

ABBREVIATIONS:

A.B. = Anchor bolt	JST = Joist
AFF = Above finish floor	K.D. = Kiln Dried
ABV = Above	L = Length
ADD = Addition	L.D. = Linear feet
ALT. = Alternating	LAV = Lavatory
AWN = Awning	LOC = Location
B.F. = Bifold	M.O. = Masonry opening
B.P. = Bypass	MATL = Material
B/I = Built-in	MAX = Maximum
B/U = Built-up	MECH = Mechanical
BLDG = Building	MFR = Manufacturer
BLKG = Blocking	MIN = Minimum
BLW = Below	MTL = Metal
BM = Beam	(N) = New
BRD = Board	N.A. = Not applicable
BRG = Bearing	N.I.C. = Not in contract
BSBL = Building setback line	N.T.S. = Not to scale
C.F. = Cubic feet	O/ = Over
C.J. = Control joint	O.C. = On center
C.L. = Center line	O.D. = Outside diameter
CALC = Calculation	O.H. = Over hang
CANT = Cantilever	O.H.D. = Over head door
CAS = Casement	ODWH = On Demand Water Heater
CLG = Ceiling	OPP = Opposite
CLR = Clear	OPTL = Optional
COL = Column	P.HD. = Parallax
CONC = Concrete	P.T. = Pressure Treated
CONST = Construction	PD = Plumbing Drop
CONT = Contiguous	PERP = Perpendicular
COORD = Coordinate	PKT = Pocket
CSMT = Casement	PL, PL = Plate
D = Depth	PLMG = Plumbing
D.H. = Double hung	PLYWD = Plywood
DBL = Double	PSF = Per Square Foot
DEMO = Demolish	R = Riser
DIA, Ø = Diameter	R.O. = Rough Opening
DIM = Dimension	R.S. = Rough Sawn
DN = Down	R VALUE = Thermal Resistance
DR = Door	REF = Refrigerator
DS = Down Spout	REQD = Required
DTL = Detail	REV = Revision
D.W. = Dish washer	RFTR = Rafter
DWG = Drawing	S = Sink
E.J. = Expansion joint	S&P = Shelf & pole
E.W. = Each way	S.C. = Solid core wood
EA = Each	S.D. = Smoke detector
EL = Elevation	S.F. = Square feet
E.P.D.M. = Ethylene Propylene Diene Monomer	S.G. = Safety glass
EQ = Equal	S.H. = Single hung
EQUIP = Equipment	S.O.G. = Slab on grade
ESMT = Easement	S.W. = Shear wall
EXG = Existing	SHT = Sheet
EXP = Exposure	SHTG = Sheeting
EXT = Exterior	SIM = Similar
F = Fixed	SLDR = Slider
F.D. = Floor Drain	SPEC = Specifications
F.F. = Finish Floor	STD = Standard
F.P. = Fire Place	STL = Steel
F.V. = Field verify	STRL = Structural
FDN = Foundation	T = Tread
FIN = Finish	T&G = Tongue and groove
FL = Flush	T.O.B. = Top of beam
FLR = Floor	T.O.S. = Top of slab
FRDR = French Door	T.O.W. = Top of wall
FRMG = Framing	TEMP = Temporary
FTG = Footing	THK = Thick
F.S.C. = Forest Stewardship Council	TYP = Typical
G.F.I. = Ground fault interrupt	U.N.O. = Unless noted otherwise
G.W.B. = Gypsum wall board	UNHTD = Un-heated space
GA = Gauge	V.B. = Vapor barrier
GALV = Galvanized	V.T.O. = Vent to outside
GL = Glass, glazing	V.I.F. = Verify in field
GLB = Glulam beam	VERT = Vertical
H, HT = Height	W = Width
H.B. = Hose bibb	W/D = Washer/Dryer
H.C. = Hollow core wood	W/O = Without
HDR = Header	W.J. = Water Closet
HDWD = Hardwood	WD = Wood
HORZ = Horizontal	W.I.C. = Walk In Closet
HWT = Hot Water Tank	WIN = Window
I.D. = Inside Diameter	WP = Waterproof
INSUL = Insulation	X = by
INT = Interior	
I.C.F. = Insulated concrete form	

GENERAL CONDITIONS:

- These drawings are the exclusive property of the architect and may only be reproduced with the written permission of the architect.
- The contractor shall be responsible for providing all work and materials in accordance with the International Residential Code (IRC) as well as all applicable national, state, county and city codes (building, fire, health, energy, ventilation, plumbing, mechanical, electrical, etc.).
- The contractor shall be governed by all conditions as indicated in the construction documents and specifications.
- If the contractor is aware of any discrepancy between the work as shown and requirements of codes and governing agencies, they shall notify the architect at once and await further instruction.
- The contractor shall verify all dimensions, datums, levels, and the site conditions prior to commencing the work. The contractor shall report any discrepancies and/or omissions to the architect prior to commencing the work.
- All work shall be accomplished by qualified trades people in the specific field with required certification where applicable.
- All work shall be performed to the established trade standards using the most suitable construction methods in such trade. Aforementioned construction to include the use of applicable standard components, connectors, supports, trim, backing, blocking and/or other appurtenances.
- Set work to required levels and lines, with members plumb, true to line, cut, and fitted. Fit work to other construction; scribe and cope as needed for accurate fit. Locate furring, nailers, blocking, grounds, and similar supports to comply with requirements for attaching other construction.
- These drawings indicate general and typical details of construction. Where conditions are not specifically indicated but are of a similar character to the details shown, similar details of construction shall be used. Repetitive features not noted on the drawings shall be completely provided as if drawn in full.
- Do not scale drawings. All dimensions are from face of rough framing or face of concrete unless noted otherwise. Check details for location of items not dimensioned on the plans.
- All rough opening measurements shall be verified by the contractor.
- The contractor shall coordinate the securing of required permits and approvals with the owner.
- The contractor shall schedule on-site inspections per the building official.
- Electrical, plumbing and mechanical systems are to be bidder designed. The contractor will be responsible to produce drawings for the architect and owner to review and approve, prior to the start of installation, and to obtain all necessary permits in connection with the work.
- No deviations from or changes to the structural system shall be made without approval from the architect and engineer.
- All changes in plans and field modifications shall be approved by the building official.
- Shop drawings are required for, but not limited to, structural steel connections and fabrications. The contractor shall prepare and submit shop drawings to the architect for review and approval, and then submit to the building official. All shop drawing dimensions shall be checked and verified in the field by the contractor.
- It shall be the responsibility of the contractor to locate all existing utilities whether shown herein or not and to protect them from damage. The contractor shall bear all expense of repairs or replacement of utilities or other property damaged by operations in conjunction with the execution of the work.
- The contractor shall provide temporary facilities as required by code.
- The contractor shall provide all shoring, barricading and bracing necessary to ensure the structural stability of the the project, including the bank of the creek, and the health and safety of the public and all who enter the property during construction.
- The contractor shall keep areas under construction secure and clear of dirt and debris.
- The contractor shall schedule work, as much as possible, to avoid inconveniences of existing neighborhood property owners.
- The contractor shall provide all accessories required for a completely watertight installation including but not necessarily limited to: flashing, counterflashing, sealant, and caulking at all roof and floor penetrations, interlocking weatherstripping at all doors and windows, waterstops and other concrete inserts at below grade cold joints.
- See structural notes & details for additional concrete, steel, & rough carpentry requirements.
- All existing trees to be saved shall be protected. See Tree Protection Fencing Detail 3/A.1.1.

SYMBOL LEDEND:

LEGEND:

EXHAUST FAN	ROOF SLOPE (RISE, RUN)
DOOR TAG	ELEVATION TAG
WINDOW TAG	SLIDING DOOR/ WINDOW
WINDOW LETTER (REFER TO SCHEDULE)	SLOPE DOWNHILL RISE/RUN
TRANSOM TAG	SMOKE DETECTOR/ALARM
TRANSOM LETTER (REFER TO SCHEDULE)	CARBON MONOXIDE DETECTOR/ALARM

PROJECT SPECIFICATIONS:

- SUSTAINABLE MATERIALS AND METHODS
 - MATERIALS**
 - Use low toxic/low volatile organic compound (VOC) materials where possible throughout project, especially on all possible interior surfaces.
 - Examples include: paints & finishes, water based products, solvent-free sealers, grouts, mortars, calks, and adhesives.
 - Pressure treated (P.T.) components: no wood treated with Chromated Copper Arsenate (CCA) or Ammoniacal Copper Arsenate (ACA) may be used on this job. Wood treated with Alkaline/Copper/Quaternary (ACQ) is acceptable
 - Provide F.S.C. (Forest Stewardship Council) Certified lumber to greatest extent possible.
 - Steel shall be certified min. 80% recycled content.
 - Provide fly ash in concrete mix as specified in III. Construction Requirements 3100.2.2.
 - Use polyethylene piping for plumbing (i.e. PEX)
 - Use no PVC throughout project to the greatest extent possible.
 - Use pervious materials for drives & walks.
 - METHODS**
 - Allow proper ventilation and curing time for strong construction compounds.
 - Seal at doors, windows, plumbing & electrical penetrations against moisture and air leaks.
 - Grade to drain away from buildings, typical.
 - Amend disturbed soil to restore soil environmental functions.
 - Perimeter drainage to be installed as follows:
 - Perf. pipe surrounded and set in a min. 2" depth bed w/ a min. 3/4" crushed stone free of smaller particles (to prevent clogging).
 - Perf. pipe & crushed stone shall be surrounded by a filter membrane to prevent adjacent soil from washing into & clogging the drain system.
 - Minimum 1/4" per foot slope and connected to daylight.
 - Rain water catchment to be installed as follows:
 - basins per site plan
 - 4" diameter "tight line" abs pipe underground to rain garden
- JOB SITE RECYCLING**
 - Submit jobsite recycling plan prior to start of construction.
 - Achieve a minimum recycling rate of 70% of waste by weight.
 - Follow recycling plan once posted on jobsite.
 - All Sub/Contractors to comply with recycling plan & waste reduction efforts.
 - Example of materials to recycle: cardboard, metal scrap, wood scrap, broken pallets, packaging, concrete rubble, rock, brick, landclearing/yard waste, soil, other construction materials and surplus as appropriate.
- MISCELLANEOUS CONDITIONS
 - DECKS AND PATIOS**
 - Deck and patio posts, rails (wood & cable), walk surfaces, & structural systems to be design-build by contractor.

CODE INFORMATION:

ENERGY CODE: 2006 WSEC (WAC 51-11)
PRESCRIPTIVE APPROACH FOR SINGLE FAMILY RESIDENTIAL PER OPTION IV, TABLE 6-1 (SEE BELOW)
SEC. 602 (BLDG. ENVELOPE REQUIREMENTS)

VENTILATION & INDOOR AIR QUALITY: 2006 WSVIAQC (WAC 51-13)
PRESCRIPTIVE SOURCE SPECIFIC EXHAUST VENTILATION SYSTEM PROVIDE AND INSTALL PER SEC. 303.3
CAPACITY PER TABLE 3-1
EXHAUST DUCTS SIZED PER TABLE 3-3
PRESCRIPTIVE WHOLE HOUSE VENTILATION PER SEC. 303.4
INTERMITTENT USING EXHAUST FAN PER SEC. 303.4.1
ERV (ENERGY RECOVERY VENTILATOR) TO BE INSTALLED AS WHOLE HOUSE FAN

PLUMBING, MECHANICAL, & ELECTRICAL DESIGN:
HEATING SYSTEM TO COMPLY WITH WSEC SECTION 503 - BUILDING MECHANICAL SYSTEMS.
PRIMARY HEATING: IN-FLOOR HYDRONIC RADIANT, GROUND-SOURCE HEAT PUMP

PRESCRIPTIVE HEATING SYSTEM SIZING:
PER 2006 WSEC CH. 9: 20 BTU/H(S.F.)= 2,406 SF(20)= 48,120 BTU/H MAX.

