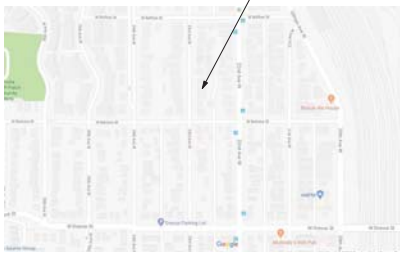
LIST OF DRAWINGS - LOT B	
SHEET #	SHEET NAME
ARCHITECTURAL	
A-0.0	NOTES PROJECT DATA VICINITY MAP
A-1.0	STE PLAN
SURVEY	
V1	TOPOGRAPHIC SURVEY
V2	SHORT SUBDIVISION
V3	SHORT SUBDIVISION
V4	SHORT SUBDIVISION
V5	SHORT SUBDIVISION
V6	SHORT SUBDIVISION
LANDSCAPE	
L1	LANDSCAPE PLAN
L2	LANDSCAPE PLAN
ARCHITECTURAL	
A-1.1	HEIGHT CALC & AMENITY AREA
A-1.2	RENDERINGS
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



1 **VICINITY MAP LOT B**

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.

3416 23rd Ave W

3416 23rd Ave W, Seattle WA 98144

PROJECT INFORMATION

SCDI PROJECT # :
MUP # 3032671

PROJECT DESCRIPTION:

SEPA REVIEW, DEMO TRIPLEX, CONSTRUCT (2) TOWNHOUSES WITH (2) OPEN PARKING STALLS. FUTURE UNIT LOT SUBDIVISION. FUNCTIONALLY RELATED TO #3032877-LU, OFFSITE PARKING FOR 3418 23RD AVE WEST LOCATED ON 3416 23RD AVE WEST

LEGAL DESCRIPTION:

THE EAST 60.00 FEET OF LOT 9, 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;
TOGETHER WITH EASEMENTS NUMBERED 1 AND 3, SHOWN AND DESCRIBED HEREON.
AKA PARCEL B OF LBA 3032834

TAX # :
2770601475

PROJECT TEAM

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

STRUCTURAL ENGINEER :
MALSAM TSANG STRUCTURAL ENGINEERING
MARC MALSAM, PE, SE
122 S JACKSON STREET, 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 :
9706 4TH AVE NE, SUITE 300
SEATTLE, WA 98115
P 206.523.0024 X105
tim@dcgeng.com
DAVIDO CONSULTING GROUP, INC
TIM GABELEIN, PE

PROJECT

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 B		
LOT AREA 2	MAX FAR (LOT AREA X 1.1)	PROPOSED FAR
2999 SF	3299 SF	3270 SF

FAR AREA SUMMARY (PROPOSED) - LOT B	
TH1	1640 SF
TH2	1630 SF
TOTAL	3270 SF

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

DENSITY LIMIT PER SMC 23.45.512:

2,999 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:

(SEE SHEET A1.1 FOR HEIGHT CALCULATION)

(65% PROPERTY LENGTH)

NORTH: 59.96' X .65 = 38.97' ALLOWED FACADE LENTH. 34.0' PROVIDED

SOUTH: 59.96' X .65 = 38.97' ALLOWED FACADE LENTH. 34.0' PROVIDED

AMENITY AREA PER SMC 23.45.522:

25% LOT AREA REQUIRED
(SEE SHEET A1.1 FOR AMENITY AREA DIAGRAM)

AMENITY AREA CALCULATION SUMMARY LOT B		
LOT AREA	TOTAL REQUIRED	REQUIRED GROUND RELATED
2999 SF	750 SF	375 SF

AMENITY AREA SUMMARY (PROPOSED) LOT B	
Comments	Area
TH GROUND	500 SF
TH ROOF	361 SF
Total	861 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 STREEET, SUITE 210
BELLEVUE, WA 98005
P 206.383.7095

