

Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions, etc., pertaining to the work before proceeding. The Owner must be notified of any variations from the dimensions and/or conditions shown on these drawings. Any such variation shall be resolved by the Owner prior to proceeding with the work, or the Contractor shall accept full responsibility for the cost to rectify same.

SECTION A-A
SCALE: 1" = 20'-0"



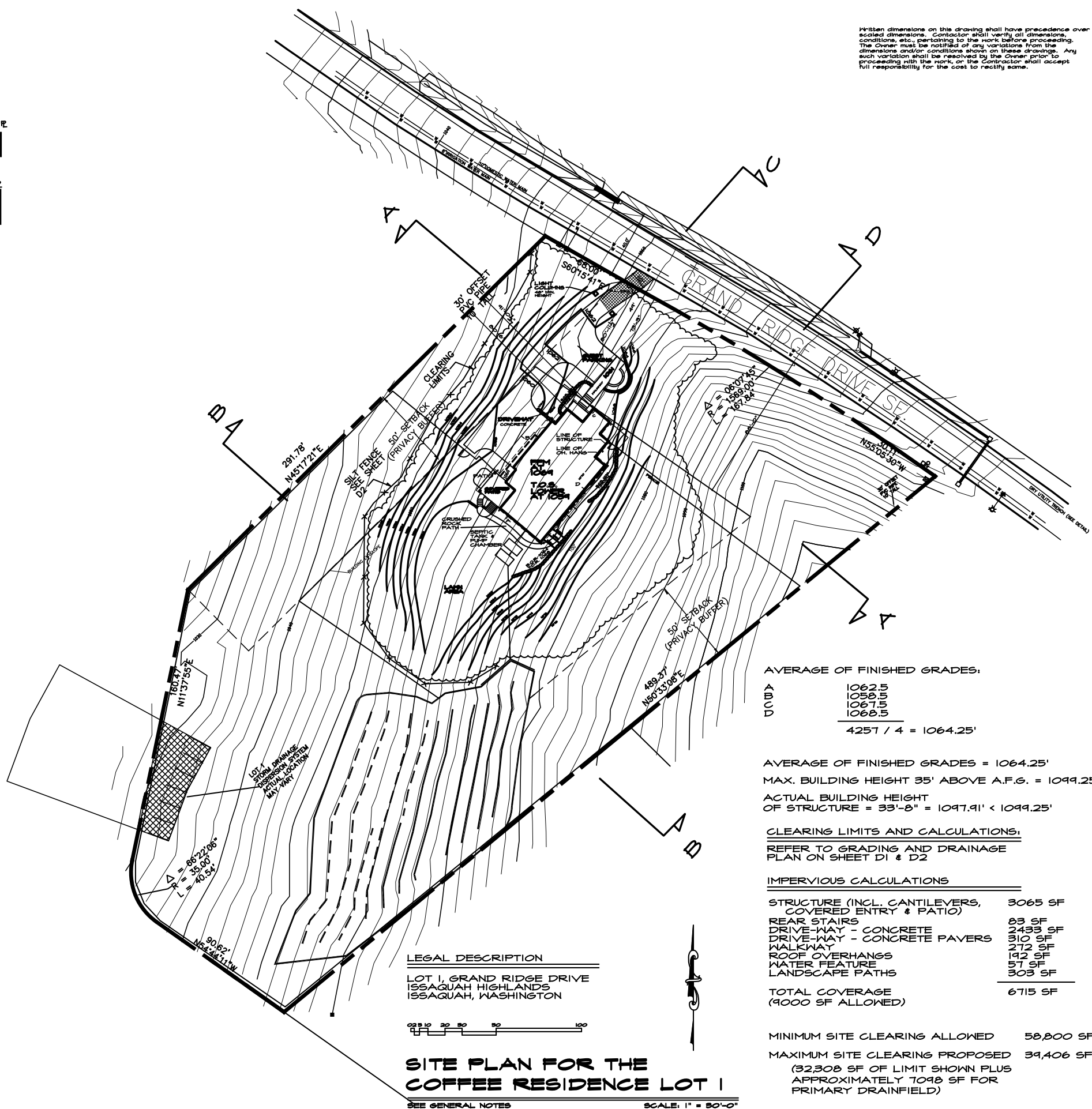
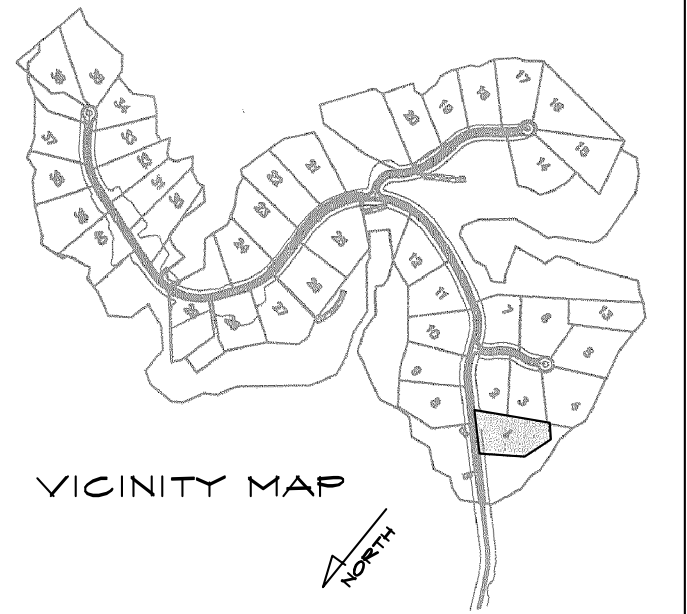
SECTION B-B
SCALE: 1" = 20'-0"



