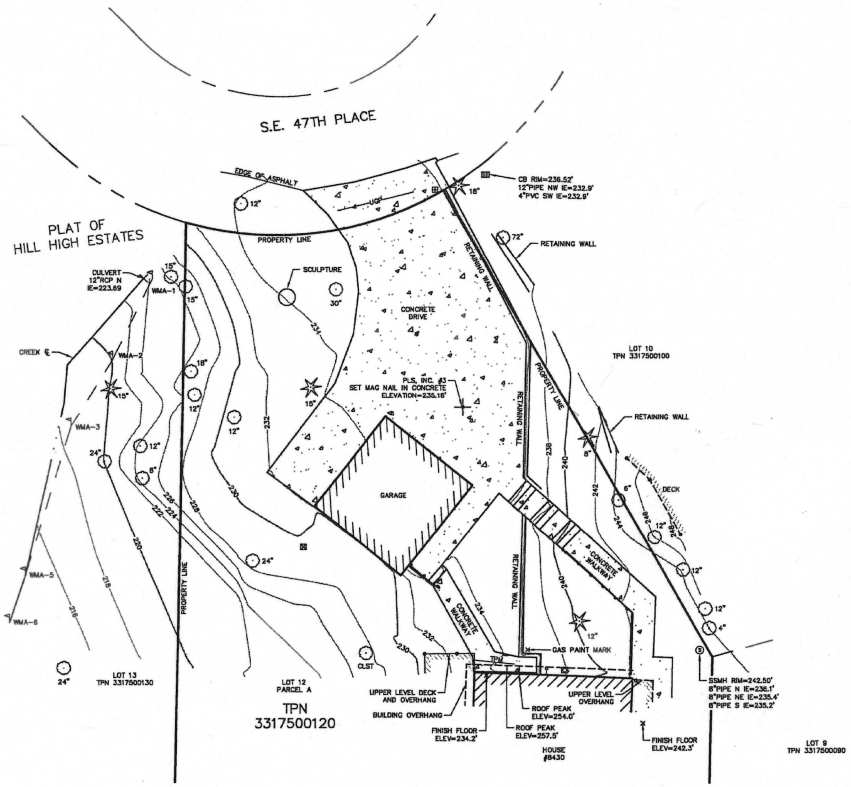
TOPOGRAPHIC SURVEY

SW 1/4 SECTION 18
TOWNSHIP 24 NORTH, RANGE 5 EAST W.M.
KING COUNTY, WASHINGTON



LEGAL DESCRIPTION:

(PER STATUTORY WARRANTY DEED, KING COUNTY RECORDING NO. 20151215000906)

PARCEL A, CITY OF MERCER ISLAND LOT LINE REVISION M.I. SUB10-002 RECORDED UNDER RECORDING NUMBER 20110308900001, IN KING COUNTY, WASHINGTON.

NOTES AND COMMENTS:

1.) PURPOSE OF SURVEY: THE PURPOSE OF THIS SURVEY WAS TO DEVELOP A 2-FOOT CONTOUR INTERVAL TOPOGRAPHIC MAP OF A PORTION OF THE SUBJECT PROPERTY FOR USE AS A PLANNING AND DESIGN BASE BY OTHERS.

2.) HORIZONTAL DATUM: THE OVERALL HORIZONTAL DATUM FOR THIS PROJECT IS NAD 83/2011, WASHINGTON COORDINATE SYSTEM, NORTH ZONE, BASED ON GPS MEASUREMENTS USING THE WASHINGTON STATE REFERENCE NETWORK.

3.) VERTICAL DATUM: THE VERTICAL DATUM FOR THIS SURVEY IS NAVD 88, BASED ON GPS MEASUREMENTS USING THE WASHINGTON STATE REFERENCE NETWORK.

4.) FIELD SURVEY METHODOLOGY: FIELD MEASUREMENTS FOR THIS SURVEY WERE PERFORMED USING A 5-SECOND OR BETTER ELECTRONIC TOTAL STATION.

5.) INSTRUMENT CALIBRATION: ALL MEASURING INSTRUMENTS EMPLOYED IN THIS SURVEY HAVE BEEN MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

6.) THIS MAP GRAPHICALLY REPRESENTS CONDITIONS AND FEATURES EXISTING AT THE TIME OF THIS SURVEY ONLY, WHICH WAS PERFORMED DURING AUGUST OF 2017.

7.) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON. ITS' USE DOES NOT EXTEND TO ANY UNNAMED PERSON OR PERSONS WITHOUT THE EXPRESS RECERTIFICATION BY THIS SURVEYOR NAMING SUCH PARTY.

8.) FOR YOUR INFORMATION: 0.0833 FEET = 1 INCH ON THE GROUND

9.) KING COUNTY TAX PARCEL NUMBER: 3317500120

10.) THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF: 1.) THE FIELD SURVEYED LOCATION OF VISIBLE SURFACE UTILITY STRUCTURES SUCH AS MANHOLE LIDS, GRATES, GAS AND WATER VALVE LIDS, ETC. AND 2.) MAPPING OF EXISTING PAINT MARKS OR MARKERS PLACED BY AN UNDERGROUND UTILITY LOCATOR SERVICE. WE MAKE NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, NOR THAT THEY ARE IN THE EXACT LOCATION SHOWN.

UTILITY INVERT ELEVATIONS AND PIPE / FLOW LINE DIAMETERS SHOWN HEREON ARE BASED ON OBSERVATIONS FROM THE TOP OF THE UTILITY STRUCTURE AND ARE APPROXIMATE ONLY. FOR SAFETY REASONS NO PHYSICAL ENTRY INTO THE UTILITY STRUCTURE WAS PERFORMED DURING THE COURSE OF THIS SURVEY.

11.) THE PARCEL GEOMETRY, EXTRACTED FROM THE COUNTY RECORDS, WAS BEST-FITTED TO SEVERAL RECOVERED PLAT REFERENCE SURVEY MONUMENTS. IT IS APPROXIMATE ONLY. AN OFFICIAL BOUNDARY SURVEY WAS NOT CONDUCTED AND NO CORNER MARKERS WERE ESTABLISHED DURING THIS SURVEY.

12.) WE HAVE USED GRAPHIC SYMBOLS TO REPRESENT SOME FEATURES ON THIS MAP, SUCH AS UTILITIES, TREES AND FENCES. THE DEFAULT SIZE OF THOSE SYMBOLS MAY NOT REFLECT THE TRUE SIZE OF THE FEATURE THAT WAS MAPPED.

N

0 5 10 20
SCALE: 1"=10'
CONTOUR INTERVAL: 2 FOOT

LEGEND:

TPN	TAX PARCEL NUMBER
	SET MAG NAIL
	WETLAND FLAGGING
	TREE (CONIFEROUS) WITH TRUNK DIAMETER NOTED
	TREE (DECIDUOUS) WITH TRUNK DIAMETER NOTED
CLST	TREE CLUSTER
	HANDRAIL
	BUILDING COLUMN
— UGP —	UNDERGROUND POWER PAINT MARKS
— TPM —	TELEPHONE LINE PAINT MARKS
	GAS METER
	IRRIGATION CONTROL VALVE
	HOSE BIB
	WATER METER
	CONCRETE SURFACE
	SANITARY SEWER MANHOLE (SSMH)
	CATCH BASIN (CB)
IE	INVERT ELEVATION
RCP	REINFORCED CONCRETE PIPE
PVC	PLASTIC PIPE

REVIEWED FOR CODE COMPLIANCE
March 13, 2019
SITE COPY

PLS, Inc.
Professional Land Surveyors
1595 NW Gilman Boulevard, #15
Issaquah, Washington 98027
(425) 313-9378 (fax) 313-9379

