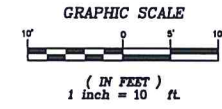
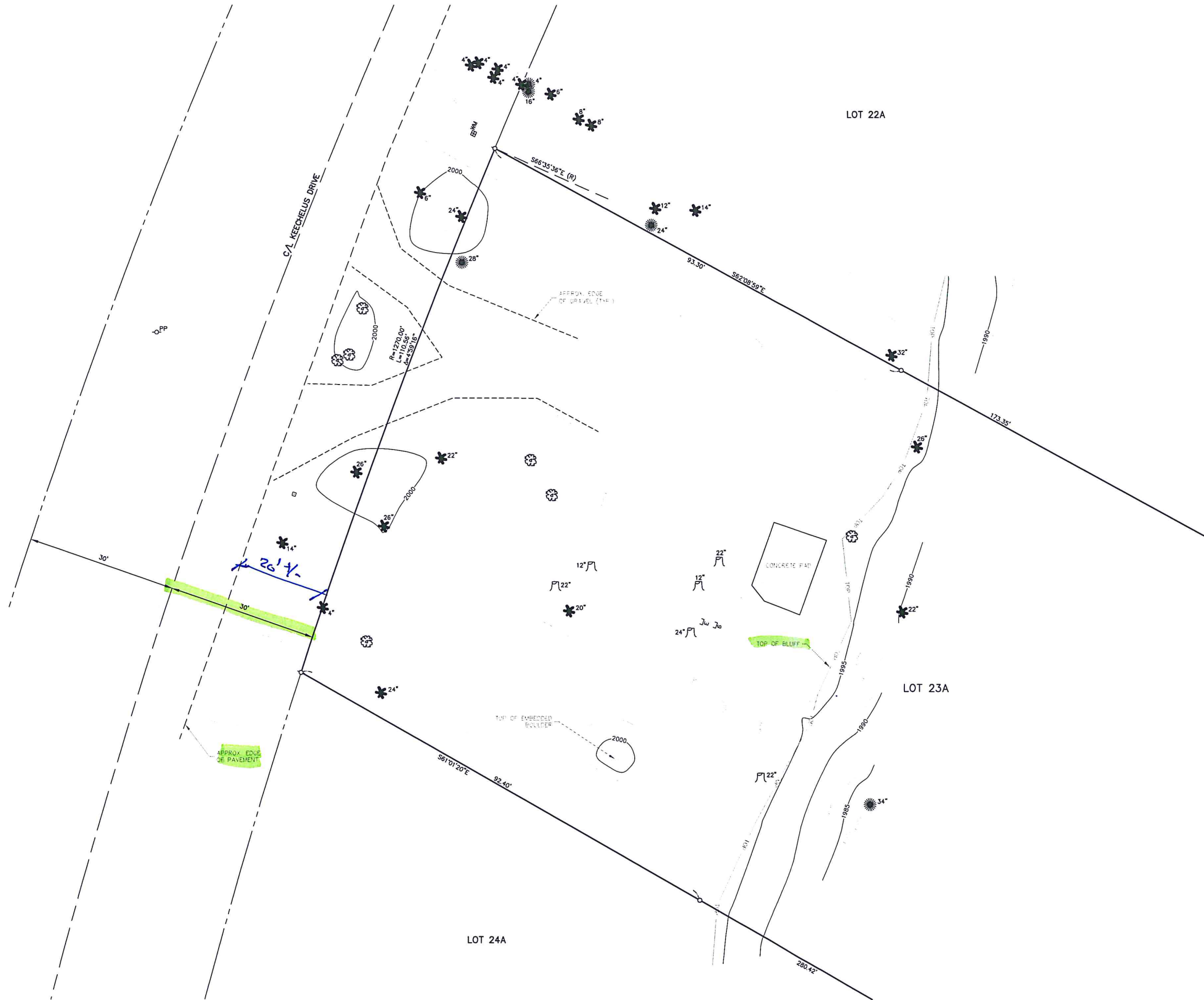


A PORTION OF LOT 23A, BOOK 35 OF SURVEYS, PAGES 74-77

A PORTION OF THE S 1/2 OF THE NE 1/4 OF SECTION 35, T. 20 N., R. 14 E., W.M.  
KITTITAS COUNTY, STATE OF WASHINGTON



DATUM:

THE ELEVATIONS SHOWN HEREON ARE FROM AN ASSUMED VERTICAL DATUM. THEY ARE ONLY TO SHOW THE RELIEF OF THE LAND AND DO NOT REPRESENT THE TRUE ELEVATION ABOVE SEA LEVEL.