3416 23rdAve W

3416 23rd Ave W
Seattle, WA 98199

SDCI APPROVAL STAMP HERE

BP # 6684561

Date	Description

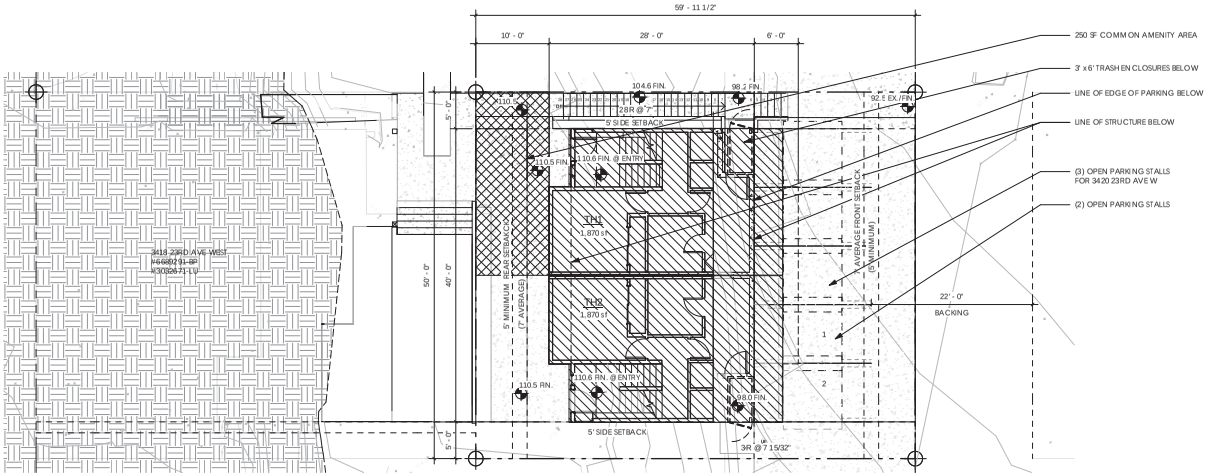
NOTES
PROJECT
DATA
VICINITY MAP

Scale As indicated
Date 02/21/0218

A-0.0

Project Number JWA # 493

10/24/2018 6:03:19 PM



1 LOT B Site Plan

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

JULIAN WEBER ARCHITECTS, LTD

1257 S King St
Seattle, WA 98144
203.953.1305

www.jwaseattle.com

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3416 23rdAve W

3416 23rd Ave W
Seattle, WA 98199

SDCI APPROVAL STAMP HERE

BP # 6684561

Date	Description

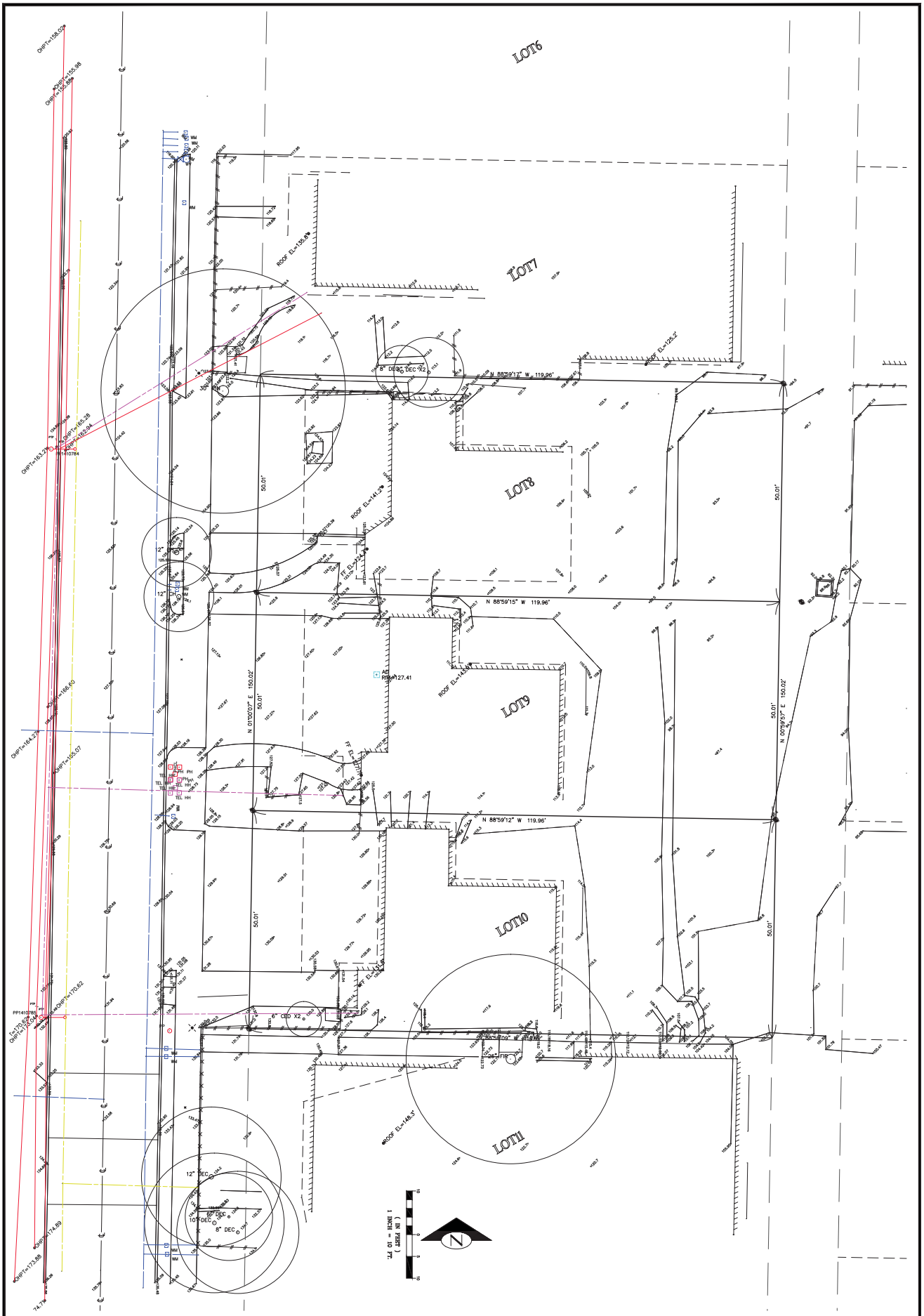
SITE PLAN

Scale 1/8" = 1'-0"
Date 02/21/0218

A-1.0

Project Number JWA#493

10/24/2018 11:51:58 AM



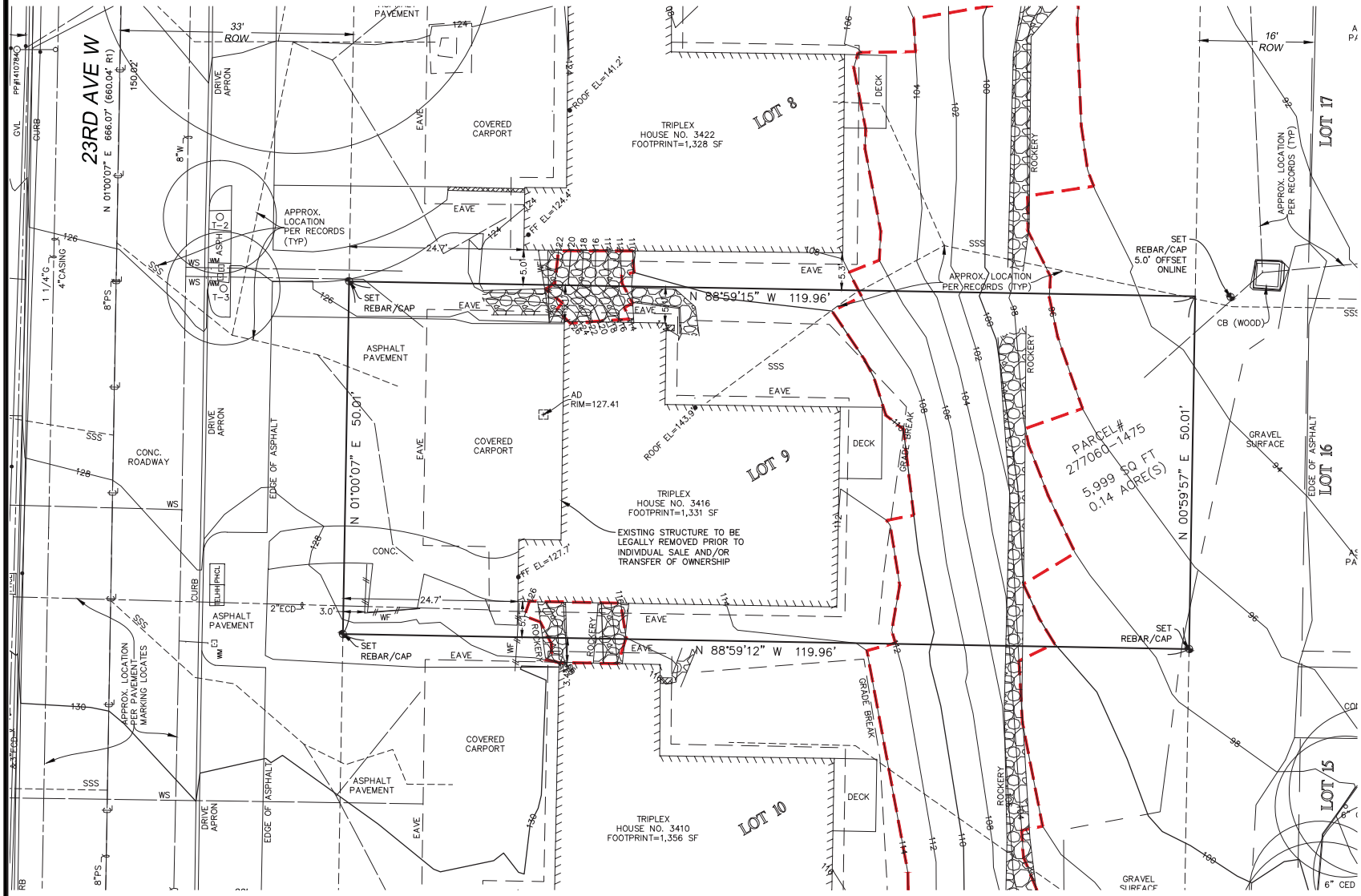
1 OF 2	SCALE: 1" = '	CHECKED BY:	DRAFTED BY:	DATE:	JOB NO.:	TOPOGRAPHIC & BOUNDARY SURVEY __ 1/4, __ 1/4 SEC __, TWP. __N., RGE _E., W.M. SEATTLE, WASHINGTON	NO / REVISION / DATE

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

CITY OF SEATTLE
SHORT SUBDIVISION NO. 3032834-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-2 8" CHERRY (PRUNUS SERRULATA)
T-3 8" CHERRY (PRUNUS SERRULATA)