TIM COULTER ON BEHALF
OF CRAIG PAZARENA
FOR PROPERTY AT
8430 SE 47TH PLACE
MERCER ISLAND, WA 98040

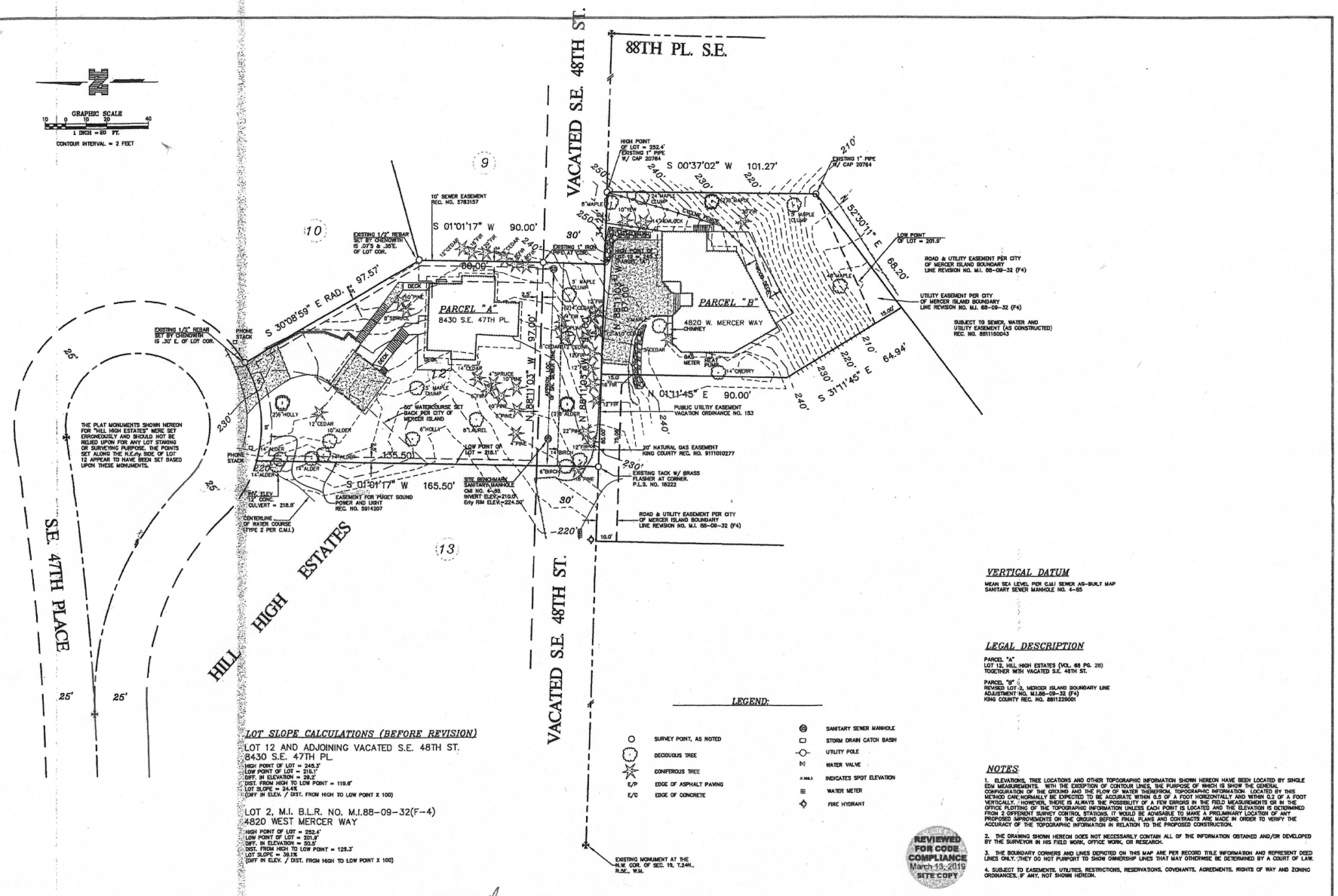
KAP PARCHER BOLTABEV LICENSED PROFESSIONAL LAND SURVEYOR

REVISIONS			
NO.	DATE	DESCRIPTION	BY

SHEET TITLE: TOPOGRAPHIC SURVEY

CLIENT: TIM COULTER ON BEHALF OF CRAIG PAZARENA

DRAWN BY: BPM	CHECKED BY: KAP
SCALE: 1"= 10'	DATE: AUG 14, 2017
JOB NO: 17153	
DRAWING NAME: 17153 TOPO.DWG	
SHEET 1 OF 1	



VERTICAL DATUM

MEAN SEA LEVEL PER C.M.I. SEWER AS-BUILT MAP
SANITARY SEWER MANHOLE NO. 4-85

LEGAL DESCRIPTION

PARCEL "A"
LOT 12, HILL HIGH ESTATES (VOL. 68 PG. 28)
TOGETHER WITH VACATED S.E. 48TH ST.

PARCEL "B"
REVISED LOT-2, MERCER ISLAND BOUNDARY LINE ADJUSTMENT NO. M.I.88-09-32 (F4)
KING COUNTY REC. NO. 8811229001

LOT SLOPE CALCULATIONS (BEFORE REVISION)

LOT 12 AND ADJOINING VACATED S.E. 48TH ST.
8430 S.E. 47TH PL.
HIGH POINT OF LOT = 245.3'
LOW POINT OF LOT = 218.1'
DIFF. IN ELEVATION = 28.2'
DIST. FROM HIGH TO LOW POINT = 119.6'
LOT SLOPE = 24.4%
(DIFF IN ELEV. / DIST. FROM HIGH TO LOW POINT X 100)

LOT 2, M.I. B.L.R. NO. M.I.88-09-32(F-4)
4820 WEST MERCER WAY
HIGH POINT OF LOT = 252.4'
LOW POINT OF LOT = 201.9'
DIFF. IN ELEVATION = 50.5'
DIST. FROM HIGH TO LOW POINT = 128.3'
LOT SLOPE = 39.1%
(DIFF IN ELEV. / DIST. FROM HIGH TO LOW POINT X 100)

LEGEND:

- SURVEY POINT, AS NOTED
- DECIDUOUS TREE
- CONIFEROUS TREE
- E/P EDGE OF ASPHALT PAVING
- E/C EDGE OF CONCRETE
- SANITARY SEWER MANHOLE
- STORM DRAIN CATCH BASIN
- UTILITY POLE
- WATER VALVE
- INDICATES SPOT ELEVATION
- WATER METER
- FIRE HYDRANT

NOTES:

1. ELEVATIONS, TREE LOCATIONS AND OTHER TOPOGRAPHIC INFORMATION SHOWN HEREON HAVE BEEN LOCATED BY SINGLE EDM MEASUREMENTS, WITH THE EXCEPTION OF CONTOUR LINES, THE PURPOSE OF WHICH IS SHOW THE GENERAL CONFIGURATION OF THE GROUND AND THE FLOW OF WATER THEREFROM. TOPOGRAPHIC INFORMATION LOCATED BY THIS METHOD CAN NORMALLY BE EXPECTED TO BE ACCURATE WITHIN 0.5 OF A FOOT HORIZONTALLY AND WITHIN 0.2 OF A FOOT VERTICALLY. HOWEVER, THERE IS ALWAYS THE POSSIBILITY OF A FEW ERRORS IN THE FIELD MEASUREMENTS OR IN THE OFFICE PLOTTING OF THE TOPOGRAPHIC INFORMATION UNLESS EACH POINT IS LOCATED AND THE ELEVATION IS DETERMINED FROM 2 DIFFERENT SURVEY CONTROL STATIONS. IT WOULD BE ADVISABLE TO MAKE A PRELIMINARY LOCATION OF ANY PROPOSED IMPROVEMENTS ON THE GROUND BEFORE FINAL PLANS AND CONTRACTS ARE MADE IN ORDER TO VERIFY THE ACCURACY OF THE TOPOGRAPHIC INFORMATION IN RELATION TO THE PROPOSED CONSTRUCTION.