2006 WASHINGTON STATE ENERGY CODE TABLE 6-2 Prescriptive Requirements for Group R Occupancy Climate Zone 1											
OPTION	GLAZING AREA (% of flr)	U-FACTORS			R-VALUES						
		GLAZING	DOOR	CEILING	VALLED CEILING	Abv. Grd. WALLS	Interior Plw. Grd.	Exterior Plw. Grd.	FLOOR	SLAB ON GRADE	
IV	Unlimited Group R-3 & R-4 Only	0.95	0.58	0.20	R-38	R-30	R-21	R-21	R-10	R-20	R-10

SEE CODE TEXT FOR FOOTNOTES

ZONING CODE: ISSAQUAH MUNICIPAL CODE
ZONING SF-SL

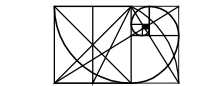
NUMBER OF DWELLINGS: 1 NEW (1 DECONSTRUCTED)
CRITICAL AREAS: ISSAQUAH CREEK SHORELINE SEP PLN07-00116

BLDG. STANDARDS (ALLOWED / PROVIDED):
LOT SIZE: 6000 SF / 15007 SF (LOT 8)
MAX. IMPERVIOUS AREA: 50% / 34,5%
MAX. BLDG. HT. ALLOWED: 30 FT / 28 FT
MIN. BLDG. SETBACKS: 10 FT (FRONT) / 16 FT 06 FT (SIDE-EAST) / 7 FT 06 FT (SIDE-WEST) / 21 FT 20 FT (REAR) / 40 FT

BUILDING CODE: 2009 INTERNATIONAL RESIDENTIAL CODE (IRC)
STATE BUILDING CODE AMENDMENTS (WAC 51-51)
KING COUNTY, BUILDING & CONSTRUCTION STANDARD
ISSAQUAH MUNICIPAL CODE (IMC)

DESIGN CRITERIA: PER IRC SEC. R301 & TABLE R-303.2(1)

BUILDING AREA SUMMARY:
HOUSE OVERALL SF:
FIRST FLOOR 1,771 SF
SECOND FLOOR 635 SF
TOTAL LIVING 2,406 SF



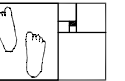
S.A.G.E. Designs NW
Architecture Studio

Small Artful
Green Environments

Sage K. Saskill
Architect

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seattle washington
206.963.1420

Build Your Dreams



PRELIMINARY RELEASE
 -- not for use in construction --

muller residence

revision:
num | date
1.17.2011
plan review

muller residence

280 nw birch place
issaquah, wa
98027

project:
070430

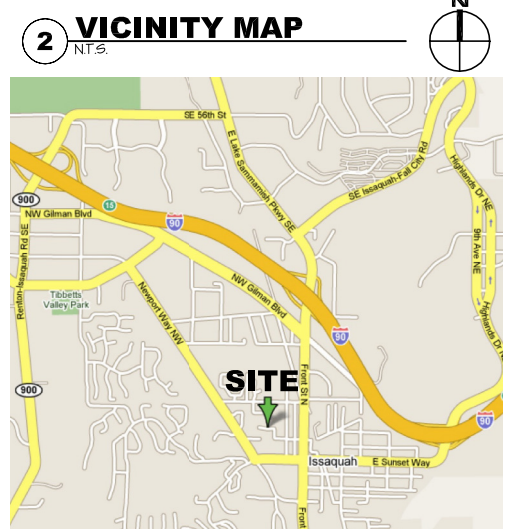
phase:
permit
submittal
date:
08.31.2010

title:
project specs
and notes
scale:
1" = 10'-0"

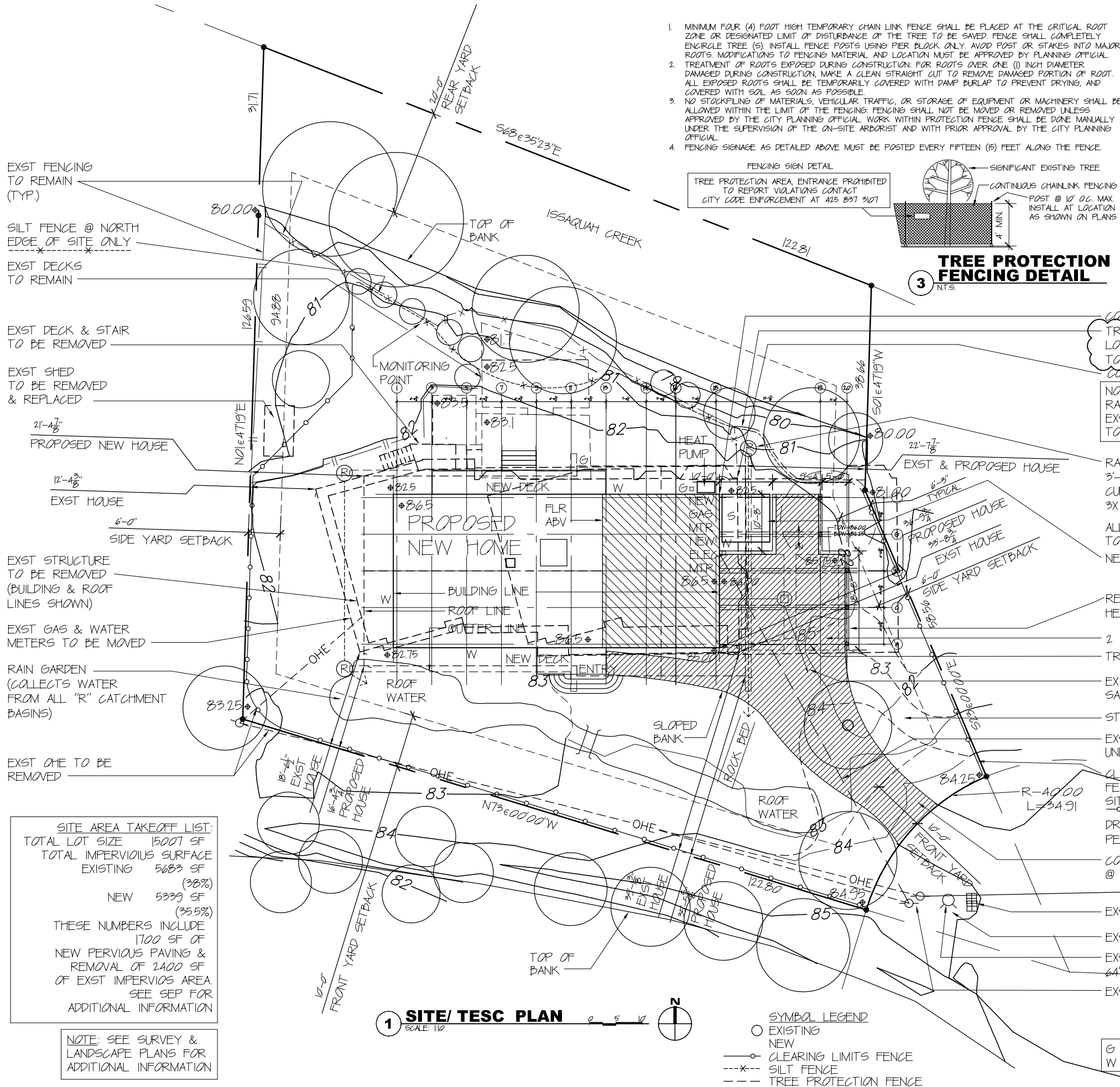
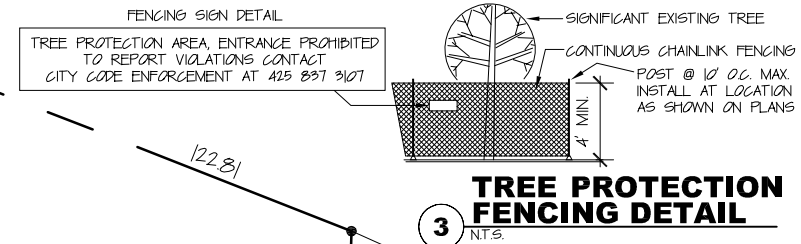
sheet:
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a new huf haus for harris & wolfgang



- MINIMUM FOUR (4) FOOT HIGH TEMPORARY CHAIN LINK FENCE SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENIRCLE TREE (S). INSTALL FENCE POSTS USING PIER BLOCK ONLY. AVOID POST OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.
- TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER ONE (1) INCH DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING, AND COVERED WITH SOIL AS SOON AS POSSIBLE.
- NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.
- FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) FEET ALONG THE FENCE.



EXST FENCING TO REMAIN (TYP.)

SILT FENCE @ NORTH EDGE OF SITE ONLY

EXST DECKS TO REMAIN

EXST DECK & STAIR TO BE REMOVED

EXST SHED TO BE REMOVED & REPLACED

21'-4 7/8"

PROPOSED NEW HOUSE

12'-4 3/8"

EXST HOUSE

6'-0"

SIDE YARD SETBACK

EXST STRUCTURE TO BE REMOVED (BUILDING & ROOF LINES SHOWN)

EXST GAS & WATER METERS TO BE MOVED

RAIN GARDEN (COLLECTS WATER FROM ALL "R" CATCHMENT BASINS)

EXST OHE TO BE REMOVED

SITE AREA TAKEOFF LIST:

TOTAL LOT SIZE 15007 SF

TOTAL IMPERVIOUS SURFACE EXISTING 5683 SF (38%)

NEW 5339 SF (35.5%)

THESE NUMBERS INCLUDE 1700 SF OF NEW PERVIOUS PAVING & REMOVAL OF 1400 SF OF EXST IMPERVIOUS AREA. SEE SEP FOR ADDITIONAL INFORMATION

NOTE: SEE SURVEY & LANDSCAPE PLANS FOR ADDITIONAL INFORMATION

CORNER OF PROPOSED STRUCTURE
TREE PROTECTION FENCE PER DETAIL 3/A1.1 - LOCATE AT CRITICAL ROOT ZONE TO EXTENT POSSIBLE (COORD W/ FINR CONST.)
CORNER OF EXISTING STRUCTURE

NOTE: NEW FINISH FLOOR IS RAISED 3.15 FT ABOVE EXST FINISH FLOOR TO MEET FLOOD STANDARDS

100 YEAR BFE=85.0 FT (NEVD 1929 DATUM), FEMA FLOOD ZONE=AE

RAINWATER CATCHMENT- 3'-0" DIAMETER CONCRETE CULVERT SECTION TYPICAL 3X SEE DETAIL 2/A1.1a

ALL FOOTING DRAINS TO DAYLITE

NEW SHED

RETAINING WALL MAX HEIGHT = 3.75'

2 PARKING SPACES

TRELLIS

EXISTING AND PROPOSED SANITARY SEWER

STOCKPILE AREA

EXST OHE TO BE UNDERGRAUNDED

CLEARANCE LIMITS FENCING = LIMITS OF SITE DISTURBANCE

DRIVEWAY - PERVIOUS PAVING (TYP.)

