93
LOT(S)	BLOCK	SUBDIVISION	VOL/PG

TAX PARCEL NO. 277060-1480

ADDRESS: 3410 23rd Ave W
SEATTLE, WA 98199

REFERENCE NO. FOR RELATED PROJECTS: 6688880-CN

APPROVAL:

CITY OF SEATTLE
SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS (SDCI)
NATHAN TORGELSON, DIRECTOR

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20__

BY: _____ DIRECTOR, SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS

NOTE: APPROVAL OF THIS SHORT SUBDIVISION BY THE DIRECTOR OF THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS UNDER CHAPTER 23.24 OF THE SEATTLE MUNICIPAL CODE, AS AMENDED, IS NOT TO BE CONSTRUED AS SATISFACTION OF ANY OTHER APPLICABLE LEGISLATION OR REGULATIONS.

KING COUNTY DEPT. OF ASSESSMENTS:

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20__

_____
ASSESSOR:

ORIGINAL LEGAL DESCRIPTION:

PARCEL NO. 277060-1480
LOT 10, BLOCK 11 GILMAN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 93, IN KING COUNTY, WASHINGTON.

SURVEYOR'S NOTES:

1) ORIGINAL PROPERTY AREA 5,999 SQ. FT.
2) ZONED LR1 PER CITY OF SEATTLE.
3) PROPOSED 2 LOT SHORT PLAT.
4) SEWER AND WATER UTILITY FROM PUBLIC SERVICE.
5) THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JUNE OF 2018. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST.
6) THE FOUND MONUMENTS WERE FIELD VISITED ON JUNE 22, 2018.

CONDITIONS OF APPROVAL:

1. ALL FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS HEREAFTER CONSTRUCTED OR MOVED ONTO ANY OF THESE PROPOSED PARCELS MUST COMPLY WITH THE THEN CURRENT SEATTLE FIRE CODE CHAPTER 5 AND REFERENCED APPENDICES, DEPENDING ON LOCATION OF FUTURE STRUCTURES ON THE LOTS. THESE PROVISIONS MAY REQUIRE APPROVED FIRE DEPARTMENT VEHICLE ACCESS ROADS, TURNAROUNDS, WATER SUPPLIES FOR FIRE PROTECTION, AND OTHER POSSIBLE FIRE PROTECTION RELATED ITEMS PRIOR TO APPROVAL OF BUILDING PERMIT.

2. THE SUBDIVISION OF THE PROPERTY WILL NOT REDUCE THE REQUIREMENTS OF THE CITY OF SEATTLE STORMWATER CODE AND THE CITY OF SEATTLE SIDE SEWER CODE. FOR THE PURPOSES OF ENSURING COMPLIANCE WITH THE INTENT OF THE CITY OF SEATTLE STORMWATER CODE AND THE CITY OF SEATTLE SIDE SEWER CODE, THE PROPOSED PARCELS WITHIN THIS SHORT PLAT WILL MEET THE STANDARDS REQUIRED BY THE HIGHER AREA THRESHOLD OF THE ENTIRE PROPERTY BEING SUBDIVIDED, RATHER THAN THE STANDARDS REQUIRED FOR EACH OF THE PROPOSED PARCELS INDIVIDUALLY.

DECLARATION:

WE THE UNDERSIGNED, OWNER (S) IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT SUBDIVISION THEREOF PURSUANT TO RCW 58.17.060 AND DECLARE THIS SHORT SUBDIVISION TO BE THE GRAPHIC REPRESENTATION OF SAME, AND THAT SAID SHORT SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S). IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

_____
MIRRA 111, LLC ITS. DATE

ACKNOWLEDGMENT:

STATE OF WASHINGTON)
)SS
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ THE _____ OF MIRRA 111, LLC IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, AND ACKNOWLEDGED IT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL
THIS ___ DAY OF _____ 20__

_____
NOTARY PUBLIC IN AND FOR THE STATE
RESIDING AT: _____
MY COMMISSION EXPIRES: _____
PRINT NAME: _____

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS_____ DAY OF_____, 20__. AT M.

IN BOOK_____ OF SURVEYS. AT PAGE_____, AT THE REQUEST

OF TERRANE, INC.

_____
MANAGER SUPT. OF RECORDS

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF MIRRA 111, LLC.

_____
SEAN A. ROULETTE-MILLER CERTIFICATE NO. 51800 DATE

REFERENCES

R1. SHORT SUBDIVISION NO. 3016065, REC. NO. 20140313900005
RECORD OF SURVEY, VOL. 307, PG.(S) 264-266.
RECORDS OF KING COUNTY, WASHINGTON.

Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

SEAN A. ROULETTE-MILLER
STATE OF WASHINGTON
51800
REGISTERED
PROFESSIONAL LAND SURVEYOR

CITY OF SEATTLE SHORT SUBDIVISION
NW 1/4, SE 1/4, SEC. 14, T. 25N., R. 03E., W.M.
MIRRA 111, LLC
PARCEL NO. 277060-1480
3410 23rd Ave W
SEATTLE WA

JOB NO.:	181111
DATE:	08/17/18
DRAFTED BY:	JJK
CHECKED BY:	SRM
SCALE:	N. T. S.

CITY OF SEATTLE
SHORT SUBDIVISION NO. 3032833-LU

SURVEY CONTROL

LEGEND

⊕	BRASS DISC (FOUND)
	BENCHMARK
	AREA DRAIN
BOL	BOLLARD
	BUILDING
	CENTERLINE ROW
CO	CLEANOUT
	RETAINING WALL
	FENCE LINE (CHAIN LINK)
	FENCE LINE (WOOD)
	FIRE HYDRANT
	GAS LINE
	GUY ANCHOR
	INLET (TYPE 1)
LUM	LUMINAIRE
	NAIL AS NOTED
MB	MAILBOX (RESIDENTIAL)
	MONUMENT IN CASE (FOUND)
PST	POST
HH	POWER HAND HOLE
P	POWER METER
	POWER (OVERHEAD)
	POWER POLE W/ LIGHT
	REBAR & CAP
	ROCKERY
	SEWER LINE
	SEWER MANHOLE
	STEEP SLOPE AREA
	STORM DRAIN LINE
	TELEPHONE (OVERHEAD)
SIZE TYPE	TREE (AS NOTED)
	WATER LINE
WM	WATER METER

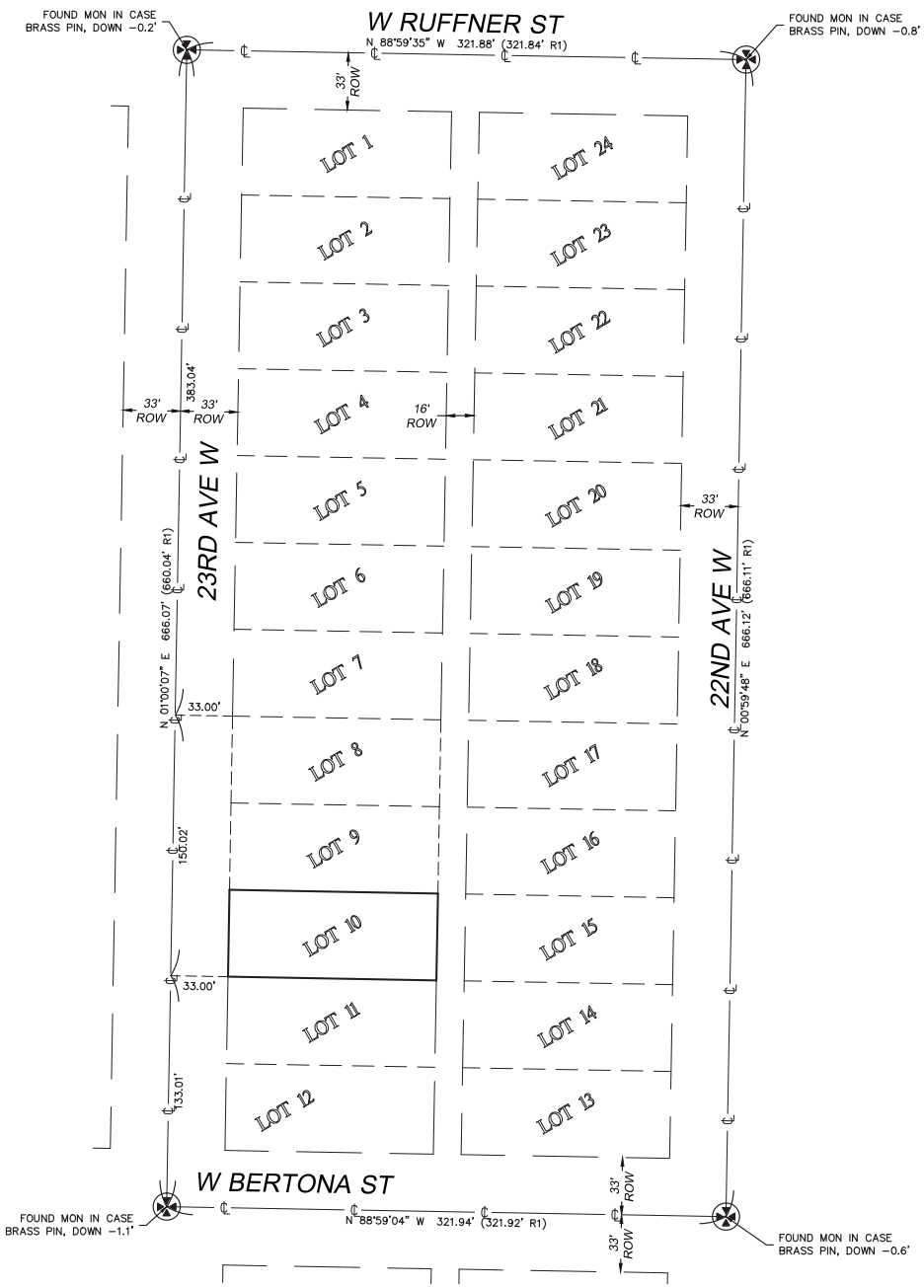
APPROX	APPROXIMATE
ASPH	ASPHALT
BLDG	BUILDING
C.C.	CENTER CHANNEL
CALC'D	CALCULATED
CB	CATCH BASIN
CLF	CHAIN LINK FENCE
CRW	CONCRETE RETAINING WALL
COS	CITY OF SEATTLE
CONC	CONCRETE
COR	CORNER
DEC	DECIDUOUS
ELEV	ELEVATION
FF	FINISH FLOOR
G	GAS
GVL	GRAVEL
HSE	HOUSE
LS#	LAND SURVEYOR NUMBER
MEAS	MEASURED
MON	MONUMENT
OHP	OVERHEAD POWER
OHT	OVERHEAD TELEPHONE
PP	POWER POLE
PROP	PROPERTY
PSC	PIPE SEWER COMBINED
PSD	PIPE STORM DRAIN
(R)	RECORD DATA
RET	RETAINING
ROS	RECORD OF SURVEY
SD	SERVICE DRAIN
SNS	STREET NAME SIGN
SSMH	SANITARY SEWER MANHOLE
SSS	SANITARY SIDE SEWER
SF	SQUARE FEET
SW	SIDEWALK
W	WATER
WF	WOOD FENCE
WS	WATER SERVICE

BASIS OF BEARINGS:
NAD 83(2011) WASHINGTON NORTH STATE PLANE COORDINATES PER GPS OBSERVATIONS.

VERTICAL DATUM:
NAVD 88 PER CITY OF SEATTLE BENCHMARK NO. SNV-5169.

2 INCH BRASS CAP SET 0.5FT S OF THE INT. BK CW IN THE NW COR INT. GILMAN AVE W AND W RUFFNER ST.

ELEV.=34.320'



CONTROL MAP
SCALE: 1" = 50'
(IN FEET)
1 INCH = 50 FT.

Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
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LOULETTE-MILLER
STATE OF WASHINGTON
SEAN A. 51800 REGISTERED PROFESSIONAL LAND SURVEYOR

CITY OF SEATTLE SHORT SUBDIVISION
NW 1/4, SE 1/4, SEC. 14, T. 25N., R. 03E., W.M.
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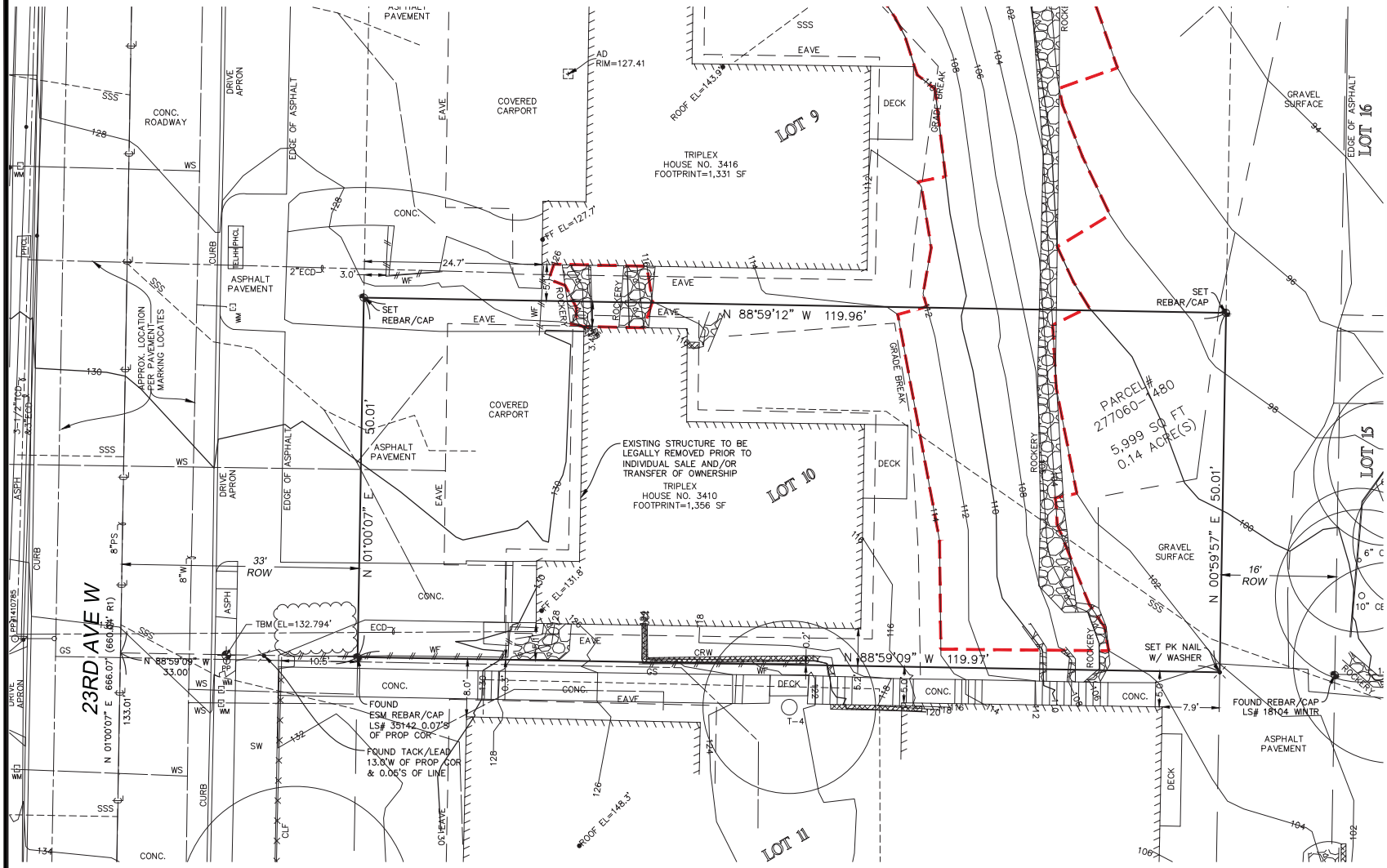
SCALE:	N. T. S.

CITY OF SEATTLE
SHORT SUBDIVISION NO. 3032833-LU

SURVEY NOTE:
ORIGINAL SITE SURVEY WAS COMPLETED IN JUNE OF 2018, NO ADDITIONAL FIELDWORK WAS PERFORMED IN PREPARATION OF THIS SHORT SUBDIVISION.

TOPOGRAPHIC SURVEY



TREE INVENTORY
PER ARBORIST INVENTORY REPORT BY SHOFFNER CONSULTING DATED AUGUST 6, 2018

T-4 26" DOUGLAS FIR (P. MENZIESII)

(IN FEET)
1 INCH = 10 FT.

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STATE OF WASHINGTON
SEAN M. LOULETTE-MILLER
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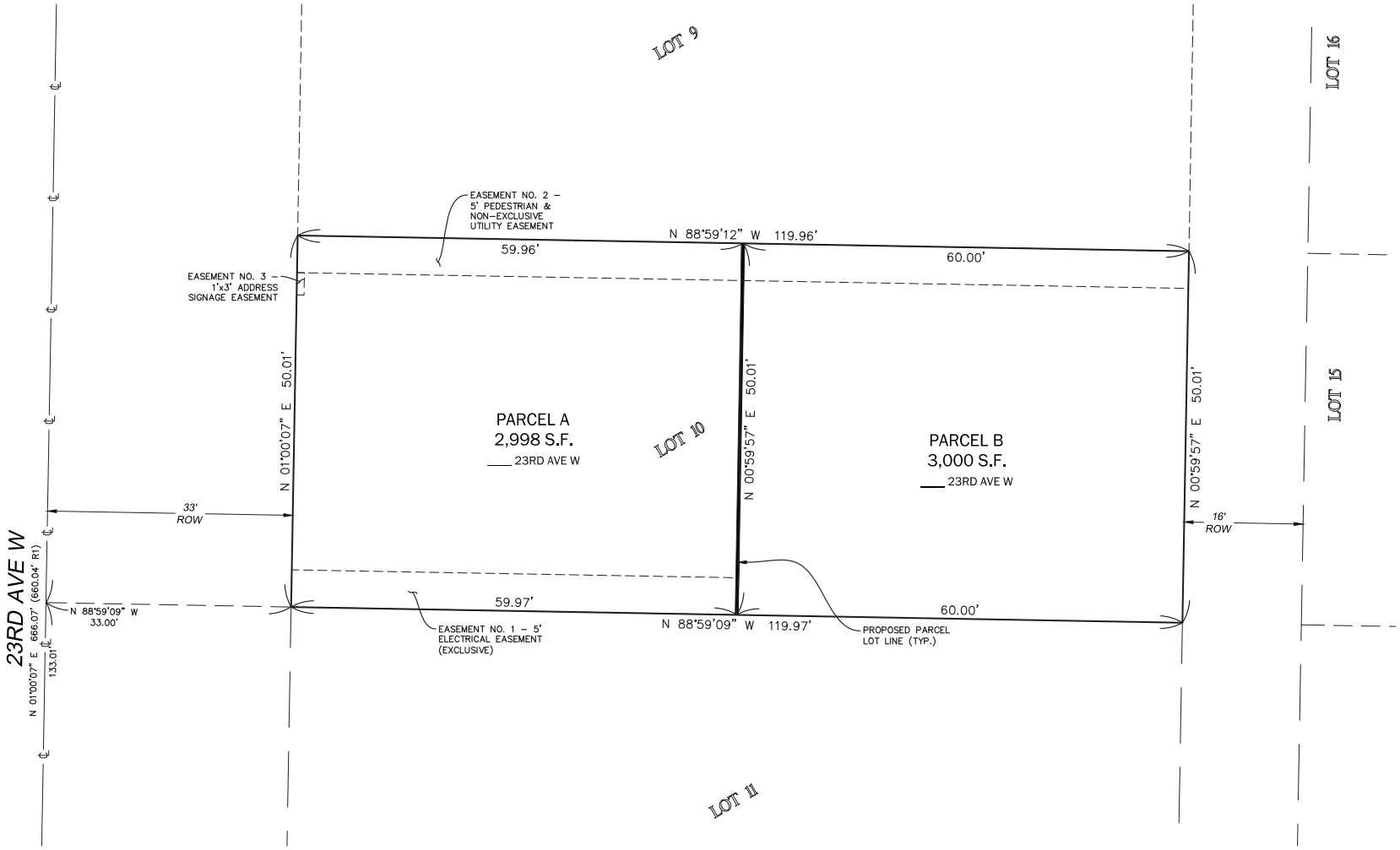
SCALE:	1" = 10'

CITY OF SEATTLE
SHORT SUBDIVISION NO. 3032833-LU

SITE PLAN



NEW PARCEL LEGAL DESCRIPTIONS

PARCEL A

LOT 10, BLOCK 11 GILMAN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 93, IN KING COUNTY, WASHINGTON;

EXCEPT THE EAST 60.00 FEET, THEREOF;

TOGETHER WITH AND SUBJECT TO EASEMENT NUMBER 2, SHOWN AND DESCRIBED HEREON;

TOGETHER WITH EASEMENTS NUMBERED 1 AND 3, SHOWN AND DESCRIBED HEREON.

PARCEL B

THE EAST 60.00 FEET OF LOT 10, BLOCK 11 GILMAN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 93, IN KING COUNTY, WASHINGTON;

TOGETHER WITH AND SUBJECT TO EASEMENT NUMBER 2, SHOWN AND DESCRIBED HEREON;

SUBJECT TO EASEMENTS NUMBERED 1 AND 3, SHOWN AND DESCRIBED HEREON.

10 0 5 10
(IN FEET)
1 INCH = 10 FT.

Terrane
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SEAN A. FOULETTE-MILLER
STATE OF WASHINGTON
51800
REGISTERED PROFESSIONAL LAND SURVEYOR

CITY OF SEATTLE SHORT SUBDIVISION
NW 1/4, SE 1/4, SEC. 14, T. 25N., R. 03E., W.M.
MIRRA 111, LLC
PARCEL NO. 277060-1480
3410 23rd Ave W
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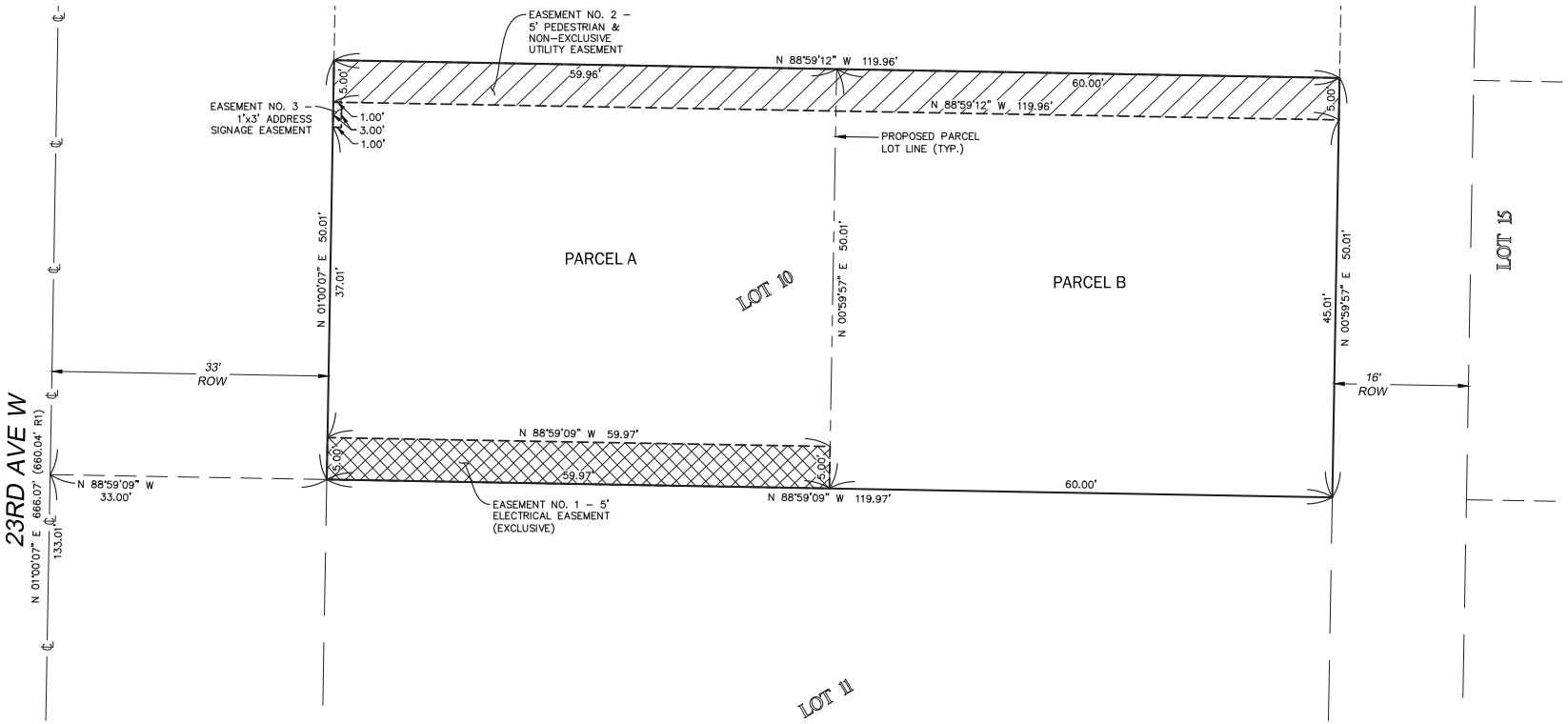
JOB NO.:	181111
DATE:	08/17/18
DRAFTED BY:	JJK
CHECKED BY:	SRM
SCALE:	1" = 10'

CITY OF SEATTLE
SHORT SUBDIVISION NO. 3032833-LU

DETAILS



NEW EASEMENT LEGAL DESCRIPTIONS

EASEMENT NO. 1 – 5' ELECTRICAL EASEMENT (EXCLUSIVE)

THE SOUTH 5.00 FEET OF LOT 10, BLOCK 11 GILMAN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 93, IN KING COUNTY, WASHINGTON;

EXCEPT THE EAST 60.00 FEET, THEREOF.