2. THE DRAWING SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED AND/OR DEVELOPED BY THE SURVEYOR IN HIS FIELD WORK, OFFICE WORK, OR RESEARCH.

3. THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP ARE PER RECORD TITLE INFORMATION AND REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.

4. SUBJECT TO EASEMENTS, UTILITIES, RESTRICTIONS, RESERVATIONS, COVENANTS, AGREEMENTS, RIGHTS OF WAY AND ZONING ORDINANCES, IF ANY, NOT SHOWN HEREON.

REVISION	APPR

TMM 7-09-09 — Drawn by
Approved by
Checked by
1 IN = 20 FT — Scale

MICHAEL W. MARSHALL — 20764 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES 6/21/09

M. W. MARSHALL
PROFESSIONAL LAND SURVEYOR
7834 S.E. 32ND ST. MERCER ISLAND, WASHINGTON 98040 TEL: (206) 232 - 5282

CHRIS AND COLLEEN STRAND
4820 WEST MERCER WAY
MERCER ISLAND WA. 98040

TOPOGRAPHIC SURVEY
OF
8430 S.E. 47TH PL.
4820 W. MERCER WAY

JOB NUMBER
3091-F

SHEET 1 OF 1

Lot Coverage Summary

ALLOWABLE LOT COVERAGE (%)	35% (LOT SLOPE 15% TO LESS THAN 30%)
NET LOT AREA	13,555 SF
ALLOWABLE LOT COVERAGE (SF)	4,744 SF (ALLOWABLE)
HOUSE ROOF AREA	1,506 SF
ACCESSORY BLDG ROOF AREA	1,290 SF
DRIVING SURFACES	1,258 SF
PROPOSED TOTAL LOT COVERAGE	4,054 SF (PROPOSED)

5

Landscaping Summary

REQUIRED LANDSCAPING AREA (%)	65% OF NET LOT AREA
NET LOT AREA	13,555 SF
REQ'D LANDSCAPING AREA (SF)	8,811 SF (65% x 13,555 SF)
ALLOWABLE LOT COVERAGE (SF)	4,744 SF
TOTAL PROPOSED LOT COVERAGE	4,074 SF
	670 SF
REQ'D LANDSCAPING AREA	8,811 SF
NEW LANDSCAPING AREA	670 SF
PROPOSED TOTAL LANDSCAPING AREA	9,481 SF / 70%

ALLOWABLE HARDSCAPE IMPROVEMENTS – 9% OF NET LOT AREA = 1,220 SF
Hardscape improvements are also permitted in the maximum lot coverage area established in 19.02.020 subsection (F)(3)(a).

NEW CONC. STEPS, WALK, WALLS	224 SF
NEW DECK AREAS	88 SF
EXISTING HARDSCAPE AREAS	734 SF
TOTAL OF NEW & PROPOSED HARDSCAPE AREAS	1,046 SF

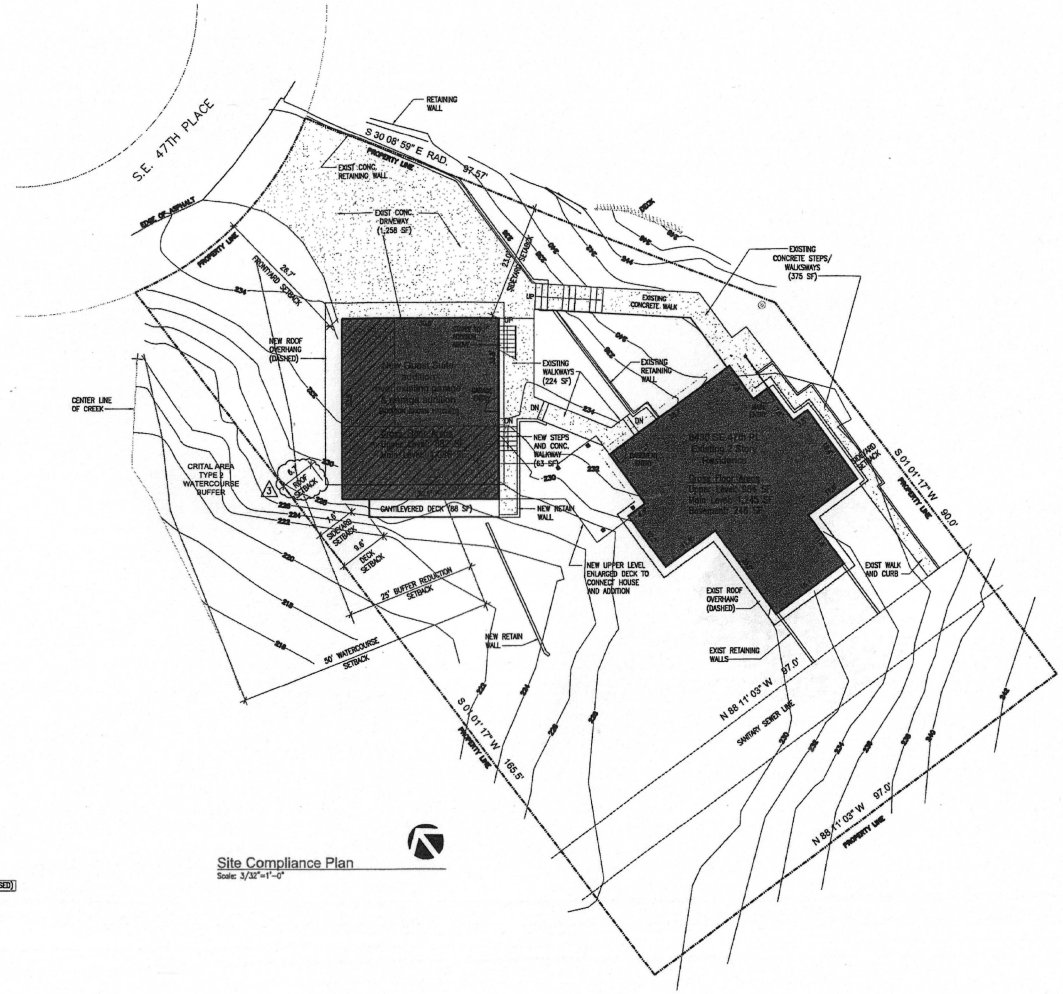
4

Gross Floor Area Summary

ALLOWABLE GROSS FLOOR AREA ZONE R-9.6 = 8,000 SF OR 40% OF LOT AREA WHICHEVER IS LESS

13,555 SF x 40% = 5,422 SF (ALLOWABLE)

BUILDING AREA	EXISTING AREA	NEW AREA	TOTAL
HOUSE UPPER FLOOR	984 SF	--	984 SF
HOUSE MAIN FLOOR	1,245 SF	--	1,245 SF
HOUSE BASEMENT	746 SF	--	746 SF
DETACHED GARAGE	420 SF	229 SF	649 SF
ACCESSORY BLDG	--	1,318 SF	1,318 SF
TOTAL	3,395 SF	1,547 SF	4,942 SF (PROPOSED)



Site Compliance Plan
Scale: 3/32"=1'-0"