CONTOUR INTERVAL—ONE FOOT.

NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO IDENTIFY THE BOUNDARY LINES AND THE TOPOGRAPHY OF A PORTION OF LOT 23A, BOOK 35 OF SURVEYS, PAGES 74-77.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 SERIES TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE, IT DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
4. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 35 OF SURVEYS AT PAGES 74-77, UNDER AUDITOR'S FILE NO. 200806130002 AND THE SURVEYS REFERENCED THEREON. THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS SAID SURVEY OF RECORD.
5. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON APRIL 16, 2015.

LEGAL DESCRIPTION:

PARCEL 23A OF THAT CERTAIN SURVEY AS RECORDED JUNE 13, 2008 IN BOOK 35 OF SURVEYS AT PAGES 74-77, UNDER AUDITOR'S FILE NO. 200806130002; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

ADDRESS:

KEECHELUS DRIVE  
CLE ELUM, WA 98922

PARCEL INFORMATION:

PARCEL NO. 951945 & 956971  
MAP NO. 20-14-35000-0013 & 20-14-35000-0029

LEGEND

- FOUND 5/8" IRON ROD & CAP
- FIR TREE
- PINE TREE
- STUMP
- SHRUB
- ELECTRICAL STUB
- UTILITY POLE
- 6 INCH PVC
- WATER METER
- TELEPHONE PEDESTAL
- RADIAL BEARING
- GRAVEL SURFACE HATCH

INDEX LOCATION  
SEC. 35 T. 20N. R. 14E. W.M.



REVISIONS	DESCRIPTION	BY	DATE



BOB POWER  
TOPOGRAPHIC SURVEY

**Encompass**  
ENGINEERING & SURVEYING

Western Washington Division  
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 391-1055  
Eastern Washington Division  
407 Southwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419  
www.EncompassLS.net

JOB NO.	15054
DATE	4/2015
SCALE	1" = 10'
DESIGNED	N/A
DRAWN	DLP/GW
CHECKED	DLP
APPROVED	DLP
SHEET	1 OF 1

J:\13\13054\SURVEYS\35REVISIONS\LOT\_23A\DWG\_35REVISIONS\_2015\_04\_21.dwg, SHEET 1 OF 1, 4/21/2015 4:51:12 PM

**POWER CLE ELUM**  
**RESIDENCE**

DATE	NO.	DESCRIPTION
7/12/15		PROJECT START

**PROGRESS SET**

PROJECT NO.  
 PROJECT MGR.  
 DRAWN BY  
 CHECKED BY



SITE PLAN  
 1" = 10'-0"