CONSTRUCTION ENTRANCE @ EXST PAVED DRIVEWAY

OHE

EXST WATER METER

EXST MAILBOX

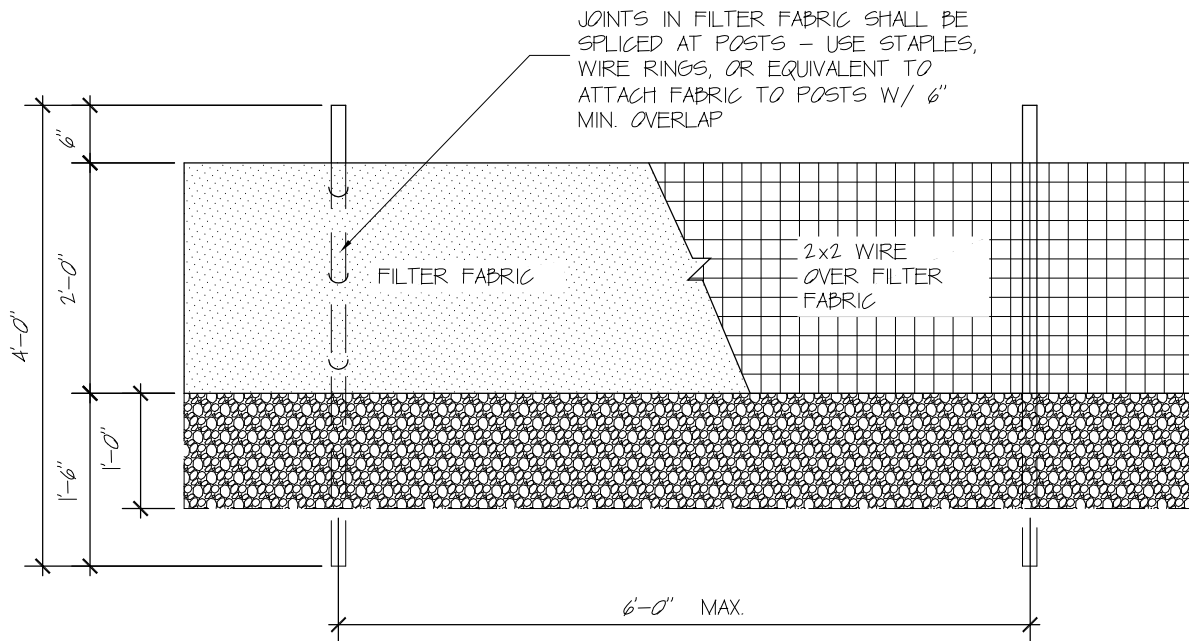
EXST FIRE HYDRANT 64' FROM HOUSE

EXST TELEPHONE

Revision Notes A1.1:

- Sheet Revised - Refer to Revision Memo for Detailed Description
- Existing trees only - shown this plan. See Sheet A1.2 for new plantings.
- Existing trees shall be protected. Tree protection signs required for all protected trees. Signs to be provided by Planning Department.
- All existing trees to be saved shall be protected. See Tree Protection Detail 3/A1.1.
- Tree Protection fence location to be 1 foot from the trunk for every 1 inch of tree diameter (measured at 4.5 feet above ground). Final fence location is to be determined in the field by the City. Call the Planning Department, Debi Kirac, 425 837 3086 for inspection.
- See Sheet A1.1a for TESC Notes and Site Details
- Revised Foundation: Proposed structure to have pile footings allowing 36 linear feet of free-flowing space (approximately 2/3rds of the elevation frontage)
- Geotechnical: Initial Seismic Evaluation/ Geotechnical Report dated September 30, 2009 by Geospectrum Consultants, Inc.

266.12
N87°E50'37"W



GEOTEXTILE FILTER FABRIC: BURY BOTTOM OF FILTER FABRIC @ TRENCH.

2"x2"x#4 GA. WIRE OR EQUIVALENT, IF STANDARD STRENGTH FABRIC USED. FASTEN SECURELY TO UPHILL SIDE OF POSTS.

MINIMUM 8"x12" TRENCH BACKFILL TRENCH WITH 3/4"-1 1/2" WASHED GRAVEL.

MIN. 2"x2" STD. OR BETTER WOOD POSTS, STEEL FENCE POSTS, OR EQUIVALENT. SPACE @ 6'-0" O.C. MAX.

NOTE: FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE

MAINTENANCE STANDARDS:

1. INSPECT IMMEDIATELY AFTER EACH RAINFALL, ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.
2. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT TRAP OR POND.
3. IT IS IMPORTANT TO CHECK THE UPHILL SIDE OF THE FENCE FOR SIGNS OF THE FENCE CLOGGING AND ACTING AS A BARRIER TO FLOW AND THEN CAUSING CHANNELIZATION OF FLOWS PARALLELED TO THE FENCE. IF THIS OCCURS, REPLACE THE FENCE AND/OR REMOVE TRAPPED SEDIMENT.
4. SEDIMENT MUST BE REMOVED WHEN THE SEDIMENT IS 6" HIGH.
5. IF THE FILTER FABRIC HAS DETERIORATED DUE TO ULTRAVIOLET BREAKDOWN, IT SHALL BE REPLACED.
6. ALL TEMPORARY EROSION & SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE.
7. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE FENCE IS NO LONGER REQUIRED SHALL BE SPREAD TO CONFORM TO THE EXISTING GRADE, PREPARED, AND SEEDED.

1 SILT FENCE DETAIL
NTS

TESC NOTES

TEMPORARY EROSION AND SEDIMENT CONTROL (TESC) NOTES FOR SFR PROJECTS:

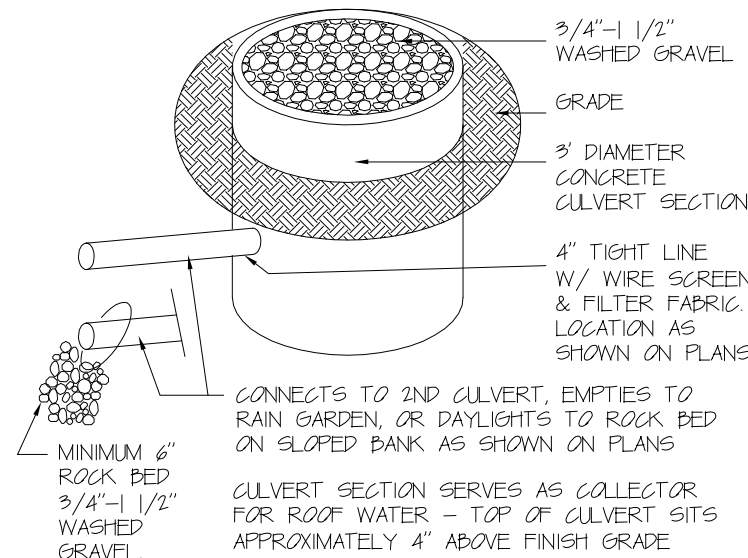
1. The applicant/contractor shall contact the City of Issaquah Public Works Engineering Department at least 24 hours prior to starting construction to arrange an onsite meeting with the City Inspector to discuss the TESC plans for the project. Call Public Works Engineering at 425-837-3400.
2. The applicant/contractor shall designate a TESC supervisor who is responsible for ensuring that the appropriate erosion and sediment control measures and permit conditions are followed.
3. TESC measures shall be used as needed to ensure that sediment-laden water does not leave the site. Typical measures include perimeter protection such as silt fence or straw/compost wattles, stabilized construction entrances, and cover measures such as straw or other mulch, plastic, etc. for stockpiles and disturbed areas. See Appendix C of the King County Surface Water Design Manual, "Small Project Drainage Requirements" for more information on erosion and sediment control standards (available at <http://your.kingcounty.gov/dnrp/library/water-and-land/stormwater/surface-water-design-manual/appendix-c.pdf>).
4. Protect existing and new drainage facilities such as roof drains, foundation drains, and infiltration systems such as drywells from sediment-laden water during construction.
5. Adjacent properties and storm drainage facilities (such as storm drains and ditches) shall be protected from sediment-laden runoff during construction.
6. Stabilized construction entrances shall be installed at the beginning of construction and maintained for the duration of the project. City streets shall be kept clean at all times. No material shall be stored on the street or sidewalk without prior approval from the City of Issaquah.
7. Pumping any water offsite is not allowed without prior approval from the City of Issaquah.
8. Stormwater runoff from the site shall not exceed 100 NTUs at all times up to the 10 year/24 hour storm event. This event is defined as 3.5 inches of rainfall over a 24 hour period, as measured at the City's rain gage. Data from this rain gage is posted on the City's website. Exceedance of the 100 NTU limit is considered a violation of the permit and is subject to Stop Work and code violation penalties.
9. Discharges to Issaquah Creek may not exceed 5 NTUs above the background level of the creek. Exceedance of the 5 NTU limit is considered a violation of the permit and is subject to Stop Work and code violation penalties.
10. The City of Issaquah will measure the turbidity of any discharge from the site to verify compliance with the 100 NTU discharge limit. The TESC Supervisor shall be notified of discharges above 25 NTUs (or 5 NTUs if discharging to Issaquah Creek).
11. Failure to provide and maintain approved TESC facilities at construction sites is considered a violation of the permit and is subject to Stop Work and code violation penalties.

POLLUTION CONTROL MEASURES

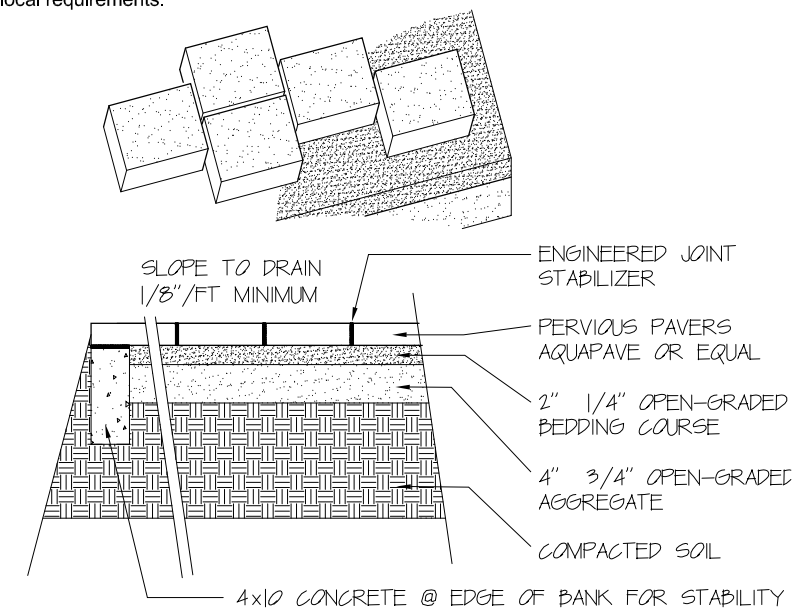
1. Pollution control measures shall be followed to ensure that no liquid products or contaminated water (such as runoff from concrete slurry) enters the storm drainage system or otherwise leaves the project site.