PAZARENA RESIDEINCE
8430 SE 47th PLACE
MERCER ISLAND, WA 98040

7236 REGISTERED ARCHITECT DAVID NEWMAN STATE OF WASHINGTON

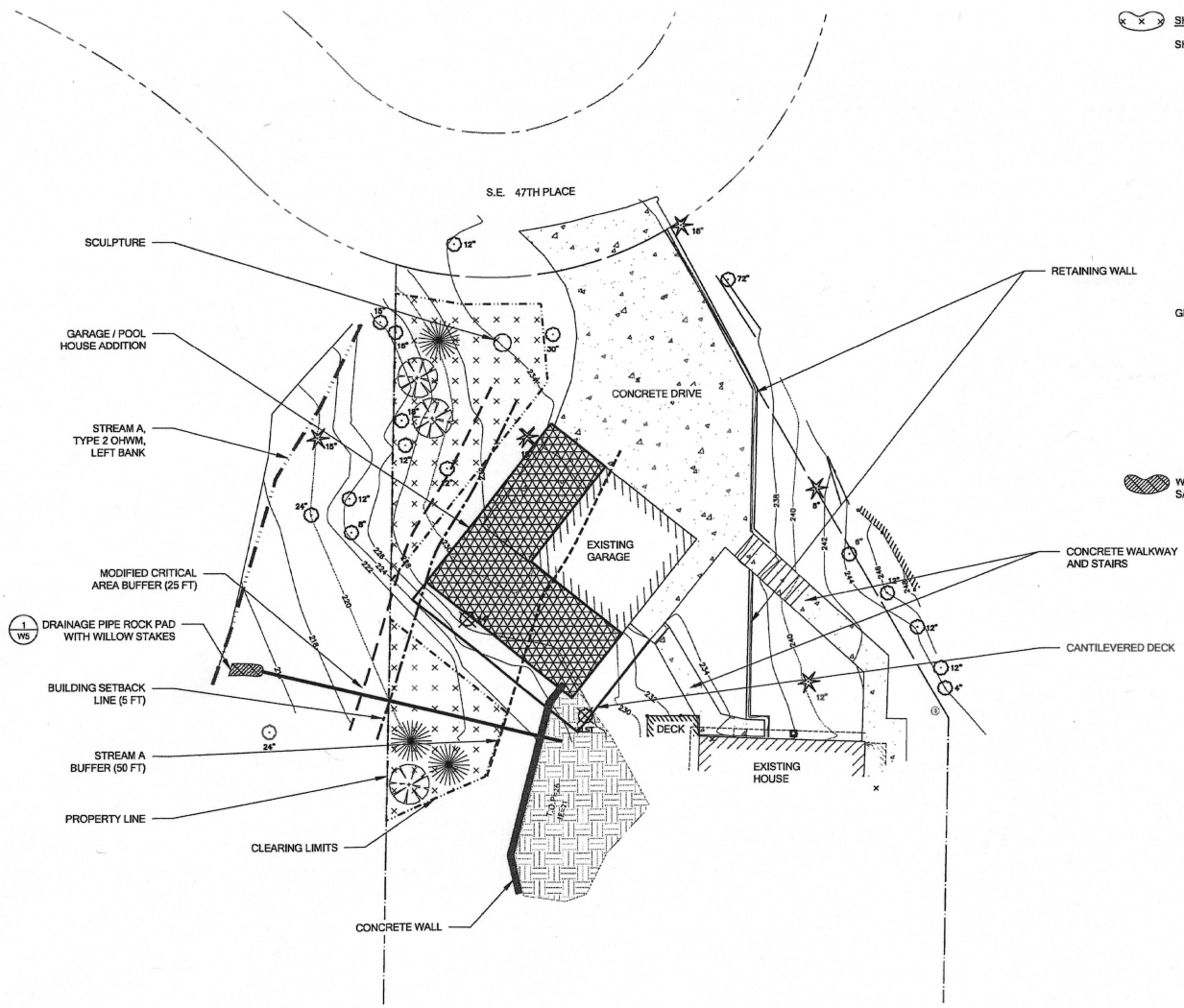
No.	Date	Revision
04	12/05/18	Bldg Permit Review Cycle 2
05	03/01/19	Bldg Permit Review Cycle 3

PERMIT SUBMISSION

Sheet Title
SITE COMPLIANCE PLAN

Date OCTOBER 12, 2018
Sheet Number
A11

REVIEWED FOR CODE COMPLIANCE March 13, 2019 SITE COPY



CANDIDATE PLANT LIST

TREES	QTY	SPACING	SIZE
THUJA PLICATA / WESTERN REDCEDAR	3	ALL TREES TO BE SPACED PER PLAN	2 GAL.
PSEUDOTSUGA MENZIESII / DOUGLAS-FIR	3		2 GAL.
SHRUB AND GROUNDCOVER AREA			
SHRUBS (SPACE TRIANGULARLY)			
ACER CIRCINATUM / VINE MAPLE	3	6' O.C.	1 GAL.
CORNUS SERICEA / RED-OSIER DOGWOOD	3	6' O.C.	1 GAL.
HOLODISCUS DISCOLOR / OCEANSPRAY	3	6' O.C.	1 GAL.
PHILADELPHUS LEWISII / MOCK ORANGE	3	6' O.C.	1 GAL.
PHYSOCARPUS CAPITATUS / PACIFIC NINEBARK	4	6' O.C.	1 GAL.
ROSA NUTKANA / NOOTKA ROSE	4	6' O.C.	1 GAL.
RUBUS PARVIFLORUS / THIMBLEBERRY	3	6' O.C.	1 GAL.
RUBUS SPECTABILIS / SALMONBERRY	4	6' O.C.	1 GAL.
SYMPHORICARPOS ALBUS / SNOWBERRY	3	6' O.C.	1 GAL.
	30		
GROUNDCOVERS (SPACE TRIANGULARLY)			
ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	50	36" O.C.	1 GAL.
FRAGARIA CHILOENSIS / COASTAL STRAWBERRY	50	36" O.C.	1 GAL.
GAULTHERIA SHALLON / SALAL	50	36" O.C.	1 GAL.
MAHONIA NERVOSA / LOW OREGON GRAPE	50	36" O.C.	1 GAL.
POLYSTICHUM MUNITUM / SWORD FERN	50	36" O.C.	1 GAL.
	250		
WILLOW STAKES SALIX SITCHENSIS / SITKA WILLOW	10	1' O.C.	STAKE

LEGEND

- DELINEATED STREAM OHWM
- STREAM BUFFER
- MODIFIED CRITICAL AREA BUFFER
- BUILDING SETBACK
- EXISTING TREE TO REMAIN
- TREE TO BE REMOVED (3)
- CLEARING LIMITS / PLANTING BOUNDARY (1,255 SF)
- PROPOSED ADDITION
- DETENTION PIPE
- STORMWATER DETENTION

NOTES

1. MITIGATION RATIO FOR REMOVED TREES SHALL BE 2:1.
2. REMOVE ALL INVASIVE SPECIES IN CLEARING AREA PRIOR TO PLANTING.
3. INSTALL APPROPRIATE BMPs FOR EROSION CONTROL AND PROTECT VEGETATION TO REMAIN.
4. APPLY 4-INCH-THICK LAYER OF WOOD CHIP MULCH ACROSS ENTIRE PLANTING AREA.

REVIEWED FOR CODE COMPLIANCE March 13, 2019 SITE COPY

PLANTING PLAN

SCALE 1:10

0' 5' 10' 20' 40'

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THE WATERSHED COMPANY
750 Sixth Street South
Kirkland WA 98033
p 425.822.5242
www.watershedco.com
Science & Design

PAZARENA MITIGATION PLAN
MITIGATION PLAN
PREPARED FOR: CITY OF MERCER ISLAND
PROJECT LOCATION:
8430 SE 47TH PLACE
MERCER ISLAND, WA 98040