EASEMENT NO. 2 – 5' PEDESTRIAN & NON-EXCLUSIVE UTILITY EASEMENT

THE NORTH 5.00 FEET OF LOT 10, BLOCK 11 GILMAN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 93, IN KING COUNTY, WASHINGTON.

EASEMENT NO. 3 – 1'X3' ADDRESS SIGNAGE EASEMENT

THE SOUTH 3.00 FEET OF THE NORTH 8.00 FEET OF THE WEST 1.00 FOOT OF LOT 10, BLOCK 11 GILMAN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 93, IN KING COUNTY, WASHINGTON.

SEATTLE CITY LIGHT EASEMENT

CITY OF SEATTLE LAND USE ACTION NO. 3032833-LU
EASEMENT (OVERHEAD AND UNDERGROUND)
KING COUNTY ASSESSOR/S TAX PARCEL NO. 277060-1480

THE OWNER OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS LAND USE ACTION ("GRANTOR") HEREBY GRANTS TO THE CITY OF SEATTLE ("GRANTEE") AND THE RIGHT, PRIVILEGE AND AUTHORITY (AN "EASEMENT") TO INSTALL, CONSTRUCT, ERECT, RECONSTRUCT, ALTER, IMPROVE, REMOVE, REPAIR, REPLACE, ENERGIZE, OPERATE, AND MAINTAIN OVERHEAD AND UNDERGROUND ELECTRIC DISTRIBUTION FACILITIES, WHICH MAY CONSIST OF, BUT ARE NOT LIMITED TO: POLES WITH BRACES, GUY WIRES AND ANCHORS, CROSS ARMS, TRANSFORMERS, DUCTS, VAULTS, MANHOLES, SWITCHES, CABINETS, CONTAINERS, CONDUITS, WIRES AND OTHER CONVENIENT APPURTENANCES NECESSARY TO MAKE SAID OVERHEAD AND UNDERGROUND DISTRIBUTION FACILITIES AN INTEGRATED ELECTRIC SYSTEM ("ELECTRIC SYSTEM"). ALL SUCH ELECTRIC SYSTEM SHALL BE LOCATED ACROSS, OVER, UPON AND UNDER THE REAL PROPERTY DESCRIBED WITHIN THIS LAND USE ACTION ("PROPERTY") SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE 5' ELECTRICAL (EXCLUSIVE) EASEMENT NO. 1 LYING WITHIN PARCEL A OF THIS CITY OF SEATTLE SHORT PLAT NO. 3032833-LU WHICH SHALL BE OCCUPIED AND CONTROLLED EXCLUSIVELY BY SEATTLE CITY LIGHT, A DEPARTMENT OF THE CITY OF SEATTLE.

TOGETHER WITH GRANTEE'S AND ITS ASSIGNS' UNRESTRICTED RIGHT OF ACCESS TO AND FROM THE PROPERTY FOR THE PURPOSES OF EXERCISING ITS RIGHTS GRANTED HEREIN.

TOGETHER WITH GRANTEE'S AND ITS ASSIGNS' RIGHT TO CUT AND TRIM BRUSH, TREES OR OTHER PLANTS STANDING OR GROWING UPON THE PROPERTY WHICH, IN THE OPINION OF THE GRANTEE, INTERFERE WITH THE MAINTENANCE OR OPERATION OF, OR CONSTITUTE A MENACE OR DANGER TO, THE ELECTRIC SYSTEM.

GRANTOR, ITS SUCCESSORS AND ASSIGNS, COVENANTS AND AGREES THAT NO STRUCTURE OR FIRE HAZARDS WILL BE BUILT OR PERMITTED WITHIN THE EASEMENT AREA(S) DESCRIBED ABOVE; THAT NO DIGGING WILL BE DONE OR PERMITTED WITHIN THE PROPERTY WHICH WILL IN ANY MANNER DISTURB GRANTEE'S ELECTRIC SYSTEM OR ITS SOLIDITY OR UNEARTH ANY PORTION THEREOF; AND THAT NO BLASTING OR DISCHARGE OF ANY EXPLOSIVES WILL BE PERMITTED WITHIN FIFTY (50) FEET OF THE ELECTRIC SYSTEM.

THE CITY OF SEATTLE SHALL BE RESPONSIBLE, AS PROVIDED BY LAW, FOR ANY DAMAGE TO THE GRANTOR THROUGH ITS NEGLIGENCE IN THE CONSTRUCTION, MAINTENANCE AND OPERATION OF THE ELECTRIC SYSTEM.

THE RIGHTS, TITLE, PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL CONTINUE AND BE IN FORCE UNTIL THE GRANTEE PERMANENTLY REMOVES ITS ELECTRIC SYSTEM FROM THE PROPERTY OR PERMANENTLY ABANDONS THE ELECTRIC SYSTEM, AT WHICH TIME ALL SUCH RIGHTS, TITLE, PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL TERMINATE.

ADDRESS SIGN MAINTENANCE AGREEMENT:

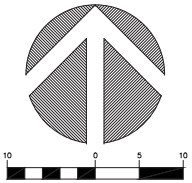
ANY PARCEL BENEFITING FROM THE POSTING OF THE ADDRESS SIGN WITHIN THE EASEMENT AS DEPICTED AND DESCRIBED HEREIN IS RESPONSIBLE FOR THE MAINTENANCE THEREOF, SHARING EQUALLY IN THE COST OF MAINTENANCE, REPAIR AND/OR REPLACEMENT TO SAID ADDRESS SIGN.

EASEMENT MAINTENANCE AGREEMENT:

SAID EASEMENTS OF THIS SHORT PLAT ARE TO BE EQUALLY MAINTAINED, REPAIRED AND/OR REBUILT BY THE OWNERS OF ALL PARCELS HAVING LEGAL ACCESS AND UTILITY SERVICE THEREFROM AND THEIR HEIRS, ASSIGNS AND SUCCESSORS.

INDIVIDUAL UTILITY SERVICE LINES, INCLUDING STORM AND SANITARY SIDE SEWER LINES AND STORM DRAINAGE FACILITIES, ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE PARCEL THAT IS SERVED BY SAID INDIVIDUAL SERVICE LINE/FACILITIES. UTILITY SERVICE LINES OR FACILITIES WHICH SERVE MORE THAN ONE PARCEL SHALL BE EQUALLY MAINTAINED, REPAIRED AND/OR REBUILT BY THE OWNERS OF ALL PARCELS SERVICED. EXCEPT THAT, NO PARCEL SHALL BE RESPONSIBLE FOR REPAIRS UPSTREAM OF THE CONNECTION POINT OF SAID PARCEL.

THIS MAINTENANCE AGREEMENT COVERS NORMAL USAGE, WEAR AND TEAR, AND LIFE EXPECTANCY OF MATERIALS. ANY DAMAGE INCURRED BY AN INDIVIDUAL OWNER SHALL BE REPAIRED AND/OR RESTORED TO PRE DAMAGED CONDITIONS WITHIN 30 DAYS. THE OWNER WHICH INCURRED THE DAMAGE SHALL BE SOLELY RESPONSIBLE FOR THE COST OF REPAIR OR REPLACEMENT OF THE MATERIALS. IN NO EVENT SHALL ACCESS OR UTILITY SERVICE BE DENIED OTHER PROPERTY OWNERS OF SAID EASEMENTS FOR MORE THAN 24 HOURS.



(IN FEET)
1 INCH = 10 FT.

Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

SEAN A. FOULETTE-MILLER
STATE OF WASHINGTON
51800
REGISTERED PROFESSIONAL LAND SURVEYOR

CITY OF SEATTLE SHORT SUBDIVISION
NW 1/4, SE 1/4, SEC. 14, T. 25N., R. 03E., W.M.
MIRRA 111, LLC
PARCEL NO. 277060-1480
3410 23rd Ave W
SEATTLE WA

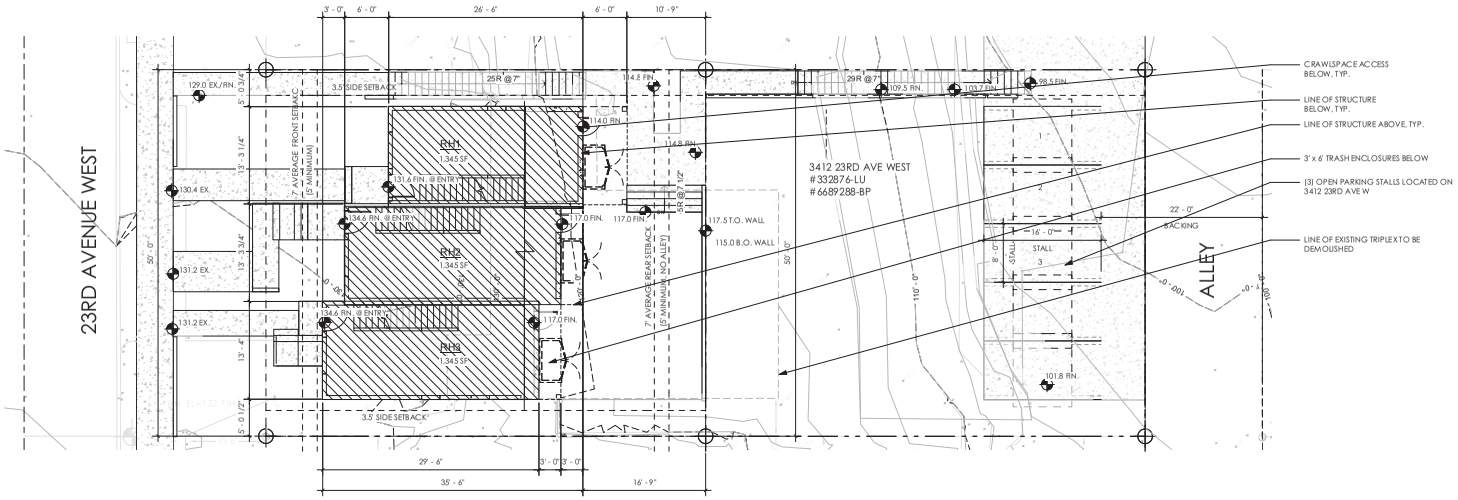
JOB NO.:	181111
DATE:	08/17/18
DRAFTED BY:	JJK
CHECKED BY:	SRM
SCALE:	1" = 10'

SIZE THRESHOLDS FOR COMMON AND NATIVE SEATTLE TREES TO BE CONSIDERED FOR EXCEPTIONAL STATUS, PER DPD DIRECTOR'S RULE 16-2008

NATIVE SPECIES	
SPECIES	THRESHOLD DIAMETER
Red ALDER – Alnus rubra	Not Exceptional except in grove
Sitka ALDER – Alnus sinuata	6 in
Oregon ASH – Fraxinus latifolia	2 ft
Quaking ASPEN – Populus tremuloides	1 ft
Paper BIRCH – Betula papyrifera	1 ft 8 in
CASCARA – Rhamnus purshiana	8 in
Western Red CEDAR – Thuja plicata	2 ft 6 in
Bitter CHERRY – Prunus emarginata var. mollis	Not Exceptional except in grove
Black COTTONWOOD – Populus balsamifera ssp. trichocarpa (P. trichocarpa)	Not Exceptional except in grove
Pacific CRABAPPLE – Malus fusca	1 ft
Pacific DOGWOOD – Cornus nuttallii	6 in
Douglas FIR – Pseudotsuga menziesii	2 ft 6 in
Grand FIR – Abies grandis	2 ft
Black HAWTHORN – Crataegus douglasii	6 in
Western HEMLOCK – Tsuga heterophylla	2 ft
MADRONA – Arbutus menziesii	6 in
Bigleaf MAPLE – Acer macrophyllum	2 ft 6 in
Dwarf or Rocky Mountain MAPLE – Acer glabrum var.Douglasii	6 in
Vine MAPLE – Acer circinatum	8 in
Oregon White or Garry OAK – Quercus garryana	6 in
Lodgepole PINE – Pinus contorta	6 in
Shore PINE – Pinus contorta 'contorta'	1 ft
Western White PINE – Pinus monticola	2 ft
Western SERVICEBERRY – Amelanchier alnifolia	6 in
Sitka SPRUCE – Picea sitchensis	6 in
WILLOW (All native species) – Salix sp. (Geyeriana ver meleina, eriocephala ssp. mackenzieana, Hookeriana, Piperi, Scouleriana, sitchensis)	8 in
Pacific YEW – Taxus brevifolia	6in

NON-NATIVE SPECIES	
SPECIES	THRESHOLD DIAMETER
Orchard (Common) APPLE – Malus sp.	1 ft 8 in
European ASH – Fraxinus excelsior	1 ft 10 in
Green ASH – Fraxinus pennsylvanica	2 ft 6 in
Raywood ASH – Fraxinus oxycarpa	2 ft
European BEECH – Fagus sylvatica	2 ft 6 in
European White BIRCH – Betula pendula	2 ft
Atlas CEDAR – Cedrus atlantica	2 ft 6 in
Deodar CEDAR – Cedrus deodara	2 ft 6 in
Incense CEDAR – Calocedrus decurrens	
Flowering CHERRY – Prunus sp. (serrula, serrulata, sargentii, subhirtella, yedoensis)	1 ft 11in
Lawson CYPRESS – Chamaecyparis lawsoniana	2 ft 6 in
Kousa DOGWOOD – Cornus kousa	1 ft
Eastern DOGWOOD – Cornus florida	1 ft
American ELM – Ulmus americana	2 ft 6 in
English ELM – Ulmus procera	2 ft 6 in
GINKGO – Ginkgo biloba	2 ft
Common HAWTHORN Crataegus laevigata	1 ft 4in
Washington HAWTHORN – Crataegus phaenopyrum	9 in
European HORNBEAM – Carpinus betulus	2 ft 6 in
Common HORSE CHESTNUT – Aesculus hippocastanum	2 ft 6 in
Red HORSE CHESTNUT – Aesculus x carnea	2 ft 6 in
KATSURA – Cercidiphyllum japonicum	2 ft 6 in
Littleleaf LINDEN –Tilia cordata	2 ft 6in
Honey LOCUST – Gleditsia triacanthos	1 ft 8 in
Southern MAGNOLIA – Magnolia grandiflora	1 ft 4 in
Paperbark MAPLE – Acer griseum	1 ft
Japanese MAPLE – Acer palmatum	1 ft
Norway MAPLE – Acer platanoides	2 ft 6 in
Red MAPLE – Acer rubrum	2 ft 6 in
Sugar MAPLE – Acer saccharum	2 ft 6 in
Sycamore MAPLE – Acer pseudoplatanus	2 ft
MONKEY PUZZLE TREE – Araucaria araucana	1 ft 10 in
MOUNTAIN-ASH – Sorbus aucuparia	2 ft 5 in
Pin OAK – Quercus palustris	2 ft 6 in
Red OAK – Quercus rubra	2 ft 6 in
Callery PEAR – Pyrus calleryana	1 ft 1 in
Austrian Black PINE – Pinus nigra	2 ft
Ponderosa PINE – Pinus ponderosa	2 ft 6 in
Scot's PINE – Pinus sylvestris	2 ft
London PLANE – Platanus acerifolia	2 ft 6 in
Flowering PLUM – Prunus cerasifera	1 ft 9 in
Coastal REDWOOD – Sequoia sempervirens	2 ft 6 in
Giant SEQUOIA – Sequoiadendron giganteum	2 ft 6 in
Japanese SNOWBELL – Styrax japonica	1 ft
American SWEETGUM – Liquidambar styraciflua	2 ft 3 in
TULIP TREE – Liriodendron tulipifera	2 ft 6 in
WILLOW (All non-native species)	2 ft

NOTE:
NO TREES ON THIS SITE MEET THE REQUIREMENTS FOR "EXCEPTIONAL TREE"



1 LOT A Site Plan

SCALE: 1/8" = 1'-0"

JULIAN WEBER ARCHITECTS, LTD

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3410 23rdAve W

3410 23rd Ave W
Seattle, WA 98199

SDCI APPROVAL STAMP HERE

MUP # 3032940-LU

Date	Description
10.17.2018	MUP Submittal

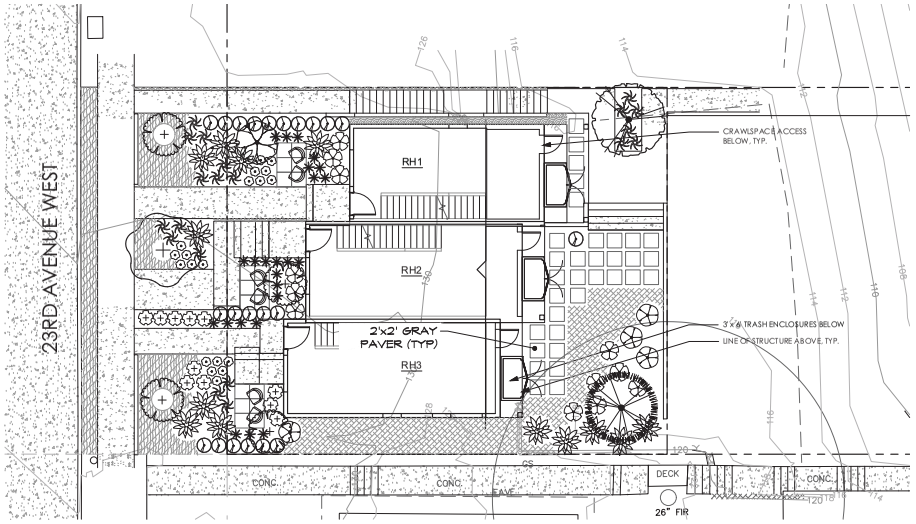
SITE PLAN

Scale: As indicated
Date: 02/21/0218

A1.0

Project Number: JWA#493

10/17/2018 3:30:01 PM



NORTH

LANDSCAPE PLAN

0 8 16 24 feet

SCALE: 1/8" = 1'-0"

PLANT SCHEDULE *

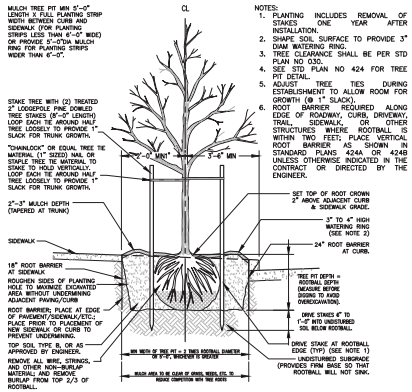
TREES	BOTANICAL NAME / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY
	Acer japonicum 'Autumn Moon' / Autumn Moon Maple	2" Cal	No	No	4
	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple	1.5"Cal	No	No	1
	Calocedrus decurrens / Incense Cedar	6'-7' Ht.	No	No	1
	Cercidiphyllum japonicum / Katsura Tree	2" Cal	No	No	1
	Quercus coccinea / Scarlet Oak Street Tree	2" Cal	No	No	1

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY
	Acorus gramineus 'Ogon' / Golden Variegated Sweetflag	1 gal	Yes	No	24
	Bergenia cordifolia 'Winterglut' / Winterglow Bergenia	1 gal	Yes	No	19
	Euonymus japonicus 'Greenspire' / Greenspire Upright Euonymus	20" Ht min	Yes	No	22
	Hakonechloa macra 'Aureola' / Golden Variegated Hakonechloa	1 gal	Yes	No	20
	Leucothoe fontanesiana 'Rainbow' / Rainbow Leucothoe	2 gal	Yes	No	12
	Mahonia x media 'Charity' / Mahonia	5 gal	Yes	Yes	4
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo	2 gal	Yes	No	11
	Pieris japonica 'Brouner's Beauty' / Lily of the Valley Bush	5 gal	Yes	No	15

GROUND COVERS	BOTANICAL NAME / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	SPACING	QTY
	Arctostaphylos uva-ursi 'Vancouver Jade' / Kinnikinnick	1 gal	Yes	Yes	24" o.c.	71
	Pachysandra terminalis / Japanese Spurge	4"pot	Yes	No	18" o.c.	15
	Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry	4"pot	Yes	No	24" o.c.	75

SITE	BOTANICAL NAME / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	SPACING	QTY
	1/8" Drain Rock	N/A				26 sf

NOTES:
-See soil amendment detail for soil specifications COS plan 142.
-See bioretention planter detail for bioretention specifications.
-All planting beds to receive minimum 3-4" of mulch.
-Contractor shall be responsible for providing the quantities of plants that are represented by symbols on the drawings.
-Street Tree required. Plant Street Tree per COS Plan 100a. Water Tree for 3 growing seasons after planting.
-SDOT requires two inspections for street trees. First is the pre-plant inspection. Trees are inspected before going into the ground, soil amendment/root barrier is inspected. Second is final inspection. To schedule inspections, email SDOT_LA@seattle.gov 48-72 hours advanced notice to schedule onsite inspections.
-Planting of trees, shrubs and groundcovers within the City of Seattle's right of way must be performed during the period between October 1st and April 30th. Unless automatic irrigation is installed or an agreed upon contractual watering plan is made. Email sdot_la@seattle.gov to verify planting timelines for street trees and right of way planting.

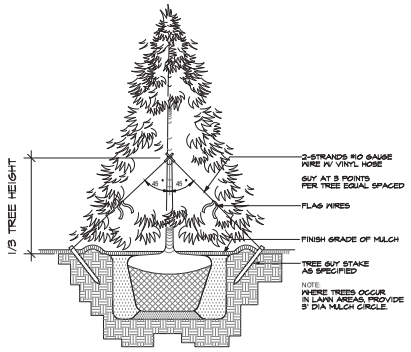


NOTES:
1. PLANTING INCLUDES REMOVAL OF STAKES ONE YEAR AFTER INSTALLATION.
2. SHAPE SOIL SURFACE TO PROVIDE 3" DIAM WATERING RING.
3. TREE CLEARANCE SHALL BE PER STD PLAN NO 030.
4. SEE STD PLAN NO 424 FOR TREE PIT DETAIL.
5. ADJUST TREE TIES DURING ESTABLISHMENT TO ALLOW ROOM FOR GROWTH (@ 1" SLACK).
6. ROOT BARRIER REQUIRED ALONG EDGE OF ROADWAY, CURB, DRIVEWAY, TRAIL, SIDEWALK, OR OTHER STRUCTURES WHERE ROOTBALL IS WITHIN TWO FEET; PLACE VERTICAL ROOT BARRIER AS SHOWN IN STANDARD PLANS 424A OR 424B UNLESS OTHERWISE INDICATED IN THE CONTRACT OR DIRECTED BY THE ENGINEER.