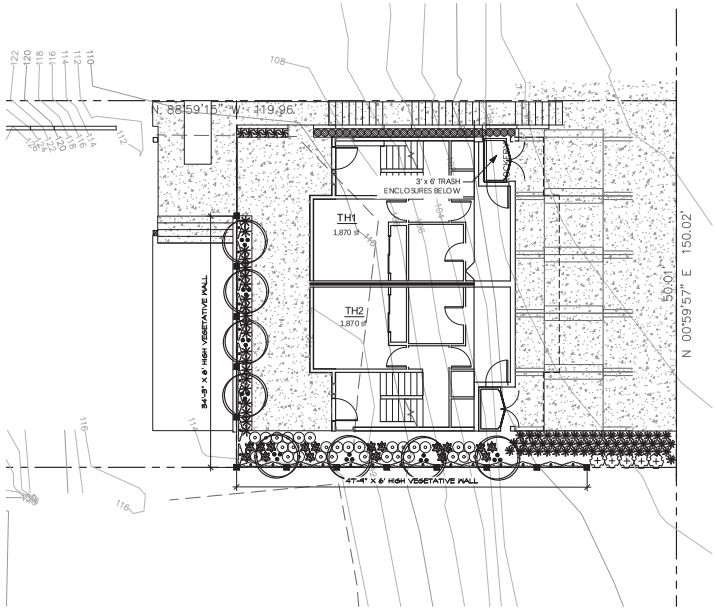
(IN FEET)
1 INCH = 10 FT.

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

SEAN A. 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. 277060-1475
3416 23rd Ave W
SEATTLE WA

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



NORTH

LANDSCAPE PLAN

0 8 16 24 feet

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

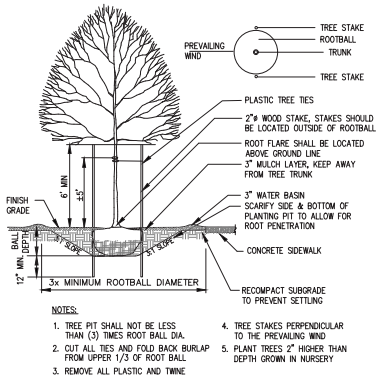
PLANT SCHEDULE *

TREES	BOTANICAL NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY
	Acer circinatum Vine Maple	3 stem min, 6' Ht	Yes	Yes	8

SHRUBS	BOTANICAL NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY
	Acorus gramineus 'Ogon' Golden Variegated Sweetflag	1 gal	Yes	No	21
	Carex oshimensis 'Everillo' Everillo Japanese Sedge	1 gal	Yes	No	6
	Epimedium x rubrum Red Barrenwort	1 gal	Yes	No	30
	Liriope muscari 'Big Blue' Big Blue Lilyturf	1 gal	Yes	No	54
	Nandina domestica 'Gulf Stream' TM Heavenly Bamboo	2 gal	Yes	No	5
	Ophiopogon planiscapus 'Nigrescens' Black Mondo Grass	1 gal	Yes	No	28
	Polystichum munitum Western Sword Fern	1 gal	Yes	Yes	17

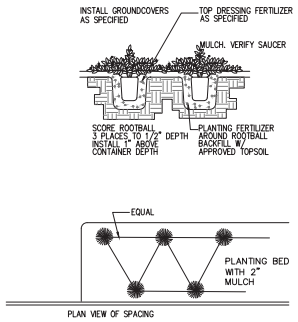
VINES	BOTANICAL NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY
	Hydrangea anomala petiolaris 'Miranda' Climbing Hydrangea	1 gal	Yes	No	24

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.

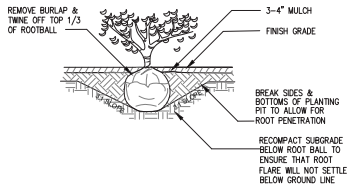


NOTES:
1. TREE PIT SHALL NOT BE LESS THAN (3) TIMES ROOT BALL DIA.
2. CUT ALL TIES AND FOLD BACK BURLAP FROM UPPER 1/3 OF ROOT BALL
3. REMOVE ALL PLASTIC AND TWINE
4. TREE STAKES PERPENDICULAR TO THE PREVAILING WIND
5. PLANT TREES 2" HIGHER THAN DEPTH GROWN IN NURSERY

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 265th St. NW #218
Stanwood, WA 98292

State of Washington registered Landscape Architect

Erin Peterson

Erin Peterson
certificate no. 1222

PROJECT TITLE

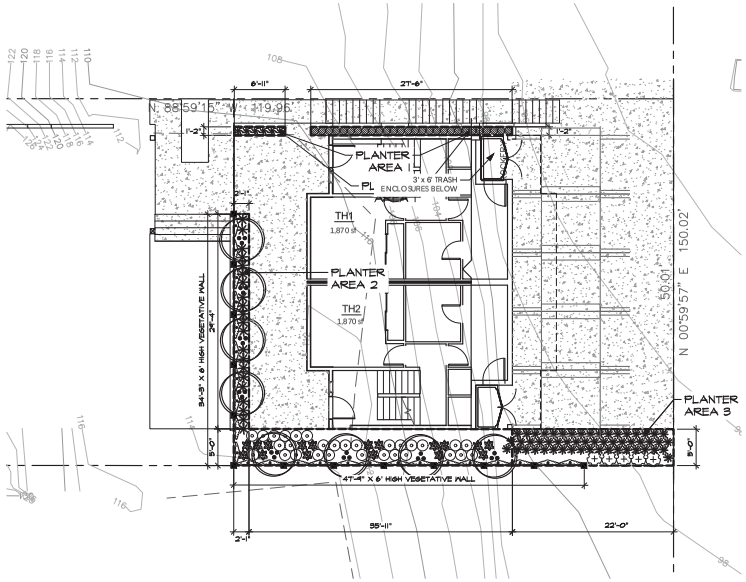
LANDSCAPE PLAN

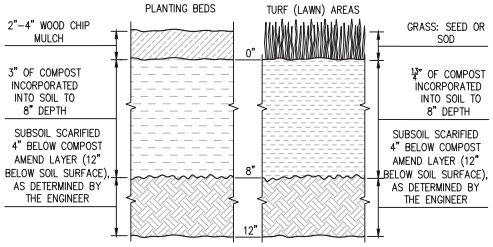
3416 23RD AVE W SEATTLE, WA

DRAWN	DATE
EK	10.24.18
REVISED	DATE

1/8" = 1'-0"

L1





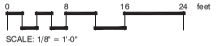
NOTES:

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 PLAN



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

Revised 12/28/10

Green Factor Score Sheet — SEATTLE green factor

Project title:

Parcel size (enter this value first): enter sq ft of parcel 3,666

SCORE 0.614

	Landscape Elements**	Totals from GF worksheet	Factor	Total
A	**Landscaped areas (select one of the following for each area)**			
1	Landscaped areas with a soil depth of less than 24"	enter sq ft: 0	0.1	-
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft: 397	0.6	238.2
3	Bioretention facility	enter sq ft: 0	1.0	-
B	**Plantings (credit for plants in landscaped areas from Section A)**			
1	Mulch, ground cover, or other plants less than 2' tall at maturity	enter sq ft: 397	0.1	40
2	Shrubs or perennials, 2' at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants: 185 — 2220	0.3	666
3	Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants: 8 — 600	0.3	180
4	Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants: 0 — 0	0.3	-
5	Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants: 0 — 0	0.4	-
6	Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	enter number of plants: 0 — 0	0.4	-
7	Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH: 0 — 0	0.8	-
C	**Green roofs**			
1	Over at least 2" and less than 4" of growth medium	enter sq ft: 0	0.4	-
2	Over at least 4" of growth medium	enter sq ft: 0	0.7	-
D	**Vegetated walls**	enter sq ft: 492	0.7	344.4
E	**Approved water features**	enter sq ft: 0	0.7	-
F	**Permeable paving**			
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft: 0	0.2	-
2	Permeable paving over at least 24" of soil or gravel	enter sq ft: 0	0.5	-
G	**Structural soil system**	enter sq ft: 0	0.2	-
H	**Bonuses**			
1	Drought-tolerant or native plant species	enter sq ft: 3039	0.1	302.0
2	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft: 0	0.2	-
3	Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft: 720	0.1	72
4	Landscaping in food cultivation	enter sq ft: 0	0.1	-
			Green Factor numerator =	1,842

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

** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)

Revised 4/8/09

Green Factor Worksheet — SEATTLE green factor

		Planting Area 1	2	3	TOTAL**
A1	square feet				0
A2	square feet	19	249	109	397
A3	square feet				0
B1	square feet	19	249	109	397
B2	# of plants	14	91	60	185
B3	# of trees		8		8
B4	# of trees				0
B5	# of trees				0
B6	# of trees				0
B7	# of trees				0
C1	square feet				0
C2	square feet				0
D	square feet		492		492
E	square feet				0
F1	square feet				0
F2	square feet				0
G	square feet				0
H1	square feet	456	1893	720	3039
H2	square feet				0
H3	square feet			720	720
H4	square feet				0

Root of Design
206.441.9545
7104 265th St. NW #218
Stanwood, WA 98292

State of Washington registered Landscape Architect

Brian Petersen

Brian Petersen certificate #: 1222

PROJECT TITLE

LANDSCAPE REQUIREMENTS SUMMARY PLAN

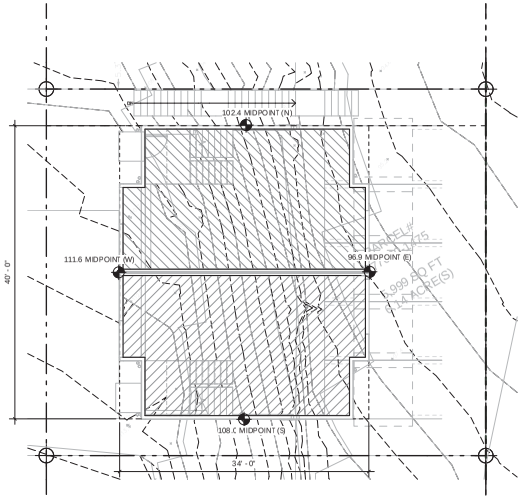
3416 23RD AVE W SEATTLE, WA

DRAWN: EK — DATE: 10.24.18

REVISED — DATE

1/8" = 1'-0"

L2



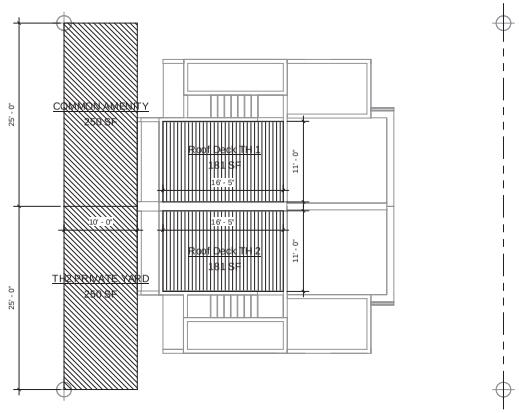
2 LOT B AGP

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

Lot B AGP Calc			
direction	AGP ELEVATION	AGP BUILDING LENGTH	Product
East	96.90	40.00	3876.00 SF
North	102.60	34.00	3488.40 SF
West	111.60	40.00	4464.00 SF
South	108.00	34.00	3672.00 SF
		148.00	15500.40 SF

AVERAGE GRADE = 15500.4 / 148.0

= 104.73



3 Lot B T.O. ROOF

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

AMENITY AREA CALCULATION SUMMARY LOT B		
LOT AREA	TOTAL REQUIRED	REQUIRED GROUND RELATED
2999 SF	750 SF	375 SF

AMENITY AREA SUMMARY (PROPOSED) LOT B	
Comments	Area
TH GROUND	500 SF
TH ROOF	361 SF
Total	861 SF

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BP # 6684561

Date	Description

HEIGHT CALC & AMENITY AREA

Scale 1/8" = 1'-0"

Date 02/21/0218

A-1.1

Project Number JWA # 493

10/24/2018 6:16:51 PM

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BP # 6684561

Date	Description

RENDERINGS

Scale

Date 02/21/0218

A-1.2

Project Number JWA#493

10/24/2018 11:52:10 AM

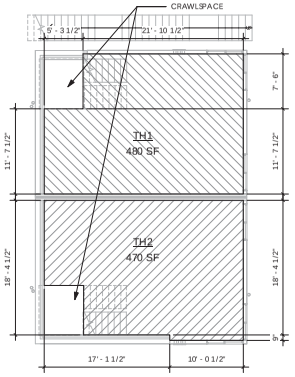
NOTE: THE GROSS FLOOR AREA DIMENSIONS PROVIDED ARE MEASURED FROM THE INTERIOR FACE OF THE STUDS FOR THE EXTERIOR WALLS

FAR AREA SUMMARY - TH1	
LEVEL	AREA
LOT B Level 1	480 SF
LOT B Level 2	592 SF
LOT B Level 3	568 SF
TOTAL	1640 SF

FAR AREA SUMMARY - TH2	
LEVEL	AREA
LOT B Level 1	470 SF
LOT B Level 2	592 SF
LOT B Level 3	568 SF
TOTAL	1630 SF

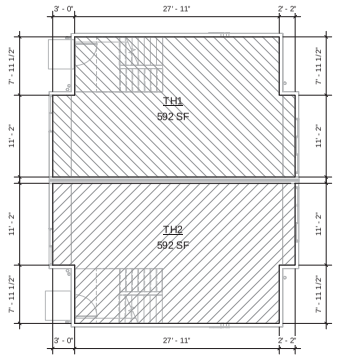
FAR AREA SUMMARY (PROPOSED) - LOT B	
TH1	1640 SF
TH2	1630 SF
TOTAL	3270 SF

FAR AREA SUMMARY (ALLOWED) LOT B		
LOT AREA 2	MAX FAR (LOT AREA X 1.1)	PROPOSED FAR
2999 SF	3299 SF	3270 SF



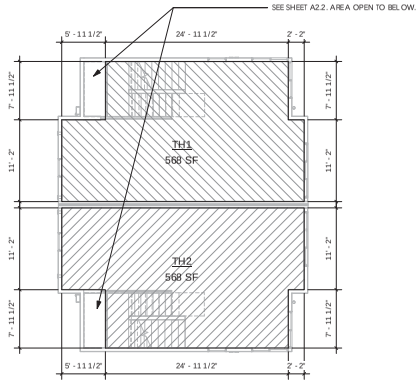
1 LOT B Level 1

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



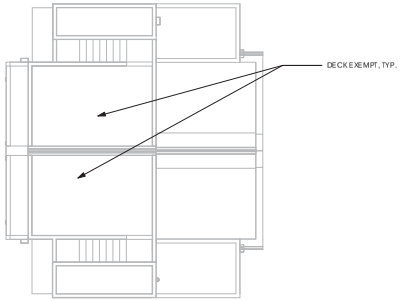
2 LOT B Level 2

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



3 LOT B Level 3

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



4 LOT B Roof

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

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BP # 6684561

Date	Description

FAR DIAGRAMS

Scale 1/8" = 1'-0"

Date 02/21/0218

A-2.0

Project Number JWA#493

10/24/2018 11:52:19 AM

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.