SUBMITTALS & REVISIONS

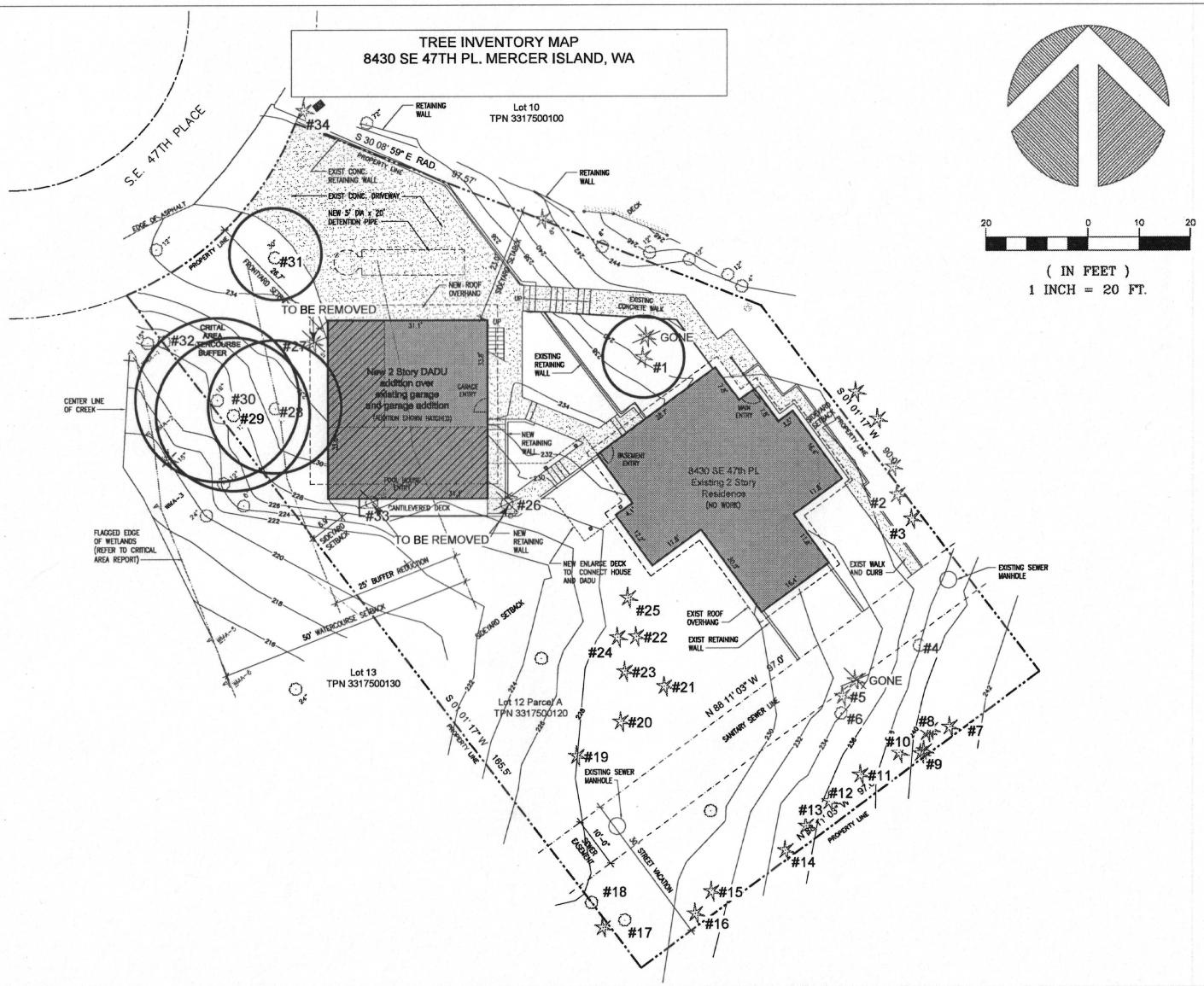
NO.	DATE	DESCRIPTION	BY
1	09-25-2017	MITIGATION PLAN SET	RH

SHEET SIZE:
ORIGINAL PLAN IS 22" x 34".
SCALE ACCORDINGLY.

PROJECT MANAGER: SS
DESIGNED: RH
DRAFTED: RH
CHECKED: SS, MF
JOB NUMBER: 170716
SHEET NUMBER: W3 OF 5

DATE PRINTED BY FILENAME

TREE INVENTORY MAP
8430 SE 47TH PL. MERCER ISLAND, WA



SANITARY SEWER IMPROVEMENTS

1 -

2 -6" SDR 35 PVC SANITARY SEWER(SS) @ MIN 1.0%.

3 -

4 -

7 -LOCATE AND VIDEO CONDITION OF EXISTING SANITARY SIDE SEWER. REPLACE LINE IF FOUND DEFECTIVE AS DETERMINED BY CITY INSPECTOR.

WATER IMPROVEMENTS

10 -

11 MIN 1.5" 250 PSI PRIVATE HDPE WATER (ASTM D2239) FROM METER TO HOUSE. RECOMMENDED DEPTH=36". COORDINATE HOUSE ENTRY WITH BUILDER/OWNER.

12 -

14 POSSIBLE METER UPGRADE

STORM DRAIN

20 4" STORM DRAIN (3034 PVC) @ MIN 2% GRADE.

21 4" FOUNDATION DRAIN (3034 PVC) @ MIN 1% GRADE.

22 -6" STORM DRAIN (3034 PVC) @ MIN 1% GRADE.

23 -

24 -

25 -

26 -

28 -

29 -

STORM DRAIN STRUCTURES

30 -

31 -

32 -

33 -

34 -TYPE 2 48" DIA CATCH BASIN WITH SOLID MH LID

35 -

36 NDS DURASLOPE CHANNEL DRAIN OR EQUAL. MINIMUM 6" CHANNEL. VEHICLE RATED GRATE.

39 -

40 -

41 -54" ID TYPE 2 MH CONTROL STRUCTURE WITH SOLID LID. SEE ALL DETAILS AND PROFILE C4.0.

43 -

46 -

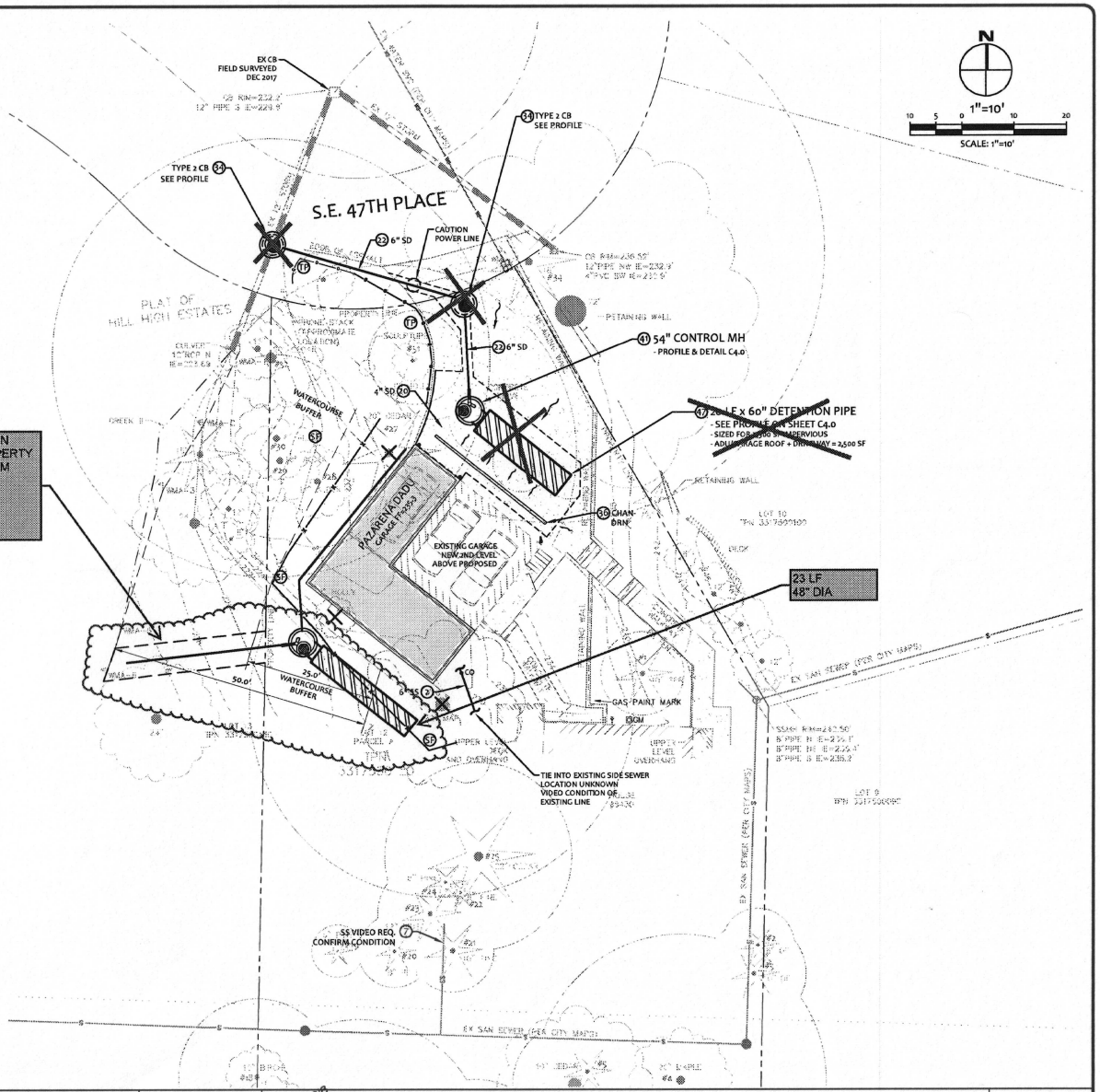
47 -DETENTION PIPE: ALUMINIZED CMP @ 0.5% GRADE. SEE PLAN FOR SIZE AND CONFIGURATION. SEE PROFILE, NOTES, AND DETAILS ON C4.0.