1 DECIDUOUS TREE PLANTING IN PLANTING STRIP

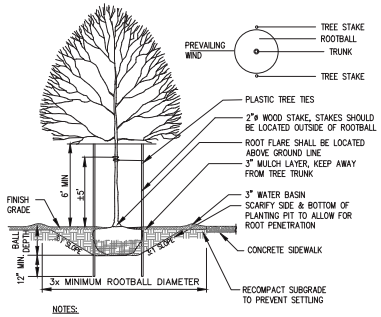
NTS

STANDARD PLAN NO 100a, CITY OF SEATTLE



2 TYPICAL EVERGREEN TREE PLANTING DETAIL

NTS



NOTES:
1. TREE PIT SHALL NOT BE LESS THAN (3) TIMES ROOT BALL DIA.
2. CUT ALL TIES AND FOLD BACK BURLAP FROM UPPER 1/3 OF ROOT BALL
3. REMOVE ALL PLASTIC AND TWINE
4. TREE STAKES PERPENDICULAR TO THE PREVAILING WIND
5. PLANT TREES 2" HIGHER THAN DEPTH GROWN IN NURSERY

3 TYPICAL DECIDUOUS TREE PLANTING DETAIL

NTS

Root of Design
206.441.9545
7104 26th St. NW #218
Stanwood, WA 98292

Root of Design

State of Washington registered Landscape Architect

Brian Petersen

Brian Petersen
certificate no. 1222

PROJECT TITLE

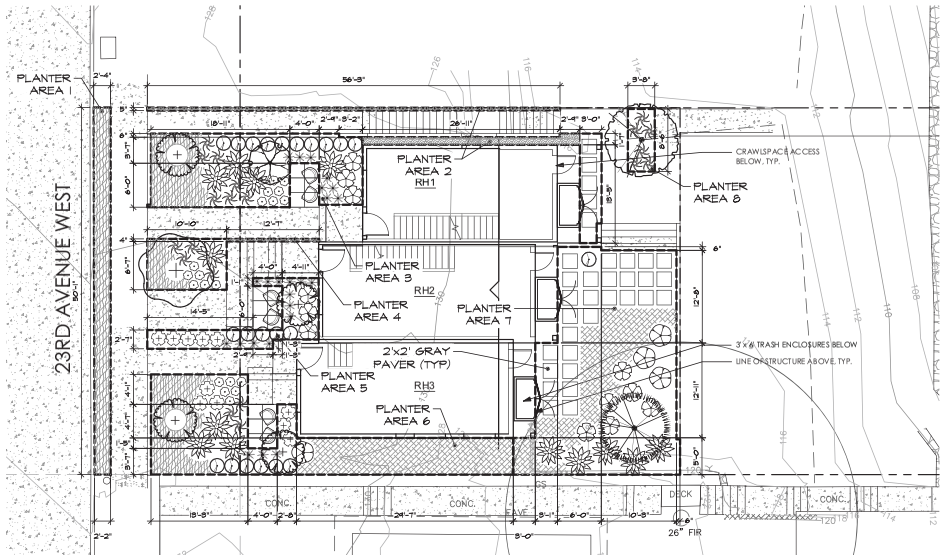
LANDSCAPE PLAN

3410 23RD AVE W SEATTLE, WA

DRAWN	DATE
EK	10.17.18
REVISED	DATE

1/8" = 1'-0"

L1

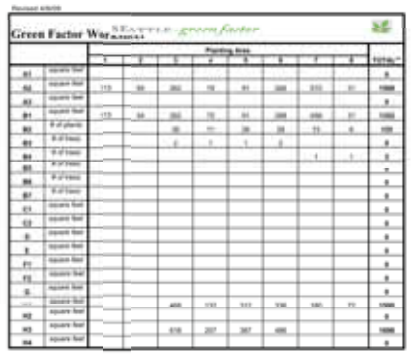


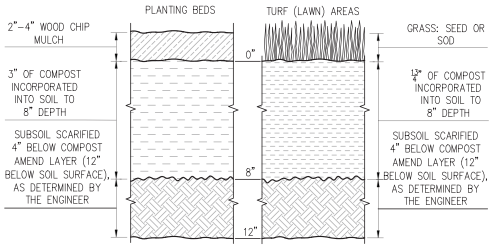
NORTH

GREEN FACTOR PLAN

0 8 16 24 feet

SCALE: 1/8" = 1'-0"





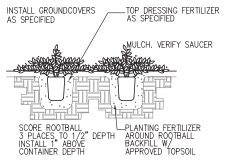
NOTES:

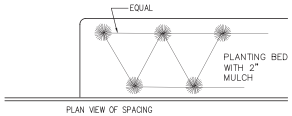
1. ALL SOIL AREAS DISTURBED OR COMPACTED DURING CONSTRUCTION, AND NOT COVERED BY BUILDINGS OR PAVEMENT, SHALL BE AMENDED WITH COMPOST AS DESCRIBED BELOW.
2. SUBSOIL SHOULD BE SCARIFIED (LOOSENED) 4 INCHES BELOW AMENDED LAYER, TO PRODUCE 12-INCH DEPTH OF UN-COMPACTED SOIL, EXCEPT WHERE SCARIFICATION WOULD DAMAGE TREE ROOTS OR AS DETERMINED BY THE ENGINEER.
3. COMPOST SHALL BE TILLED IN TO 8 INCH DEPTH INTO EXISTING SOIL, OR PLACE 8 INCHES OF COMPOST-AMENDED SOIL, PER SOIL SPECIFICATION.
4. TURF AREAS SHALL RECEIVE 1.75 INCHES OF COMPOST TILLED IN TO 8-IN DEPTH, OR MAY SUBSTITUTE 8" OF IMPORTED SOIL CONTAINING 20-25% COMPOST BY VOLUME. THEN PLANT GRASS SEED OR SOD PER SPECIFICATION.
5. PLANTING BEDS SHALL RECEIVE 3 INCHES OF COMPOST TILLED INTO 8-INCH DEPTH, OR MAY SUBSTITUTE 8" OF IMPORTED SOIL CONTAINING 35-40% COMPOST BY VOLUME. MULCH AFTER PLANTING WITH 2-4 INCHES OF ARBORIST WOOD CHIP OR APPROVED EQUAL.
6. SETBACKS: TO PREVENT UNEVEN SETTLING, DO NOT COMPOST-AMEND SOILS WITHIN 3 FEET OF UTILITY INFRASTRUCTURES (POLES, VAULTS, METERS, ETC.). WITHIN ONE FOOT OF PAVEMENT EDGE, CURBS AND SIDEWALKS SHOULD BE COMPACTED TO APPROXIMATELY 90% PROCTOR TO ENSURE A FIRM SURFACE.

1 SOIL AMENDMENT AND DEPTH

NTS

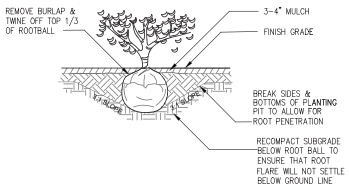
STANDARD PLAN NO 142, CITY OF SEATTLE





2 TYPICAL GROUNDCOVER PLANTING DETAIL

NTS



3 TYPICAL SHRUB PLANTING DETAIL

NTS

Root of Design
206.491.9545
7104 265th St. NW #218
Stanwood, WA 98292

State of Washington registered Landscape Architect

Erin Peterson

Erin Peterson
certificate no. 1222

PROJECT TITLE

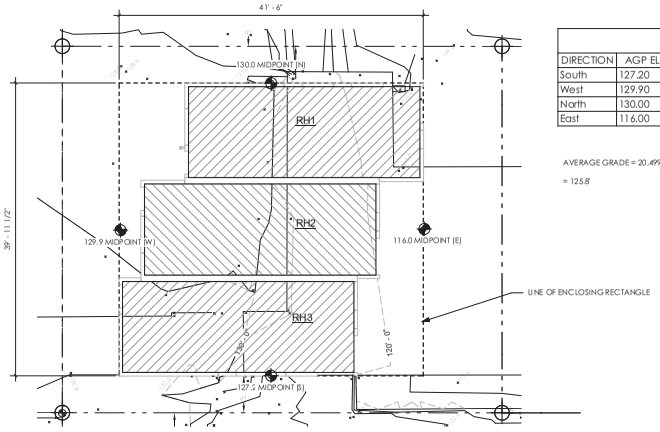
LANDSCAPE REQUIREMENTS SUMMARY PLAN

3410 23RD AVE W SEATTLE, WA

DRAWN	DATE
EK	10.17.18
REVISED	DATE

1/8" = 1'-0"

L2



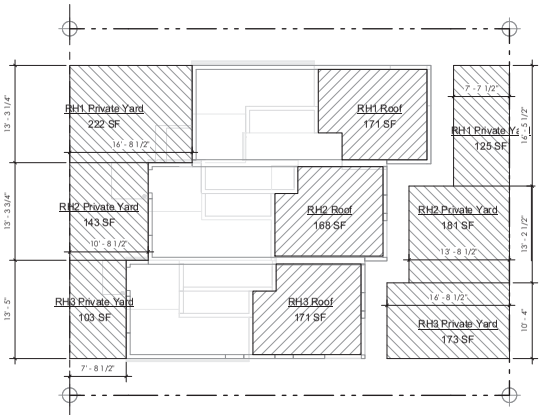
Lot A AGP Calc			
DIRECTION	AGP ELEVATION	AGP BUILDING LENGTH	PRODUCT
South	127.20	41.50	5278.79 SF
West	129.90	39.96	5190.59 SF
North	130.00	41.50	5395.00 SF
East	116.00	39.96	4635.17 SF
		162.92	20499.55 SF

AVERAGE GRADE = 20,499.55/ 162.92

= 125.8'

1 HEIGHT CALCULATION PLAN

SCALE: 1/8" = 1'-0"



LOT A REQUIRED AMENITY		
LOT AREA	REQUIRED AMENITY	REQUIRED GROUND
7499 SF	750 SF	375 SF

Amenity Area Summary - RH	
GROUND	969 SF
ROOF	1,010 SF
	1,607 SF

2 AMENITY AREA DIAGRAM

SCALE: 1/8" = 1'-0"

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Seattle, WA 98199

SDCI APPROVAL STAMP HERE

MUP # 3032940-LU

Date	Description
10.17.2018	MUP Submittal

HEIGHT CALC & AMENTIY AREA

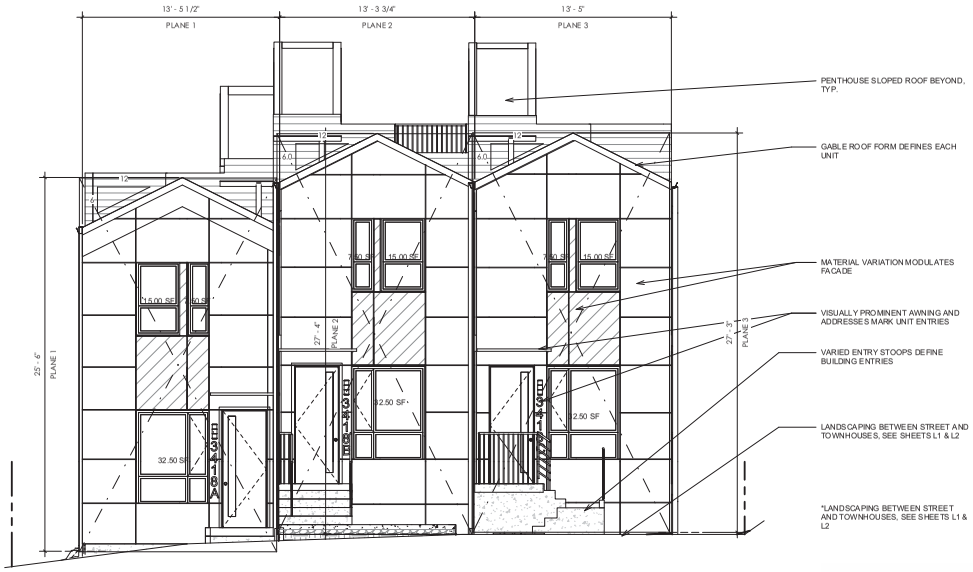
Scale 1/8" = 1'-0"

Date 02/21/0218

A1.1

Project Number JWA#493

10/17/2018 3:30:02 PM



1 Lot A West Elevation Design Standards

SCALE: 1/4" = 1'-0"

DESIGN STANDARDS NOTES:

SMC23.45.529.C.1
AT LEAST 20% OF EACH STREET FACING FACADE SHALL CONSIST OF "TRANSPARENT" WINDOWS AND/OR DOORS, EXCEPT PROVIDED IN SUBSECTION 23.45.526.C.1.B, FOR ANY ROWHOUSE OR TOWNHOUSE DWELLING UNIT THAT HAS A BOTH A FRONT AND A SIDE FACADE THAT ARE STREET-FACING, THE PERCENTAGE OF THE SIDE STREET-FACING FACADE REQUIRED TO CONSIST OF WINDOWS AND/OR DOORS IS REDUCED TO 10 PERCENT FOR THE PORTION OF THE FACADE ASSOCIATED WITH THAT DWELLING UNIT. THIS REDUCTION TO 10 PERCENT IS NOT ALLOWED IF THE FACADES ARE COMBINED FOR THE PURPOSE OF THIS STANDARD PURSUANT TO SUBSECTION 23.45.529.C.1.A OR IF ANY OF THE EXCEPTIONS IN SUBSECTION 23.45.529.C.3 ARE APPLIED.

3. The Director may allow exceptions to the facade openings requirements in subsection 23.45.529.C.1 and the facade articulation requirements in subsection 23.45.529.C.2, if the Director determines that the street-facing facade will meet the intent of subsection 23.45.529.A.1, and the intent of subsections 23.45.529.D.2, 23.45.529.E.3, and 23.45.529.F.4 for cottage housing developments, rowhouse developments, and townhouse developments, respectively, through one or more of the following street-facing facade treatments: a. Variations in building materials and/or color, or both, that reflect the stacking of stories or reinforce the articulation of the facade; b. Incorporation of architectural features that add interest and dimension to the facade, such as porches, bay windows, chimneys, pilasters, columns, cornices, and/or balconies; c. Special landscaping elements provided to meet Green Factor requirements pursuant to Section 23.45.524, such as trellises, that accommodate vegetated walls covering a minimum of 25 percent of the facade surface; d. Special fenestration treatment, including an increase in the percentage of windows and doors to at least 25 percent of the street-facing facade (s).

PLANE AREAS- DESIGN STANDARDS			
Comments	Width	Depth	Area
Plane 1 spatial	13' - 5 1/2"	25' - 6"	325.00 SF
Plane 2 spatial	13' - 3 3/4"	27' - 4 1/32"	345.50 SF
Plane 3 spatial	13' - 5"	27' - 3"	347.50 SF
			1018.00 SF

STREET FACING FACADE GLAZING SUMMARY	
BUILDING	Area
RH2	32.50 SF
RH2	15.00 SF
RH2	7.50 SF
RH1	32.50 SF
RH3	32.50 SF
RH3	15.00 SF
RH3	7.50 SF
RH1	15.00 SF
RH1	7.50 SF
	165.00 SF

AVERAGE STREET TRANSPARENCY
165.00 SF / 1,018.5 SF = 0.16

16% TRANSPARENT

ARCHITECTS

Date: October 17th, 2018

Subject: Street Facing Design Standards. Rowhouses-Narrative

Project: 3410 23rd Avenue West
SDCI Project # 3032940-LU

The following is a narrative that describes how the above mentioned project will meet Design Standard for rowhouse developments. Please also refer to the Design Standards diagram and calculations, floor plans, site plan, landscape plans, and elevations included in the plan set on sheet A1.2.

SMC 23.45.529.C Street-Facing facades: 23rd Avenue West

1. **Facade Openings:** *At least 20 percent of the area of each street-facing facade shall consist of windows and/or doors, except as provide din subsection 23.45.529.C.1.B.*

   The front facade facing 23rd Avenue West consists of 16% transparent doors and/or windows. Please see sheet A1.2 for the referenced calculation. Windows were placed strategically to work with the kitchen and master bath program along this facade.

2. **Facade articulation:** *If the street-facing facade of a structure exceeds 750 sf in area, division of the facade into separate facade planes is required. In order to be considered a separate facade plane of the purposes of this subsection 23.45.529.C.2, a portion of the street-facing facade shall have a minimum area of 150 square feet and a maximum area of 300 square feet. Trim that is a minimum of 75 inches deep and 3.5 inches wide is required to mark roof lines, porches, windows, and doors on all street-facing facades.*

   Facade planes are broken into 600 sf or less areas that project or recess from abutting facade planes by a minimum depth of 2' and a maximum depth of 6'. These planes are further articulated by varying materials. While the project does not include 3.5" trim to line windows, etc as noted in SMC 23.45.529.C.2.b, it does meet street-facing facade requirements for an exception (per SMC 23.45.529.C.3) through the following:

   - A variety of materials and colors reinforce the articulation of the recessed facade planes to visually separate units
   - There is an incorporation of gable roof forms and entry awning elements along 23rd Avenue West, which add visual interest and break down the scale of the facade of each unit
   - >20% fenestration proposed along 23rd Ave W
   - Compliance with R.O.W. design standards and intent to provide a visually interesting facade and attractive streetscape through the above-mentioned features and proposed landscaping.

   For plane areas, fenestration calculations, and support renderings please see sheets A1.2.

ARCHITECTS

SMC 23.45.529.E Design Standard for Rowhouse Developments

1. **Visually prominent pedestrian entries that mark the street facing facade.**

   Visually prominent entries, entry stoops, addressing, hardscape, and landscape visually mark each unit entry. Please see sheet A1.2 and A1.3.

2. **Design elements that provide a transition between the street and rowhouses.**

   Front yard landscaping, patios, and attractive buffering between the curb and rowhouses occurs along 23rd Avenue West. Please see sheet L1.

3. **Visually identify each individual rowhouse through architectural expression.**

   Gable roof forms, change in building height, material variation, prominent entries and walkways visually separate each unit as seen from the streetscape. Please see sheet A1.2.

Feel free to contact me at djd@jwaseattle.com or 206.953.1305 if you have any questions.

Thank you,

Julian Weber, AIA

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MUP # 3032940-LU

Date	Description
10.17.2018	MUP Submittal

DESIGN STANDARDS

Scale: As indicated
Date: 02/21/0218

A1.2

Project Number: JWA#493

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NOTE: THE GROSS FLOOR AREA DIMENSIONS PROVIDED ARE MEASURED FROM THE INTERIOR FACE OF THE STUDS FOR THE EXTERIOR WALLS

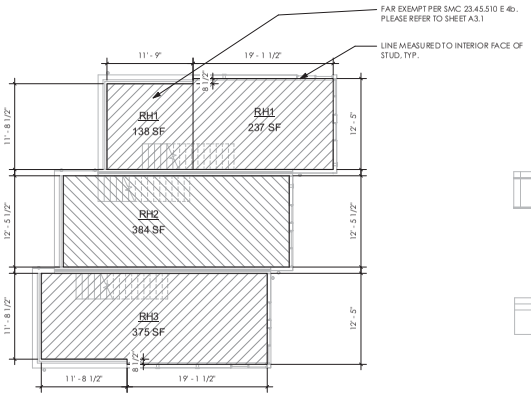
FAR AREA SUMMARY - RH1	
LEVEL	AREA
LOT A Level 1	237 SF
LOT A Level 2	392 SF
LOT A Level 3	392 SF
LOT A Roof	39 SF
TOTAL	1061 SF

FAR AREA SUMMARY - RH2	
LEVEL	AREA
LOT A Level 1	384 SF
LOT A Level 2	393 SF
LOT A Level 3	393 SF
LOT A Roof	39 SF
TOTAL	1210 SF

FAR AREA SUMMARY - RH3	
LEVEL	AREA
LOT A Level 1	375 SF
LOT A Level 2	392 SF
LOT A Level 3	392 SF
LOT A Roof	39 SF
TOTAL	1198 SF

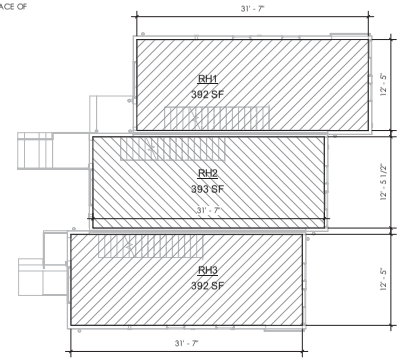
FAR AREA SUMMARY (PROPOSED) - LOT A		
RH1	1061 SF	No
RH2	1210 SF	No
RH3	1198 SF	No
	3469 SF	

FAR AREA SUMMARY (ALLOWED) LOT A		
LOT AREA: 1	FAR ALLOWED	FAR PROPOSED
5999.00 SF	5398.00 SF	3466.74 SF



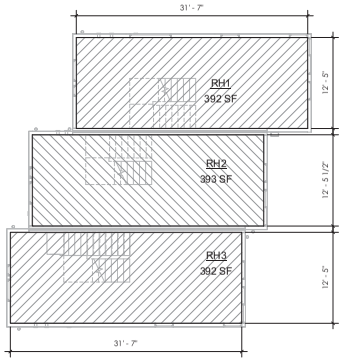
1 LOT A Level 1

SCALE: 1/8" = 1'-0"



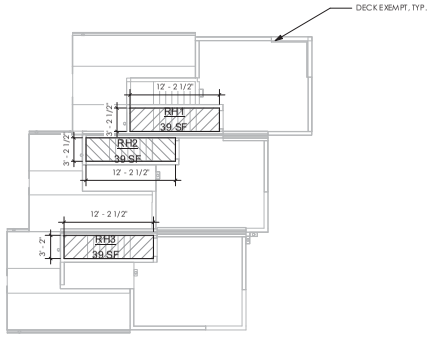
2 LOT A Level 2

SCALE: 1/8" = 1'-0"



3 LOT A Level 3

SCALE: 1/8" = 1'-0"



4 LOT A Roof

SCALE: 1/8" = 1'-0"

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Date	Description
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FAR DIAGRAMS

Scale 1/8" = 1'-0"

Date 02/21/0218

A2.0

Project Number JWA#493

10/17/2018 3:30:05 PM

FLOOR PLAN NOTES:

* ALL INTERIOR WALLS TO BE 2x4 @ 24" O.C. (U.N.O.)
* ALL EXTERIOR WALLS 2x6 PER STRUCTURAL
* HEADERS PER STRUCTURAL
* WINDOW SIZES ARE NOMINAL ROUGH OPENING, WIDTH AND HEIGHT.
* PROVIDE FIREBLOCKING AT ALL PLUMBING OPENINGS.
* PROVIDE SOLID BLOCKING OVER SUPPORTS.
* IN SEISMIC ZONES D0, D1 & D2, WATER HEATERS SHALL BE ANCHORED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPINGS SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSIONS PER SRC R802.11
* PROVIDE OUTDOOR COMBUSTION AIR FOR FURNACE AND WATER HEATER PER SRC G2407.6.

SMOKE DETECTORS (SD)

SRC R314.3 SMOKE ALARMS

SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS, BUT NOT INCLUDING CRAWLSPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER FLOOR SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

SMOKE DETECTORS TO BE HARDWIRED, INTERCONNECTED, WITH BATTERY BACKUP PER SRC R314.4.

CARBON MONOXIDE DETECTORS (CO)

SRC R315.1 CARBON MONOXIDE ALARMS.

FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATELY VICINITY OF THE BEDROOMS IN DWELLING UNITS AND ON EACH LEVEL OF THE DWELLING AND IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS.