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.

GROSS FLOOR AREAS (TH)

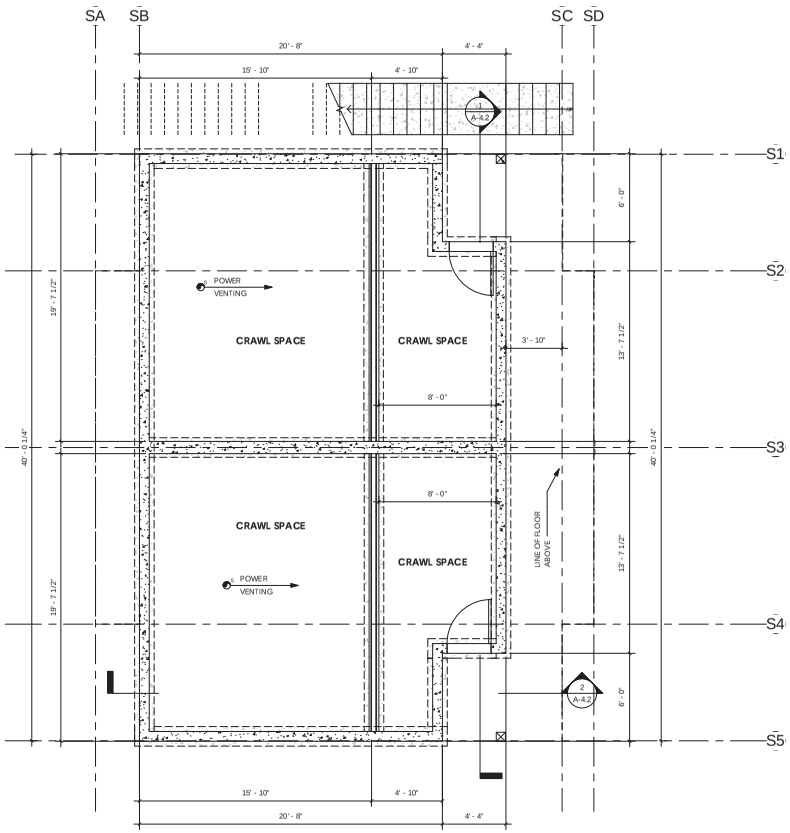
TYPE	LEVEL	AREA
TH1		
TH1	LOT B Level 1	581 SF
TH1	LOT B Level 2	642 SF
TH1	LOT B Level 3	648 SF
		1871 SF
TH2		
TH2	LOT B Level 1	583 SF
TH2	LOT B Level 2	642 SF
TH2	LOT B Level 3	644 SF
		1870 SF
TH 1		
TH 1	LOT B T.O. Penthouse	67 SF
		67 SF
TH 2		
TH 2	LOT B T.O. Penthouse	67 SF
		67 SF
Grand total: 8		3875 SF

VENTILATION SCHEDULE

WHOLE HOUSE VENTILATION TO CONFORM TO SRC SECTION M1507.3

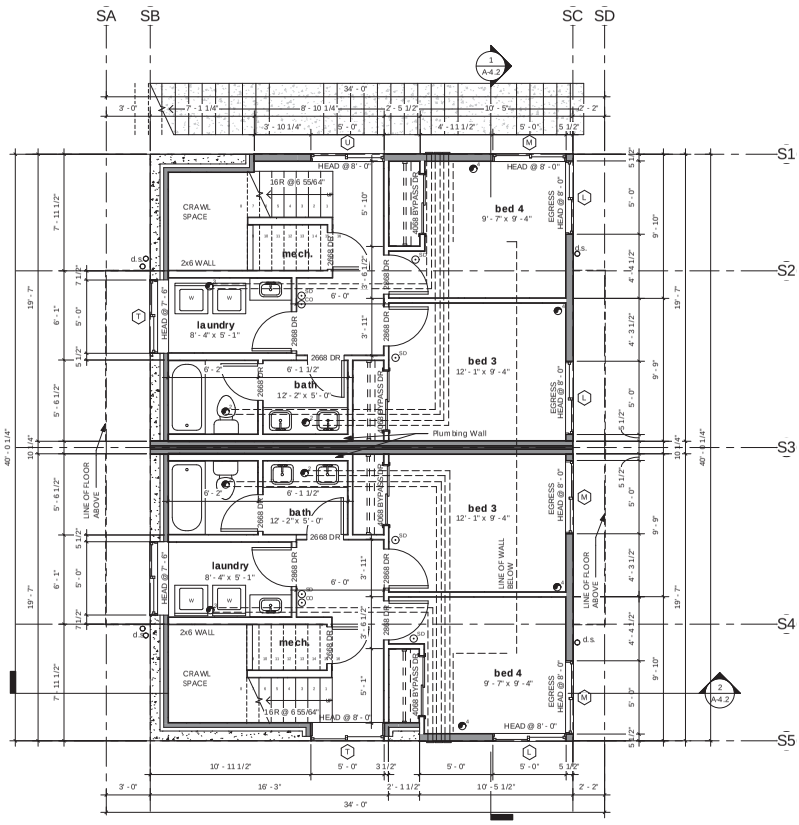
1	100 CFM ON SWITCH	MECHANICAL VENTILATING SYSTEMS IN BATHROOMS, LAUNDRY ROOMS AND SIMILAR ROOMS SHOULD EXHAUST DIRECTLY TO THE OUTSIDE. THE POINT OF DISCHARGE OF EXHAUST AIR SHALL BE AT LEAST THREE FEET FROM ANY OPENING INTO THE BUILDING PER SRC 1502.3
2	50 CFM ON SWITCH	
3	60 CFM CONTINUOUSLY OPERATING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

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 B Foundation

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



2 LOT B Level 1

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

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BP # 6684561

Date	Description

FLOOR PLANS

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

A-2.1

Project Number JWA#493

10/24/2018 11:52:25 AM

FLOOR PLAN NOTES:

* ALL INTERIOR WALLS TO BE 2x4 @ 24" O.C. (U.N.O.)
* ALL EXTERIOR WALLS 2x6 PER STRUCTURAL
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* WINDOW SIZES ARE NOMINAL ROUGH OPENING, WIDTH AND HEIGHT.
* PROVIDE FIREBLOCKING AT ALL PLUMBING OPENINGS.
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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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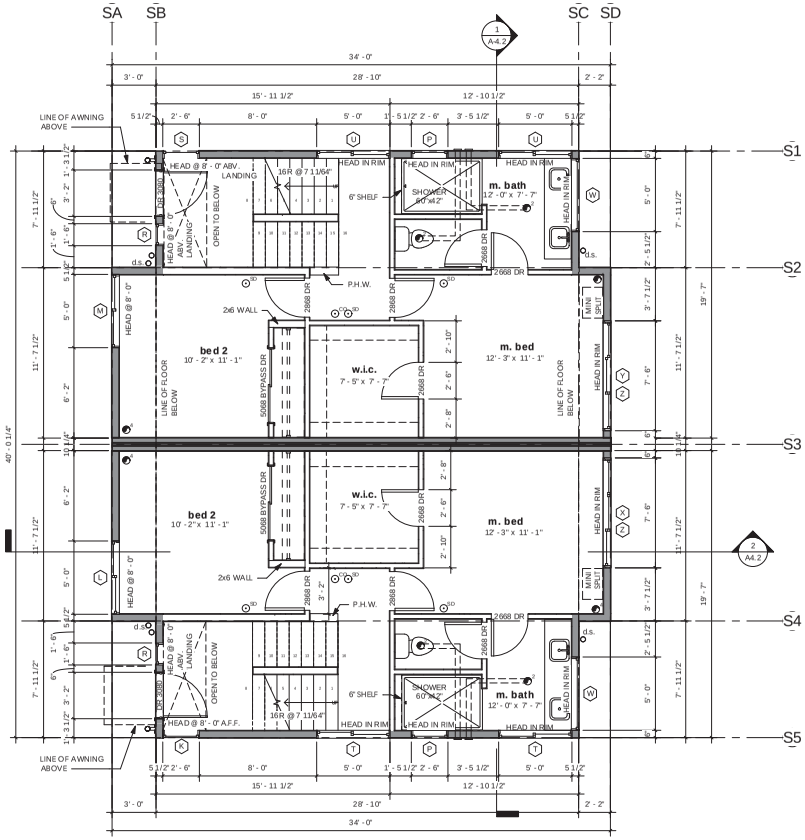
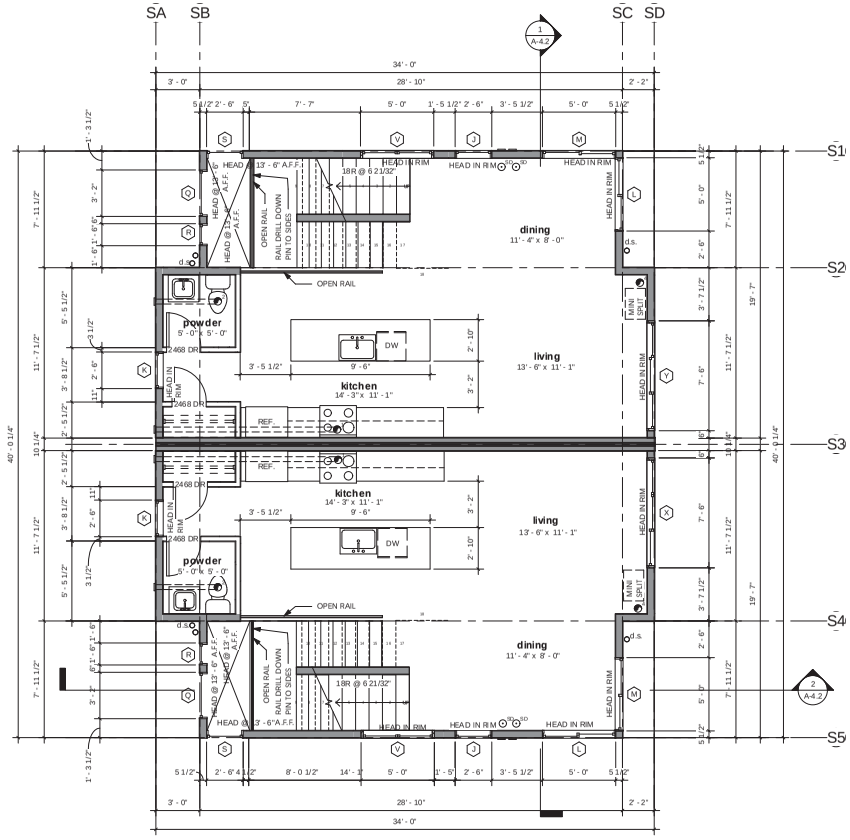


1 **LOT B Level 2**
SCALE: 1/4" = 1'-0"