CARA CONSTRUCTION STANDARDS:

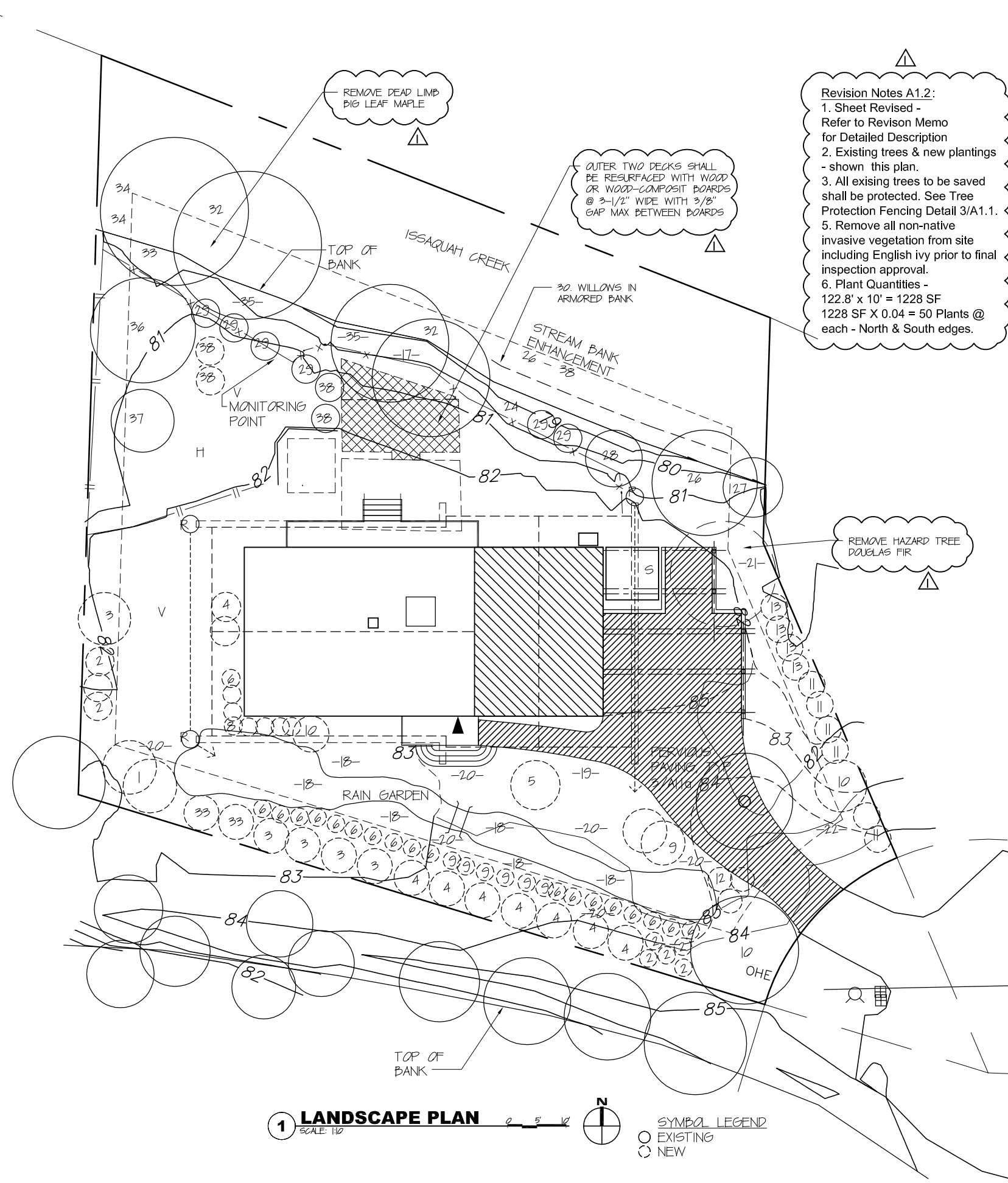
1. Construction Activity Standards -Critical Aquifer Recharge Area (CARA Class 1 and 2). The following standards shall apply to construction activities occurring in the Aquifer Recharge Area:
2. Designated Person: There shall be a designated person on site during operating hours who is responsible for supervising the use, storage, and handling of hazardous materials and who shall take appropriate mitigating actions necessary in the event of fire or spill.
3. Secondary Containment: Hazardous material storage, dispensing, refueling areas, and use and handling areas shall be provided with secondary containment.
4. Securing Hazardous Materials: Hazardous materials left on site when the site is unsupervised must be inaccessible to the public. Locked storage sheds, locked fencing, locked fuel tanks on construction vehicles, or other techniques may be used if they will preclude access.
5. Removal of Leaking Vehicles and Equipment: Construction vehicles and stationary equipment that are found to be leaking fuel, hydraulic fluid, and/or other hazardous materials shall be removed from the site and the aquifer protection area or repaired in place as soon as possible and may remain on the site in the interim only if leakage is completely contained.
6. Clean-Up Equipment and Supplies and Emergency Response Plan: Equipment and spill supplies adequate for the immediate clean-up of the worst case release shall be stored on the construction site in close proximity to hazardous materials. An emergency response plan is required to be kept on-site.
7. Unauthorized Releases: Unauthorized releases shall immediately be contained, reported, and cleaned up. Contaminated soil, water, and other materials shall be disposed of according to state and local requirements.



2 CONCRETE CULVERT SECTION
NTS



3 PERVIOUS PAVING SECTION
NTS



Revision Notes A1.2:
 1. Sheet Revised - Refer to Revision Memo for Detailed Description
 2. Existing trees & new plantings - shown this plan.
 3. All existing trees to be saved shall be protected. See Tree Protection Fencing Detail 3/A1.1.
 5. Remove all non-native invasive vegetation from site including English ivy prior to final inspection approval.
 6. Plant Quantities - 122.8' x 10' = 1228 SF
 1228 SF X 0.04 = 50 Plants @ each - North & South edges.

PLANT LIST:

mark	amt	common name	botanical name	source
1	2	Eddie's white wonder dogwood	Cornus nuttali Eddie's White Wonder	IMC
2	5	Snowberry	Symphoricarpos albus	IMC
3	3	Red Elderberry	Sambucus racemosa	IMC
4	7	Red Flowering Currant	Ribes sanguineum	IMC
5	2	Mountain Hemlock	Tsuga mertensiana	PNWP
6	27	Tall Oregon Grape	Mahonia aquifolium	IMC
7	1	Sword Fern	Ūpystichum munitum	PNW
8	4	Swamp Laurel	Kalmia microphylla occidentalis	PPNWC
9	9	Lady Fern	athynum Filix Mas	PPNWC
10	1	Pacific Rhododendron	Rhododendron macrophyllum	IMC
11	6	Black Huckleberry	Vaccinium membranaceum	PNWP
12	1	Cascade mountain ash	Sorbus sitchensis (several stems)	KC HW
13	4	Mock Orange	Philadelphus lewisii	IMC
14	2	Red-osier Dogwood	Cornus stolonifera	IMC
15	1	Western Crabapple	Malus fusca	IMC
16	-	Not Used	-	-
17	10	White Fawn Lily	Erithronium oregonum	IMC
5	5	Red Columbine	Aquilegia formosa	IMC
5	5	Pacific Bleeding Heart	Dicentra formosa	IMC

Plants in and around Rain Garden (+/- 1200 SF):

18	7	Dagger Leaf Rush	Juncus ensifolius	KC HW
5	5	Bogbean	Menyanthes trifoliata	PPNWC
20	10	Wild Lily of the valley	Maianthemum dilatatum	IMC
10	1	Small forget-me-not	Myosotis laxa	KCHW
1	2	Yellow pond-lily	Nuphar polysepalum	PPNWC
2	10	Fragrant water-lily	Nymphaea odorata	PPNWC
10	10	Yellow monkey flower	Mimulus tilingii	PPNWC
10	5	American brooklime	Veronica Americana	PPNWC
5	5	Marsh marigold	Caltha palustris	KCHW
5	20	Water-plantain	Alisma plantago-aquatica	PPNWC
20	5	Oregon Iris	Iris tenax	PPNWC
5	25	Wild Flag	Iris setosa	PPNWC
25	5	Three-leaved Anemone	Anemone deltoidea	PPNWC
5	5	Western Anemone	Anemone occidentalis	PPNWC
5	5	Common Harebell	Campanula rotundifolia	PPNWC
5	5	Globeflower	Trollius laxus	PPNWC
5	5	Pacific Bleeding Heart	Dicentra Formosa	IMC
5	3	Menzies Larkspur	Delphinium menziesii	PPNWC
3	20	Mountain Monkshood	Aconitum delphinifolium	PPNWC
20	10	Wedge Leaf Primrose	Primula cuneifolia saxifragifolia	PPNWC
10	50	Chamisso's Cotton Gras	Eriophorum chamissonis	PPNWC
50	20	Trailing Yellow Violet	Viola sempervirens	PPNWC
450	21	or native Moss or Fragaria vesca or Cornus canadensis		PPNWC
60	22	Western Trillium	Trillium ovatum	IMC
100	23	Cranberry	Vaccinium vitis idea	PPNWC
120	24	Wild Ginger	Asarum caudatum	IMC
2		Orange Honey Suckle	Lonicera ciliosa	PNWP

Plants at Stream Bank Enhancement: ("# -#" = ground cover)

26e	2	Western Red Cedar	Thuja plicata
27e	1	Maiden Hair Tree	Ginkgo biloba
28e	1	Pacific Rhododendron	Rhododendron macrophyllum
29e	6	Red Currants	Ribes sanguineum
30	16	Willows	Salix commutate
31	1	Honey Suckle	Lonicera ciliosa
32e	2	Bigleaf Maple (each has 2 trunks)	Acer macrophyllum
33	1	Elderberries	Sambucus racemosa
34	4	Snowberries	Symphoricarpos albus
35	28	Oregon Grape	Mahonia aquifolium
36e	1	Apple Tree	
37e	1	Cherry Tree	
38e	4	Blueberries	
		Removal of non-native invasive vegetation	

Green Roof:

Not Used

Abbreviation List:

R	Storm Water Catchment
H	HERBS
V	VEGETABLES
S	SHED (RELOCATED)
IMC	Issaquah Municipal Code
KCHW	King County Habitat Worksheet
PNWP	Pacific Northwest Native plants for western Washington Gardens
PPNWC	Plants of the Pacific Northwest Coast

1 LANDSCAPE PLAN
 SCALE: 1/8" = 1'-0"
 SYMBOL LEGEND
 O EXISTING
 X NEW

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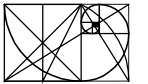
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08.31.2010