SECTION C-C
SCALE: 1" = 20'-0"



SECTION D-D
SCALE: 1" = 20'-0"



AVERAGE OF FINISHED GRADES:

A	1062.5
B	1058.5
C	1067.5
D	1068.5
<hr/>	
	4257 / 4 = 1064.25'

AVERAGE OF FINISHED GRADES = 1064.25'
 MAX. BUILDING HEIGHT 35' ABOVE A.F.G. = 1099.25'
 ACTUAL BUILDING HEIGHT OF STRUCTURE = 33'-8" = 1097.91' < 1099.25'

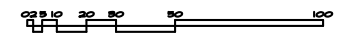
CLEARING LIMITS AND CALCULATIONS:
 REFER TO GRADING AND DRAINAGE PLAN ON SHEET D1 & D2

IMPERVIOUS CALCULATIONS

STRUCTURE (INCL. CANTILEVERS, COVERED ENTRY & PATIO)	3065 SF
REAR STAIRS	83 SF
DRIVE-WAY - CONCRETE	2433 SF
DRIVE-WAY - CONCRETE PAVERS	310 SF
WALKWAY	272 SF
ROOF OVERHANGS	192 SF
WATER FEATURE	57 SF
LANDSCAPE PATHS	303 SF
TOTAL COVERAGE (9000 SF ALLOWED)	6715 SF

MINIMUM SITE CLEARING ALLOWED 59,800 SF
 MAXIMUM SITE CLEARING PROPOSED 39,406 SF
 (32,308 SF OF LIMIT SHOWN PLUS APPROXIMATELY 7098 SF FOR PRIMARY DRAINFIELD)

LEGAL DESCRIPTION
 LOT 1, GRAND RIDGE DRIVE
 ISSAQUAH HIGHLANDS
 ISSAQUAH, WASHINGTON



SITE PLAN FOR THE COFFEE RESIDENCE LOT 1

SEE GENERAL NOTES SCALE: 1" = 80'-0"