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

N

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BP # 6684561

Date	Description

FLOOR PLANS

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

A-2.2

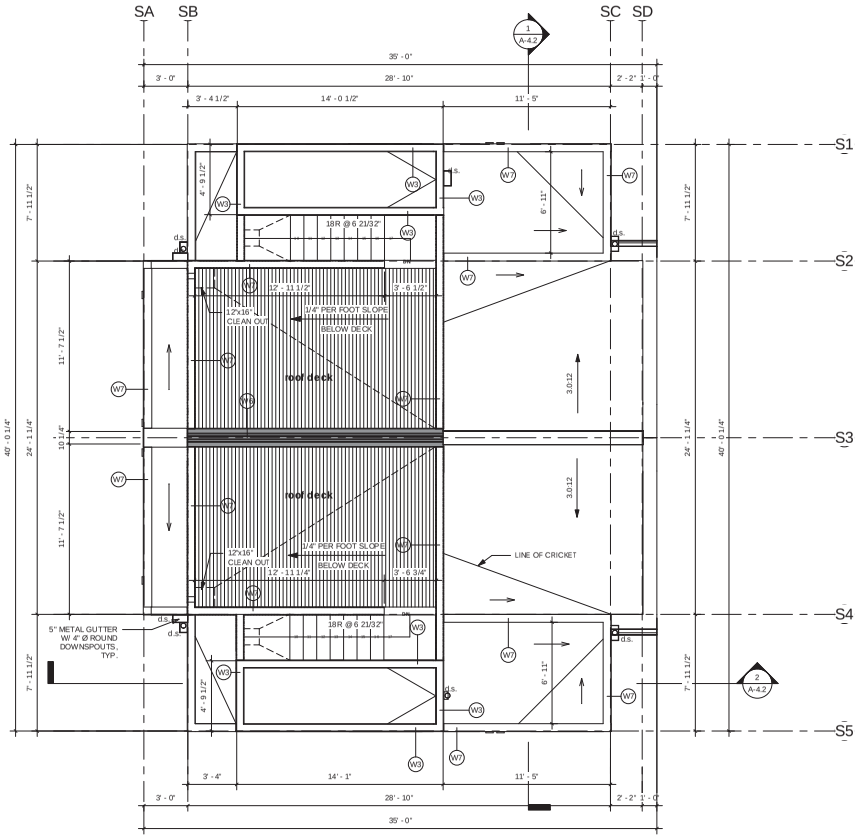
Project Number JWA# 493

10/24/2018 11:52:32 AM

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

PENTHOUSE AREA CALCULATION SUMMARY LOT B		
TOTAL ROOF AREA	ALLOWED % PER SMC 23.42.514	ALLOWED AREA
1170 SF	15%	175 SF

ROOF DECK VENTILATION
UNVENTED ASSEMBLY TO COMPLY WITH SRC R 806.5



1 LOT B Roof

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

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Date	Description

FLOOR PLANS

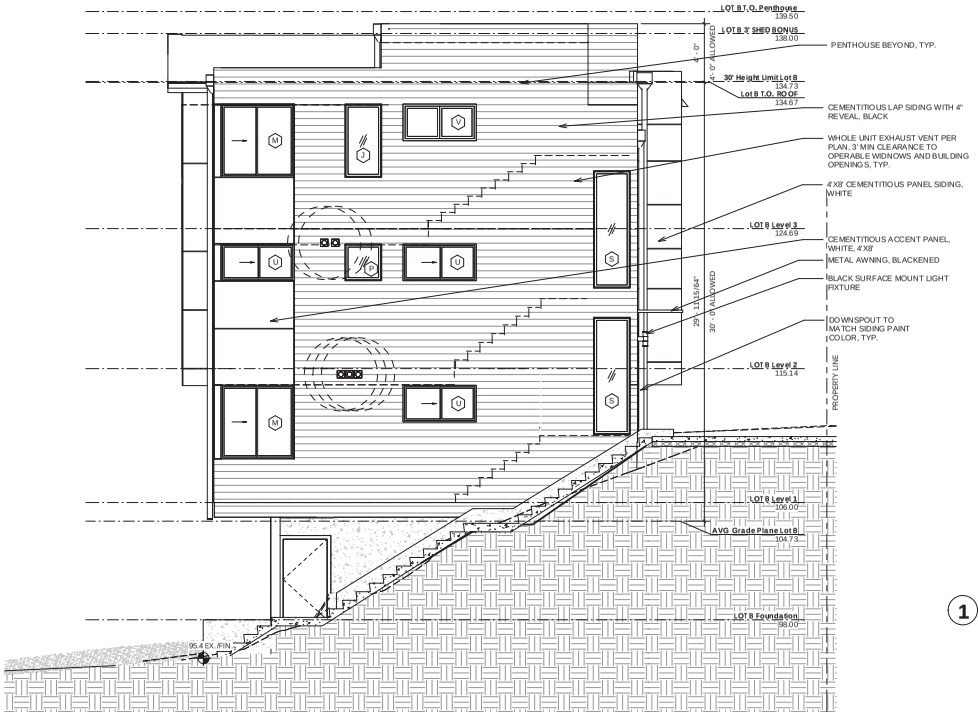
Scale 1/4" = 1'-0"

Date 02/21/0218

A-2.3

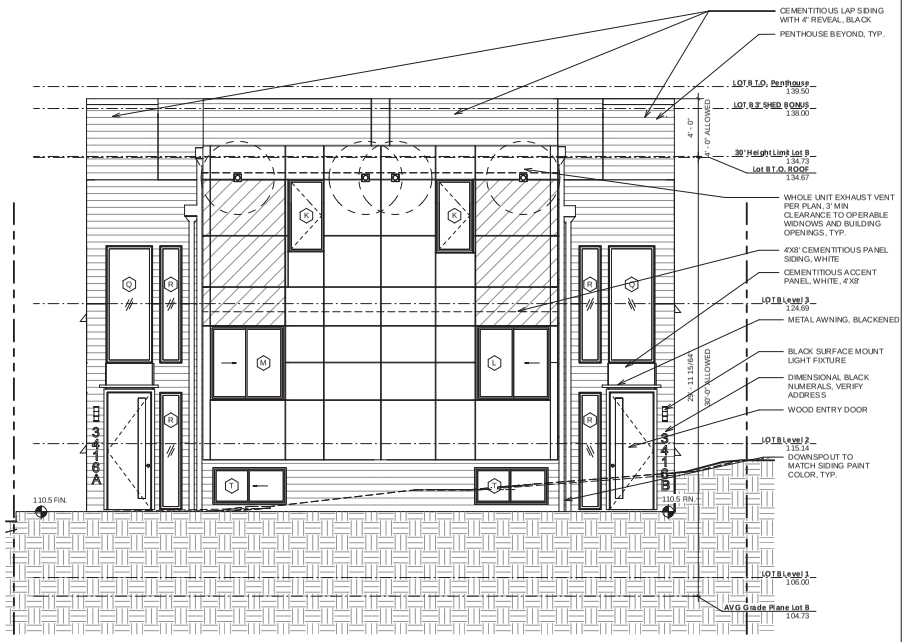
Project Number JWA # 493

10/24/2018 6:16:53 PM



2 Lot B_North Elevation

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



1 Lot B_West Elevation

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

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BP # 6684561

Date	Description

ELEVATIONS

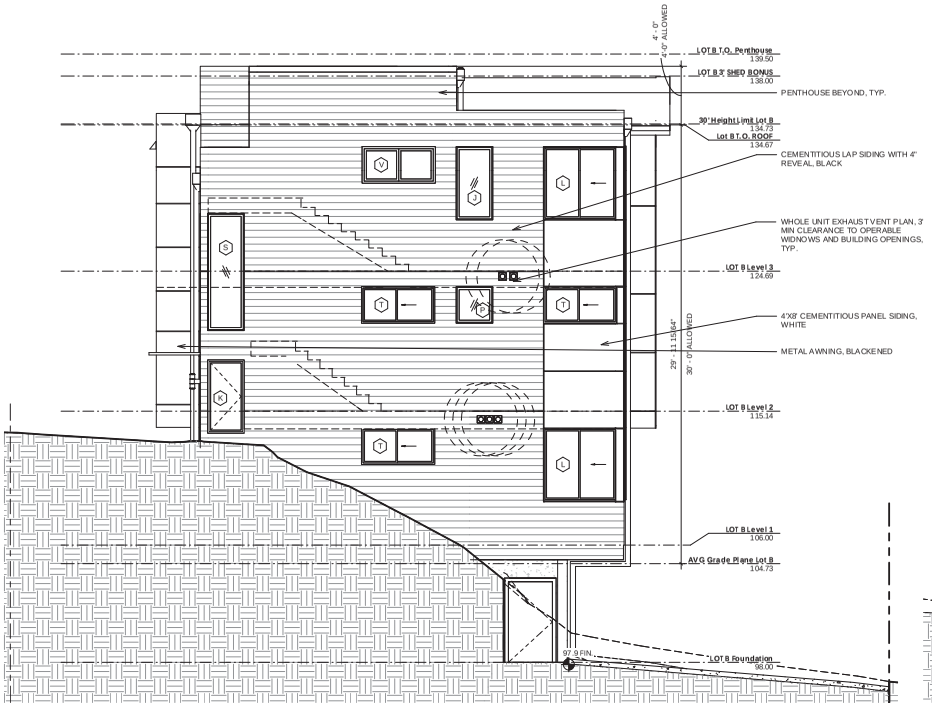
Scale 1/4" = 1'-0"

Date 02/21/0218

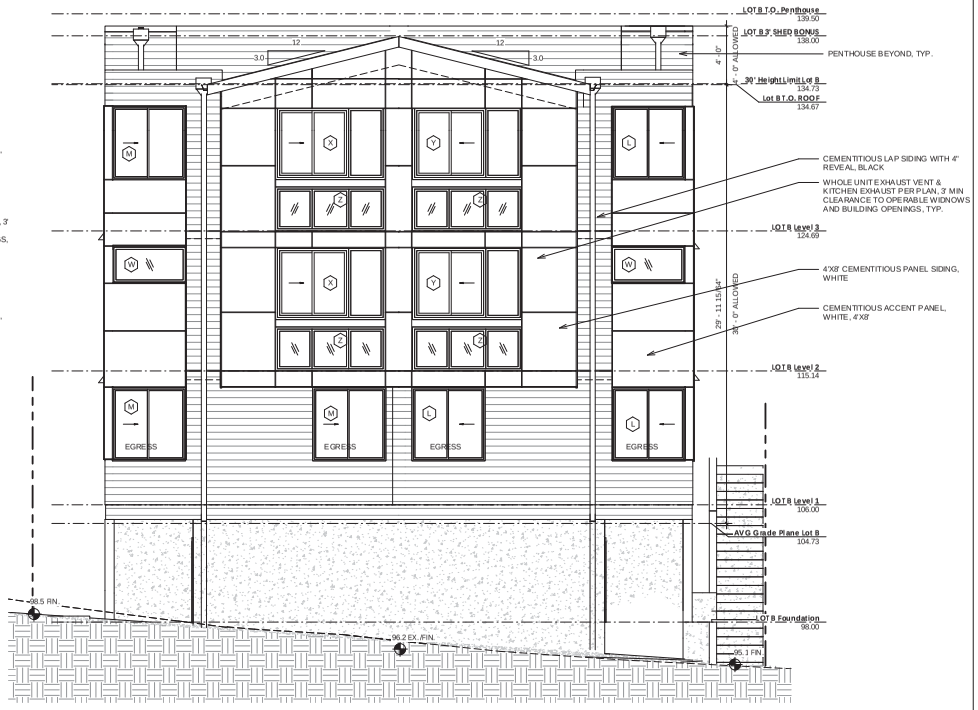
A-3.1

Project Number JWA#493

10/24/2018 11:52:45 AM



1 **Lot B_South Elevation**
SCALE: 1/4" = 1'-0"