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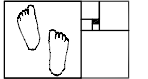
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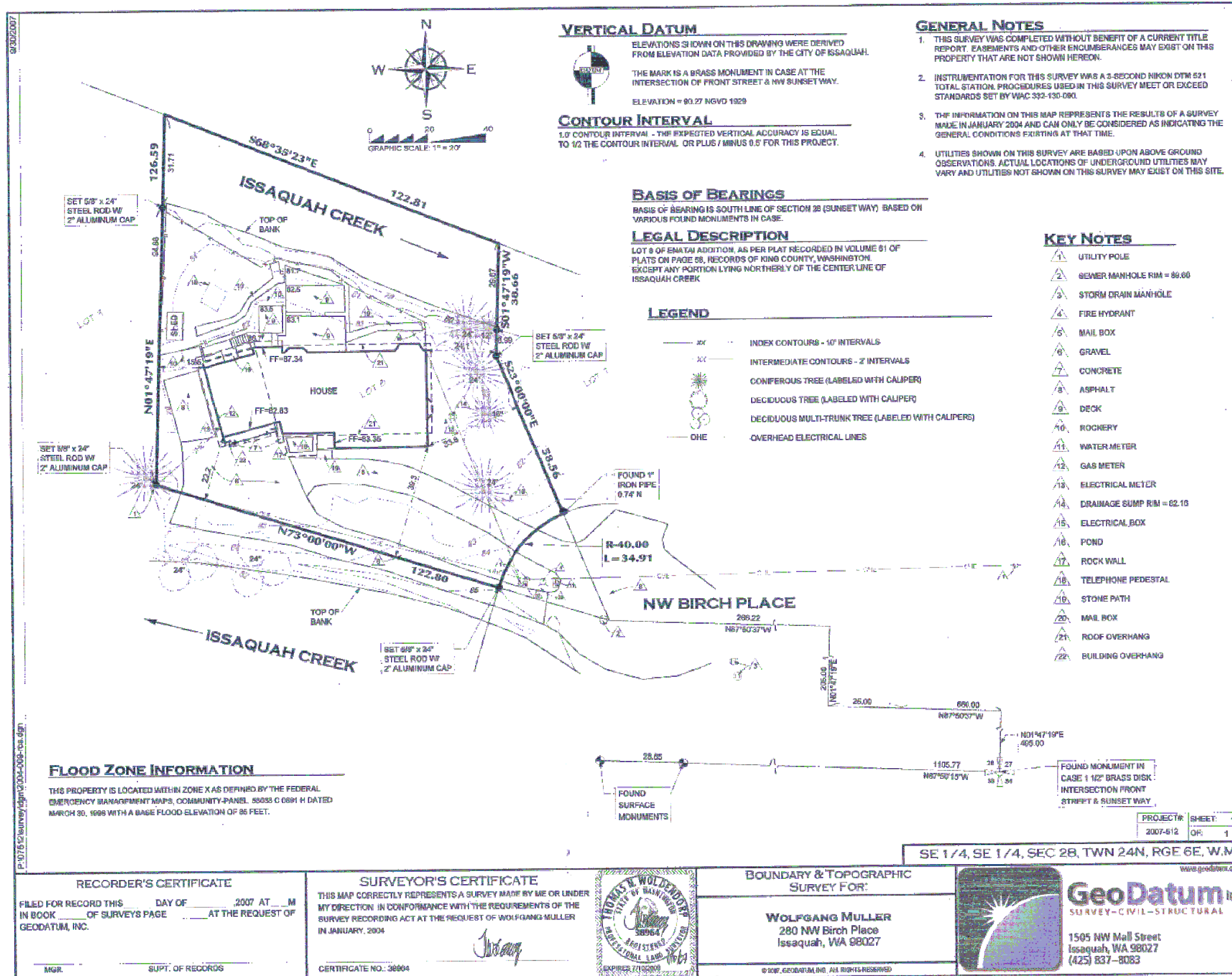
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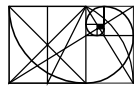
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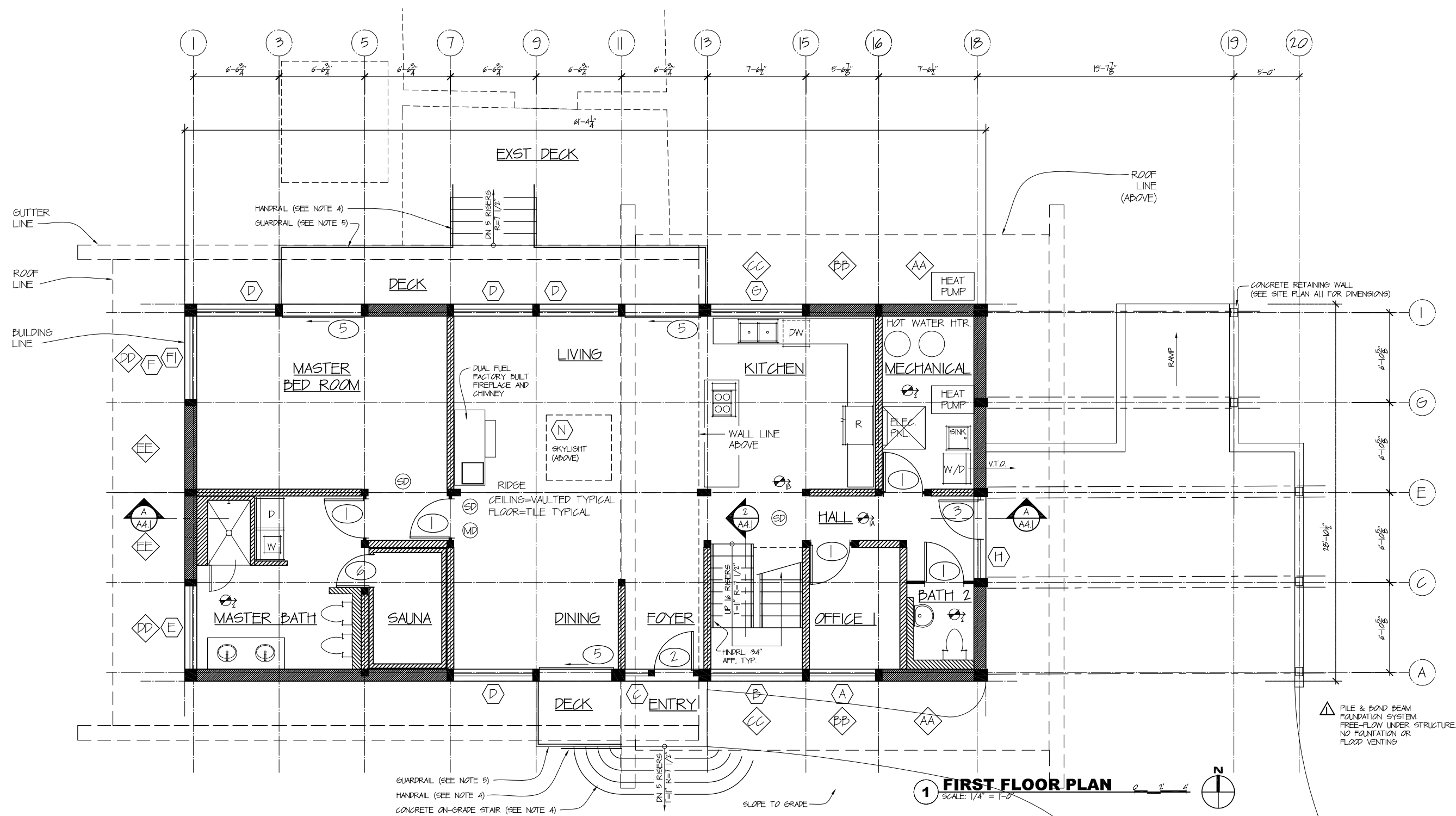
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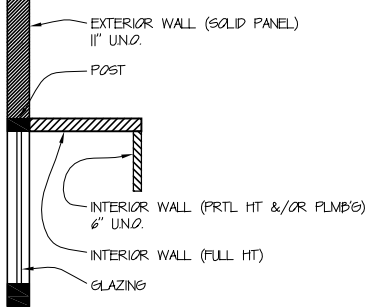


1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

FIREPLACE/CHIMNEY NOTES:
DUAL FUEL FACTORY BUILT FIREPLACE AND CHIMNEY
1. IRC SEC R1004.1 FACTORY BUILT FIREPLACES SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING.
2. IRC SEC R1005.1 FACTORY BUILT CHIMNEYS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED AND TERMINATED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
3. IRC SEC R1006.1 FACTORY BUILT FIREPLACES SHALL BE EQUIPPED WITH AN EXTERIOR AIR SUPPLY TO ASSURE PROPER FUEL COMBUSTION.
4. IRC SEC R1006.11 EXTERIOR COMBUSTION AIR DUCTS FOR FACTORY BUILT FIREPLACES SHALL BE A LISTED COMPONENT OF THE FIREPLACE AND SHALL BE INSTALLED ACCORDING TO THE FIREPLACE MANUFACTURER'S INSTRUCTIONS.

FLOOR PLAN NOTES:
(SEE SHEET A02 FOR ADDITIONAL NOTES)
1. CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
2. SAFETY GLAZE HAZARDOUS LOCATIONS PER IRC SEC R302.4.
3. PROVIDE EMERGENCY ESCAPE PER IRC SEC R310.1.
4. MAX RISER HEIGHT SHALL BE 7-3/4". MIN TREAD DEPTH SHALL BE 10" PER IRC SEC R311.7.4. TOP OF HANDRAIL SHALL BE NOT LESS THAN 34" OR MORE THAN 38" ABOVE THE TREAD NOSINGS. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE FLIGHT. THE HAND GRIP PORTION SHALL NOT BE LESS THAN 1-1/4" OR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION. HANDRAILS ADJACENT TO WALLS SHALL HAVE MIN. 1-1/2" SPACE BETWEEN THE WALL & HANDRAIL.
5. PROVIDE GUARDS AND GUARDRAILS PER IRC SEC R312.2.
6. INSTALL SMOKE ALARMS IN LOCATIONS PER IRC SEC R314. SMOKE DETECTORS TO BE 110V, PERMANENTLY WIRED W/O DISCONNECT SWITCH, INTERCONNECTED, W/ BATTERY BACKUP.
7. PROVIDE P.T. LUMBER IN LOCATIONS PER IRC SEC R317.
8. DECKS, PATIO, RELATED STRUCTURE, RAILINGS (CABLE & WOOD) AND POSTS TO BE CONSTRUCTED DESIGN-BUILD BY CONTRACTOR, TYPICAL ALL @ 1ST FLR.
9. SEE SHEET A22 FOR WINDOW, DOOR AND VENTILATION SCHEDULES.
10. SEE STRL DWGS FOR SHEAR WALL SCHEDULE.
11. SEE STRL DWGS FOR HALDDOWN SCHEDULE.

WALL SYMBOL LEGEND:



BUILDING AREA SUMMARY:

HOUSE OVERALL SF	
FIRST FLOOR	1,771 SF
SECOND FLOOR	635 SF
TOTAL LIVING	2,406 SF

FIRST FLOOR:	
DECKS	148 SF
PATIO	98 SF
SECOND FLOOR	
DECKS	142 SF
TOTAL NON-LIVING	386 SF
(ALL DECKS & PATIO ARE UNDER EAVES)	