VENTILATION SCHEDULE

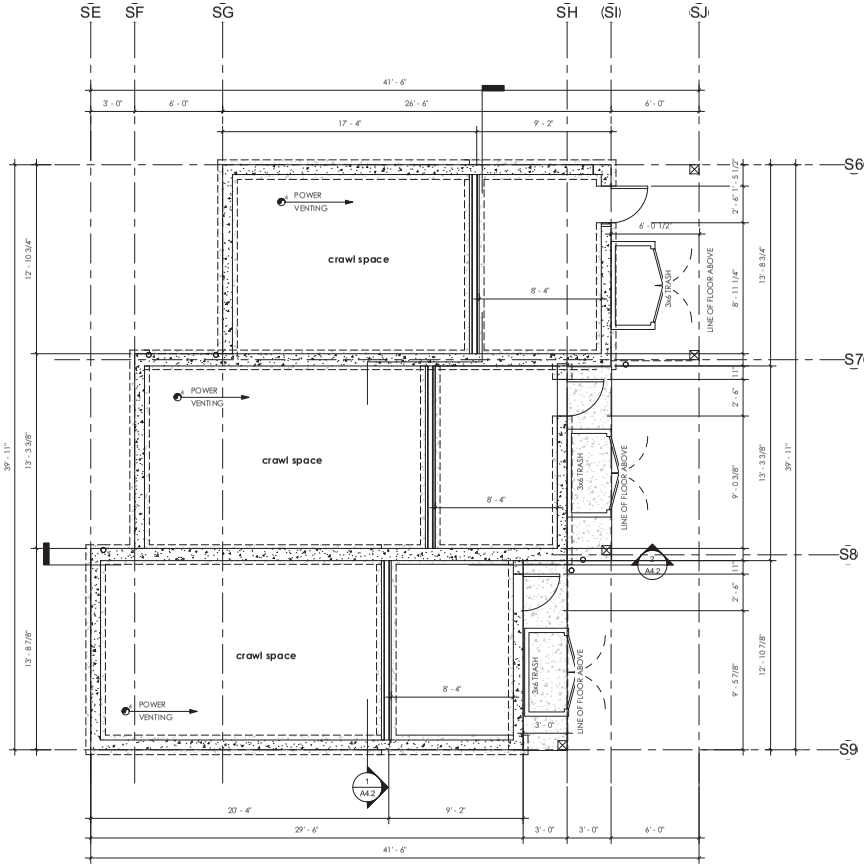
WHOLE HOUSE VENTILATION TO CONFORM TO SRC SECTION M1507.3

1 100 CFM ON SWITCH	MECHANICAL VENTILATING SYSTEMS IN BATHROOMS, LAUNDRY ROOMS AND SIMILAR ROOMS SHOULD EXHAUST DIRECTLY TO THE OUTSIDE. THE POINT OF DISCHARGE OF EXHAUST AIR SHALL BE AT LEAST THREE FEET FROM ANY OPENING INTO THE BUILDING PER SRC 1502.3
2 50 CFM ON SWITCH	
3 60 CFM CONTINUOUSLY OPERATING WHOLE HOUSE FAN, SIZED PER TABLE SRC M1507.3.3(1)	
4 MIN 4 SI SCREENED OUTDOOR AIR INLET - WALL PORT OR WINDOW VENT AS REQUIRED	

WHOLE HOUSE EXHAUST FANS SHALL HAVE A SONE RATING OF 1.0 OR LESS WHEN LOCATED 4' OR LESS FROM THE INTERIOR GRILLE PER SMC 403.8.6.5 / SRC M1507.3.4.2

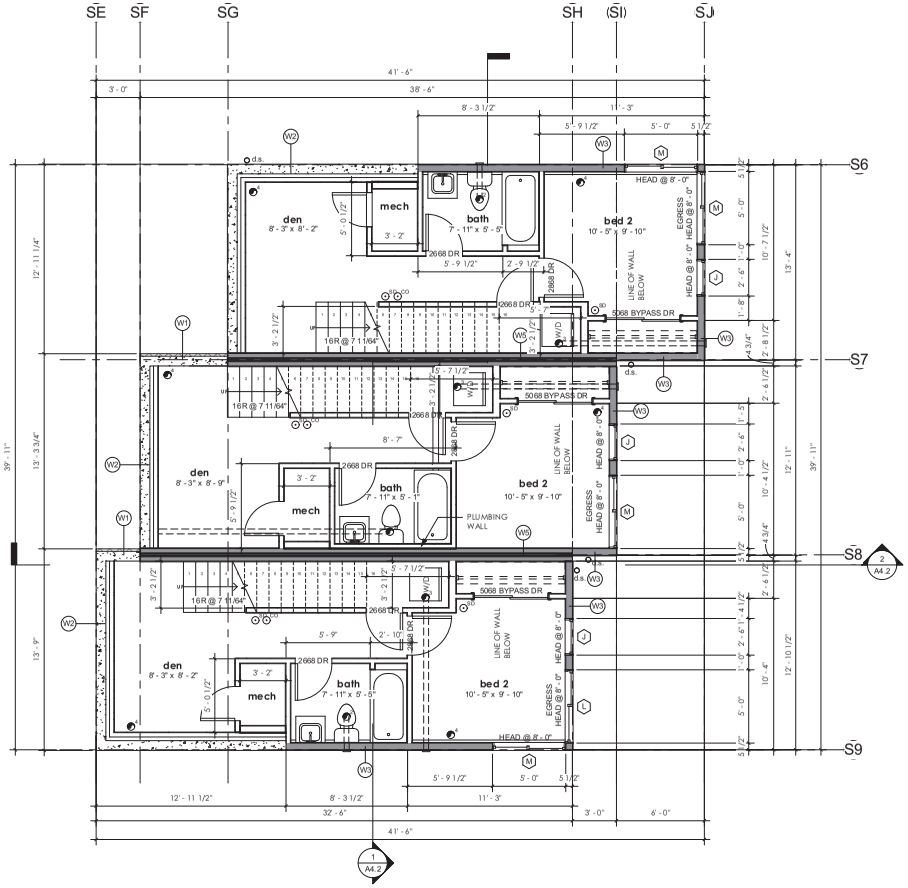
AREA SUMMARY RH

TYPE	LEVEL	AREA
RH1		
RH1	LOT A Level 1	424 SF
RH1	LOT A Level 2	435 SF
RH1	LOT A Level 3	433 SF
RH1	LOT A Roof	56 SF
		1349 SF
RH2		
RH2	LOT A Level 1	420 SF
RH2	LOT A Level 2	434 SF
RH2	LOT A Level 3	430 SF
RH2	LOT A Roof	52 SF
		1337 SF
RH3		
RH3	LOT A Level 1	434 SF
RH3	LOT A Level 2	435 SF
RH3	LOT A Level 3	433 SF
RH3	LOT A Roof	57 SF
		1359 SF



1 LOT A Foundation

SCALE: 1/4" = 1'-0"



2 LOT A Level 1

SCALE: 1/4" = 1'-0"

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Date	Description
10.17.2018	MUP Submittal

FLOOR PLANS

Scale 1/4" = 1'-0"
Date 02/21/0218

A2.1

Project Number JWA#493

10/17/2018 3:30:06 PM

FLOOR PLAN NOTES:

* ALL INTERIOR WALLS TO BE 2x4 @ 24" O.C. (U.N.O.)
* ALL EXTERIOR WALLS 2x6 PER STRUCTURAL
* HEADERS PER STRUCTURAL
* WINDOW SIZES ARE NOMINAL ROUGH OPENING, WIDTH AND HEIGHT.
* PROVIDE FIREBLOCKING AT ALL PLUMBING OPENINGS.
* PROVIDE SOLID BLOCKING OVER SUPPORTS.
* IN SEISMIC ZONES D0, D1 & D2, WATER HEATERS SHALL BE ANCHORED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSIONS PER SRC R802.11.
* PROVIDE OUTDOOR COMBUSTION AIR FOR FURNACE AND WATER HEATER PER SRC G2407.6.

SMOKE DETECTORS (SD)

SRC R314.3 SMOKE ALARMS

SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. IN EACH SLEEPING ROOM
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS, BUT NOT INCLUDING CRAWLSPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER FLOOR SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

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CARBON MONOXIDE DETECTORS (CO)

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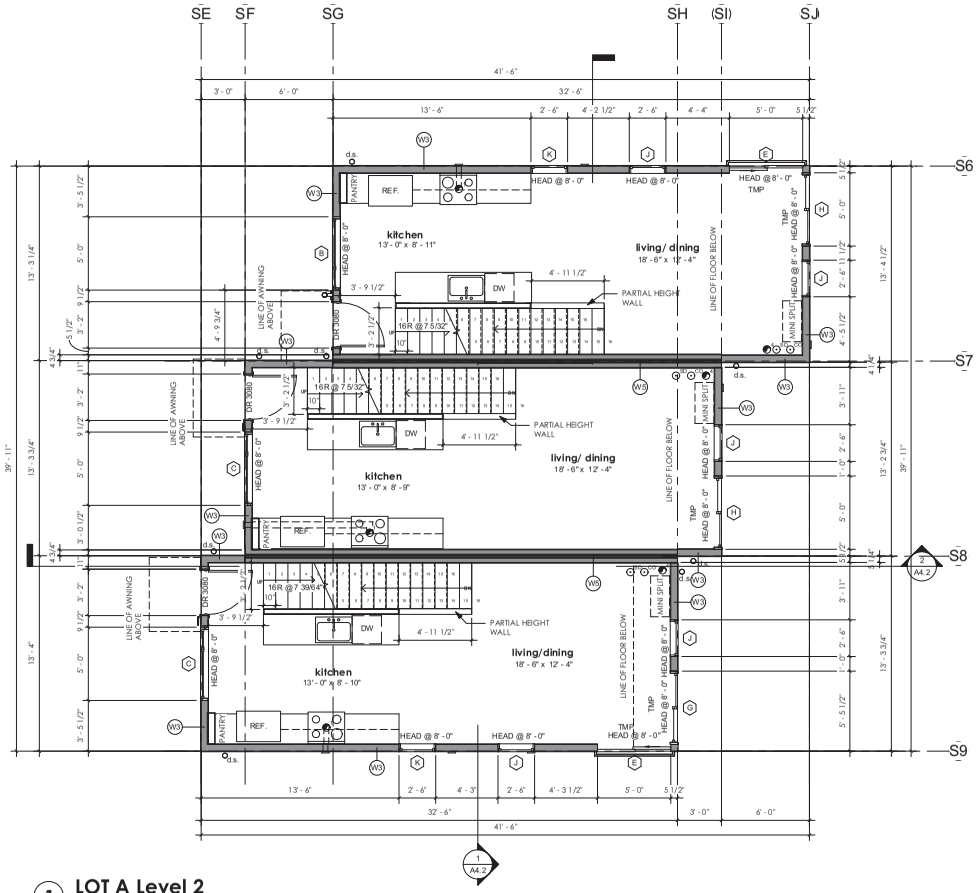
FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATELY VICINITY OF THE BEDROOMS IN DWELLING UNITS AND ON EACH LEVEL OF THE DWELLING AND IN ACCORDANCE WITH THE MANUFACTURERS DIRECTIONS.

VENTILATION SCHEDULE

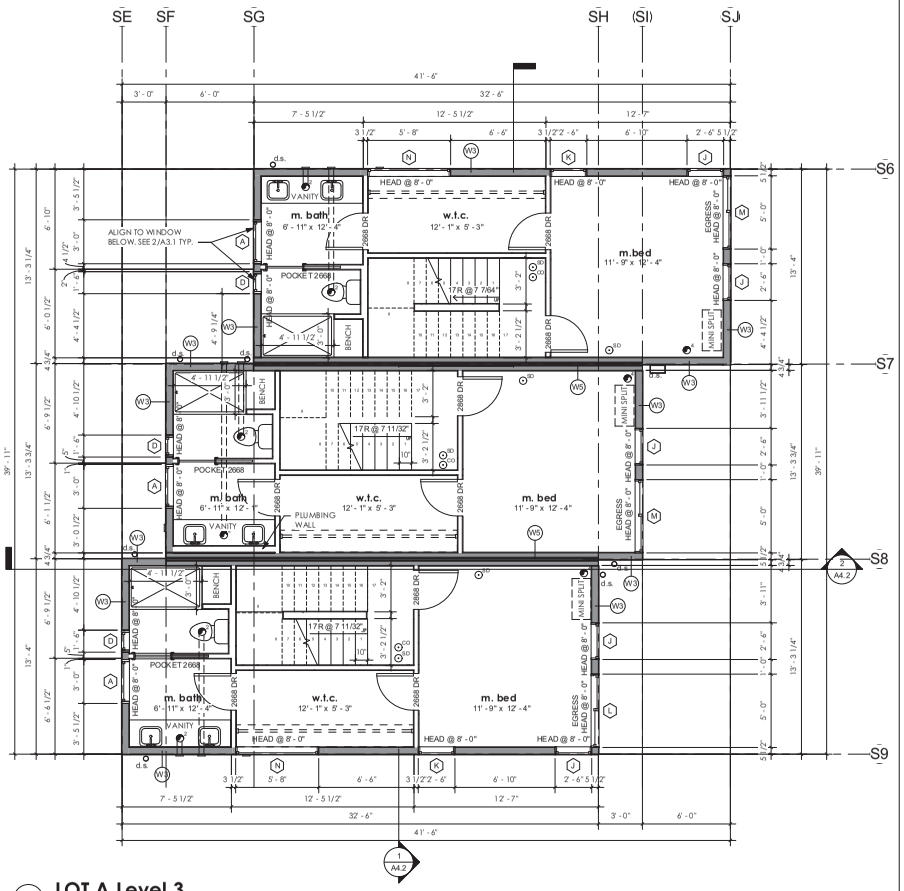
WHOLE HOUSE VENTILATION TO CONFORM TO SRC SECTION M1507.3

100 CFM ON SWITCH	MECHANICAL VENTILATING SYSTEMS IN BATHROOMS, LAUNDRY ROOMS AND SIMILAR ROOMS SHOULD EXHAUST DIRECTLY TO THE OUTSIDE. THE POINT OF DISCHARGE OF EXHAUST AIR SHALL BE AT LEAST THREE FEET FROM ANY OPENING INTO THE BUILDING PER SRC 1502.3
50 CFM ON SWITCH	
60 CFM CONTINUOUSLY OPERATING WHOLE HOUSE FAN, SIZED PER TABLE SRC M1507.3.3(1)	
MIN 4 SI SCREENED OUTDOOR AIR INLET - WALL PORT OR WINDOW VENT AS REQUIRED	

WHOLE HOUSE EXHAUST FANS SHALL HAVE A SONE RATING OF 1.0 OR LESS WHEN LOCATED 4' OR LESS FROM THE INTERIOR GRILLE PER SMC 403.8.6.5 / SRC M1507.3.4.2



1 **LOT A Level 2**
SCALE: 1/4" = 1'-0"



2 **LOT A Level 3**
SCALE: 1/4" = 1'-0"

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FLOOR PLANS

Scale 1/4" = 1'-0"
Date 02/21/0218

A2.2

Project Number JWA#493

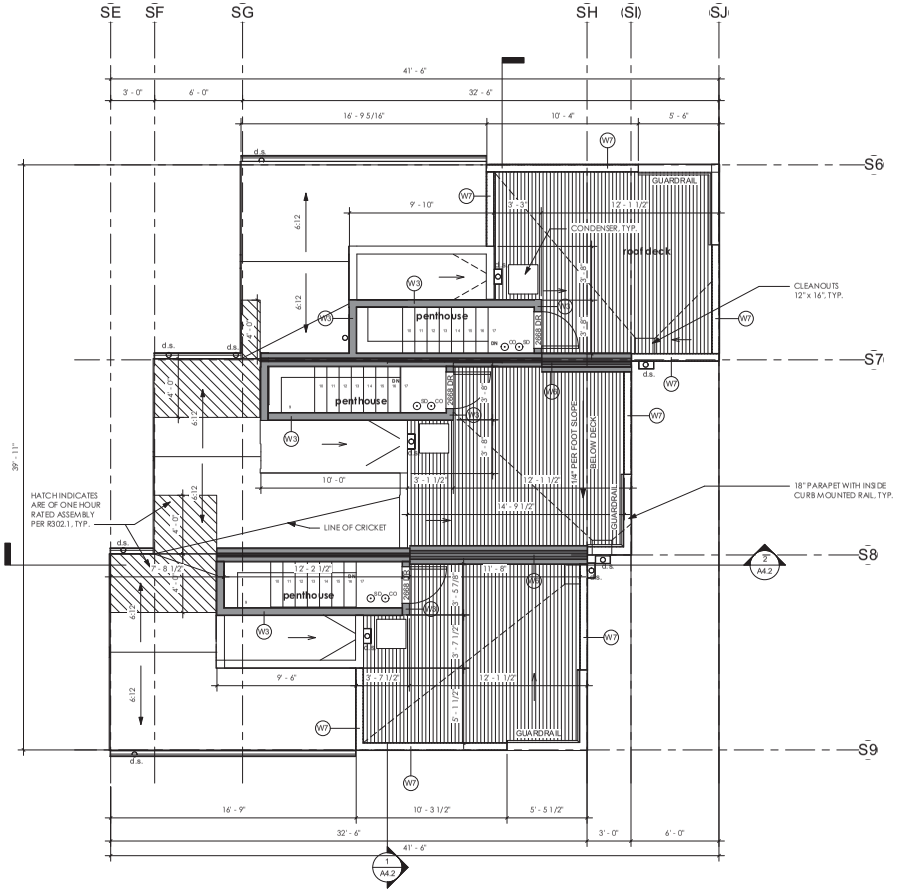
10/17/2018 3:30:06 PM

PENTHOUSE AREA (PROPOSED)	
Name	Area
RH3	57 SF
RH2	52 SF
RH1	56 SF
TOTAL	166 SF

PENTHOUSE AREA CALCULATION SUMMARY		
TOTAL ROOF AREA	ALLOWED % PER SMC 23.42.514	ALLOWED AREA
1126 SF	15%	169 SF

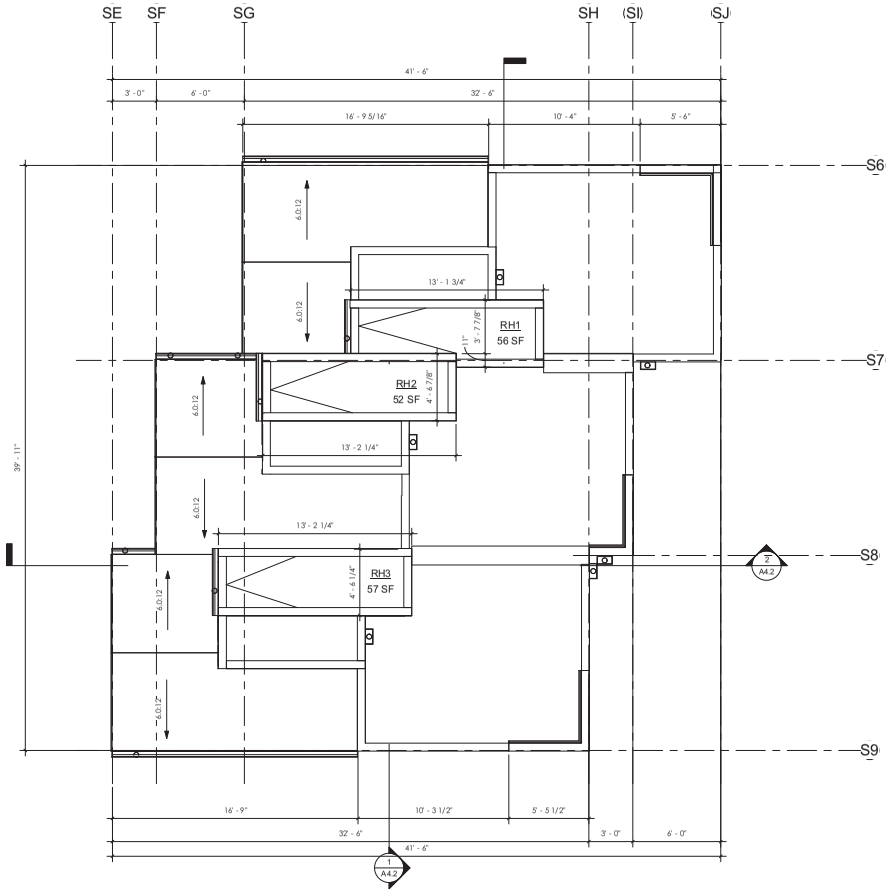
ROOF DECK VENTILATION

UNVENTED ASSEMBLY TO COMPLY WITH SRC R 806.5



1 **LOT A Roof**

SCALE: 1/4" = 1'-0"



2 **LOT A Penthouse**

SCALE: 1/4" = 1'-0"

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Date 02/21/02.18

A2.3

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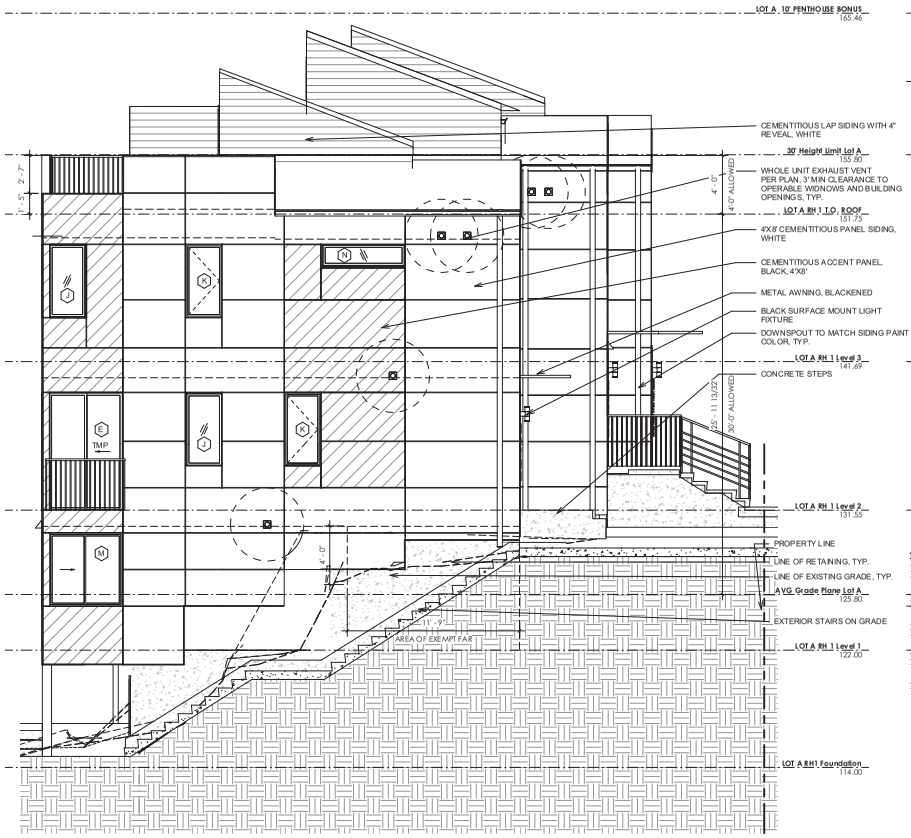
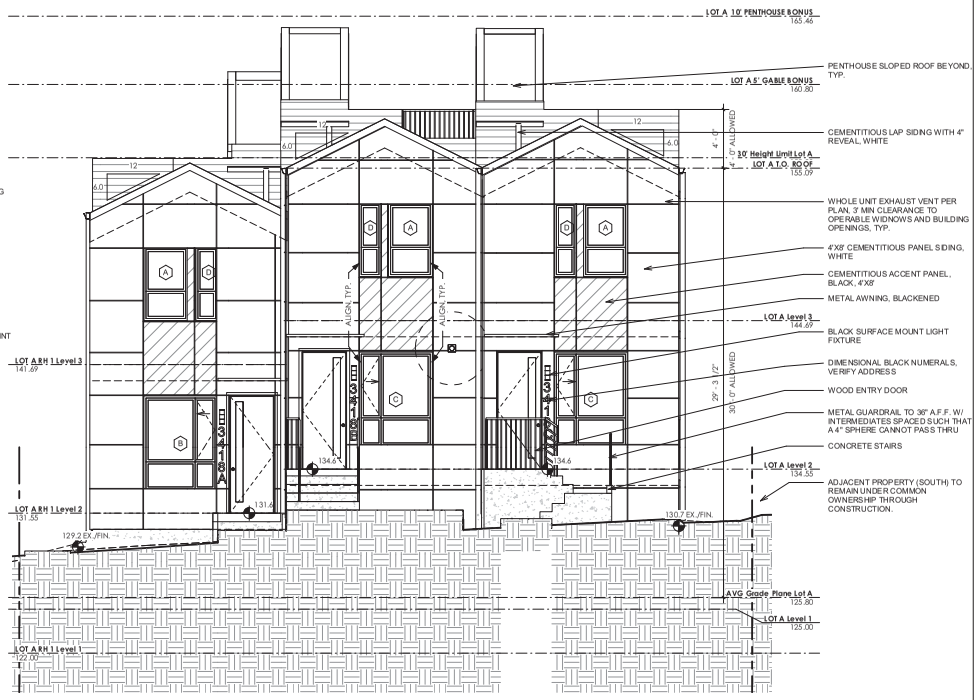


1 **Lot A_North Elevation**

SCALE: 1/4" = 1'-0"



2 **Lot A_West Elevation**

SCALE: 1/4" = 1'-0"

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ELEVATIONS

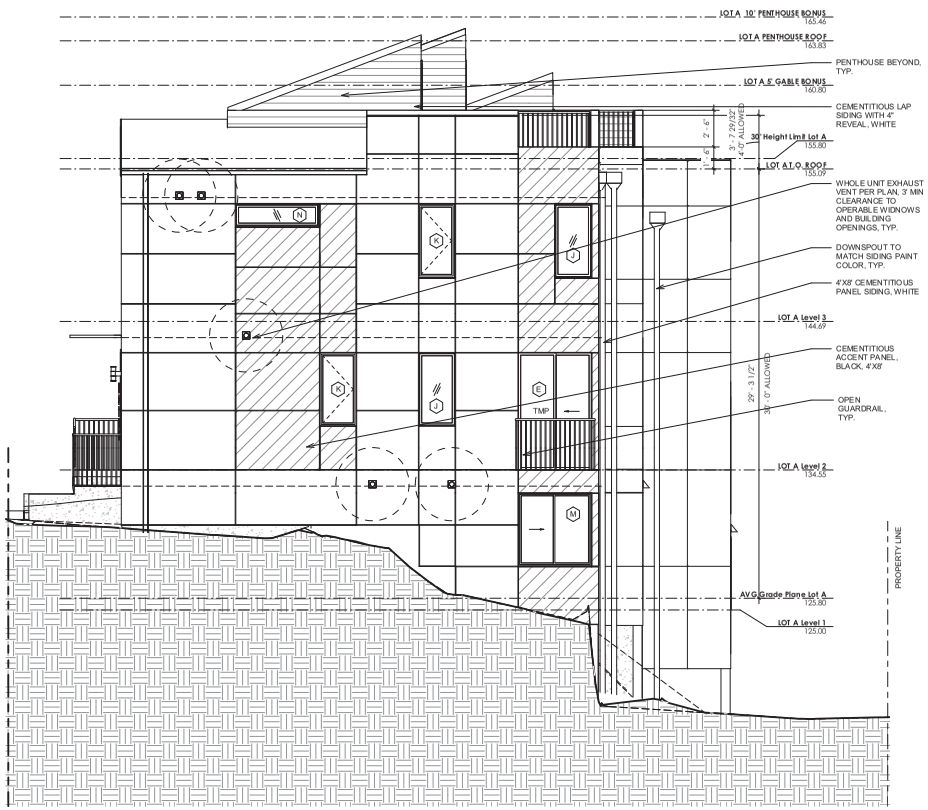
Scale 1/4" = 1'-0"