2 **Lot B_East Elevation**
SCALE: 1/4" = 1'-0"

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BP # 6684561

Date	Description

ELEVATIONS

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

A-3.2

Project Number JWA#493

10/24/2018 11:52:53 AM

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

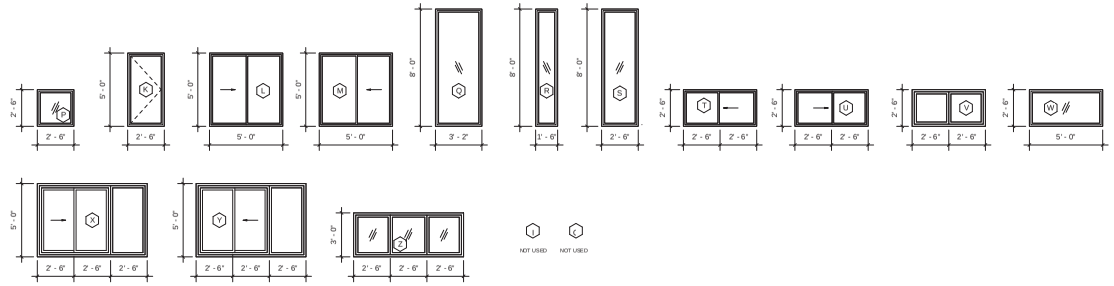
EACH DWELLING UNIT IS REQUIRED TO BE PROVIDED WITH AT LEAST ONE PROGRAMMABLE THERMOSTAT FOR THE REGULATION OF TEMPERATURE PER WSEC 403.1.1

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.



1 GLAZING KEY Copy 1

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

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

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		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		5' - 0"	5' - 0"	0.28	25.0 SF	7.00	
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	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	

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3416 23rdAve W

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Seattle, WA 98199

SDCI APPROVAL STAMP HERE

BP # 6684561

Date	Description

GLAZING SCHEDULE & WSEC NOTES

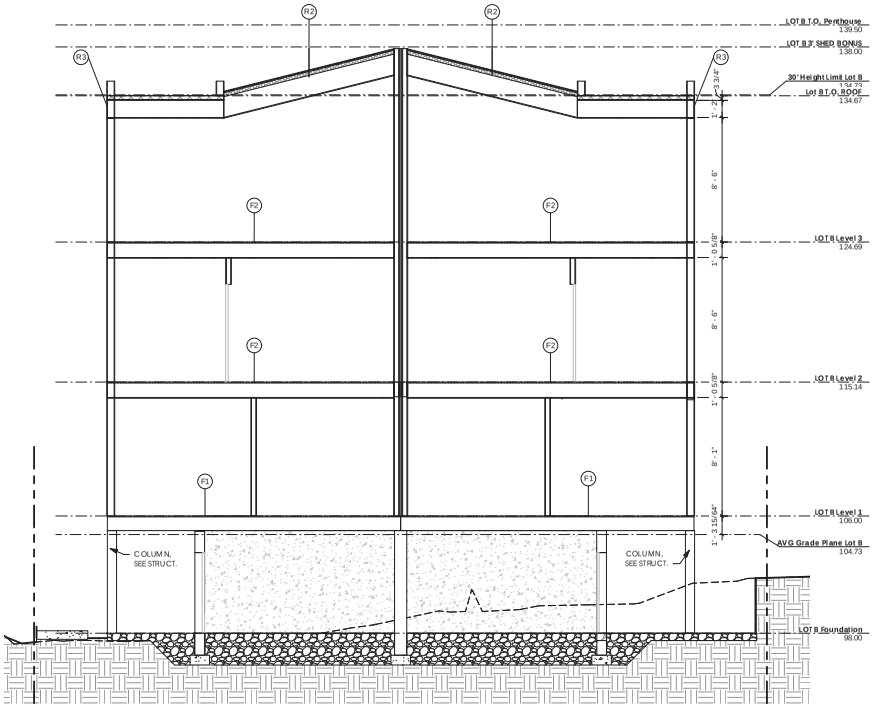
Scale 1/4" = 1'-0"

Date 02/21/0218

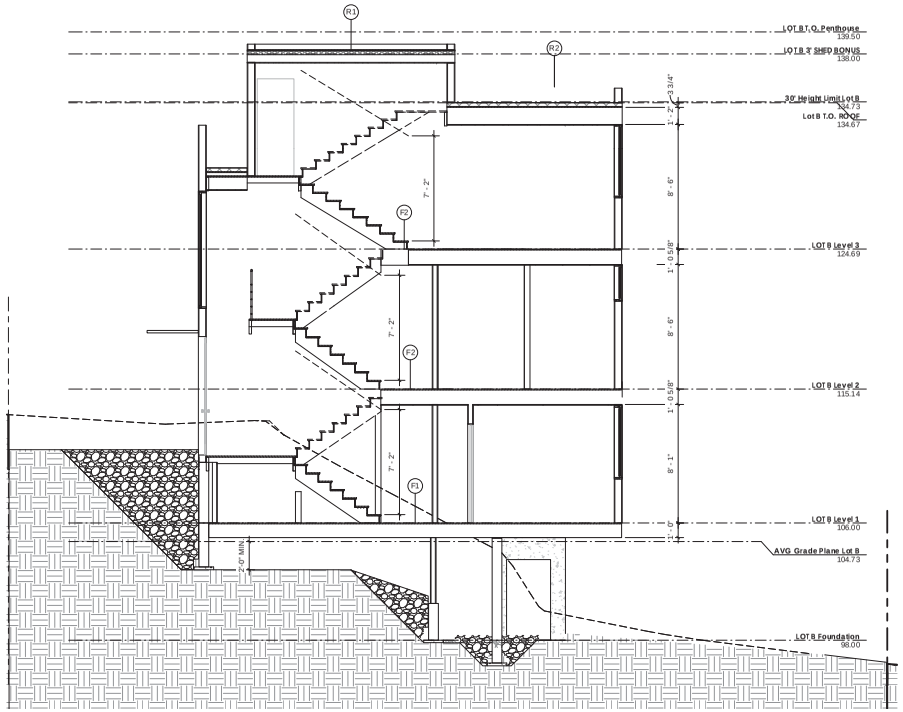
A-4.0

Project Number JWA# 493

10/24/2018 11:52:58 AM



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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Seattle, WA 98199

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BP # 6684561

Date	Description

BUILDING SECTIONS

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

A-4.2

Project Number JWA#493

10/24/2018 11:53:05 AM

4 of the sheets removed that are included in other set