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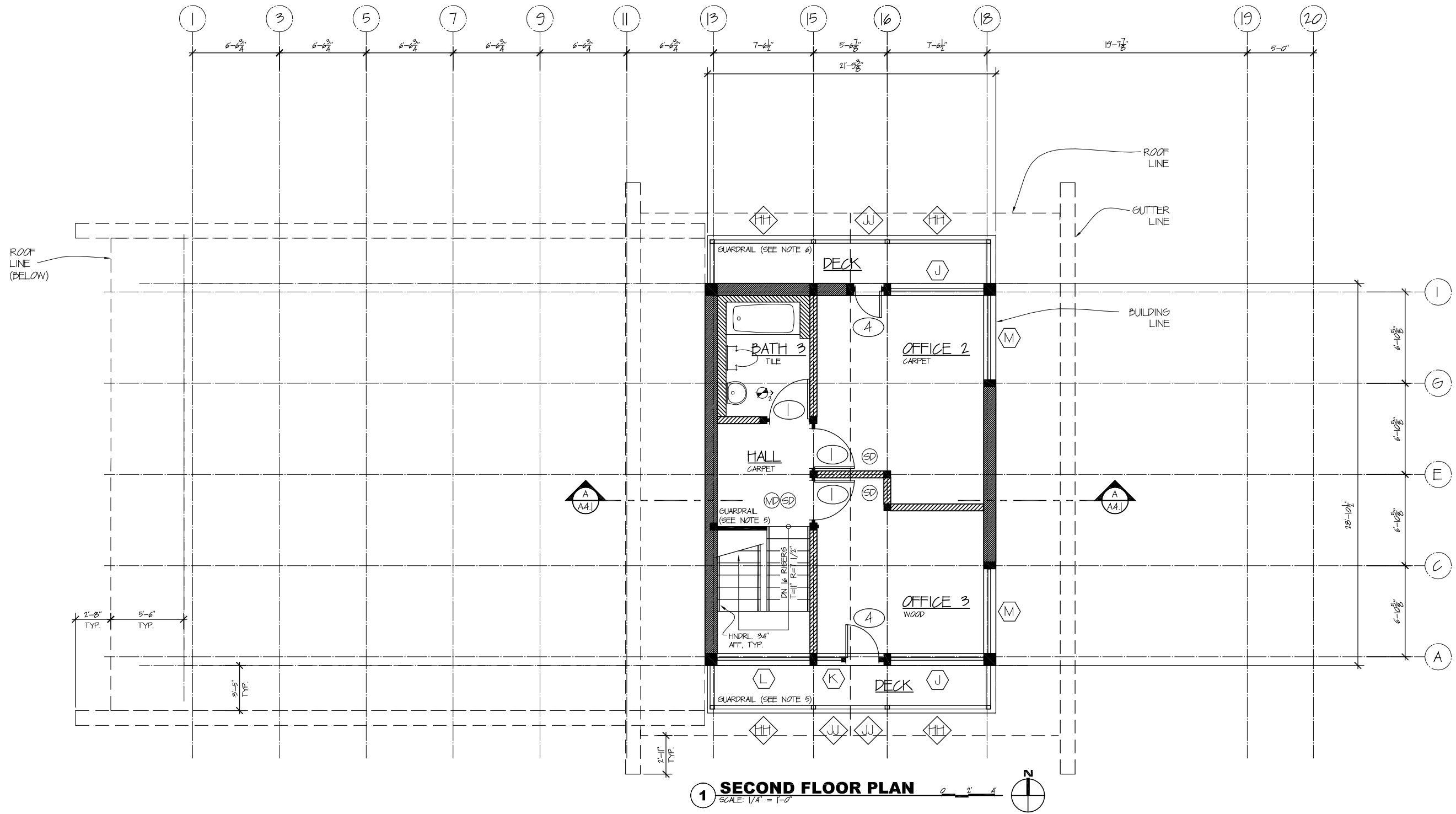
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title:
first floor plan

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

sheet:
A2.1



1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

VENTILATION SCHEDULE	
SEE 2006 WASHINGTON STATE VENTILATION AND INDOOR AIR QUALITY CODE (WSVIAQC).	
SYMBOL	MIN. REQUIRED CFM
	PER WSVIAQC, TABLE 2-2 & SECT. 309A1 200-2500 SF & < 2 BEDRMS = MIN. 70 CFM - MAX. 105 CFM
	100
	50
NOTES: * 1A = WHOLE HOUSE FAN; PROVIDE 24-HR AUTO-TIMER W/ CONTINUOUS, AUTO, & MANUAL OPERATION.	
* USE 100 CFM (MIN) FAN @ KITCHEN(S)	
* USE 50 CFM (MIN) FAN @ ALL OTHER LOCATIONS	
* ALL FANS TO VENT TO OUTSIDE (V.I.O.)	
* ALL OTHER WSVIAQC REQS MUST BE MET	
* PROVIDE OUTDOOR AIR INLETS LOCATE PER SECT. 309A15 AT WINDOWS.	

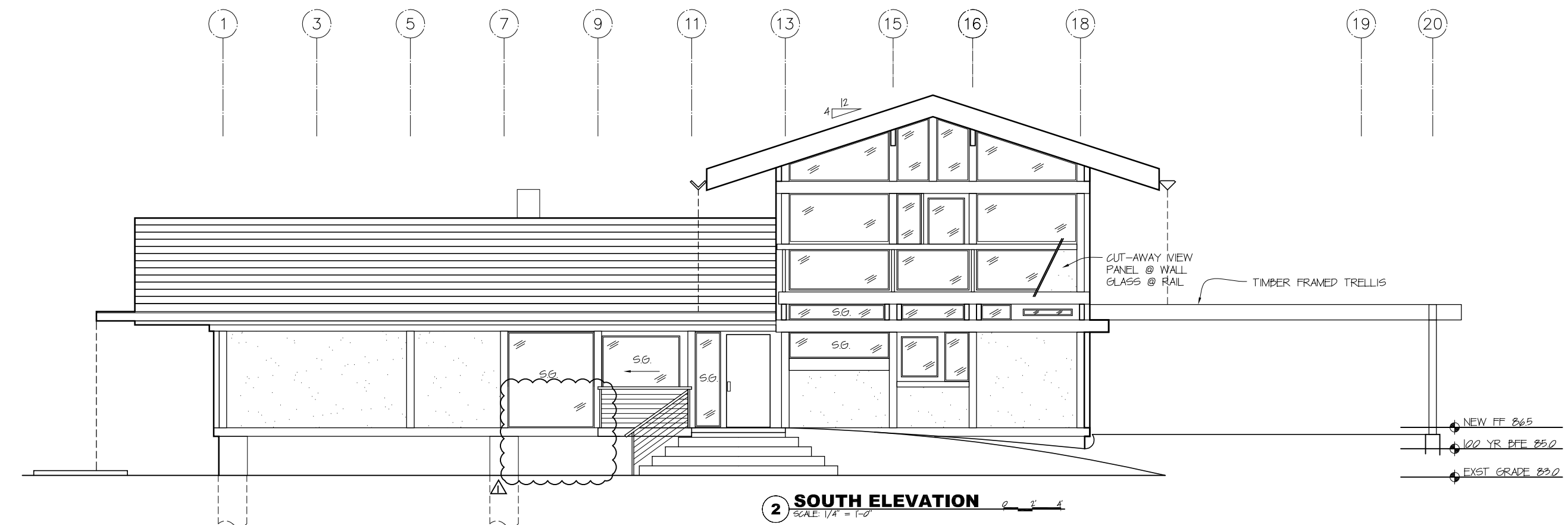
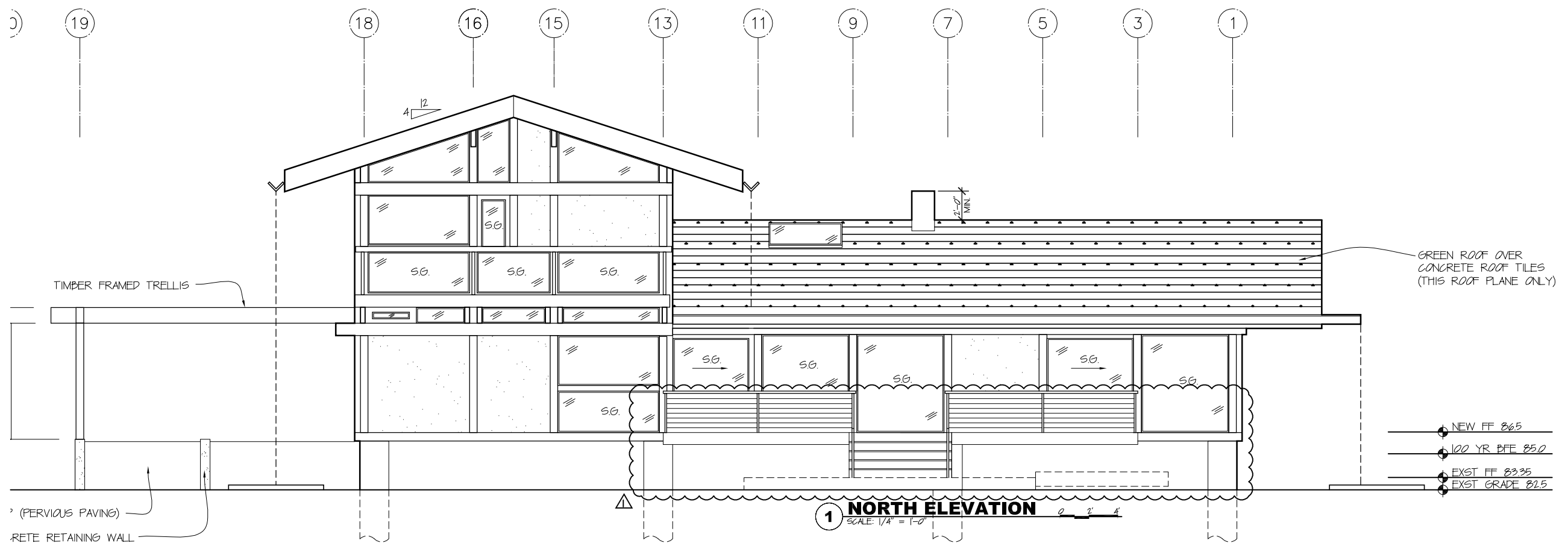
DOOR SCHEDULE						
MARK	QTY	UNIT WIDTH	UNIT HT.	TYPE	U-VALUE	NOTES
①	8	3'-0"	6'-8"	INT. SOLID	N/R	
②	1	3'-0"	6'-8"	EXT.	2.0	MAIN ENTRY / FLUSH WOOD
③	1	3'-0"	6'-8"	EXT.	.35	SG.
④	2	2'-6"	6'-8"	EXT.	.35	SG.
⑤	3	5'-6"	6'-8"	EXT.	.35	SLIDER - SG.
⑥	1	2'-6"	6'-8"	INT. SOLID	N/R	

FOUNDATION VENTILATION SCHEDULE	
THE ENCLOSED AREA IS APPROXIMATELY 1600 SF. WHICH EQUALS 1600 S.I. OF FLOOD VENTING REQUIRED.	
16" X 16" DUAL FUNCTION SMART VENT PROVIDES 400 SF. OF CERTIFIED FLOOD VENTING AND 100 S.I. OF NATURAL AIR VENTILATION.	
1600 SF. / 400 SF. = 4 VENTS REQUIRED.	

GLAZING SCHEDULE						
MARK	QTY.	UNIT W.	UNIT H.	TYPE	U-VALUE	NOTES
(A)	1	5'-0"	3'-5"	CSMT/FIXED	.35	
(B)	1	7'-0"	1'-10"	FIXED		SG.
(C)	1	1'-9"	6'-8"	FIXED		SG.
(D)	4	6'-0"	6'-8"	FIXED		SG.
(E)	1	6'-4"	3'-5"	FIXED		SG.
(F)	1	6'-4"	3'-5"	TLT/TURN		SG.
(G)	1	6'-4"	3'-0"	FIXED/LOW		SG.
(H)	1	7'-0"	6'-8"	FIXED		SG.
(I)	1	3'-0"	6'-8"	FIXED		SG.
(J)	2	7'-0"	3'-5"	TLT/TURN		SG.
(K)	1	1'-8"	6'-8"	FIXED		SG.
(L)	1	7'-0"	6'-8"	FIXED		SG.
(M)	2	6'-4"	3'-5"	TLT/TURN		SG.
(N)	1	5'-0"	5'-0"	FIXED	50 MAX.	SKYLIGHT

GLAZING SCHEDULE (CONTINUED)						
MARK	QTY.	UNIT W.	UNIT H.	TYPE	U-VALUE	NOTES
(O)	2	7'-0"	1'-0"	CSMT/FIXED	.35	
(P)	2	5'-10"	1'-0"	FIXED		SG.
(Q)	2	7'-0"	1'-0"	FIXED		SG.
(R)	2	6'-4"	2'-3"	CSMT/FIXED		RAKED TOP
(S)	2	6'-4"	4'-10"	FIXED		RAKED TOP
(T)						NOT USED
(U)						NOT USED
(V)	4	7'-0"	3'-5"	FIXED		RAKED TOP
(W)	3	2'-3"	4'-5"	FIXED		RAKED TOP

NOTES:
 1. 'U' VALUES TO BE NFRC CERTIFIED.
 2. ALL UNITS TRIPLE PANE INSULATED GLASS, GAPS FILLED WITH AIR.
 3. LOW-E COATING.
 4. GLASS TO BE TEMPERED WHERE REQUIRED PER IRC SEC. R308.4
 5. WINDOWS & DOORS SHALL LIMIT INFILTRATION PER ASTM 9 28-79.
 6. FRESH AIR INLETS TO BE PROVIDED.