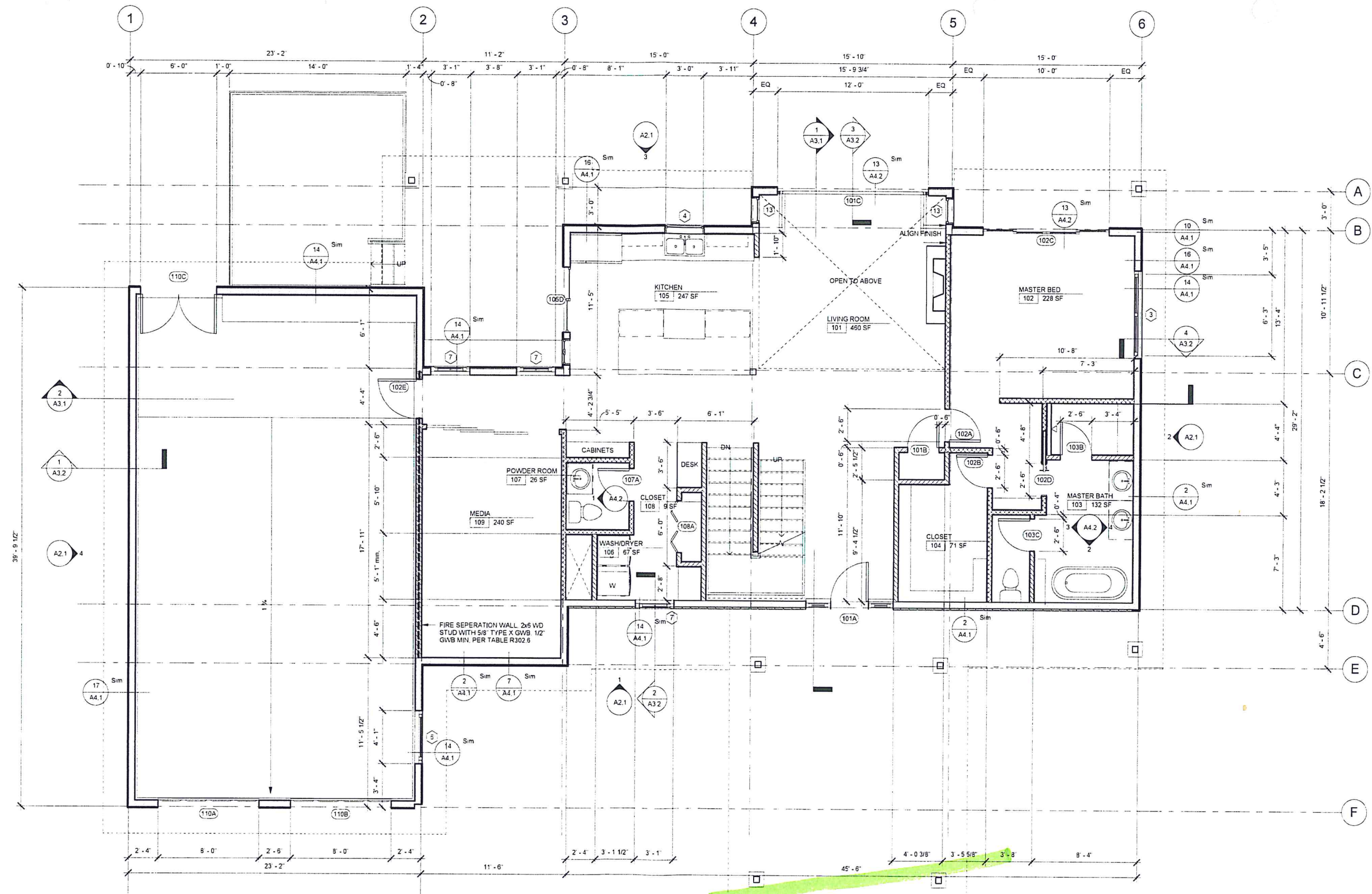
**POWER CLE ELUM**  
**RESIDENCE**

DATE	NO.	DISCRIPTION
2/12/15		PROJECT START

**PROGRESS SET**

PROJECT NO.  
 PROJECT MGR.  
 DRAWN BY  
 CHECKED BY

FIRST FLOOR



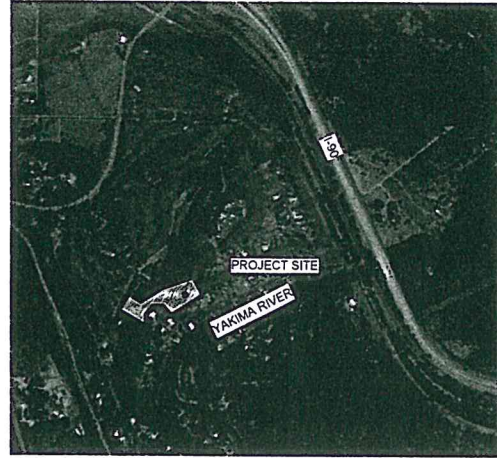
*ENCLOSURE*

**FIRST FLOOR PLAN**  
 1/4" = 1'-0"

# GENERAL NOTES

- THE APPROVED PLANS SHALL NOT BE CHANGED OR ALTERED WITHOUT AUTHORIZATION FROM THE BUILDING OFFICIAL. THE APPROVED PLANS ARE REQUIRED TO BE ON THE JOB SITE.
- CONTRACTOR SHALL VERIFY AND CHECK ALL CONDITIONS AND DIMENSIONS AT THE BUILDING WHILE UNDER CONSTRUCTION. REPORT ANY INCONSISTENCIES TO THE ARCHITECT.
- ALL WORK SHALL MEET LOCAL CODES AND ORDINANCES.
- ALL WOOD MUST BE FIRE TREATED.
- COMPLIANCE CARD TO BE POSTED VERIFYING INSULATION INSTALLED IN WALL CEILINGS AND FLOORS (IF REQUIRED).
- PROVIDE PROTECTION TO COVER HOLES IN FRAMING WHERE FASTENERS COULD PUNCTURE PLUMBING AND WIRING.
- MAINTAIN 3" MIN. CLEARANCE BETWEEN CEILING FIXTURES AND INSULATION.
- ALL WOOD COMING IN CONTACT W/ CONCRETE SHALL BE PRESSURE TREATED (DECAY RESISTANT).
- CONTRACTOR DESIGNED ELECTRICAL. SUBMIT TO COVERING JURISDICTION FOR PERMIT. PROFESSIONAL STAMP REQUIRED.
- CONTRACTOR DESIGNED MECHANICAL. SUBMIT TO COVERING JURISDICTION FOR PERMIT. PROFESSIONAL STAMP REQUIRED.
- SERVICE WATER PIPES TO BE INSULATED PER THE 2012 WSEC IN UNHEATED SPACES.
- METAL DUCTS TO BE INSULATED AND JOINTS TO BE TAPED PER THE 2012 WSEC.
- BATT INSULATION (VAPOR BARRIERS) SHALL HAVE ALL TEARS AND JOINTS SEALED WITH TAPE.
- WALLS TO BE FIRED STOPPED.
- IF ANY ERRORS, OMISSIONS OR INCONSISTENCIES APPEAR IN THE DRAWINGS SPECIFICATIONS OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE OWNER OR ARCHITECT IN WRITING OF SUCH OMISSIONS, ERRORS, OR INCONSISTENCIES BEFORE PROCEEDING WITH THE WORK. OR ACCEPT FULL RESPONSIBILITY OR COSTS TO RECTIFY SAME.
- TYPICAL DETAILS OR BUILDING STANDARDS SHALL APPLY WHERE NO SPECIFIC DETAILS ARE GIVEN.
- ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS ELEVATIONS SECTIONS AND DETAILS.
- ALL EXIT DOORS TO BE OPERABLE FROM INSIDE THE BUILDING WITHOUT KEYS OR SPECIAL KNOWLEDGE.
- FIRE EXIT DOORS TO BE OPERABLE FROM INSIDE THE BUILDING WITHOUT KEYS OR SPECIAL KNOWLEDGE.