Date 02/21/0218

A3.1

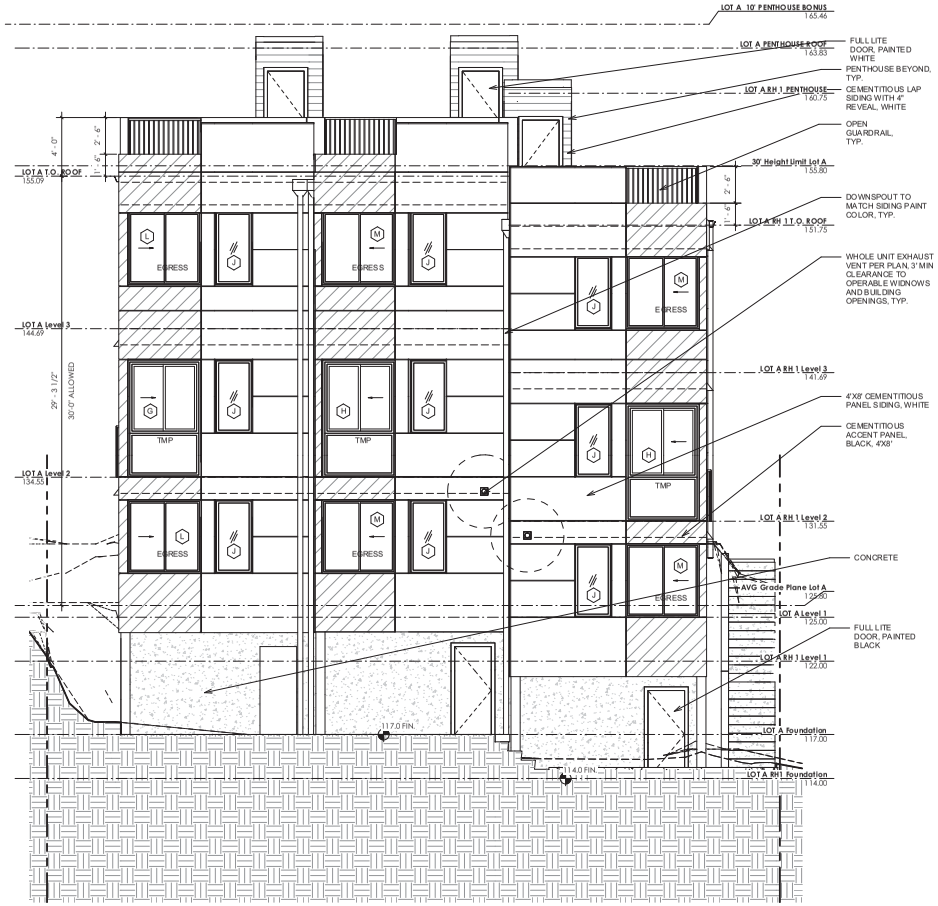
Project Number JWA#493

10/17/2018 3:30:08 PM



1 **Lot A_South Elevation**

SCALE: 1/4" = 1'-0"



2 **Lot A_East Elevation**

SCALE: 1/4" = 1'-0"

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3410 23rd Ave W
Seattle, WA 98199

SDCI APPROVAL STAMP HERE

MUP # 3032940-LU

Date	Description

ELEVATIONS

Scale 1/4" = 1'-0"

Date 02/21/2018

A3.2

Project Number JWA#493

10/17/2018 3:30:10 PM

2015 WASHINGTON STATE ENERGY CODE (WSEC) NOTES

USE 5C OPTIONS FROM TABLE 406.2 FOR 1.5 CREDITS

SELECTED OPTION 5C: EFFICIENT WATER HEATING, WATER HEATING SYSTEM - TANKLESS WATER HEATER EF 0.91 OR HIGHER

A RESIDENTIAL ENERGY COMPLIANCE CERTIFICATE COMPLYING WITH R401.3 IS REQUIRED TO BE COMPLETED BY THE DESIGN PROFESSIONAL OR BUILDER AND PERMANENTLY POSTED WITHIN 3' OF THE ELECTRICAL PANEL PRIOR TO FINAL INSPECTION. A SAMPLE CERTIFICATE IS AVAILABLE AT:
http://www.energy.wsu.edu/Documents/WSEC-2012-Avery-6573_2_Per_Sheet.pdf

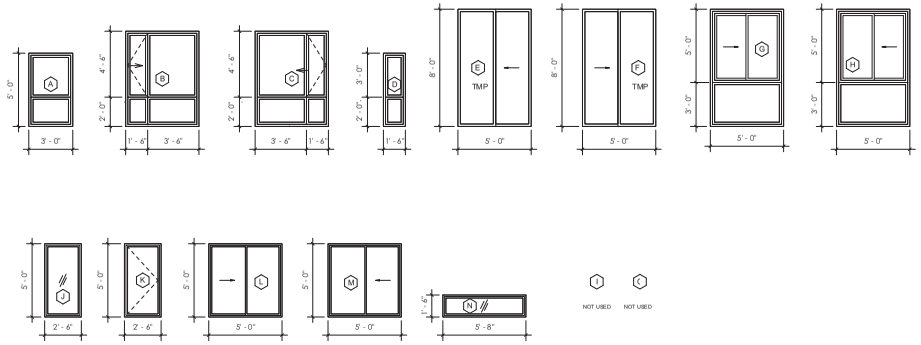
EACH DWELLING UNIT IS REQUIRED TO BE PROVIDED WITH AT LEAST ONE PROGRAMMABLE THERMOSTAT FOR THE REGULATION OF TEMPERATURE PER WSEC 403.1.1

DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. DUCT LEAKAGE SHALL BE LEAK TESTED IN ACCORDANCE WITH WSU RS-33 PER WSEC 403.2.2.

MECHANICAL SYSTEM PIPING CABLE OF CARRYING FLUIDS ABOVE 100 DEGREES FAHRENHEIT OR BELOW 55 DEGREES FAHRENHEIT SHALL BE INSULATED TO A MINIMUM OF R-6 PER WSEC R403.3.

A MINIMUM OF 75 PERCENT OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICACY PER WSEC R404.1.

ALL NEW FENESTRATION TO BE NFRC CERTIFIED.



1 GLAZING KEY

SCALE: 1/4" = 1'-0"

TOTAL WINDOW COUNT

Type Mark	Family and Type	Count
A	Split Vertical: 3050	3
		3
B	Split - Two by Two: 5050 R	1
		1
C	Split - Two by Two: 5050	2
		2
D	Split Vertical: 1650 Casement	3
		3
G	Split Vertical: 5080 L	1
		1
H	Split Vertical: 5080	2
		2
J	Fixed: 2650	13
		13
K	Casement: 2650 WN R	4
		4
L	Slider - Right Handed: 5050	2
		2
M	Slider - Left Handed: 5050	6
		6
N	Fixed: 5816 WN	2
		2
R	Fixed: 1680	2
		2
Sum of Vertical Fenestration Area and UA		41

NOTE: ALL FENESTRATION TO BE NFRC CERTIFIED. ALL U-VALUES SHOWN AS DEFAULT PER TABLE R301.1.3.

GLAZING SCHEDULE - RH1

Type Mark	Family and Type	Count	Location	Width	Height	U (BTU/h·ft²·°F)	Area	UA	Comments
A	Split Vertical: 3050	1	m. bath	3' - 0"	5' - 0"	0.28	15.0 SF	4.20	
		1					15.0 SF	4.20	
B	Split - Two by Two: 5050 R	1	kitchen	5' - 0"	6' - 6"	0.28	32.5 SF	9.10	
		1					32.5 SF	9.10	
D	Split Vertical: 1650 Casement	1	m. bath	1' - 6"	5' - 0"	0.28	7.5 SF	2.10	
		1					7.5 SF	2.10	
H	Split Vertical: 5080	1	living/ dining	5' - 0"	8' - 0"	0.28	40.0 SF	11.20	TMP
		1					40.0 SF	11.20	
J	Fixed: 2650	4		2' - 6"	5' - 0"		50.0 SF	0.00	
J	Fixed: 2650	1	m.bed	2' - 6"	5' - 0"		12.5 SF	0.00	
		5					62.5 SF	0.00	
K	Casement: 2650 WN R	1		2' - 6"	5' - 0"	0.00	12.5 SF	0.00	
K	Casement: 2650 WN R	1	m.bed	2' - 6"	5' - 0"	0.00	12.5 SF	0.00	
		2					25.0 SF	0.00	
M	Slider - Left Handed: 5050	2		5' - 0"	5' - 0"	0.28	50.0 SF	14.00	EGRESS
M	Slider - Left Handed: 5050	1	bed 2	5' - 0"	5' - 0"	0.28	25.0 SF	7.00	
		3					75.0 SF	21.00	
N	Fixed: 5816 WN	1	w.t.c.	5' - 8"	1' - 6"		8.5 SF	0.00	
		1					8.5 SF	0.00	
Sum of Vertical Fenestration Area and UA		15					266.0 SF	47.60	

GLAZING SCHEDULE - RH2

Type Mark	Family and Type	Count	Location	Width	Height	U (BTU/h·ft²·°F)	Area	UA	Comments
A	Split Vertical: 3050	1		3' - 0"	5' - 0"	0.28	15.0 SF	4.20	
		1					15.0 SF	4.20	
C	Split - Two by Two: 5050	1		5' - 0"	6' - 6"	0.28	32.5 SF	9.10	
		1					32.5 SF	9.10	
D	Split Vertical: 1650 Casement	1		1' - 6"	5' - 0"	0.28	7.5 SF	2.10	
		1					7.5 SF	2.10	
H	Split Vertical: 5080	1	living/ dining	5' - 0"	8' - 0"	0.28	40.0 SF	11.20	TMP
		1					40.0 SF	11.20	
J	Fixed: 2650	2		2' - 6"	5' - 0"		25.0 SF	0.00	
J	Fixed: 2650	1	living/ dining	2' - 6"	5' - 0"		12.5 SF	0.00	
		3					37.5 SF	0.00	
M	Slider - Left Handed: 5050	2		5' - 0"	5' - 0"	0.28	50.0 SF	14.00	EGRESS
		2					50.0 SF	14.00	
Sum of Vertical Fenestration Area and UA		9					182.5 SF	40.60	

GLAZING SCHEDULE - RH3

Type Mark	Family and Type	Count	Location	Width	Height	U (BTU/h·ft²·°F)	Area	UA	Comments
A	Split Vertical: 3050	1	m. bath	3' - 0"	5' - 0"	0.28	15.0 SF	4.20	
		1					15.0 SF	4.20	
C	Split - Two by Two: 5050	1		5' - 0"	6' - 6"	0.28	32.5 SF	9.10	
		1					32.5 SF	9.10	
D	Split Vertical: 1650 Casement	1		1' - 6"	5' - 0"	0.28	7.5 SF	2.10	
		1					7.5 SF	2.10	
G	Split Vertical: 5080 L	1	living/dining	5' - 0"	8' - 0"	0.28	40.0 SF	11.20	TMP
		1					40.0 SF	11.20	
J	Fixed: 2650	3		2' - 6"	5' - 0"		37.5 SF	0.00	
J	Fixed: 2650	1	living/dining	2' - 6"	5' - 0"		12.5 SF	0.00	
J	Fixed: 2650	1	m. bed	2' - 6"	5' - 0"		12.5 SF	0.00	
		5					62.5 SF	0.00	
K	Casement: 2650 WN R	1		2' - 6"	5' - 0"	0.00	12.5 SF	0.00	
K	Casement: 2650 WN R	1	living/dining	2' - 6"	5' - 0"	0.00	12.5 SF	0.00	
		2					25.0 SF	0.00	
L	Slider - Right Handed: 5050	2		5' - 0"	5' - 0"	0.28	50.0 SF	14.00	EGRESS
		2					50.0 SF	14.00	
M	Slider - Left Handed: 5050	1	bed 2	5' - 0"	5' - 0"	0.28	25.0 SF	7.00	
		1					25.0 SF	7.00	
N	Fixed: 5816 WN	1	w.t.c.	5' - 8"	1' - 6"		8.5 SF	0.00	
		1					8.5 SF	0.00	
Sum of Vertical Fenestration Area and UA		15					266.0 SF	47.60	

SLIDING DOOR SCHEDULE - RH 1

Type Mark	Family and Type	Count	Location	Width	Height	U (BTU/h·ft²·°F)	Area	UA	Comments
E	Door-Exterior-Sliding_notransom: SLIDER 5080 LEFT	1	living/ dining	5' - 0"	8' - 0"	0.30	40.0 SF	12.0	TMP
Sum of Sliding Door Area and UA		1					40.0 SF	12.0	

SLIDING DOOR SCHEDULE - RH 3

Type Mark	Family and Type	Count	Location	Width	Height	U (BTU/h·ft²·°F)	Area	UA	Comments
E	Door-Exterior-Sliding_notransom: SLIDER 5080 LEFT	1		5' - 0"	8' - 0"	0.30	40.0 SF	12.0	TMP
Sum of Sliding Door Area and UA		1					40.0 SF	12.0	

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JULIAN R. WEBER
STATE OF WASHINGTON

MIRRA HOMES

11624 SE 5TH ST, SUITE 210
BELLEVUE, WA 98005
P 206.383.7095

3410 23rdAve W

3410 23rd Ave W
Seattle, WA 98199

SDCI APPROVAL STAMP HERE

MUP # 3032940-LU

Date	Description
10.17.2018	MUP Submittal

GLAZING SCHEDULE & WSEC NOTES

Scale 1/4" = 1'-0"

Date 02/21/0218

A4.0

Project Number JWA#493

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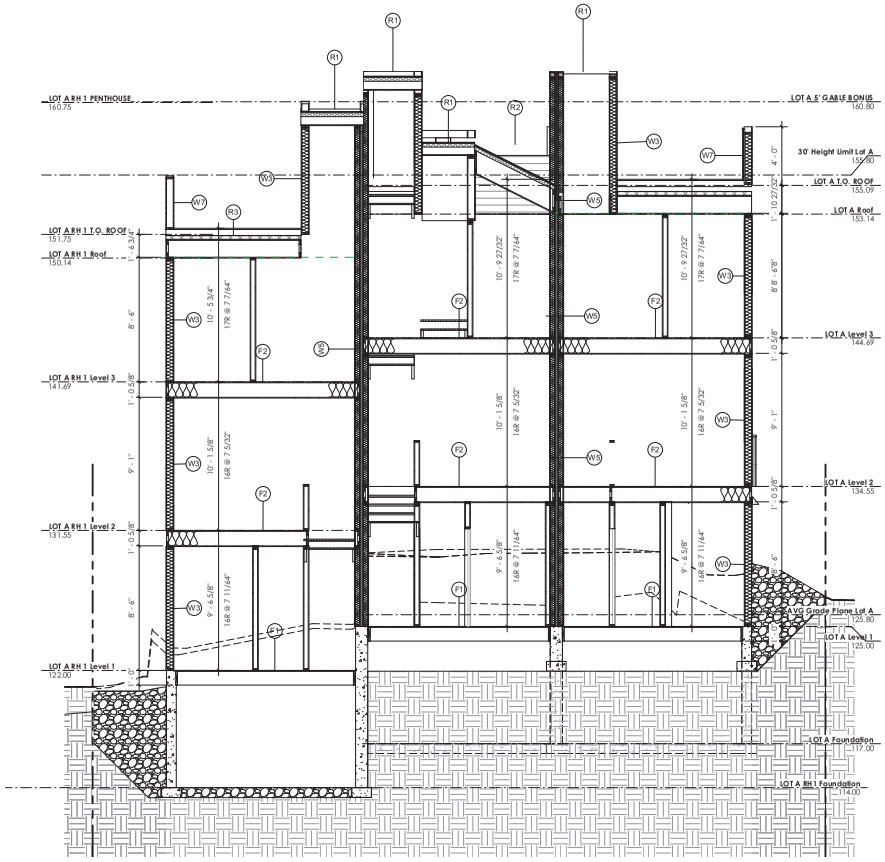
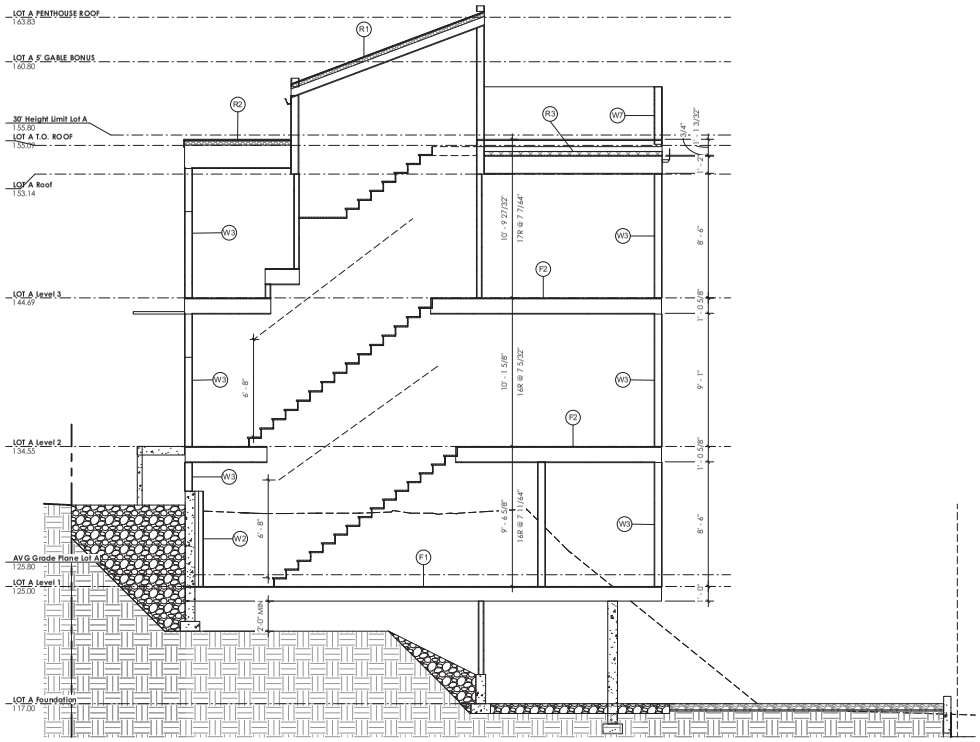


1 Lot A_Building Section

SCALE: 1/4" = 1'-0"



2 Lot A_E/W Building Section

SCALE: 1/4" = 1'-0"

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Seattle, WA 98199

SDCI APPROVAL STAMP HERE

MUP # 3032940-LU

Date	Description

BUILDING SECTIONS

Scale 1/4" = 1'-0"
Date 02/21/0218

A4.2

Project Number JWA#493

10/17/2018 3:30:13 PM

1 **VICINITY MAP LOT B**

LOT B MUP SHEET LIST	
Sheet Number	Sheet Name
A-0.0	NOTES PROJECT DATA VICINITY MAP
V1	TOPOGRAPHIC SURVEY
V2	SHORT SUBDIVISION
V3	SHORT SUBDIVISION
V4	SHORT SUBDIVISION
V5	SHORT SUBDIVISION
V6	SHORT SUBDIVISION
L1	LANDSCAPE PLAN
A-1.0	SITE PLAN
L2	LANDSCAPE REQUIREMENTS
A-1.1	HEIGHT CALC & AMENITY AREA
A-2.0	FAR DIAGRAMS
A-2.1	FLOOR PLANS
A-2.2	FLOOR PLANS
A-2.3	FLOOR PLANS
A-3.1	ELEVATIONS
A-3.2	ELEVATIONS
A-4.0	GLAZING SCHEDULE & WSEC NOTES
A-4.2	BUILDING SECTIONS

ARCHITECTURAL NOTES:

(THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE PLANS)

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL RESIDENTIAL CODE (2015 EDITION) WITH SEATTLE AMENDMENTS.

2. CONTRACTOR: SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.

3. CONTRACTOR: SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

4. CONTRACTOR: SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.

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

6. ALL WOOD PLATES: IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE. PROVIDE 2 LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER BETWEEN UNTREATED LEDGERS, BLOCKING, ETC., AND CONCRETE OR MASONRY.

7. PRESSURE TREATED LUMBER: ALL FASTENERS AND CONNECTORS THAT ARE IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED WITH A MINIMUM COATING OF G90 (.90oz/sf) PER ASTM A123 AND/OR ASTM A153. 304 OR 316 STAINLESS STEEL MAY BE SUBSTITUTED IN LIEU OF GALVANIZED PRODUCTS. NO STAINLESS STEEL PRODUCTS SHALL COME IN CONTACT WITH GALVANIZED PRODUCTS.

8. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO WASHINGTON STATE ENERGY CODE (2015 EDITION) WITH SEATTLE AMENDMENTS.

* ALL INTERIOR WALLS TO BE 2x4 @ 24" O.C. (U.N.O.)
* ALL EXTERIOR WALLS 2x6 PER STRUCTURAL
* HEADERS PER STRUCTURAL
* WINDOW SIZES ARE NOMINAL ROUGH OPENING, WIDTH AND HEIGHT.
* PROVIDE FIREBLOCKING AT ALL PLUMBING OPENINGS.
* PROVIDE SOLID BLOCKING OVER SUPPORTS.
* IN SEISMIC ZONES D0, D1 & D2, WATER HEATERS SHALL BE ANCHORED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSIONS PER SRC R802.11
* PROVIDE OUTDOOR COMBUSTION AIR FOR FURNACE AND WATER HEATER PER SRC G2407.6.

"CONSTRUCTION EROSION CONTROL MEASURES MUST BE IN PLACE AND APPROVED BY SDCI PRIOR TO ANY EARTH DISTURBANCE. CALL 684-8860 TO SCHEDULE AN INSPECTION APPOINTMENT"
NO SEDIMENT SHALL BE TRACKED INTO THE STREET OR ONTO PAVED SURFACES. SEDIMENT SHALL BE REMOVED FROM TRUCKS AND EQUIPMENT PRIOR TO LEAVING THE SITE. IN THE EVENT OF FAILURE OF EROSION CONTROL SYSTEM RESULTING IN SEDIMENT BEING TRACKED ONTO PAVED SURFACES, THE CONTRACTOR SHALL IMMEDIATELY IMPLEMENT MEASURES TO CORRECT THE SITUATION, AND STREET SWEEPING SHALL BE EMPLOYED ON AN EMERGENCY BASIS. IF STREET SWEEPING VEHICLES ARE UTILIZED, THEY SHALL BE OF THE TYPE THAT ACTUALLY REMOVES SEDIMENT FROM THE PAVEMENT.

SMC 23.45.534 LIGHT AND GLARE STANDARDS
A. EXTERIOR LIGHTING SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES.

3412 23rd Ave W

3412 23rd Ave West, Seattle WA 98199

PROJECT INFORMATION

SDCI PROJECT # :
MUP # 3032876-LU

PROJECT DESCRIPTION:

SEPA REVIEW. DEMO EXISTING TRIPLEX, CONSTRUCT (2) TOWNHOUSES WITH (2) OPEN PARKING STALLS. FUTURE UNIT LOT SUBDIVISION. FUNCTIONALLY RELATED TO #3032940-LU. OFFSITE PARKING FOR 3410 23RD AVE WEST LOCATED ON 3412 23RD AVE WEST

LEGAL DESCRIPTION:

THE EAST 60.00 FEE OF LOT 10, BLOCK 11 GILMAN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 93, IN KING COUNTY, WASHINGTON;

TOGETHER WITH AND SUBJECT TO EASEMENT NUMBER 2, SHOWN AND DESCRIBED HERON;

SUBJECT TO EASEMENTS NUMBERED 1 AND 3, SHOWN AND DESCRIBED HEREON.