11644 NE Both St.
 Kirkland, WA
 98099-8111
 (425) 828-4117

9101 SW Nipmug Rd.
 Suite 1514
 Tukwila, OR
 97058
 (503) 842-8127



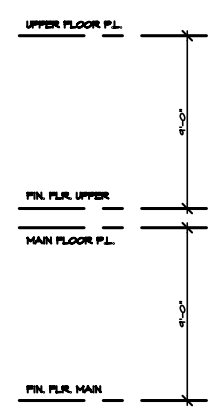
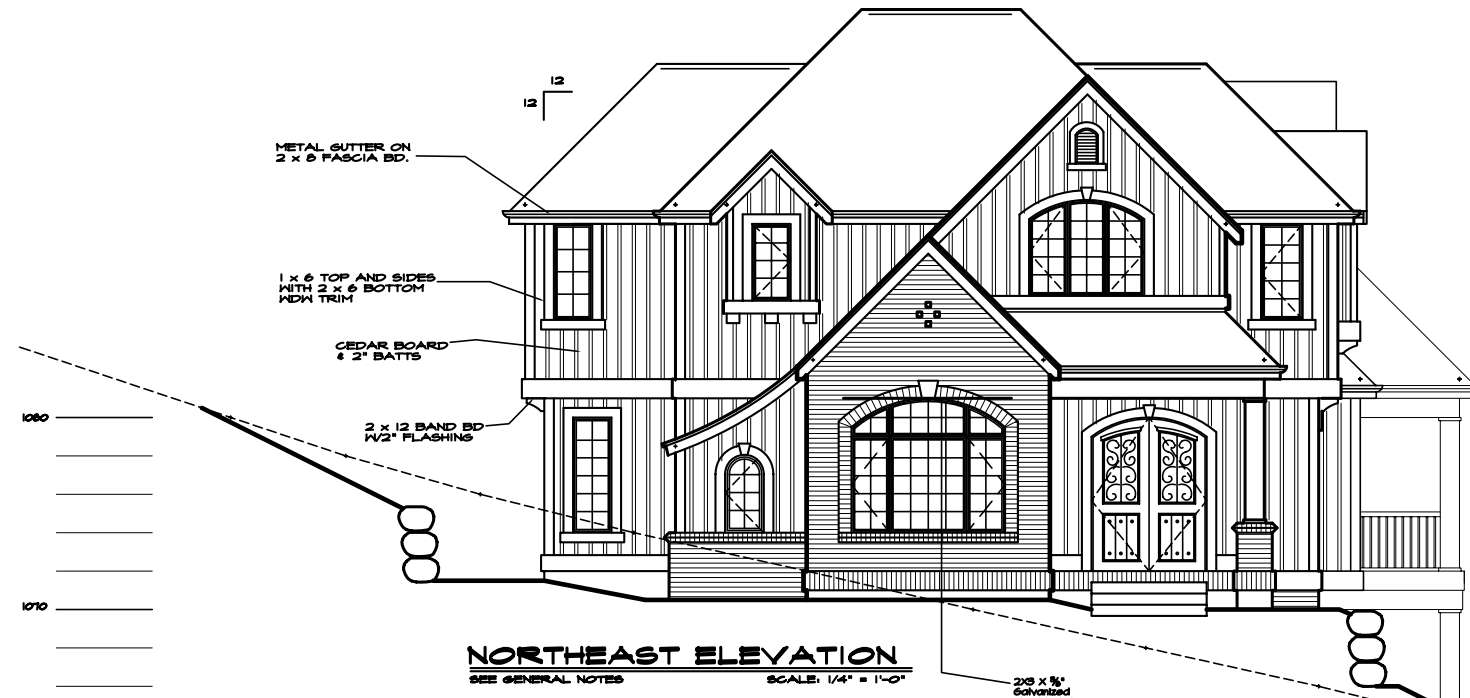
Project:
COFFEE RESIDENCE
GRAND RIDGE
LOT 1
KING COUNTY, WA.

date: 06-21-07
 permit:
 revisions:
 00-00-00

drawn by: MRA
 checked by:

SHEET
SITE PLAN

SHEET
 OF
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 20CPRT02.DWG

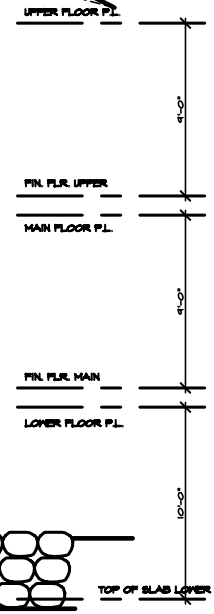


SQUARE FOOTAGES:

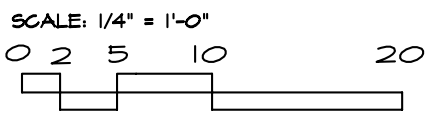
MAIN FLOOR	2741 SF
UPPER FLOOR	2064 SF
FINISHED LOWER	192 SF
TOTAL 1	4997 SF
UNFINISHED LOWER	770 SF
TOTAL 2	5767 SF
GARAGE	1177 SF
CRAWLSPACE	405 SF

NORTHEAST ELEVATION
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"

- NOTES:**
1. ALL WOOD EXPOSED TO WEATHER SHALL BE PRESSURE TREATED OR CEDAR.
 2. CAULK AND SEAL ALL WINDOW/DOOR AND EXTERIOR ENVELOPE PENETRATIONS.
 3. GLAZING PER STATE ENERGY CODE.
 4. SEPERATE PERMITS ARE REQUIRED FOR FENCES, PLUMBING, MECHANICAL, AND ELECTRICAL.
 5. 50% OF ROOF VENTING SHALL OCCUR IN EAVES AS BIRD BLOCKING.
 6. REFER TO ALL ELEVATIONS FOR TYPICAL NOTES.
 7. S.S. = SAFETY GLASS



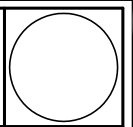
NORTHWEST ELEVATION
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



date: 05-14-07
 permit:
 revisions:
 drawn by: MRA
 checked by:

project: **COFFEE RESIDENCE**
 GRAND RIDGE - LOT 1
 KING COUNTY, WA

J.C. NASH, JONES ANDERSON
 11644 NE 80th Street
 Kirkland, WA 98033-8111
 (425) 825-4117
 FAX (425) 822-1418



TITLE: **ELEVATIONS**
 SHEET **A1**
 OF **A10**