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 STATE OF WASHINGTON

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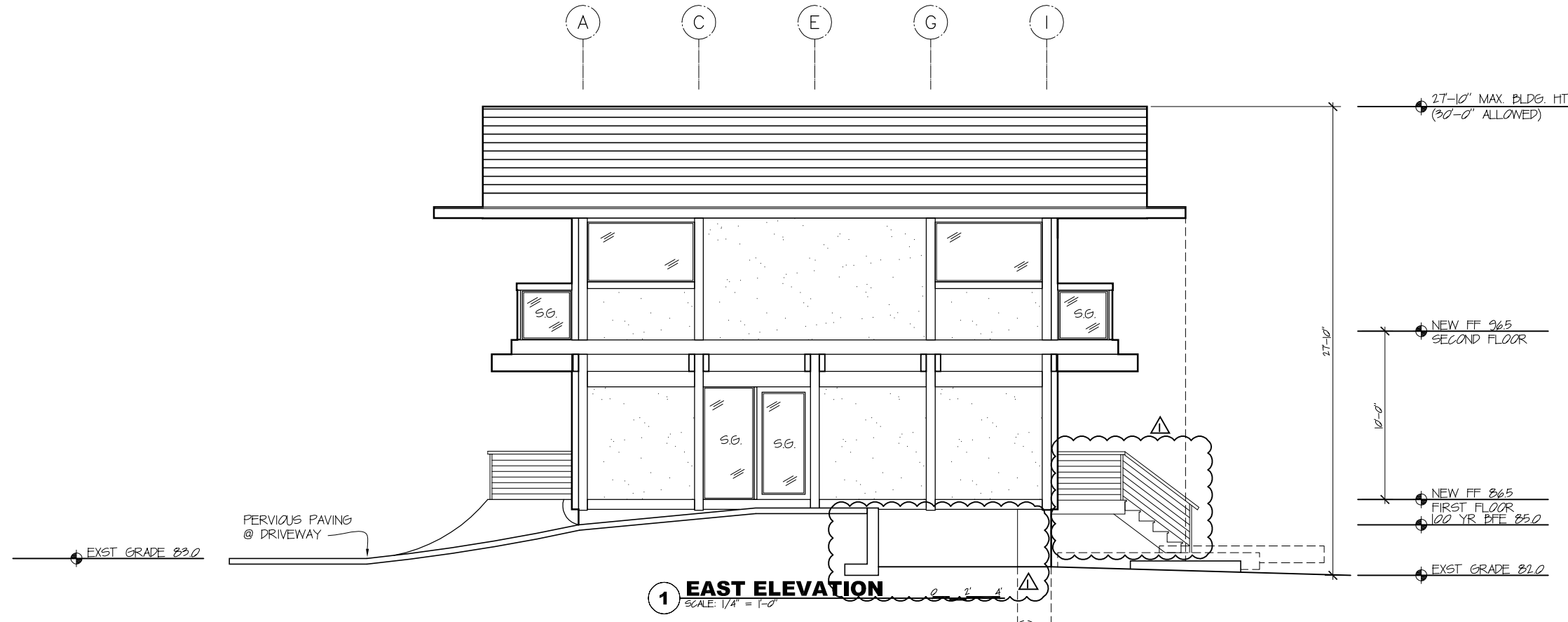
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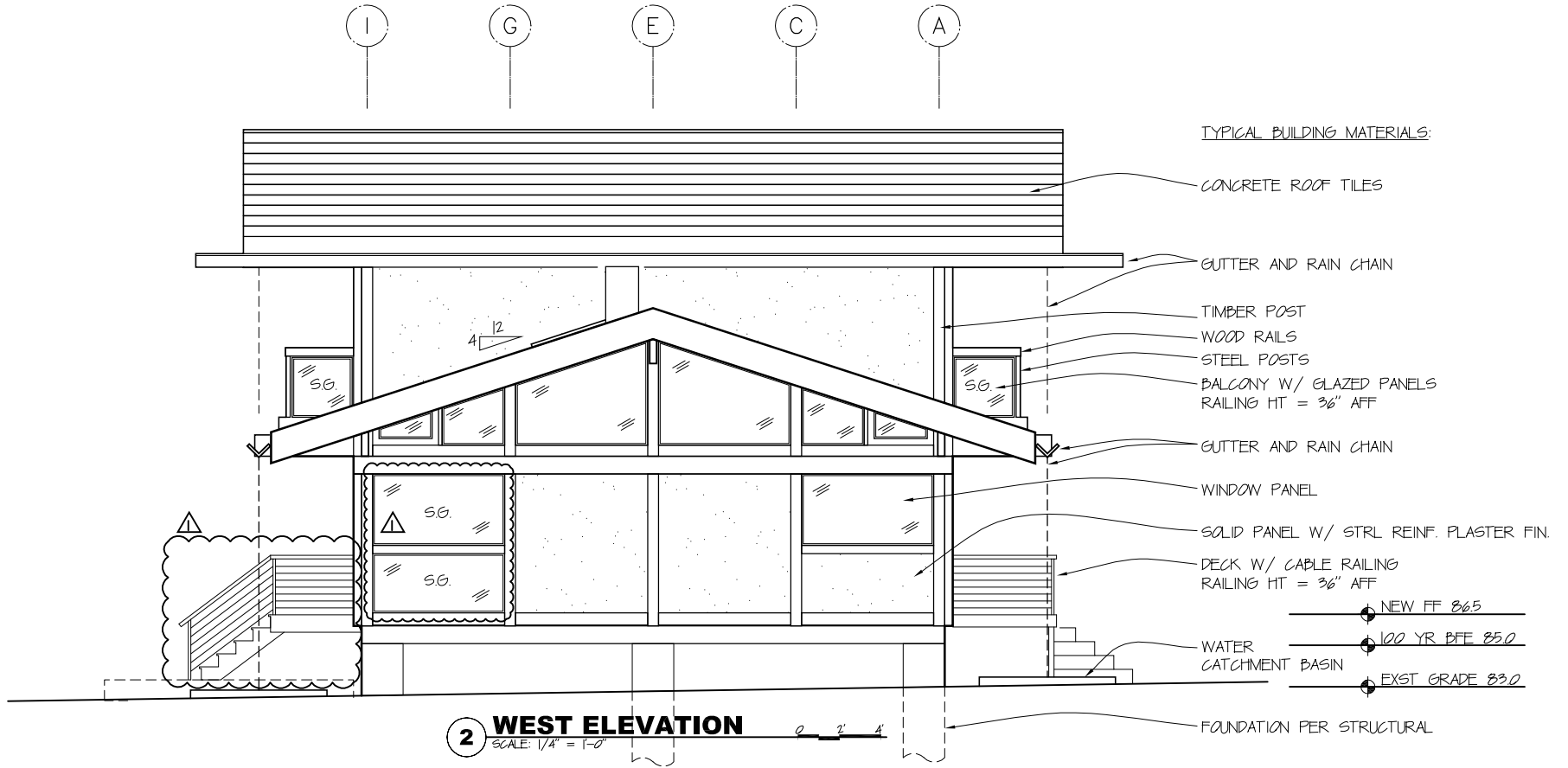
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1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION NOTES:

- (SEE SHEET A02 FOR ADDITIONAL NOTES)
1. VERIFY SHEAR WALL NAILING & HOLDINGS PER PLAN & SCHEDULE PRIOR TO INSTALLING SIDING.
 2. THE BUILDING ENVELOPE SHALL BE SEALED, CALKED, GASKETED, & WEATHER-STRIPPED TO LIMIT AIR LEAKAGE. PROVIDE INFILTRATION CONTROL @ WINDOW & DOOR FRAMES, AND PENETRATIONS & OPENINGS AT WALLS, FLOORS, AND ROOFS.
 3. PROVIDE GALVANIZED OR ANODIZED SHEET METAL FLASHING & COUNTER FLASHING @ ALL ROOF PENETRATIONS, CHIMNEYS, & SKYLIGHTS PER IRC SEC. R103.3.
 4. PROVIDE ROOF COVERING PER IRC SEC. R305. -INSTALL PER MFR'S SPECS.
 5. PROVIDE EXT. WALL COVERING PER IRC SEC. R103. -INSTALL PER MFR'S SPECS.
 6. PROVIDE CONTINUOUS GUTTERS & RAIN CHAINS @ ALL EAVES, TYP.
 7. SITE SHALL BE GRADED & HARD SURFACES SLOPED, SO AS TO DRAIN SURFACE WATER AWAY FROM BUILDING.
 8. SEE SHEET A22 FOR WINDOW & DOOR SCHEDULES.



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

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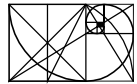
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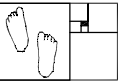
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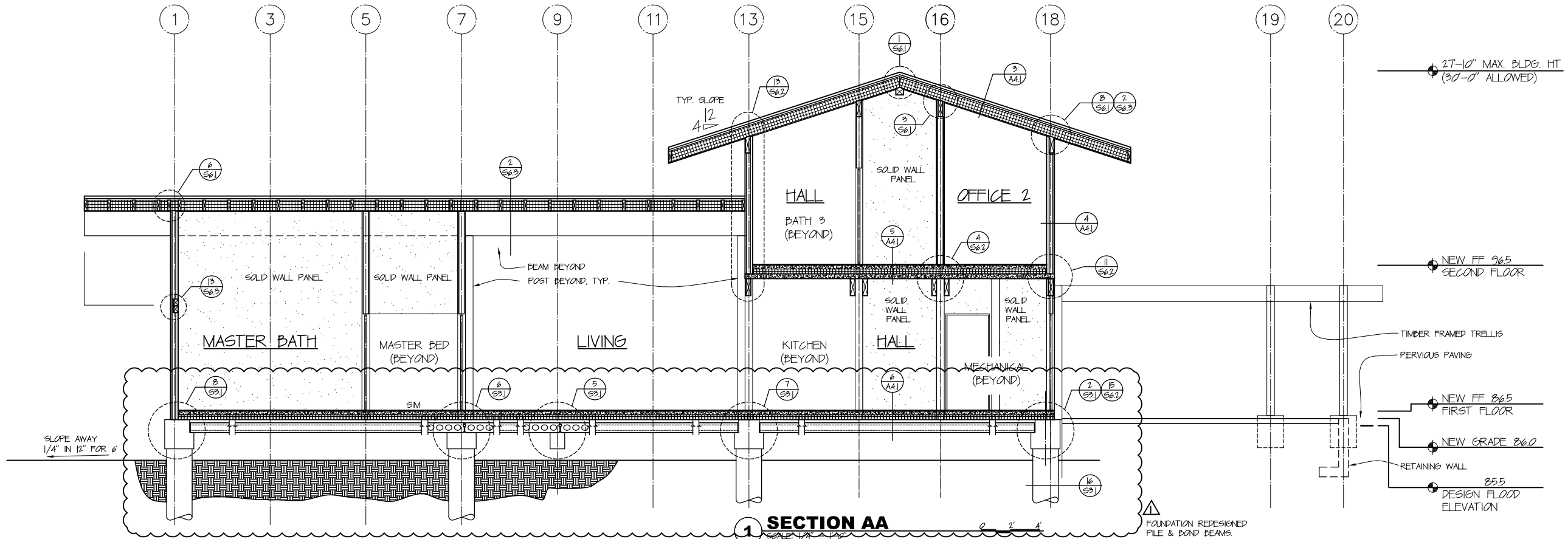
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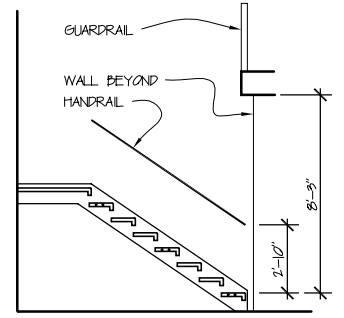
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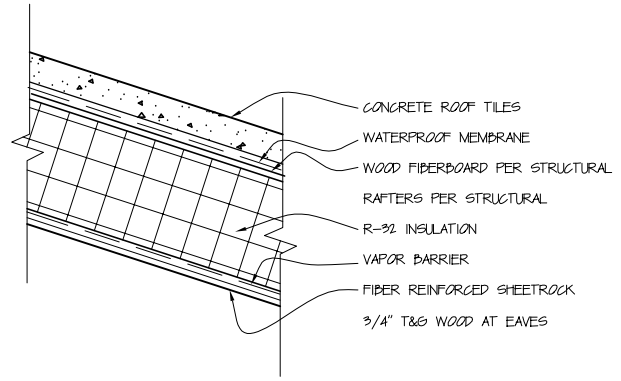
SLOPE AWAY
1/4" IN 12" FOR 6'