AKA PARCEL BE OF SHORT SUBDIVISION 3032833-LU

TAX # :
#2770601480

PROJECT TEAM

OWNER/ APPLICANT :
MIRRA HOMES
11624 SE 5TH ST, SUITE 210
BELLEVUE, WA 98005
P 206.383.7095

STRUCTURAL ENGINEER :
MALSAM TSANG STRUCTURAL ENGINEERING
MARC MALSAM, PE, SE
122 S JACKSON ST, SUITE 210
SEATTLE, WA 98104
P 206.498.2674
Marcm@malsam-tsang.com

SURVEYOR :
TERRANE
ANDY MCANDREWS
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
P 425.458.4488
andym@terrane.net

ARCHITECT/PROJECT CONTACT:
JULIAN WEBER ARCHITECTS, LTD
1257 S KING ST
SEATTLE, WA 98144
P 206.953.1305

LANDSCAPE ARCHITECT :
DEVIN PETERSON
ROOT OF DESIGN, LLC
7104 26STH ST NW, SUITE #218
STANWOOD, WA 98292
P 206.491.9545

CIVIL ENGINEER :
TIM GABELEIN, PE
9706 4TH AVE NE, SUITE 300
SEATTLE, WA 98115
P 206.523.0024 X 105
tim@dcgengr.com
DAVIDO CONSULTING GROUP, INC.

PROJECT DATA

ZONE: LR1

URBAN VILLAGE: NO

LOT AREA: 3,000 SF

FLOOR AREA RATIO:

(CALCULATED TO INSIDE FACE OF WALL STRUCTURE)
SEE SHEET A2.0 FOR DIAGRAM

FAR AREA SUMMARY (ALLOWED) LOT B		
LOT AREA	FAR ALLOWED	FAR PROPOSED
3000 SF	3300 SF	3269.62 SF

PARKING: 1 PARKING STALL PER UNIT REQUIRED, (2) OPEN PARKING STALLS PROVIDED

DENSITY LIMIT PER SMC 23.45.512:

3,000 SF X 1 UNIT/ 1,600 SF = 1.88 (2) UNITS ALLOWED

SETBACKS PER SMC 23.45.518:

SEE SHEET A1.1 FOR DIAGRAM AND CALCULATIONS)

	REQUIRED:	ACTUAL:
SIDE NORTH	5.0' SIDE SETBACK	5.0'
SIDE SOUTH	5.0' SIDE SETBACK	5.0'
REAR EAST	7.0' AVERAGE, 5.0' MINIMUM REAR SETBACK (ALLEY)	21'-11"
FRONT WEST	5.0' MINIMUM FRONT SETBACK, 7.0' AVERAGE	10'-0"

STRUCTURE HEIGHT LIMIT PER PER SMC 23.45.514:

30' TOP OF ROOF, 4' PARAPET, 10' PENTHOUSE BONUS
(SEE SHEET A1.1 FOR HEIGHT CALCULATION)

STRUCTURE FACADE LENGTH PER SMC 23.45.527:

(65% PROPERTY LENGTH)

NORTH: 60.0' X .65= 39.0' ALLOWED FACADE LENTH. 34.0' PROVIDED

SOUTH: 60.0' X .65= 39.0' ALLOWED FACADE LENTH. 34.0' PROVIDED

AMENITY AREA PER SMC 23.45.522:

25% LOT AREA REQUIRED, 50% GROUND RELATED
(SEE SHEET A1.1 FOR AMENITY AREA DIAGRAM)

LOT B REQUIRED AMENITY		
LOT AREA	REQUIRED AMENITY	REQUIRED GROUND
3000 SF	750 SF	375 SF

Amenity Area Summary-TH	
GROUND	500 SF
ROOF	358 SF
	858 SF

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3412 23rdAve W

3412 23rd Ave W
Seattle, WA 98199

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BP # 6672548

Date	Description

NOTES
PROJECT
DATA
VICINITY MAP

Scale: As indicated
Date: 02/21/2018

A-0.0

Project Number: JWA#493

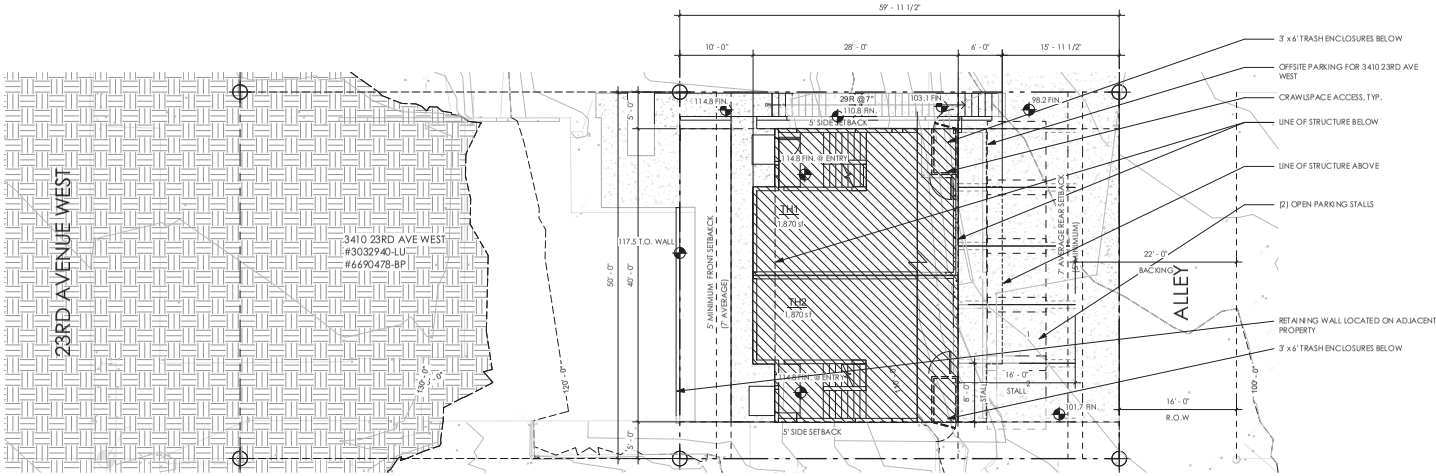
10/17/2018 1:22:59 PM

SIZE THRESHOLDS FOR COMMON AND NATIVE SEATTLE TREES TO BE CONSIDERED FOR EXCEPTIONAL STATUS, PER DPD DIRECTOR'S RULE 16-2008

NATIVE SPECIES	
SPECIES	THRESHOLD DIAMETER
Red ALDER – Alnus rubra	Not Exceptional except in grove
Sitka ALDER – Alnus sinuata	6 in
Oregon ASH – Fraxinus latifolia	2 ft
Quaking ASPEN – Populus tremuloides	1 ft
Paper BIRCH – Betula papyrifera	1 ft 8 in
CASCARA – Rhamnus purshiana	8 in
Western Red CEDAR – Thuja plicata	2 ft 6 in
Bitter CHERRY – Prunus emarginata var. mollis	Not Exceptional except in grove
Black COTTONWOOD – Populus balsamifera ssp. trichocarpa (P. trichocarpa)	Not Exceptional except in grove
Pacific CRABAPPLE – Malus fusca	1 ft
Pacific DOGWOOD – Cornus nuttalli	6 in
Douglas FIR – Pseudotsuga menziesii	2 ft 6 in
Grand FIR – Abies grandis	2 ft
Black HAWTHORN – Crataegus douglasii	6 in
Western HEMLOCK – Tsuga heterophylla	2 ft
MADRONA – Arbutus menziesii	6 in
Bigleaf MAPLE – Acer macrophyllum	2 ft 6 in
Dwarf or Rocky Mountain MAPLE – Acer glabrum var.Douglasii	6 in
Vine MAPLE – Acer circinatum	8 in
Oregon White or Garry OAK – Quercus garryana	6 in
Lodgepole PINE – Pinus contorta	6 in
Shore PINE – Pinus contorta 'contorta'	1 ft
Western White PINE – Pinus monticola	2 ft
Western SERVICEBERRY – Amelanchier alnifolia	6 in
Sitka SPRUCE – Picea sitchensis	6 in
WILLOW (All native species) – Salix sp. (Geyeriana ver meleina, eriocephala ssp. mackenzieana, Hookeriana, Piperi, Scouleriana, sitchensis)	8 in
Pacific YEW – Taxus brevifolia	6in

NON-NATIVE SPECIES	
SPECIES	THRESHOLD DIAMETER
Orchard (Common) APPLE – Malus sp.	1 ft 8 in
European ASH – Fraxinus excelsior	1 ft 10 in
Green ASH – Fraxinus pennsylvanica	2 ft 6 in
Raywood ASH – Fraxinus oxycarpa	2 ft
European BEECH – Fagus sylvatica	2 ft 6 in
European White BIRCH – Betula pendula	2 ft
Atlas CEDAR – Cedrus atlantica	2 ft 6 in
Deodar CEDAR – Cedrus deodara	2 ft 6 in
Incense CEDAR – Calocedrus decurrens	
Flowering CHERRY – Prunus sp. (serrula, serrulata, sargentii, subhirtella, yedoensis)	1 ft 11 in
Lawson CYPRESS – Chamaecyparis lawsoniana	2 ft 6 in
Kousa DOGWOOD – Cornus kousa	1 ft
Eastern DOGWOOD – Cornus florida	1 ft
American ELM – Ulmus americana	2 ft 6 in
English ELM – Ulmus procera	2 ft 6 in
GINGKO – Ginkgo biloba	2 ft
Common HAWTHORN Crataegus laevigata	1 ft 4 in
Washington HAWTHORN – Crataegus phaenopyrum	9 in
European HORNBEAM – Carpinus betulus	2 ft 6 in
Common HORSE CHESTNUT – Aesculus hippocastanum	2 ft 6 in
Red HORSE CHESTNUT – Aesculus x carnea	2 ft 6 in
KATSURA – Cercidiphyllum japonicum	2 ft 6 in
Littleleaf LINDEN – Tilia cordata	2 ft 6in
Honey LOCUST – Gleditsia triancanthos	1 ft 8 in
Southern MAGNOLIA – Magnolia grandiflora	1 ft 4 in
Paperbark MAPLE – Acer griseum	1 ft
Japanese MAPLE – Acer palmatum	1 ft
Norway MAPLE – Acer platanoides	2 ft 6 in
Red MAPLE – Acer rubrum	2 ft 6 in
Sugar MAPLE – Acer saccharum	2 ft 6 in
Sycamore MAPLE – Acer pseudoplatanus	2 ft
MONKEY PUZZLE TREE – Araucaria araucana	1 ft 10 in
MOUNTAIN ASH – Sorbus aucuparia	2 ft 5 in
Pin OAK – Quercus palustris	2 ft 6 in
Red OAK – Quercus rubra	2 ft 6 in
Callery PEAR – Pyrus calleryana	1 ft 1 in
Austrian Black PINE – Pinus nigra	2 ft
Ponderosa PINE – Pinus ponderosa	2 ft 6 in
Scots PINE – Pinus sylvestris	2 ft
London PLANE – Platanus acerifolia	2 ft 6 in
Flowering PLUM – Prunus cerasifera	1 ft 9 in
Coastal REDWOOD – Sequoia sempervirens	2 ft 6 in
Giant SEQUOIA – Sequoiadendron giganteum	2 ft 6 in
Japanese SNOWBELL – Styrax japonica	1 ft
American SWEETGUM – Liquidambar styraciflua	2 ft 3 in
TULIP TREE – Liriodendron tulipifera	2 ft 6 in
WILLOW (All non-native species)	2 ft

NOTE:
NO TREES ON THIS SITE MEET THE REQUIREMENTS FOR "EXCEPTIONAL TREE"



1 **LOT B Site Plan**
SCALE: 1/8" = 1'-0"

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3412 23rd Ave W
Seattle, WA 98199

SDCI APPROVAL STAMP HERE

BP # 6672548

Date	Description

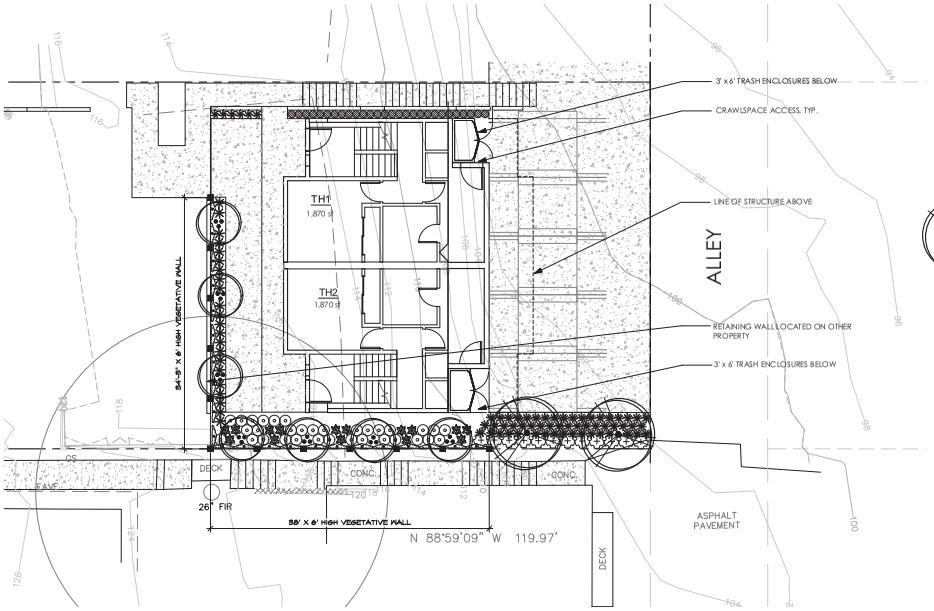
SITE PLAN

Scale As indicated
Date 02/21/0218

A-1.0

Project Number JWA#493

10/17/2018 3:37:33 PM



PLANT SCHEDULE *

TREES	BOTANICAL NAME / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY
	Acer circinatum / Vine Maple	3 stem min, 6' Ht	Yes	Yes	7
	Acer rubrum 'Boxhall' / Boxhall Maple	1.5"Cal	No	No	2

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY
	Acorus gramineus 'Ogon' / Golden Variegated Sweetflag	1 gal	Yes	No	22
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge	1 gal	Yes	No	6
	Epimedium x rubrum / Red Barrenwort	1 gal	Yes	No	33
	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 gal	Yes	No	53
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo	2 gal	Yes	No	12
	Ophiopogon planiscapus 'Nigrescens' / Black Mondo Grass	1 gal	Yes	No	28
	Polystichum munitum / Western Sword Fern	1 gal	Yes	Yes	15

VINES	BOTANICAL NAME / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY
	Hydrangea anomala petiolaris 'Miranda' / Climbing Hydrangea	1 gal	Yes	No	22

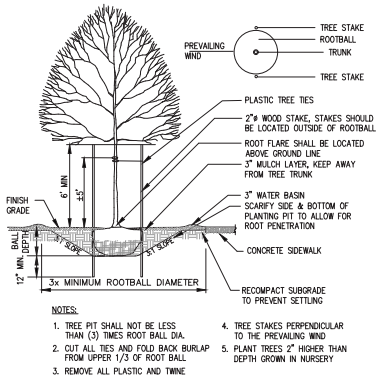
NORTH

LANDSCAPE PLAN

0 8 16 24 feet

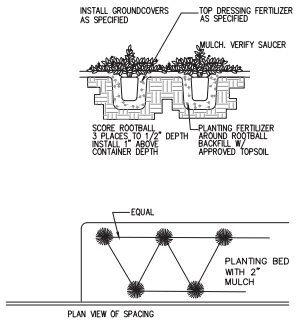
SCALE: 1/8" = 1'-0"

NOTES:
-See soil amendment detail for soil specifications COS plan 142.
-See bioretention planter detail for bioretention specifications.
-All planting beds to receive minimum 3-4" of mulch.
-Contractor shall be responsible for providing the quantities of plants that are represented by symbols on the drawings.
-Street Tree required. Plant Street Tree per COS Plan 100a. Water Tree for 3 growing seasons after planting.
-SDOT requires two inspections for street trees. First is the pre-plant inspection. Trees are inspected before going into the ground, soil amendment/root barrier is inspected. Second is final inspection. To schedule inspections, email SDOT_LA@seattle.gov
48-72 hours advanced notice to schedule onsite inspections.
-For all Vegetated Walls, train vines to adjacent green wall facade. Do not allow vines to grow on siding of buildings. Annual maintenance may be necessary as vines mature and spread.
-All plantings and landscape elements required as part of this building permit must be maintained for the minimum required planting area or Green Factor score, new features must be added to compensate. This requirement also applies to landscape improvements in the right-of-way if used to meet Green Factor requirements (DR 30-2015).
-Planting of trees, shrubs and groundcovers within the City of Seattle's right of way must be performed during the period between October 1st and April 30th. Unless automatic irrigation is installed or an agreed upon contractual watering plan is made. Email sdot_la@seattle.gov to verify planting timelines for street trees and right of way planting.

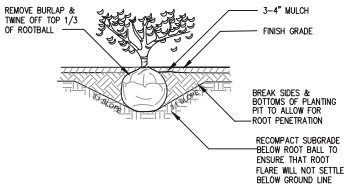


NOTES:
1. TREE PIT SHALL NOT BE LESS THAN (3) TIMES ROOT BALL DIA.
2. CUT ALL TIES AND FOLD BACK BURLAP FROM UPPER 1/3 OF ROOT BALL
3. REMOVE ALL PLASTIC AND TWINE
4. TREE STAKES PERPENDICULAR TO THE PREVAILING WIND
5. PLANT TREES 2" HIGHER THAN DEPTH GROWN IN NURSERY

3 TYPICAL DECIDUOUS TREE PLANTING DETAIL
NTS



2 TYPICAL GROUNDCOVER PLANTING DETAIL
NTS



3 TYPICAL SHRUB PLANTING DETAIL
NTS

Root of Design
206.441.9545
7104 26th St. NW #218
Stanwood, WA 98292

State of Washington registered Landscape Architect
Erin Peterson
Erin Peterson
certificate no. 1222

PROJECT TITLE

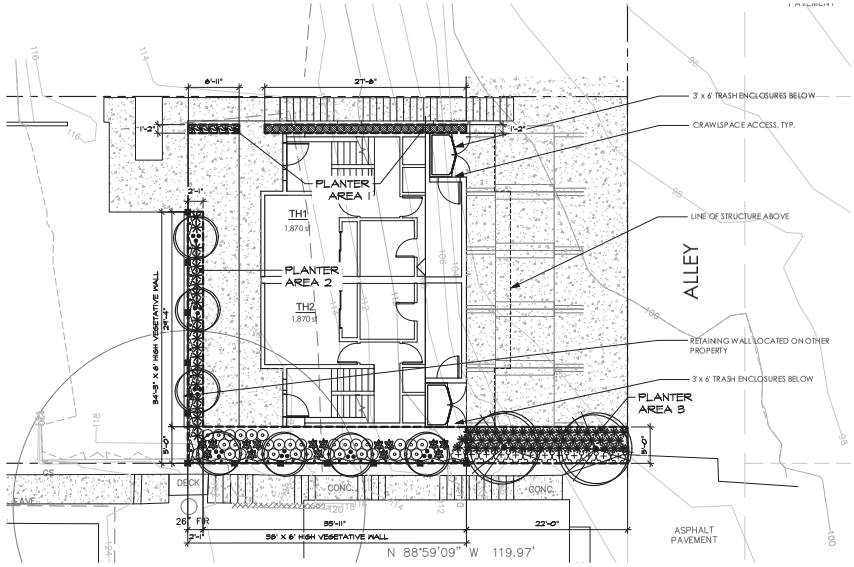
LANDSCAPE PLAN

3412 23RD AVE W SEATTLE, WA

DRAWN	DATE
EK	10.15.18
REVISED	DATE

1/8" = 1'-0"

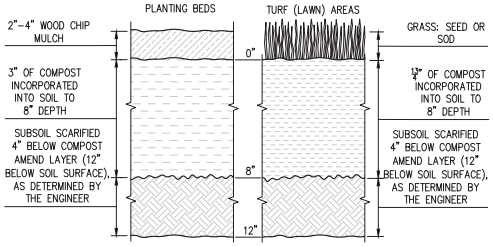
L1



GREEN FACTOR PLAN

0 8 16 24 feet

SCALE: 1/8" = 1'-0"



NOTES:

1. ALL SOIL AREAS DISTURBED OR COMPACTED DURING CONSTRUCTION, AND NOT COVERED BY BUILDINGS OR PAVEMENT, SHALL BE AMENDED WITH COMPOST AS DESCRIBED BELOW.
2. SUBSOIL SHOULD BE SCARIFIED (LOOSENED) 4 INCHES BELOW AMENDED LAYER, TO PRODUCE 12-INCH DEPTH OF UN-COMPACTED SOIL, EXCEPT WHERE SCARIFICATION WOULD DAMAGE TREE ROOTS OR AS DETERMINED BY THE ENGINEER.
3. COMPOST SHALL BE TILLED IN TO 8 INCH DEPTH INTO EXISTING SOIL, OR PLACE 8 INCHES OF COMPOST-AMENDED SOIL, PER SOIL SPECIFICATION.
4. TURF AREAS SHALL RECEIVE 1.75 INCHES OF COMPOST TILLED IN TO 8-IN DEPTH, OR MAY SUBSTITUTE 8" OF IMPORTED SOIL CONTAINING 20-25% COMPOST BY VOLUME. THEN PLANT GRASS SEED OR SOD PER SPECIFICATION.
5. PLANTING BEDS SHALL RECEIVE 3 INCHES OF COMPOST TILLED INTO 8-INCH DEPTH, OR MAY SUBSTITUTE 8" OF IMPORTED SOIL CONTAINING 35-40% COMPOST BY VOLUME. MULCH AFTER PLANTING WITH 2-4 INCHES OF ARBORIST WOOD CHIP OR APPROVED EQUAL.
6. SETBACKS: TO PREVENT UNEVEN SETTLING, DO NOT COMPOST-AMEND SOILS WITHIN 3 FEET OF UTILITY INFRASTRUCTURES (POLES, VAULTS, METERS, ETC.). WITHIN ONE FOOT OF PAVEMENT EDGE, CURBS AND SIDEWALKS SHOULD BE COMPACTED TO APPROXIMATELY 90% PROCTOR TO ENSURE A FIRM SURFACE.

1 SOIL AMENDMENT AND DEPTH

NTS — STANDARD PLAN NO 142, CITY OF SEATTLE

Green Factor Score Sheet — SEATTLE · green factor

	Totals from GF worksheet	Factor	Total
Parcel size (enter this value first)	3,000	SCORE	0.613
Landscape Elements			
Landscape area		0.1	-
Landscape area		0.6	238.2
Planting (credit for plants in landscape areas from Section A)			
Mulch, groundcover, or other cards less than 2' tall at maturity		0.1	40
Shrubs in perennial, 2+ gallon capacity	2200	0.3	668
Trees canopy (at "shed-base" or equivalent canopy spread) in 101	670	0.3	203
Trees canopy (at "adolescence-base" or equivalent canopy spread) in 201	0	0.3	-
Trees canopy (at "adult-mature-base" or equivalent canopy spread) in 301	0	0.4	-
Trees canopy (at "adult-base" or equivalent canopy spread) in 401	0	0.4	-
Trees canopy (equivalent of large existing trees with trunks 6" or 6 diameter)	0	0.5	-
Green walls			
Green at least 2' tall area less than 4' of growth medium		0.4	-
Green at least 8' tall		—	-
Vegetated walls		0.7	303.5
Approved water feature**		0.7	-
Permeable paving			
Permeable paving over at least 6" and less than 24" of soil or gravel		0.2	-
Permeable paving over at least 24" of soil or gravel		0.5	-
Structural soil cells		0.2	-
Bonuses			
1 Drought-tolerant or native plantings		0.1	281.7
2 Landscaped areas where at least 50% of annual irrigation needs are met through the use of renewable resources		0.2	-
3 Landscaping visible to passersby from adjacent public right of way or public open spaces		0.1	89
4 Landscaping in food cultivation		0.1	-
		Green Factor score	1,343

* Do not count public right-of-way in parcel size calculation.

** You may count landscape improvements in right-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Inspector's Director's Rule (2014-3006).