- ALL INTERIOR WALL COVERING MATERIALS SHALL BE FIRE RESISTIVE OR SHALL BE TREATED TO BE FIRE RESISTIVE. SO AS TO RESULT IN A FLAME SPREAD RATING OF AT LEAST CLASS III FOR GENERAL AREAS AND CLASS II FOR EXIT WAYS. DELIVER CERTIFICATE TO LOCAL FIRE DEPARTMENT AS REQUIRED.
- ALL EQUALS TO BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.
- BIDDER DESIGN WORK TO BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.
- PENETRATIONS IN WALL REQUIRING PROTECTED OPENINGS ARE TO BE FIRE STOPPED.
- ALL EXTERIOR DOWN SPOUTS AND GUTTERS TO BE HEAT TRACED.
- TACTILE SIGNS STATING "EXIT" AND COMPLYING WITH ALL ICC/ANSI A117.1 REQ. SHALL BE PROVIDED AT EACH EXIT DOOR PER 703.3.11 AND CHAPTER 7 IN GENERAL.
- THE MEANS OF EGRESS INCLUDING THE EXIT DISCHARGE SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED PER IBC 1006.1 ELECTRICAL DESIGN BUILD CONTRACTOR SHALL COMPLY AND SHALL SUBMIT A DEFERRED SUBMITTAL MEETING ALL REQUIREMENTS.
- THE BUILDING SHALL BE EQUIPPED WITH EMERGENCY LIGHTING AND IN THE EVENT OF A POWER FAILURE SHALL AUTOMATICALLY ILLUMINATE THE AREA OF THE EXIT DISCHARGE IMMEDIATELY ADJACENT TO THE DISCHARGE DOORS PER IBC 1006.3 ELECTRICAL DESIGN BUILD CONTRACTOR SHALL COMPLY AND SHALL SUBMIT A DEFERRED SUBMITTAL MEETING ALL REQUIREMENTS.
- PROVIDE A TACTILE EXIT SIGN TO COMPLY WITH ICC 117.1
- PROVIDE 90 MINUTES OF EMERGENCY LIGHTING AT ALL EXTERIOR DOORS VIA SEPARATE BATTERY OR UNIT EQUIPMENT.
- PROVIDE LOCKING DEVICE READILY DISTINGUISHED AS LOCKED WITH SIGN ON DOOR.
- THE MEANS OF EGRESS INCLUDING THE EXIT DISCHARGE SHALL BE ILLUMINATED TO MINIMUM 1 FOOT-CANDLE AT ALL TIMES THE SPACE IS OCCUPIED BY PREMISES ELECTRICAL SUPPLY. IN EVENT OF A POWER FAILURE THE LIGHTS SHALL OPERATE FOR A MINIMUM OF 90 MINUTES.
- TACTILE CHARACTER SIGNS SHALL BE INSTALLED PER ANSI STANDARDS CHAPTER 7 AND MOUNTED AT 48" A.F.F. WITH A MAX. HEIGHT OF 60" A.F.F. ADJACENT TO THE LATCH SIDE OF THE DOOR PER ANSI A117.1-2003 & 703.3.10 AND 11.
- PROVIDE VENTILATION AS REQUIRED BY WVIAC AND SUBMIT DESIGN TO CITY FOR REVIEW.
- MANUALLY OPERATED FLUSH BOLTS ARE NOT PERMITTED AND NO MORE THAN ONE OPERATION FOR THE UNLATCHING IS ALLOWED.