A CLEARING LIMIT NOTE

ALL SELECTIVE CLEARING, TRENCHING AND OTHER WORK WITHIN THE DRIPLINES OF SIGNIFICANT TREES SHALL BE BY LOW IMPACT/HAND METHODS ONLY AND WORK SHALL BE ADJUSTED AS POSSIBLE TO MINIMIZE ANY DISTURBANCE TO THE SIGNIFICANT AND RETAINED TREES AND PROTECTED UNDERSTORY. CONSTRUCTION MATERIALS AND VEHICLES SHALL NOT BE STORED OUTSIDE THE CLEARING LIMITS.

B TREE DRIPLINE NOTE

WORK WITHIN THE DRIPLINE OF TREES TO BE SAVED MUST BE UNDER THE DIRECTION OF A CERTIFIED ARBORIST (TYP.) SEE ALSO CLEARING LIMIT NOTE ON THIS SHEET.



SOILS

SILTY FINE TO MEDIUM SAND WITH GRAVEL AND FINE TO MEDIUM SAND WITH GRAVEL SOILS, NATIVE GLACIAL TILL AND ADVANCE OUTWASH DEPOSITS.

SEE A FULL SERVICE SOILS REPORT BY NELSON GEOTECHNICAL ASSOCIATES, JUNE 2017.

SURVEYOR

TOPOGRAPHIC SURVEY BY:
PLS, INC.
1595 NW GILMAN BOULEVEARD, #15
ISSAQUAH, WA 98027
PHONE (425) 313-9378

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED, KING COUNTY RECORDING NO. 20151215000906)

PARCEL A, CITY OF MERCER ISLAND LOT LINE REVISION M.I. SUB10-002 RECORDED UNDER RECORDING NUMBER 20110308900001, IN KING COUNTY, WASHINGTON.

DATUM

NAVD 88

NO.	DATE	BY	REVISIONS

APPLICANT:
TIM COULTER ON BEHALF
OF CRAIG PAZARENA

Know what's below. Call before you dig.

DATE: Feb 05, 2018
JOB# 1566
DRAFTED: CH DESIGN: SS
DIGITAL SIGNATURE

Feb 05, 2018

CIVIL ENGINEERING SOLUTIONS
102 NW CANAL STREET SEATTLE, WA 98107
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

DRAINAGE / CIVIL PLAN

PAZARENA RESIDENCE
8430 SE 47th PLACE, MERCER ISLAND, WA 98040

DRAWING NO: C2.0

APN 331750-0120

FLOOR PLAN GENERAL NOTES

1. HVAC, PLUMBING AND ELECTRICAL ARE TO BE DESIGN BUILD. CONTRACTOR TO OBTAIN PERMITS AND PROVIDE SUBMITTALS TO THE ARCHITECT.

2. TYPICAL NEW INT. PARTITION WALLS TO BE FRAMED USING 2X4 STUDS @ 16" O.C., EXCEPT WHERE ADDITIONAL WALL CAVITY THICKNESS IS INDICATED OR OTHERWISE REQUIRED FOR PLUMBING WASTE AND VENT LINES.

3. ALL SMOKE DETECTORS (SM) AND CARBON MONOXIDE DETECTORS (CM) TO BE 120V AC POWER W/ BATTERY BACKUP AND COMPLY WITH SECTION R314 & R315 OF THE 2015 SRBC, RESPECTIVELY.

4. GARAGE CEILING: SOUND TRANSMISSION / FIRE RESISTANCE: PROVIDE RC-1 CHANNEL, 3" MINERAL WOOL BATT AND (1) LAYERS OF 5/8" TYPE "X" FIRE-RATED GYPSUM WALL PANELS (OVER EXPOSED EXISTING 2X10 FLOOR JOISTS)

5. ALL EXHAUST FANS TO BE DIRECT VENT, THROUGH WALL/ROOF TYPE

6. DIMENSIONS FOR NEW WORK ARE GIVEN TO FACE OF WALL FRAMING, CENTERLINE OF FIXTURE, OR ROUGH OPENING OF WINDOWS AND DOORS. EXISTING WALLS ARE DRAWN AT THICKNESS OF THE ROUGH FRAMING

7. ELEMENTS THAT APPEAR TO BE ALIGNED, ARE ALIGNED.

8. WHERE NEW WALLS ARE BUILT IN PLANE WITH EXISTING WALLS, ALIGN NEW STUDS WITH EXISTING STUDS. NEW WALS ARE SHOWN HATCHED. EXISTING WALLS ARE UNHATCHED

9. PRIOR TO INSTALLATION OF SWITCHES, JUNCTION BOXES AND DEVICES, CONTRACTOR IS TO MARK THE LOCATIONS ON ROUGH FRAMING AND REVIEW LOCATIONS WITH THE ARCHITECT AND OWNER.

10. PROVIDE ACOUSTICAL BATT INSULATION IN WALL CAVITIES OF BATHROOMS AND BEDROOMS

TYPICAL STAIR NOTES

1. HANDRAILS TO BE 1 1/2" DIA. OR EQUIVALENT GRIPPING SURFACE
2. MOUNT HANDRAILS 34"-38" ABOVE STAIR NOSINGS
3. EXTEND HANDRAILS FROM TOP RISER TO BOTTOM RISER
4. RETURN ALL HANDRAILS TO THE WALL.
5. MAINTAIN 6'-6" CLEAR HEADROOM ABOVE NOSING.
6. PROVIDE 1" NOSING @ ALL TREADS.
7. PROVIDE MIN. 36" GUARDRAIL AT TOP LANDINGS. 4" MAX GAP.
8. MAX RISER HEIGHT 7 3/4" / MIN TREAD DEPTH 10"

EXHAUST AND VENTILATION NOTES

1. WHOLE UNIT EXHAUST FAN: PANASONIC FV-05VFL1. 50 CFM. 0.4 SONES - CONTINUOUS OPERATION.

2. MINIMUM DUCT SIZE: 4" DIA, PER TABLE 403.8.4.2

3. KITCHEN RANGE HOOD: MIN 100CFM PER 403.8.4.2

4. WINDOW TRICKLE VENTS TO BE PROVIDED IN ALL OCCUPIABLE SPACES AND SHALL MEET SEATTLE MECHANICAL CODE SECTION 403.8.6.1 OUTDOOR AIR.