Revised 4/8/09

Green Factor Worksheet — SEATTLE · green factor

		Planting Area			
					Totals
A1	Square feet				0
A2	Square feet	700	1,000	1,000	667
A3	Square feet				0
B1	Square feet	700	1,000	1,000	667
B2	# of plants	100	50	50	150
B3	# of trees		0	0	0
B4	# of trees				0
B5	# of trees				-
B6	# of trees				0
B7	# of trees				0
C1	Square feet				0
C2	Square feet				0
D	Square feet		410.8		410.8
E	Square feet				0
F1	Square feet				0
F2	Square feet				0
G	Square feet				0
H1	Square feet	1,000	1,000	1,000	2667
H2	Square feet				0
H3	Square feet			894	894
H4	Square feet				0

Root of Design
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7104 265th St. NW #218
Stanwood, WA 98292

State of Washington registered Landscape Architect

Erin Peterson

Erin Peterson
certificate no. 1222

PROJECT TITLE

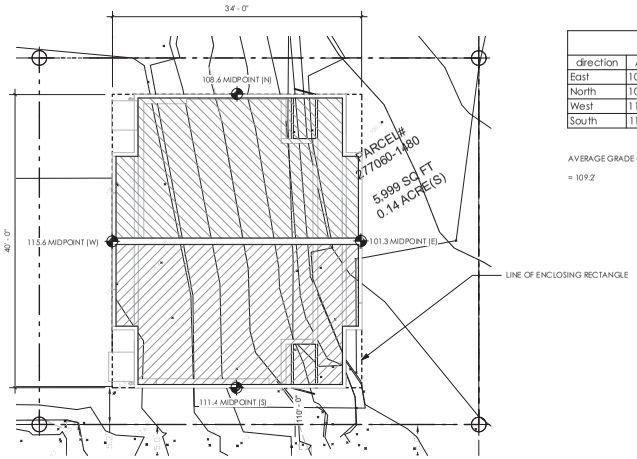
LANDSCAPE REQUIREMENTS SUMMARY PLAN

3412 23RD AVE W SEATTLE, WA

DRAWN	DATE
EK	10.15.18
REVISED	DATE

1/8" = 1'-0"

L2



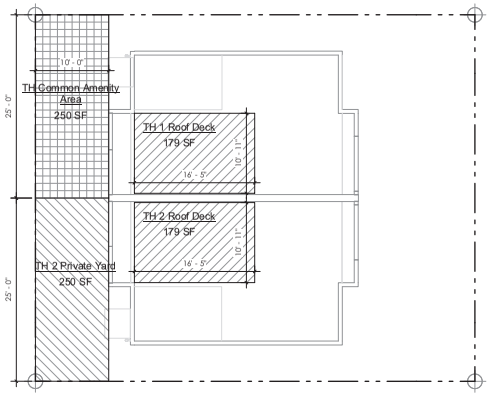
Lot B AGP Calc			
direction	AGP ELEVATION	AGP BUILDING LENGTH	Product
East	101.30	40.00	4052.01 SF
North	108.60	34.00	3692.40 SF
West	115.60	40.00	4624.00 SF
South	111.40	34.00	3787.60 SF
		148.00	16156.00 SF

AVERAGE GRADE = 16,156.0/ 148

= 109.2

1 HEIGHT CALCULATION PLAN

SCALE: 1/8" = 1'-0"



LOT B REQUIRED AMENITY		
LOT AREA	REQUIRED AMENITY	REQUIRED GROUND
0000 SF	0 SF	0 SF

Amenity Area Summary-TH	
GROUND	0000 SF
ROOF	358 SF
	358 SF

2 AMENITY AREA DIAGRAM

SCALE: 1/8" = 1'-0"

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BP # 6672548

Date	Description

HEIGHT CALC & AMENITY AREA

Scale 1/8" = 1'-0"

Date 02/21/0218

A-1.1

Project Number JWA#493

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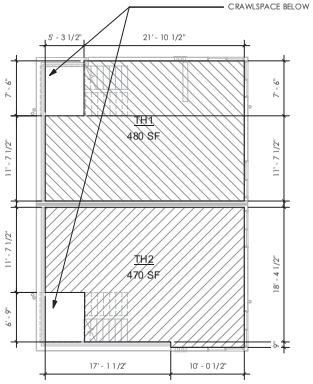
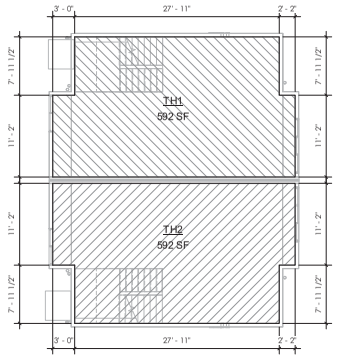


1 LOT B Level 1

SCALE: 1/8" = 1'-0"



2 LOT B Level 2

SCALE: 1/8" = 1'-0"

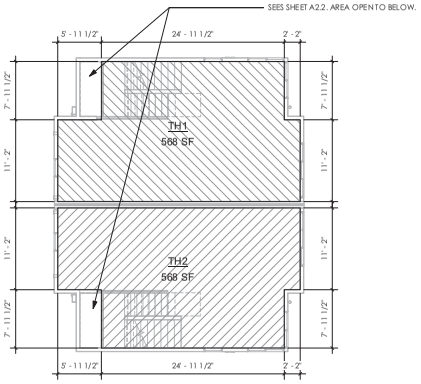
NOTE: THE GROSS FLOOR AREA DIMENSIONS PROVIDED ARE MEASURED FROM THE INTERIOR FACE OF THE STUDS FOR THE EXTERIOR WALLS

FAR AREA SUMMARY - TH1	
LEVEL	AREA
LOT B Level 1	479.88 SF
LOT B Level 2	591.60 SF
LOT B Level 3	568.06 SF
TOTAL	1639.53 SF

FAR AREA SUMMARY - TH2	
LEVEL	AREA
LOT B Level 1	470.43 SF
LOT B Level 2	591.60 SF
LOT B Level 3	568.05 SF
TOTAL	1630.09 SF

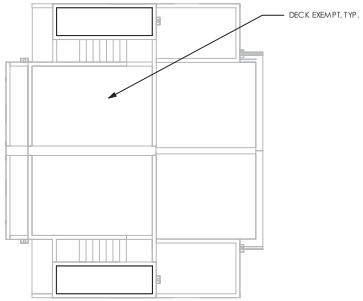
FAR AREA SUMMARY (PROPOSED) - LOT B	
TH1	1639.53 SF
TH2	1630.09 SF
TOTAL	3269.62 SF

FAR AREA SUMMARY (ALLOWED) LOT B		
LOT AREA	FAR ALLOWED	FAR PROPOSED
3000 SF	3300 SF	3269.62 SF



3 LOT B Level 3

SCALE: 1/8" = 1'-0"



4 LOT B Roof

SCALE: 1/8" = 1'-0"

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BP # 6672548

Date	Description

FAR DIAGRAMS

Scale 1/8" = 1'-0"

Date 02/21/2018

A-2.0

Project Number JWA#493

10/17/2018 3:37:55 PM

FLOOR PLAN NOTES:

* ALL INTERIOR WALLS TO BE 2x4 @ 24" O.C. (U.N.O.)
* ALL EXTERIOR WALLS 2x6 PER STRUCTURAL
* HEADERS PER STRUCTURAL
* WINDOW SIZES ARE NOMINAL ROUGH OPENING, WIDTH AND HEIGHT.
* PROVIDE FIREBLOCKING AT ALL PLUMBING OPENINGS.
* PROVIDE SOLID BLOCKING OVER SUPPORTS.
* IN SBSMIC ZONES D0, D1 & D2, WATER HEATERS SHALL BE ANCHORED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSIONS PER SRC R802.11
* PROVIDE OUTDOOR COMBUSTION AIR FOR FURNACE AND WATER HEATER PER SRC G2407.6.

SMOKE DETECTORS (SD)

SRC R314.3 SMOKE ALARMS

SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. IN EACH SLEEPING ROOM
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS, BUT NOT INCLUDING CRAWLSPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER FLOOR SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

SMOKE DETECTORS TO BE HARDWIRED, INTERCONNECTED, WITH BATTERY BACKUP PER SRC R314.4.

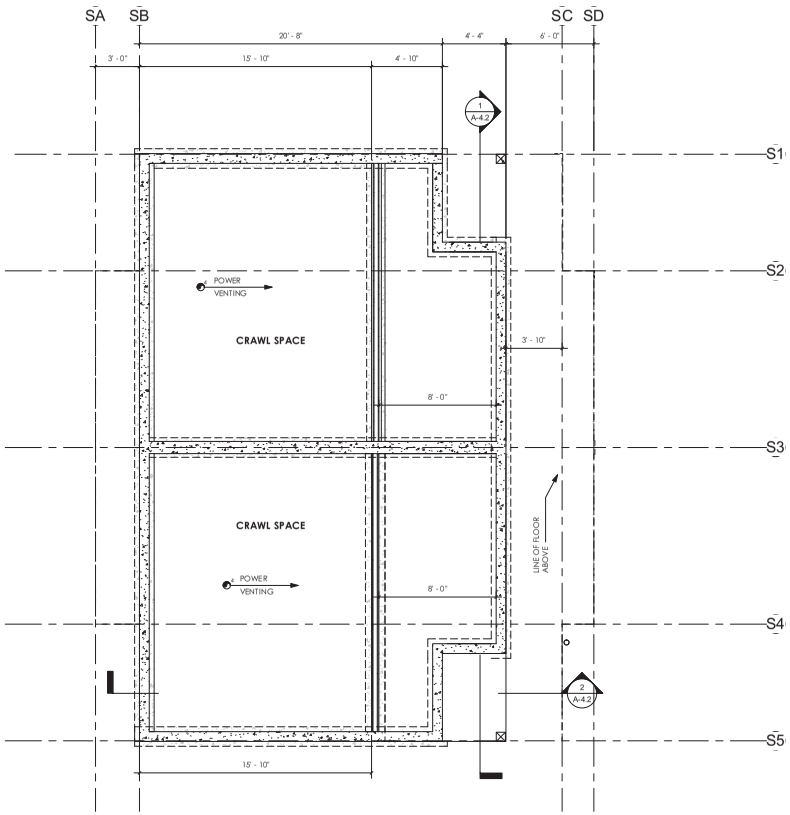
CARBON MONOXIDE DETECTORS (CO)

SRC R315.1 CARBON MONOXIDE ALARMS.

FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATELY VICINITY OF THE BEDROOMS IN DWELLING UNITS AND ON EACH LEVEL OF THE DWELLING AND IN ACCORDANCE WITH THE MANUFACTURERS DIRECTIONS.

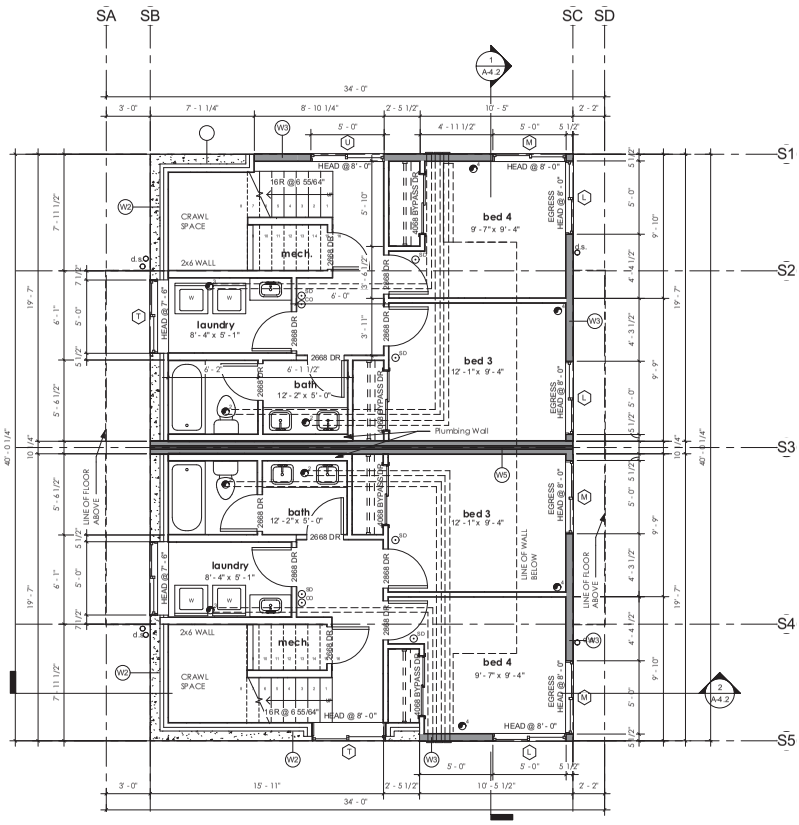
AREA SUMMARY TH

TYPE	LEVEL	AREA
LOT B ROOF		
LOT B ROOF	LOT B T.O. Penthouse	1170 SF
		1170 SF
TH1		
TH1	LOT B Level 1	581 SF
TH1	LOT B Level 2	642 SF
TH1	LOT B Level 3	648 SF
		1871 SF
TH2		
TH2	LOT B Level 1	583 SF
TH2	LOT B Level 2	642 SF
TH2	LOT B Level 3	644 SF
		1870 SF
TH 1		
TH 1	LOT B T.O. Penthouse	67 SF
		67 SF
TH 2		
TH 2	LOT B T.O. Penthouse	67 SF
		67 SF



1 LOT B Foundation

SCALE: 1/4" = 1'-0"



2 LOT B Level 1

SCALE: 1/4" = 1'-0"

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SDCI APPROVAL STAMP HERE

BP # 6672548

Date	Description

FLOOR PLANS

Scale 1/4" = 1'-0"

Date 02/21/2018

A-2.1

Project Number JWA#493

10/17/2018 3:37:56 PM

FLOOR PLAN NOTES:

* ALL INTERIOR WALLS TO BE 2x4 @ 24" O.C. (U.N.O.)
* ALL EXTERIOR WALLS 2x6 PER STRUCTURAL
* HEADERS PER STRUCTURAL
* WINDOW SIZES ARE NOMINAL ROUGH OPENING, WIDTH AND HEIGHT.
* PROVIDE FIREBLOCKING AT ALL PLUMBING OPENINGS.
* PROVIDE SOLID BLOCKING OVER SUPPORTS.
* IN SEISMIC ZONES D0, D1 & D2, WATER HEATERS SHALL BE ANCHORED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSIONS PER SRC R802.11
* PROVIDE OUTDOOR COMBUSTION AIR FOR FURNACE AND WATER HEATER PER SRC G2407.6.

SMOKE DETECTORS (SD)

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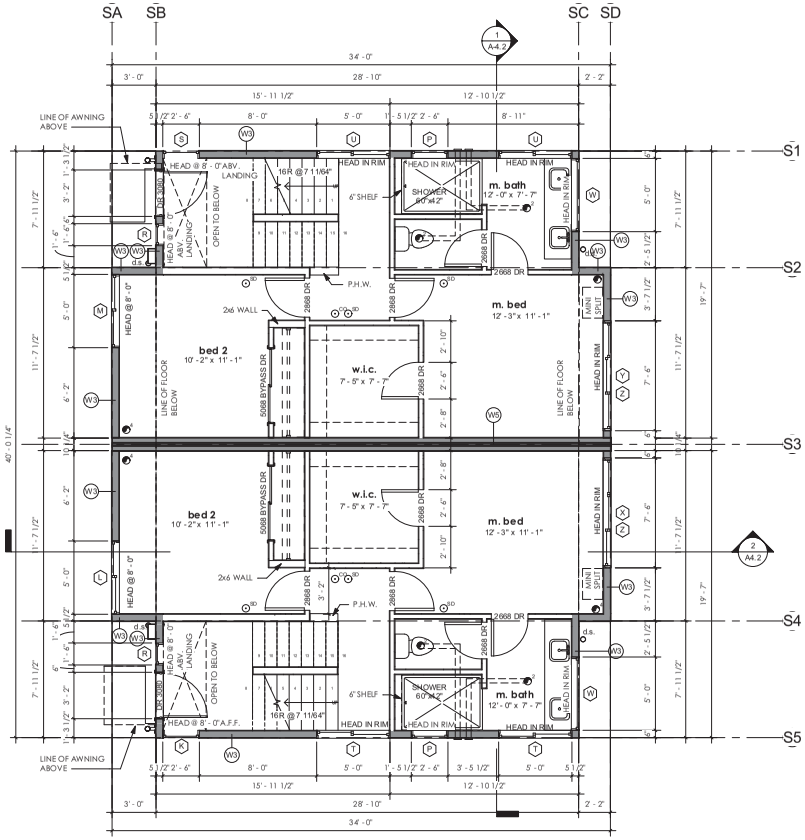
SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. IN EACH SLEEPING ROOM
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS, BUT NOT INCLUDING CRAWLSPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER FLOOR SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

SMOKE DETECTORS TO BE HARDWIRED, INTERCONNECTED, WITH BATTERY BACKUP PER SRC R314.4.

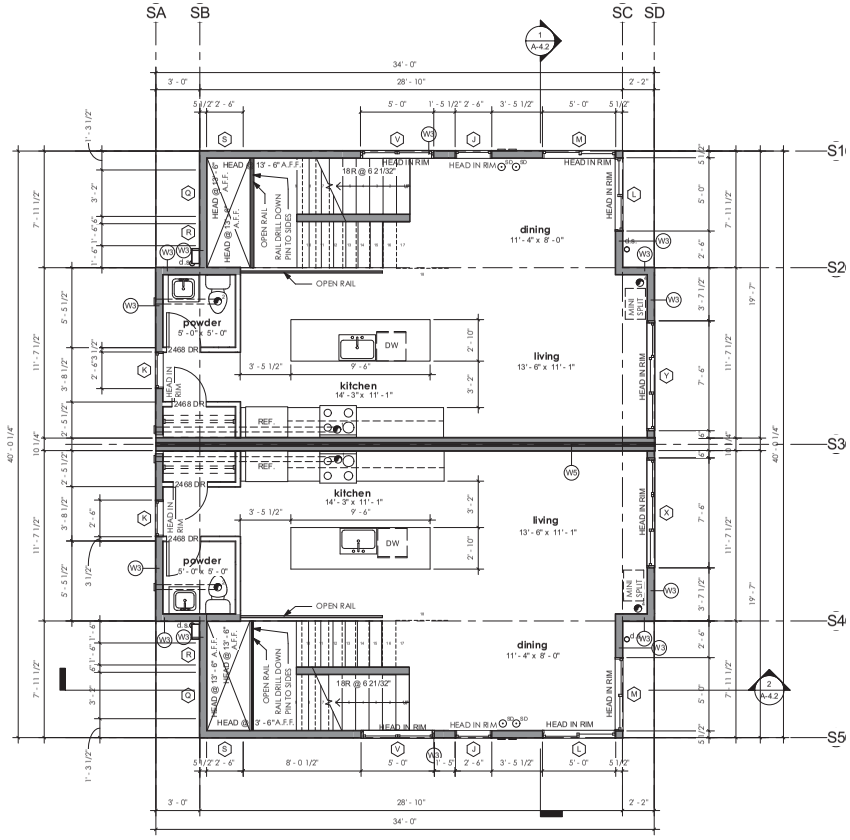
CARBON MONOXIDE DETECTORS (CO)

SRC R315.1 CARBON MONOXIDE ALARMS.

FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATELY VICINITY OF THE BEDROOMS IN DWELLING UNITS AND ON EACH LEVEL OF THE DWELLING AND IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS.



1 **LOT B Level 2**
SCALE: 1/4" = 1'-0"



2 **LOT B Level 3**
SCALE: 1/4" = 1'-0"

N

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FLOOR PLANS

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A-2.2

Project Number JWA#493

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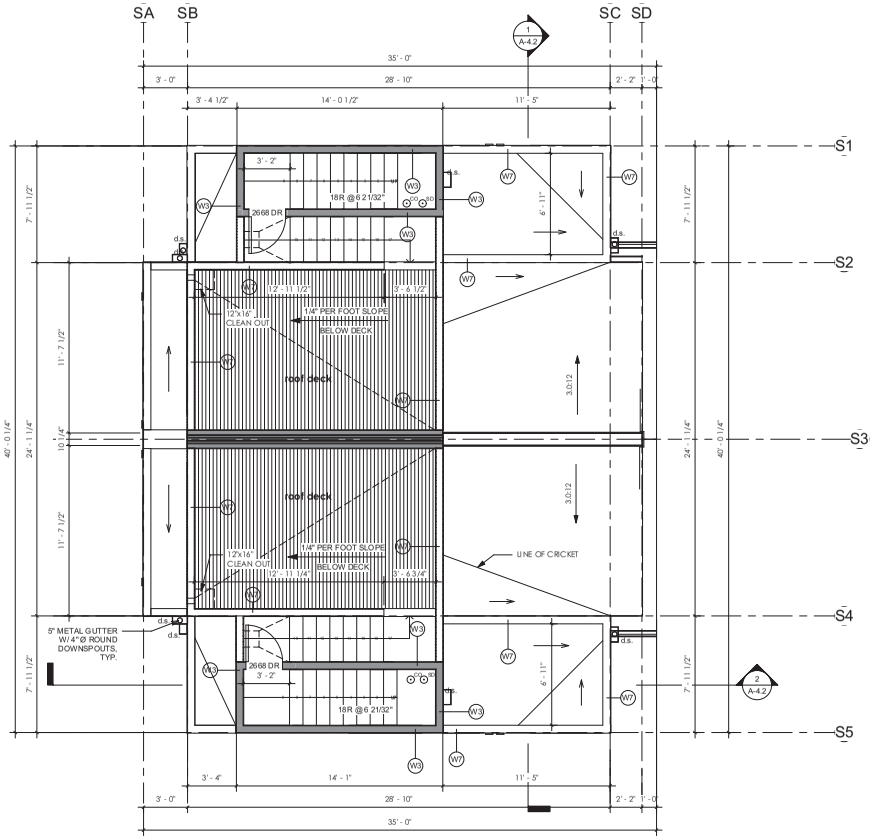
PENTHOUSE AREA CALCULATION SUMMARY LOT B			
Level	TOTAL ROOF AREA	ALLOWED % PER SMC 23.42.514	ALLOWED AREA
LOT B T.O. Penthouse	1170 SF	15%	175 SF

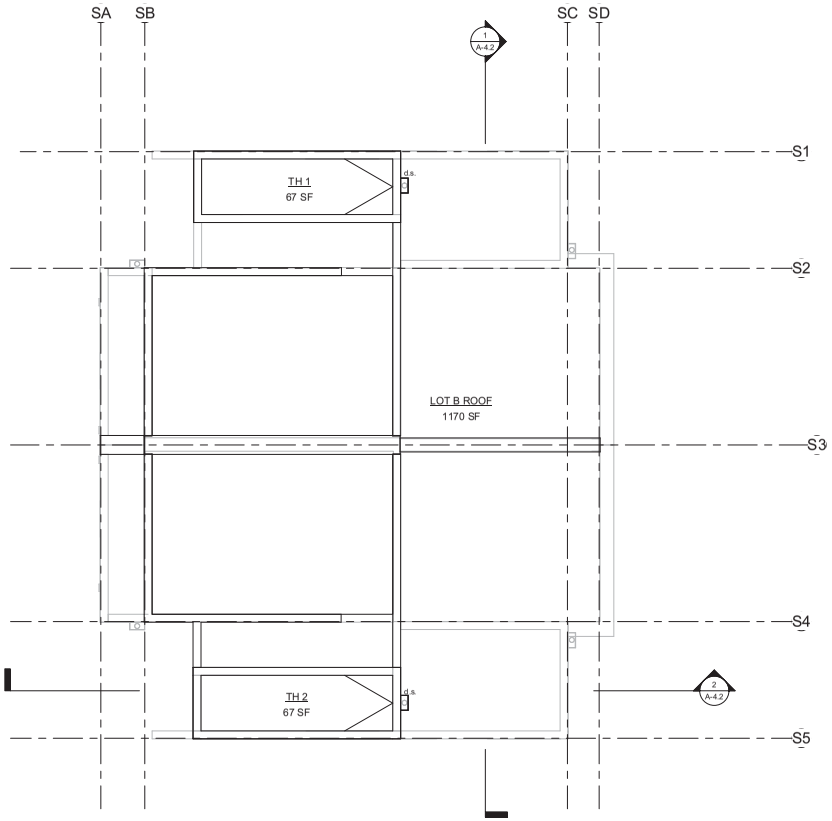
PENTHOUSE AREA (PROPOSED) LOT B	
Name	Area
TH 2	67 SF
TH 1	67 SF
TOTAL	135 SF

ROOF DECK VENTILATION
UNVENTED ASSEMBLY TO COMPLY WITH SRC R 806.5



1 LOT B Roof

SCALE: 1/4" = 1'-0"



2 LOT B T.O. Penthouse Roof

SCALE: 1/4" = 1'-0"