# VICINITY MAP



# PROJECT SCOPE

NEW 3,662 SF, 3 BEDROOM TWO-STORY SINGLE FAMILY RESIDENCE WITH 833 SF ATTACHED GARAGE IN CLE ELUM, WA.

# LEGAL DESCRIPTION

ACRES 0.29 PTN NE1/4 (PTN PARCEL 23A B35/P74-77) MUST BE SOLD WITH 20-14-35000-0029 P#556571. SEC 35, TWP 20, RGE 14

# SITE & BUILDING INFO.

<b>OWNERS</b>	ROBERT POWER 165 NE JUNIPER ST ISSAQUAH WA 98027
<b>TAX PARCEL NUMBER</b>	951945
<b>PROJECT ADDRESS</b>	
<b>GOVERNING BUILDING CODE</b>	2012 INTERNATIONAL BUILDING CODE 2012 INTERNATIONAL RESIDENTIAL CODE
<b>SITE STATISTICS</b>	
ZONE-	RURAL 5 ZONING
SITE AREA-	.29 ACRES
REQUIRED BUILDING SETBACKS-	
FRONT-	25'-0"
SIDE (INTERIOR)-	15'-0"
REAR-	25'-0"
BLUFF-	20'-0" (25'-0" ACTUAL)
<b>BUILDING STATISTICS</b>	
ALLOWABLE HEIGHT-	
ACTUAL HEIGHT-	

# BUILDING AREA

1ST FLOOR AREA	1,827 SF
2ND FLOOR AREA	1,073 SF
GARAGE AREA	962 SF
<b>TOTAL AREA</b>	<b>3,862 SF</b>

# DRAWING INDEX

ARCHITECTURAL	
A0.0	COVER
A0.1	SITE PLAN
A1.1	BASEMENT PLAN
A1.2	FIRST FLOOR PLAN
A1.3	SECOND FLOOR PLAN
A1.4	LOWER ROOF PLAN
A1.5	UPPER ROOF PLAN
A1.6	1ST FLOOR RCP
A1.7	2ND FLOOR RCP
A2.1	EXTERIOR ELEVATIONS
A3.1	BUILDING SECTIONS
A3.2	WALL SECTIONS
A4.1	EXTERIOR DETAILS
A4.2	DETAILS
A4.3	SCHEDULES

# ENERGY CODE REQ.

MINIMUM REQ'D R-VALUES AND U-VALUES PER 2012 WASHINGTON STATE ENERGY CODE RESIDENTIAL PROVISIONS CHAPTER 4

R-VALUE OF ALL INSULATION TO BE AS FOLLOWS

CLIMATE ZONE 4C (PER TABLE R301.1)	
ROOFS ATTIC =	R-49
FLOORS =	R-21
OPAQUE WALLS =	R-21
OPAQUE DOORS =	U-0.37
GLAZING (NONMETAL FRAMING) =	U-0.30 SHGC 0.40