27'-10" MAX. BLDG. HT.
(3'-0" ALLOWED)

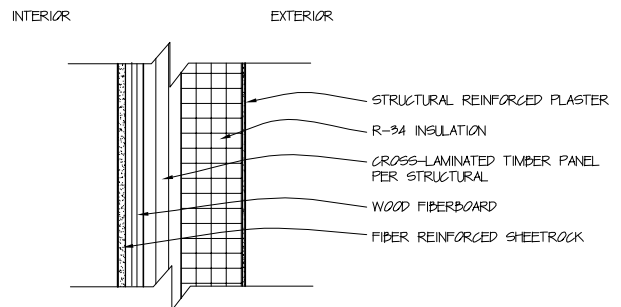


STAIR ASSEMBLY:
 -1-3/4" GLU-LAMINATED TREADS
 -MORTISED 1-1/2" INTO
 -4x12 GLD STRINGERS
 -(2) THRU-BOLTS @ EVERY 3RD STAR
 -1-1/2" DIA HANDRAIL TYP.

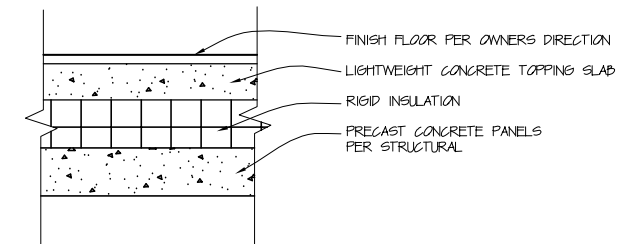
2 STAIR ASSEMBLY
SCALE: 1/4" = 1'-0"



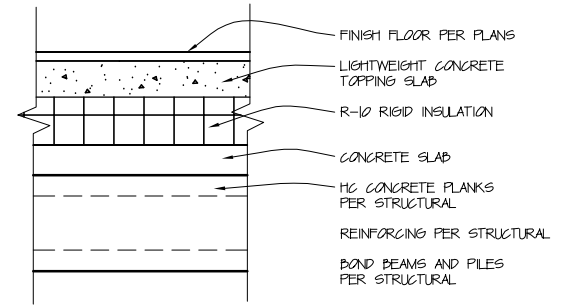
3 ROOF ASSEMBLY
SCALE: 1/2" = 1'-0"



4 EXTERIOR WALL ASSEMBLY
SCALE: 1/2" = 1'-0"



5 UPPER FLOOR ASSEMBLY
SCALE: 1/2" = 1'-0"



6 GROUND FLOOR ASSEMBLY
SCALE: 1/2" = 1'-0"

SUPERSTRUCTURE ASSEMBLY:
-TIMBER POSTS AND BEAMS PER STRUCTURAL

TYPICAL ROOF ASSEMBLY (VAULTED):
-CONCRETE ROOF TILES
-WATERPROOF MEMBRANE
-WOOD FIBERBOARD PER STRUCTURAL
-RAFTERS PER STRUCTURAL
-R-32 INSULATION
-VAPOR BARRIER
-FIBER REINFORCED SHEETROCK
-3/4" T&G WOOD AT EAVES

TYPICAL EXTERIOR WALL ASSEMBLY:
-STRUCTURAL REINFORCED PLASTER
-CROSS-LAMINATED TIMBER PANEL PER STRUCTURAL
-R-34 INSULATION
-WOOD FIBERBOARD
-FIBER REINFORCED SHEETROCK

TYPICAL INT. WALL CONSTRUCTION:
-FIBER REINFORCED SHEETROCK
-CROSS-LAMINATED TIMBER PANEL
-FIBER REINFORCED SHEETROCK

TYPICAL UPPER LEVEL FLOOR ASSEMBLY:
-FINISH FLOOR PER OWNERS DIRECTION
-LIGHTWEIGHT CONCRETE TOPPING SLAB
-RIGID INSULATION
-PRECAST CONCRETE PANELS PER STRUCTURAL

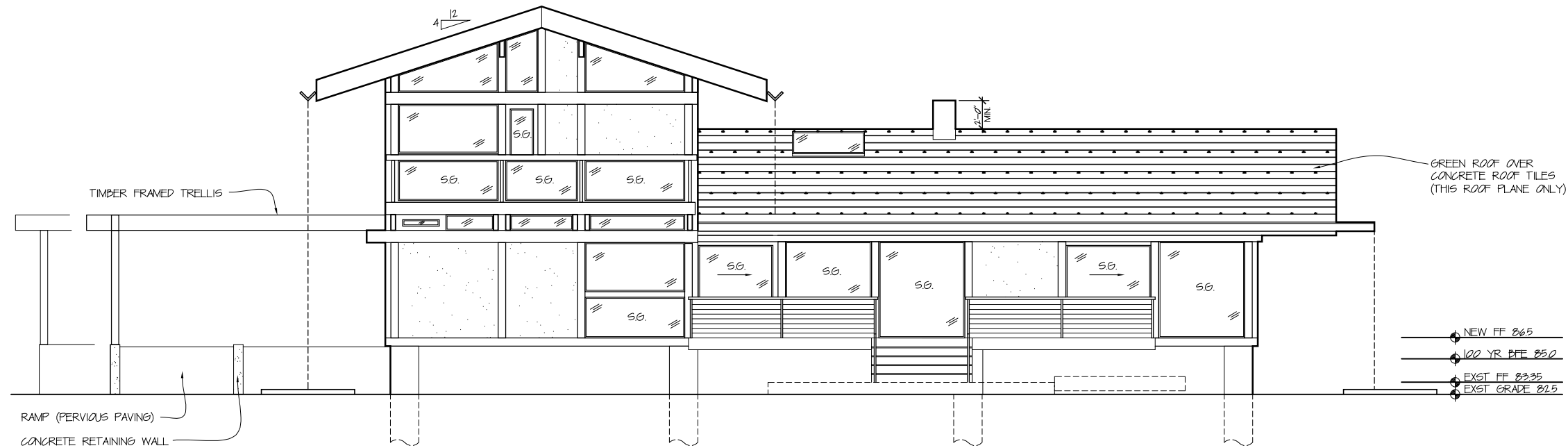
TYPICAL GRAND LEVEL FLOOR ASSEMBLY:

-FINISH FLOOR PER PLANS
-LIGHTWEIGHT CONCRETE TOPPING SLAB
-R-10 RIGID INSULATION
-HOLLOW CORE (HC) CONCRETE PLANKS PER STRUCTURAL
-CONCRETE SLAB PER STRUCTURAL
-REINFORCING PER STRUCTURAL
-PIERS & BOND BEAMS PER STRUCTURAL

TYPICAL FOUNDATION ASSEMBLY:

(INSULATED CONCRETE FORMS)
-STEM WALL PER STRUCTURAL
-FOOTING PER STRUCTURAL
-REINFORCING PER STRUCTURAL
-STEEL BEAMS AND POSTS PER STRUCTURAL
-R-12 INSULATION MINIMUM
-"TRAT SLAB" PER STRUCTURAL
-6 MIL VAPOR BARRIER
-GEOTECHNICAL FILL PER ENGINEER
-4" PERF PIPE DRAIN AT BOTTOM OF TRENCH TO DAYLIGHT.
-SLOPE TRENCH TO DRAIN @ 1/4" PER FOOT

-FOUNDATION VENTING PER SCHEDULE SHEET A22



NORTH ELEVATION

PROJECT TEAM:

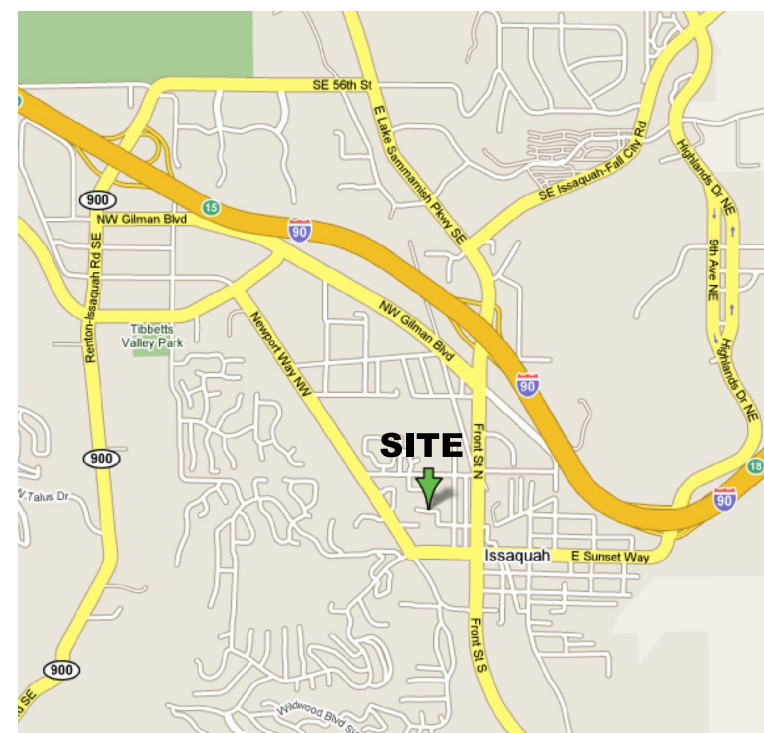
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VICINITY MAP:



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muller residence

revision:	num	date
△	1	1.17.2011
		plan review

muller residence

280 nw birch place
 issaquah, wa
 98027

project:
 070430

phase:
 permit
 submittal
 date:
 08.31.2010

title:
cover sheet
 vicinity map

scale:
1" = 10'-0"

sheet:
A0.1