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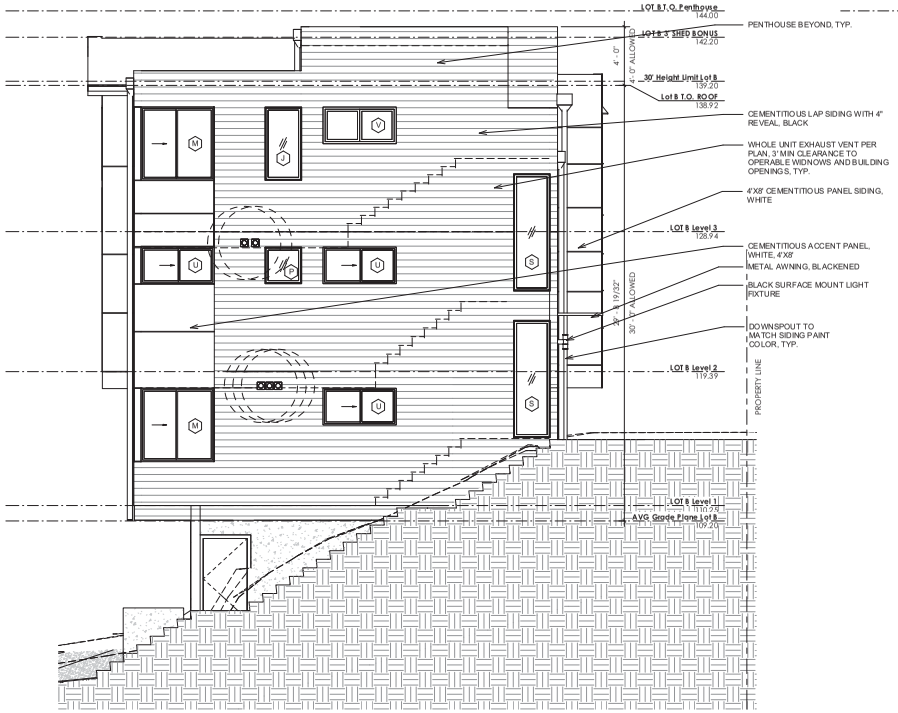
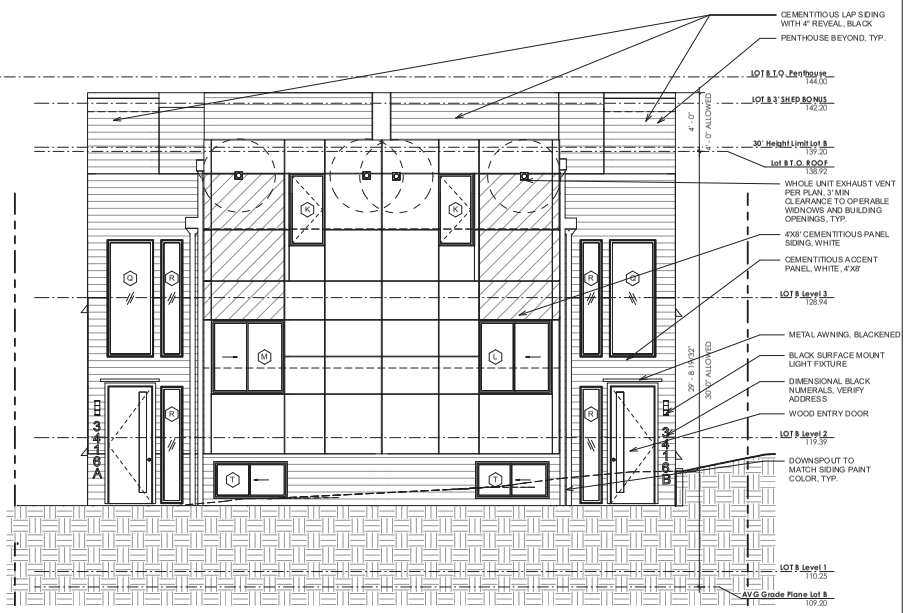


2 Lot B_North Elevation

SCALE: 1/4" = 1'-0"



1 Lot B_West Elevation

SCALE: 1/4" = 1'-0"

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Date	Description

ELEVATIONS

Scale 1/4" = 1'-0"

Date 02/21/0218

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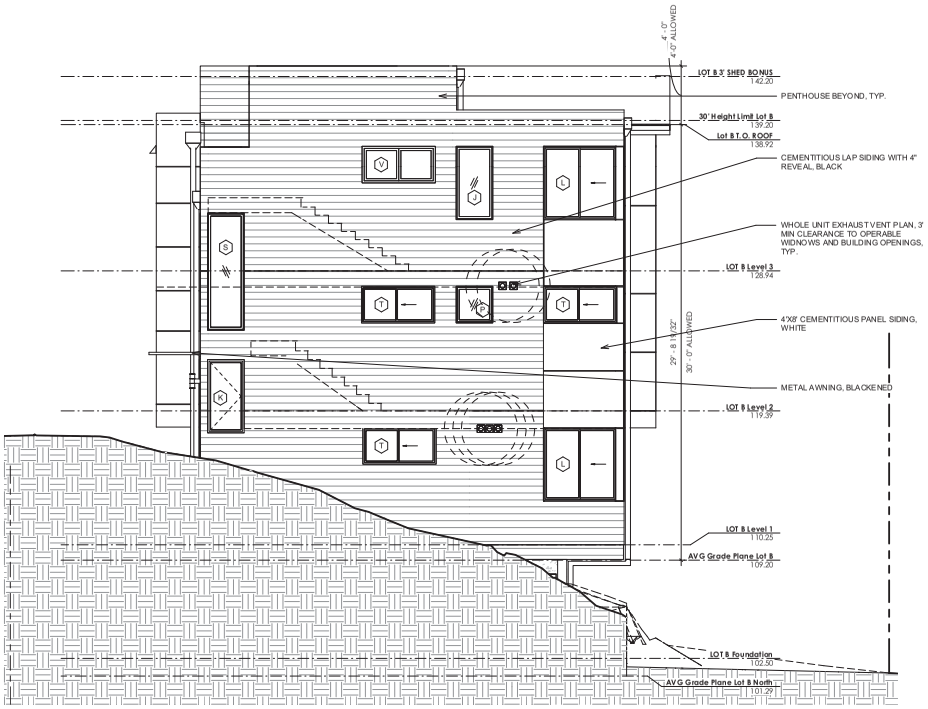
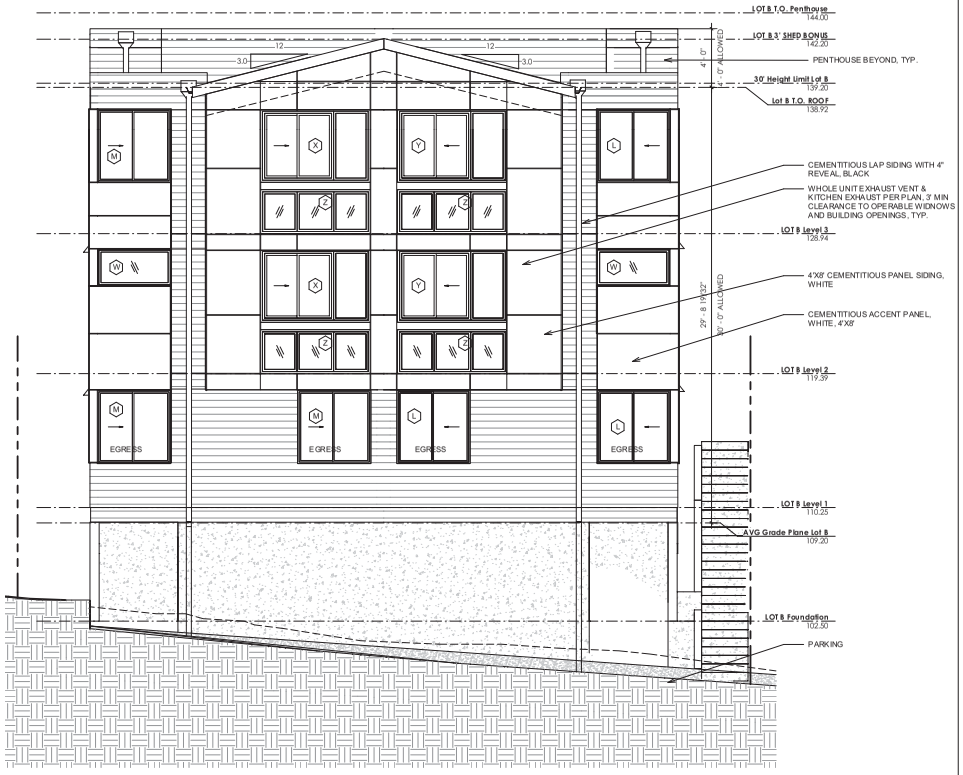


1 Lot B_South Elevation

SCALE: 1/4" = 1'-0"



2 Lot B_East Elevation

SCALE: 1/4" = 1'-0"

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Date	Description

ELEVATIONS

Scale 1/4" = 1'-0"
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A-3.2

Project Number JWA#493

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2015 WASHINGTON STATE ENERGY CODE (WSEC) NOTES

USE (1A, 3D, 5A, & 5C) OPTIONS FROM TABLE 406.2 FOR 3.5 CREDITS

SELECTED OPTION 1A: EFFICIENT BUILDING ENVELOPE, U-0.28 WINDOWS, R-10 FULL SLAB FOAM, AND/OR R-38 FLOORS

SELECTED OPTION 3D: HIGH EFFICIENCY HVAC EQUIPMENT, DUCTLESS SPLIT AS PRIMARY HEAT SOURCE TO PROVIDE HEATING TO THE LARGEST ZONE OF THE HOUSING UNIT

SELECTED OPTION 5A: EFFICIENT WATER HEATING, SHOWERS AND SINKS 1.75 GMP OR LESS, LAV FAUCETS 1.0GMP OR LESS

SELECTED OPTION 5C: EFFICIENT WATER HEATING, WATER HEATING SYSTEM - TANKLESS WATER HEATER EF 0.91 OR HIGHER

A RESIDENTIAL ENERGY COMPLIANCE CERTIFICATE COMPLYING WITH R401.3 IS REQUIRED TO BE COMPLETED BY THE DESIGN PROFESSIONAL OR BUILDER AND PERMANENTLY POSTED WITHIN 3' OF THE ELECTRICAL PANEL PRIOR TO FINAL INSPECTION. A SAMPLE CERTIFICATE IS AVAILABLE AT:
http://www.energy.wsu.edu/Documents/WSEC-2012-Avery-6573_2_Per_Sheet.pdf

EACH DWELLING UNIT IS REQUIRED TO BE PROVIDED WITH AT LEAST ONE PROGRAMMABLE THERMOSTAT FOR THE REGULATION OF TEMPERATURE PER WSEC 403.1.1

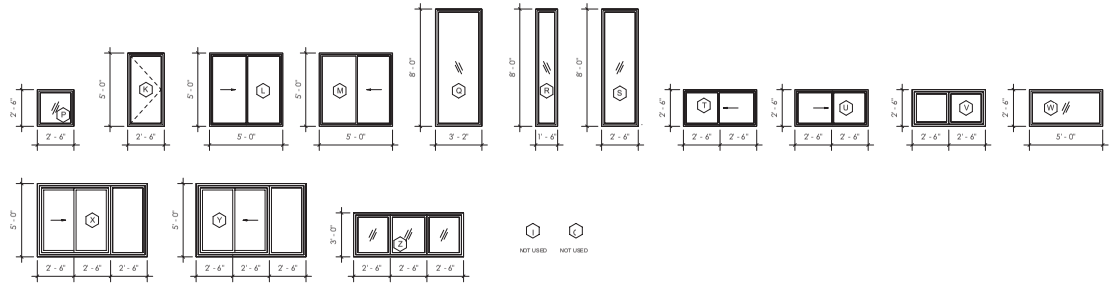
DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. DUCT LEAKAGE SHALL BE LEAK TESTED IN ACCORDANCE WITH WSU RS-33 PER WSEC 403.2.2.

MECHANICAL SYSTEM PIPING CABLE OF CARRYING FLUIDS ABOVE 100 DEGREES FAHRENHEIT OR BELOW 55 DEGREES FAHRENHEIT SHALL BE INSULATED TO A MINIMUM OF R-6 PER WSEC R403.3.

A MINIMUM OF 75 PERCENT OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICACY PER WSEC R404.1.

ALL NEW FENESTRATION TO BE NFRC CERTIFIED.

NOTE: ALL FENESTRATION TO BE NFRC CERTIFIED. ALL U-VALUES SHOWN AS DEFAULT PER TABLE R301.1.3.



1 GLAZING KEY Copy 1

SCALE: 1/4" = 1'-0"

TOTAL WINDOW COUNT LOT B

Type Mark	Family and Type	Count
J	Fixed: 2650	2
		2
K	Casement: 2650 WN R	3
		3
L	Slider - Right Handed: 5050	6
		6
M	Slider - Left Handed: 5050	6
		6
P	Fixed: 2626	2
		2
Q	Fixed: 3280	2
		2
R	Fixed: 1680	4
		4
S	Fixed: 2680	3
		3
T	Slider: 5026	5
		5
U	Slider: 5026 REVERSE	3
		3
V	Split Horizontal: 2650 Fixed	2
		2
W	Fixed: 5026	2
		2
X	Split Horizontal: 5076 Slider L	2
		2
Y	Split Horizontal: 5076 R Slider	2
		2
Z	Split Horizontal - Three: 12030	4
		4
Sum of Vertical Fenestration Area and UA		48

GLAZING SCHEDULE - TH1

Type Mark	Family and Type	Count	Location	Width	Height	U (BTU/h·ft²·°F)	Area	UA	Comments
J	fixed: 2650	1		2' - 6"	5' - 0"		12.5 SF	0.00	
		1					12.5 SF	0.00	
K	Casement: 2650 WN R	1	kitchen	2' - 6"	5' - 0"	0.00	12.5 SF	0.00	
		1					12.5 SF	0.00	
L	Slider - Right Handed: 5050	1	bed 3	5' - 0"	5' - 0"	0.28	25.0 SF	7.00	EGRESS
L	Slider - Right Handed: 5050	1	bed 4	5' - 0"	5' - 0"	0.28	25.0 SF	7.00	EGRESS
L	Slider - Right Handed: 5050	1	dining	5' - 0"	5' - 0"	0.28	25.0 SF	7.00	
		3					75.0 SF	21.00	
M	Slider - Left Handed: 5050	1	bed 4	5' - 0"	5' - 0"	0.28	25.0 SF	7.00	
M	Slider - Left Handed: 5050	1	bed 2	5' - 0"	5' - 0"	0.28	25.0 SF	7.00	
M	Slider - Left Handed: 5050	1	dining	5' - 0"	5' - 0"	0.28	25.0 SF	7.00	
		3					75.0 SF	21.00	
P	fixed: 2626	1		2' - 6"	2' - 6"		6.3 SF	0.00	
		1					6.3 SF	0.00	
Q	fixed: 3280	1		3' - 2"	8' - 0"		25.3 SF	0.00	
		1					25.3 SF	0.00	
R	fixed: 1680	1		1' - 6"	8' - 0"		12.0 SF	0.00	
		1					12.0 SF	0.00	
S	fixed: 2680	2		2' - 6"	8' - 0"		40.0 SF	0.00	
		2					40.0 SF	0.00	
T	Slider: 5026	1	laundry	5' - 0"	2' - 6"	0.28	12.5 SF	3.50	
		1					12.5 SF	3.50	
U	Slider: 5026 REVERSE	3		5' - 0"	2' - 6"	0.28	37.5 SF	10.50	
		3					37.5 SF	10.50	
V	Split Horizontal: 2650 Fixed	1		5' - 0"	2' - 6"	0.28	12.5 SF	3.50	
		1					12.5 SF	3.50	
W	fixed: 5026	1	m. bath	5' - 0"	2' - 6"		12.5 SF	0.00	
		1					12.5 SF	0.00	
Y	Split Horizontal: 5076 R Slider	1	m. bed	7' - 6"	5' - 0"	0.28	37.5 SF	10.50	
Y	Split Horizontal: 5076 R Slider	1	living	7' - 6"	5' - 0"	0.28	37.5 SF	10.50	
		2					75.0 SF	21.00	
Z	Split Horizontal - Three: 12030	1		7' - 6"	3' - 0"	0.28	22.5 SF	6.30	
		1					22.5 SF	6.30	
Sum of Vertical Fenestration Area and UA		22					431.1 SF	86.80	

GLAZING SCHEDULE - TH 2

Type Mark	Family and Type	Count	Location	Width	Height	U (BTU/h·ft²·°F)	Area	UA	Comments
J	Fixed: 2650	1		2' - 6"	5' - 0"		12.5 SF	0.00	
		1					12.5 SF	0.00	
K	Casement: 2650 WN R	1		2' - 6"	5' - 0"	0.00	12.5 SF	0.00	
K	Casement: 2650 WN R	1	entry	2' - 6"	5' - 0"	0.00	12.5 SF	0.00	
		2					25.0 SF	0.00	
L	Slider - Right Handed: 5050	1	bed 4	5' - 0"	5' - 0"	0.28	25.0 SF	7.00	
L	Slider - Right Handed: 5050	1	bed 2	5' - 0"	5' - 0"	0.28	25.0 SF	7.00	
L	Slider - Right Handed: 5050	1	dining	5' - 0"	5' - 0"	0.28	25.0 SF	7.00	
		3					75.0 SF	21.00	
M	Slider - Left Handed: 5050	1	bed 3	5' - 0"	5' - 0"	0.28	25.0 SF	7.00	EGRESS
M	Slider - Left Handed: 5050	1	bed 4	5' - 0"	5' - 0"	0.28	25.0 SF	7.00	EGRESS
M	Slider - Left Handed: 5050	1	dining	5' - 0"	5' - 0"	0.28	25.0 SF	7.00	
		3					75.0 SF	21.00	
P	Fixed: 2626	1		2' - 6"	2' - 6"		6.3 SF	0.00	
		1					6.3 SF	0.00	
Q	Fixed: 3280	1		3' - 2"	8' - 0"		25.3 SF	0.00	
		1					25.3 SF	0.00	
R	Fixed: 1680	1		1' - 6"	8' - 0"		12.0 SF	0.00	
		1					12.0 SF	0.00	
S	Fixed: 2680	1		2' - 6"	8' - 0"		20.0 SF	0.00	
		1					20.0 SF	0.00	
T	Slider: 5026	1	circ.	5' - 0"	2' - 6"	0.28	12.5 SF	3.50	
T	Slider: 5026	1	laundry	5' - 0"	2' - 6"	0.28	12.5 SF	3.50	
T	Slider: 5026	1	m. bath	5' - 0"	2' - 6"	0.28	12.5 SF	3.50	
T	Slider: 5026	1	entry	5' - 0"	2' - 6"	0.28	12.5 SF	3.50	
		4					50.0 SF	14.00	
V	Split Horizontal: 2650 Fixed	1		5' - 0"	2' - 6"	0.28	12.5 SF	3.50	
		1					12.5 SF	3.50	
W	Fixed: 5026	1	m. bath	5' - 0"	2' - 6"		12.5 SF	0.00	
		1					12.5 SF	0.00	
X	Split Horizontal: 5076 Slider L	1	m. bed	7' - 6"	5' - 0"	0.28	37.5 SF	10.50	
X	Split Horizontal: 5076 Slider L	1	living	7' - 6"	5' - 0"	0.28	37.5 SF	10.50	
		2					75.0 SF	21.00	
Z	Split Horizontal - Three: 12030	1		7' - 6"	3' - 0"	0.28	22.5 SF	6.30	
Z	Split Horizontal - Three: 12030	1	m. bed	7' - 6"	3' - 0"	0.28	22.5 SF	6.30	
Z	Split Horizontal - Three: 12030	1	m. bed	7' - 6"	3' - 0"	0.28	22.5 SF	6.30	
		3					67.5 SF	18.90	
Sum of Vertical Fenestration Area and UA		24					468.6 SF	99.40	

SLIDING DOOR SCHEDULE - TH 2

Type Mark	Family and Type	Count	Location	Width	Height	U (BTU/h·ft²·°F)	Area	UA	Comments

SLIDING DOOR SCHEDULE - TH 1

Type Mark	Family and Type	Count	Location	Width	Height	U (BTU/h·ft²·°F)	Area	UA	Comments

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GLAZING SCHEDULE & WSEC NOTES

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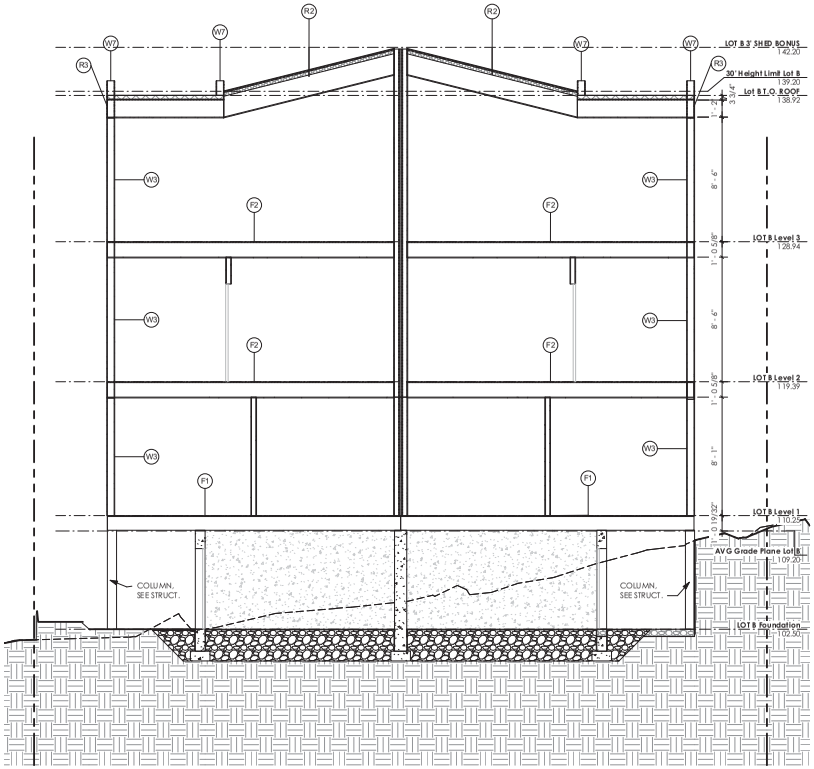
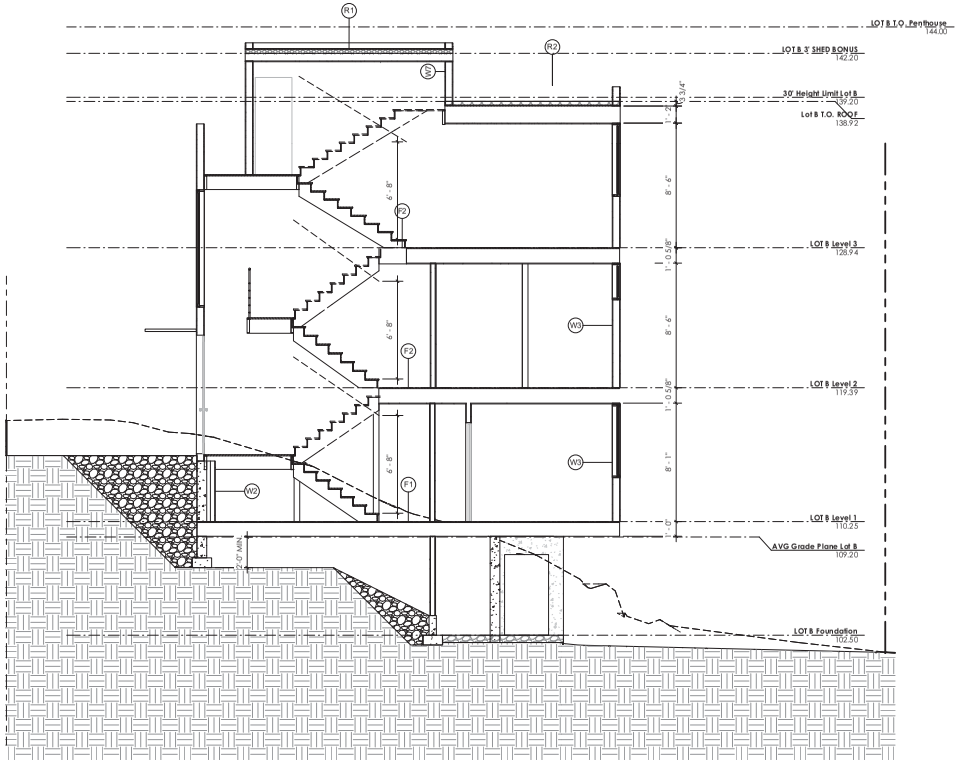


1 Lot B_Building Section

SCALE: 1/4" = 1'-0"



2 Lot B_E/W Section

SCALE: 1/4" = 1'-0"

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BUILDING SECTIONS

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