5. BATHROOM EXHAUST FANS TO BE VENTED THROUGH THE ROOF.

PRESCRIPTIVE ENERGY CODE COMPLIANCE FOR CLIMATE ZONE MARINE 4

COMPONENT	FENESTRATION		CEILING W/ ATTIC	VAULTED CEILING	WOOD FRAMED WALL (Int.)	MASS WALL ABOVE GRADE	BELOW GRADE WALL	FRAMED FLOOR	SLAB R-VALUE & DEPTH
PRESCRIPTIVE VALUE	VERTICAL	OVERHEAD							
	U 0.3 max	U 0.5 max	R-49 min	R-38 min	R-21 min	R-21 min	R-10/15/21 Int. + TB	R-30 min	R-10 min, 2'

ENERGY EFFICIENCY CREDITS OUTLINE

MEDIUM DWELLING UNITS: 3.5 CREDITS REQUIRED

EFFICIENT BUILDING ENVELOPE - 1A — **0.5 CREDIT**
VERTICAL FENESTRATION U=0.28

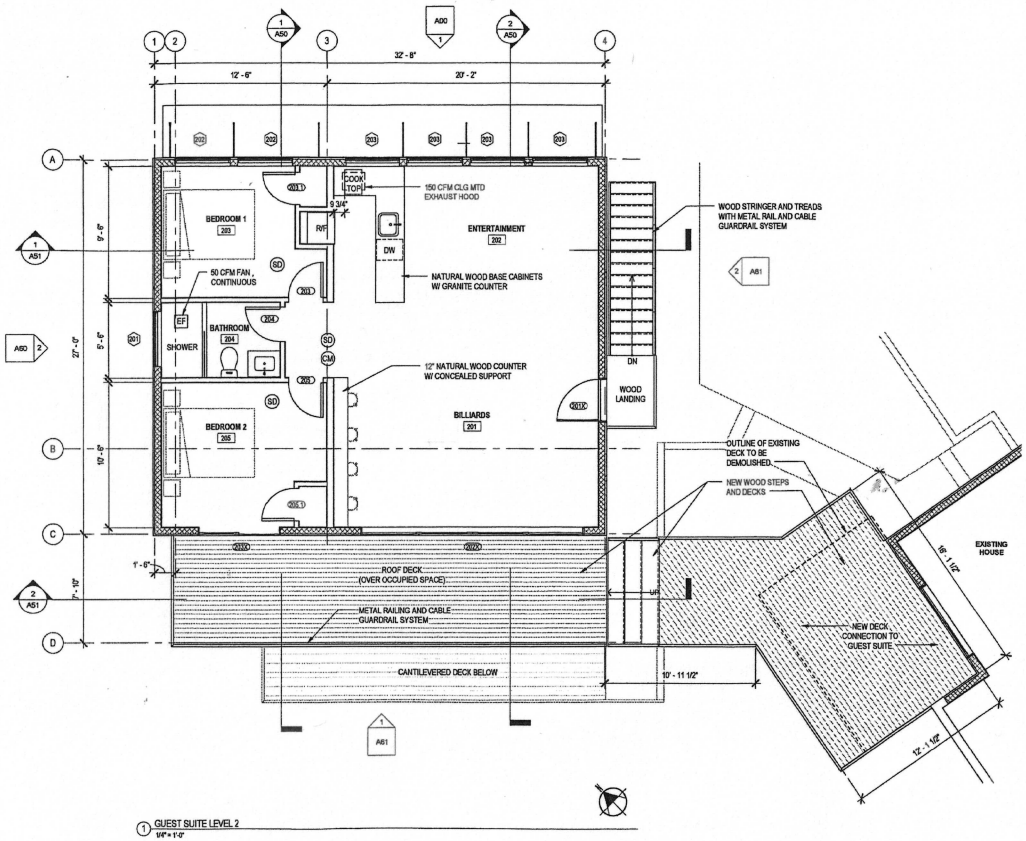
AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION - 2A — **0.5 CREDIT**
REDUCE THE TESTED AIR LEAKAGE TO 3.0 AIR CHANGES PER HOUR MAX. AND WHOLE HOUSE VENTILATION REQUIREMENTS TO COMPLY WITH SECTION M1507.3 OF IRC

HIGH EFFICIENCY HVAC EQUIPMENT - 3A — **0.5 CREDIT**
PROPOSED GAS FIRED FURNACE TO HAVE A MINIMUM AHUE OF 94%

EFFICIENT WATER HEATING - 5A — **1.0 CREDIT**
ALL SHOWERHEADS AND KITCHEN SINK FAUCETS SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHAL BE RATED 1.0 GPM OR LESS.
- PROPOSED SHOWERHEADS:
- PROPOSED BATHROOM FAUCETS:
- PROPOSED KITCHENETTE FAUCET:

EFFICIENT WATER HEATING - 5B — **1.0 CREDIT**
PROPOSED GAS FIRED WATER HEATER TO HAVE A MINIMUM EF OF .0F4

TOTAL 3.5 CREDITS EARNED



1 GUEST SUITE LEVEL 2
1/4" = 1'-0"

REVIEWED FOR CODE COMPLIANCE March 13, 2019 SITE COPY

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DPD Approval Stamp

PERMIT SUBMISSION

Revision Schedule		
Number	Revision Description	Revision Date
3	Post Permit Rev Corr Cycle #1	10.12.2018

Sheet Title: GUEST SUITE LEVEL 2 PLAN

Date: MAY 01, 2018

Sheet Number: A32

FLOOR PLAN GENERAL NOTES

1. HVAC, PLUMBING AND ELECTRICAL ARE TO BE DESIGN BUILD. CONTRACTOR TO OBTAIN PERMITS AND PROVIDE SUBMITTALS TO THE ARCHITECT.

2. TYPICAL NEW INT. PARTITION WALLS TO BE FRAMED USING 2X4 STUDS @ 16" O.C., EXCEPT WHERE ADDITIONAL WALL CAVITY THICKNESS IS INDICATED OR OTHERWISE REQUIRED FOR PLUMBING WASTE AND VENT LINES.

3. ALL SMOKE DETECTORS (SM) AND CARBON MONOXIDE DETECTORS (CM) TO BE 120V AC POWER W/ BATTERY BACKUP AND COMPLY WITH SECTION R314 & R315 OF THE 2015 SRBC, RESPECTIVELY.

4. GARAGE CEILING: SOUND TRANSMISSION / FIRE RESISTANCE: PROVIDE RC-1 CHANNEL, 3" MINERAL WOOL BATT AND (1) LAYERS OF 5/8" TYPE "X" FIRE-RATED GYPSUM WALL PANELS (OVER EXPOSED EXISTING 2X10 FLOOR JOISTS).

5. ALL EXHAUST FANS TO BE DIRECT VENT, THROUGH WALL/ROOF TYPE

6. DIMENSIONS FOR NEW WORK ARE GIVEN TO FACE OF WALL FRAMING, CENTERLINE OF FIXTURE, OR ROUGH OPENING OF WINDOWS AND DOORS. EXISTING WALLS ARE DRAWN AT THICKNESS OF THE ROUGH FRAMING

7. ELEMENTS THAT APPEAR TO BE ALIGNED, ARE ALIGNED.

8. WHERE NEW WALLS ARE BUILT IN PLANE WITH EXISTING WALLS, ALIGN NEW STUDS WITH EXISTING STUDS. NEW WALS ARE SHOWN HATCHED. EXISTING WALLS ARE UNHATCHED

9. PRIOR TO INSTALLATION OF SWITCHES, JUNCTION BOXES AND DEVICES, CONTRACTOR IS TO MARK THE LOCATIONS ON ROUGH FRAMING AND REVIEW LOCATIONS WITH THE ARCHITECT AND OWNER.