### NOTES

- ALL FACED BATTS TO BE TAPED TO PROVIDE VAPOR BARRIER
- VAPOR BARRIER TO BE INSTALLED ON WARM SIDE
- PROVIDE SEALANT, CAULKING AND GASKETING AS REQUIRED BY NREC-SEE ALSO GENERAL NOTES
- INSTALL WEATHERSTRIPPING AS REQUIRED AT ALL EXTERIOR PENETRATIONS WINDOWS AND DOORS.
- HIGH EFFICIENCY HVAC EQUIPMENT 3b AIR-SOURCE HEAT PUMP WITH MINIMUM HSPF OF 8.5 TO QUALIFY TO CLAIM THIS CREDIT. THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE HEATING EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT EFFICIENCY.
- ELECTRIC WATER HEATER WITH A MINIMUM EF OF 0.93 AND FOR BOTH CASES ALL SHOWERHEAD AND KITCHEN SINK FAUCETS INSTALLED IN THE HOUSE SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS B TO QUALIFY TO CLAIM THIS CREDIT. THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE WATER HEATER EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT EFFICIENCY AND SHALL SPECIFY THE MAXIMUM FLOW RATES FOR ALL SHOWERHEADS, KITCHEN SINK FAUCETS AND OTHER LAVATORY FAUCETS.

# LEGEND

	NEW 2X4 WALL (2x6 AT PLUMBING WALLS) @ 24" O.C. W/ GWB EA. SIDE
	NEW 2X4 WALL HELD 2" OFF OF WALL, R-21 BATT INSULATION. GWB INTERIOR SIDE OF WALL.
	NEW 2X4 WALL (2x6 AT PLUMBING WALLS) @ 24" O.C. W/ GWB EA. SIDE WITH SOUND BATTS
	NEW 2X6 WALL @ 16" OC W/ GWB AT INTERIOR AND EXTERIOR SHEATHING PER STRUCTURAL W/ BLDG PAPER. EXTERIOR FINISH PER ELEVATIONS. PROVIDE R-49 BATT INSULATION W/ VAPOR BARRIER WARM SIDE
	NEW 2X6 FIRE SEPERATION WALL @ 16" OC W/ GWB AT INTERIOR AND EXTERIOR SHEATHING PER STRUCTURAL W/ BLDG PAPER. EXTERIOR FINISH PER ELEVATIONS. PROVIDE R-49 BATT INSULATION W/ VAPOR BARRIER WARM SIDE
	NEW DOOR. MATERIAL & FINISH PER SCHEDULE

# VENTILATION CALCS

### ROOF VENTILATION

**LOWER ROOF**  
MIN. NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. PER IBC 2012 R806.1

1,128 SF  
1,128 / 150 = 8 SF

**UPPER ROOF**  
MIN. NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. PER IBC 2012 R806.1

1,150 SF  
1,150 / 150 = 8 SF

**FOUNDATION VENTILATION:**  
MIN. NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. PER IBC 2012 R408.1

ZONE 1) 246 SF VENTILATED SPACE  
(246 x 12) / 150 = 19.68" NFA REQ.

ZONE 2) 408 SF VENTILATED SPACE  
(408 x 12) / 150 = 32.64" NFA REQ.

# PROJECT TEAM

<b>OWNER</b> KTR CAPITAL 20024 87TH AVENUE SOUTH KENT, WA 98031	<b>ARCHITECT</b> JACKSON   MAIN ARCHITECTURE P.S. 311 FIRST AVENUE SOUTH SEATTLE, WA 98104
<b>STRUCTURAL ENGINEER</b> SMITH COMPANY STRUCTURAL ENGINEERS 19011 WOODINVILLE SNOHOMISH RD NE STE 100 WOODINVILLE, WA 98072	<b>GENERAL CONTRACTOR</b> BOYCE CONSTRUCTION 270 SOUTH HANFORD STREET SEATTLE, WA 98134

# SEPARATE SUBMITTAL

ELECTRICAL  
MECHANICAL  
PLUMBING

# SYMBOLS

	BUILDING SECTION
	WALL SECTION
	DETAIL
	EXTERIOR ELEVATIONS
	INTERIOR ELEVATIONS
	GRID LINES - COLUMN
	ROOM NAME & NUMBER
	CASEWORK NUMBER
	WALL PARTITION TYPE
	REVISION TAG
	DOOR TAG
	WINDOW TAG



311 FIRST AVENUE  
SEATTLE, WA  
1 206.324.4  
WWW.JACKSONARCHITECTURE.COM

POWER CLE ELUM  
RESIDENCE

DATE	NO.	DESCRIPTION
2/12/15		PROJECT START

PROGRESS SET

PROJECT NO.  
PROJECT MGR.  
DRAWN BY  
CHECKED BY

COVER