10. PROVIDE ACOUSTICAL BATT INSULATION IN WALL CAVITIES OF BATHROOMS AND BEDROOMS

TYPICAL STAIR NOTES

1. HANDRAILS TO BE 1 1/2" DIA. OR EQUIVALENT GRIPPING SURFACE
2. MOUNT HANDRAILS 34"-38" ABOVE STAIR NOSINGS
3. EXTEND HANDRAILS FROM TOP RISER TO BOTTOM RISER
4. RETURN ALL HANDRAILS TO THE WALL.
5. MAINTAIN 6'-8" CLEAR HEADROOM ABOVE NOSING.
6. PROVIDE 1" NOSING @ ALL TREADS.
7. PROVIDE MIN. 36" GUARDRAIL AT TOP LANDINGS. 4" MAX GAP.
8. MAX RISER HEIGHT 7 3/4" / MIN TREAD DEPTH 10"

EXHAUST AND VENTILATION NOTES

1. WHOLE UNIT EXHAUST FAN: PANASONIC FV-05VFL1. 50 CFM. 0.4 SONES - CONTINUOUS OPERATION.

2. MINIMUM DUCT SIZE: 4" DIA, PER TABLE 403.8.4.2

3. KITCHEN RANGE HOOD: MIN 100CFM PER 403.8.4.2

4. WINDOW TRICKLE VENTS TO BE PROVIDED IN ALL OCCUPIABLE SPACES AND SHALL MEET SEATTLE MECHANICAL CODE SECTION 403.8.6.1 OUTDOOR AIR.

5. BATHROOM EXHAUST FANS TO BE VENTED THROUGH THE ROOF.

PRESCRIPTIVE ENERGY CODE COMPLIANCE FOR CLIMATE ZONE MARINE 4

COMPONENT	FENESTRATION		CEILING W/ ATTIC	VAULTED CEILING	WOOD FRAMED WALL (int.)	MASS WALL ABOVE GRADE	BELOW GRADE WALL	FRAMED FLOOR	SLAB R-VALUE & DEPTH
PRESCRIPTIVE VALUE	VERTICAL	OVERHEAD							
	U 0.3 max	U 0.5 max	R-49 min	R-38 min	R-21 min	R-21 min	R-10/15/21 Int. + TB	R-30 min	R-10 min, 2'

ENERGY EFFICIENCY CREDITS OUTLINE

MEDIUM DWELLING UNITS: 3.5 CREDITS REQUIRED

EFFICIENT BUILDING ENVELOPE - 1A — 0.5 CREDIT
VERTICAL FENESTRATION U=0.28

AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION - 2A — 0.5 CREDIT
REDUCE THE TESTED AIR LEAKAGE TO 3.0 AIR CHANGES PER HOUR MAX, AND WHOLE HOUSE VENTILATION REQUIREMENTS TO COMPLY WITH SECTION M1507.3 OF IRC

HIGH EFFICIENCY HVAC EQUIPMENT - 3A — 0.5 CREDIT
PROPOSED GAS FIRED FURNACE TO HAVE A MINIMUM AHUE OF 94%

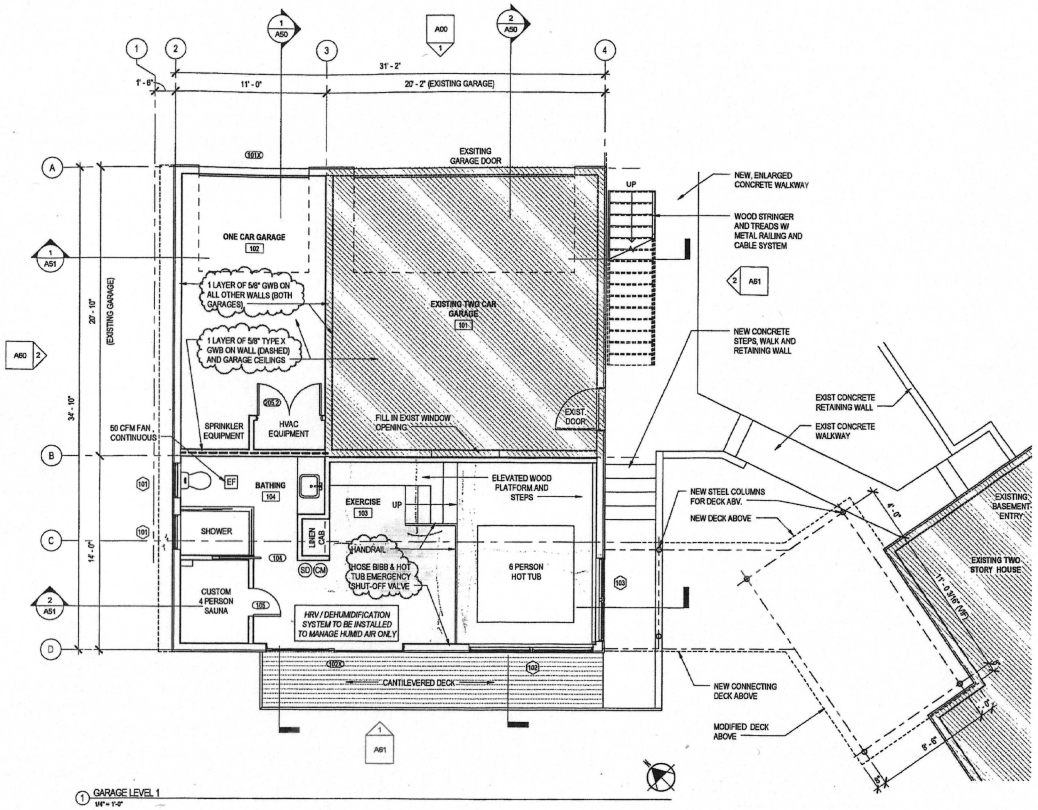
EFFICIENT WATER HEATING - 5A — 1.0 CREDIT
ALL SHOWERHEADS AND KITCHEN SINK FAUCETS SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHAL BE RATED 1.0 GPM OR LESS.
- PROPOSED SHOWERHEADS:
- PROPOSED BATHROOM FAUCETS:
- PROPOSED KITCHENETTE FAUCET:

EFFICIENT WATER HEATING - 5B — 1.0 CREDIT
PROPOSED GAS FIRED WATER HEATER TO HAVE A MINIMUM EF OF .074

TOTAL 3.5 CREDITS EARNED

HOT TUB COMPLIANCE NOTES

1. ALL HOT TUB MANUFACTURER-DESIGNED MECHANICAL AND ELECTRICAL SYSTEMS SHALL COMPLY WITH CHAPTERS 3 AND 9 OF 2015 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPSC).
2. ALL APPLICABLE LIFE SAFETY REQUIREMENTS SHALL COMPLY WITH CHAPTERS 3 AND 9 OF 2015 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPSC).
3. A SAFETY COVER, LISTED AND LABELED IN ACCORDANCE WITH ASTM F 1346, SHALL BE INSTALLED OVER THE SPA WHEN NOT IN USE.
4. ALL WALKING SURFACES, INCLUDING STEPS AND DECKING SHALL BE SLIP-RESISTANT AND CLEANABLE.
5. PROVIDE HOSE BIBB AND HOT TUB EMERGENCY SHUT OFF VALVE ADJACENT TO TUB, SEE FLOOR PLAN FOR LOCATION.
6. SIX PERSON HOT TUB TO BE OFF THE SHELF ITEM, MODEL #AM-756BP (OR EQUAL) BY AMERICAN SPAS



1 GARAGE LEVEL 1
1/4" = 1'-0"

REVIEWED FOR CODE COMPLIANCE March 19, 2019 SITE COPY

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Revision Schedule		
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3	Post Permit Rev Corr Cycle #1	10/12/2018

Sheet Title: GARAGE LEVEL 1 PLAN

Date: 2018 02, 2018

Sheet Number: A31