

VICINITY PLAN

SCALE: N.T.S.

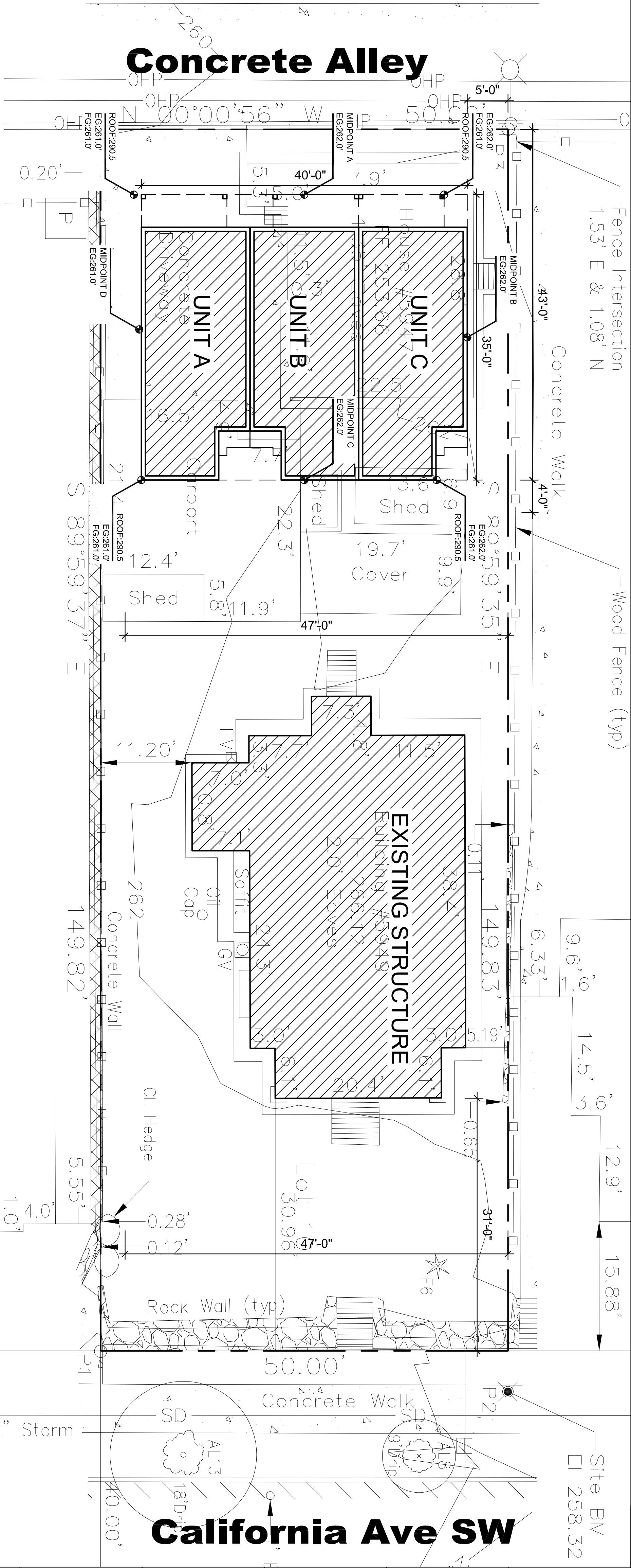
Soleil
California
Residences

5947
California Av SW
Seattle, WA
98136

No.	Date	Issue
1	10.26.11	PASV
2	02.22.12	SDR

Landscape
Plan & Notes

Job #: 640



SMC 23.86.006.A.1 FORMULA 2 AVERAGE GRADE CALCULATION ROWHOUSE			
MIDPOINT ELEVATION	RECTANGLE SIDE LENGTH		
A: 262.0'	40.0'		
B: 262.0'	35.0'		
C: 262.0'	40.0'		
D: 261.0'	35.0'		
<u>$(262.0 \times 40) + (262.0 \times 35) + (262.0 \times 40) + (261.0 \times 35)$</u>			
<u>$(40 + 35 + 40 + 35)$</u>			
AVERAGE GRADE: 261.7'			
MAX ALLOWABLE ELEVATION: 291.7'			

Concrete Alley

AMENITY AREA / HEIGHT PLAN

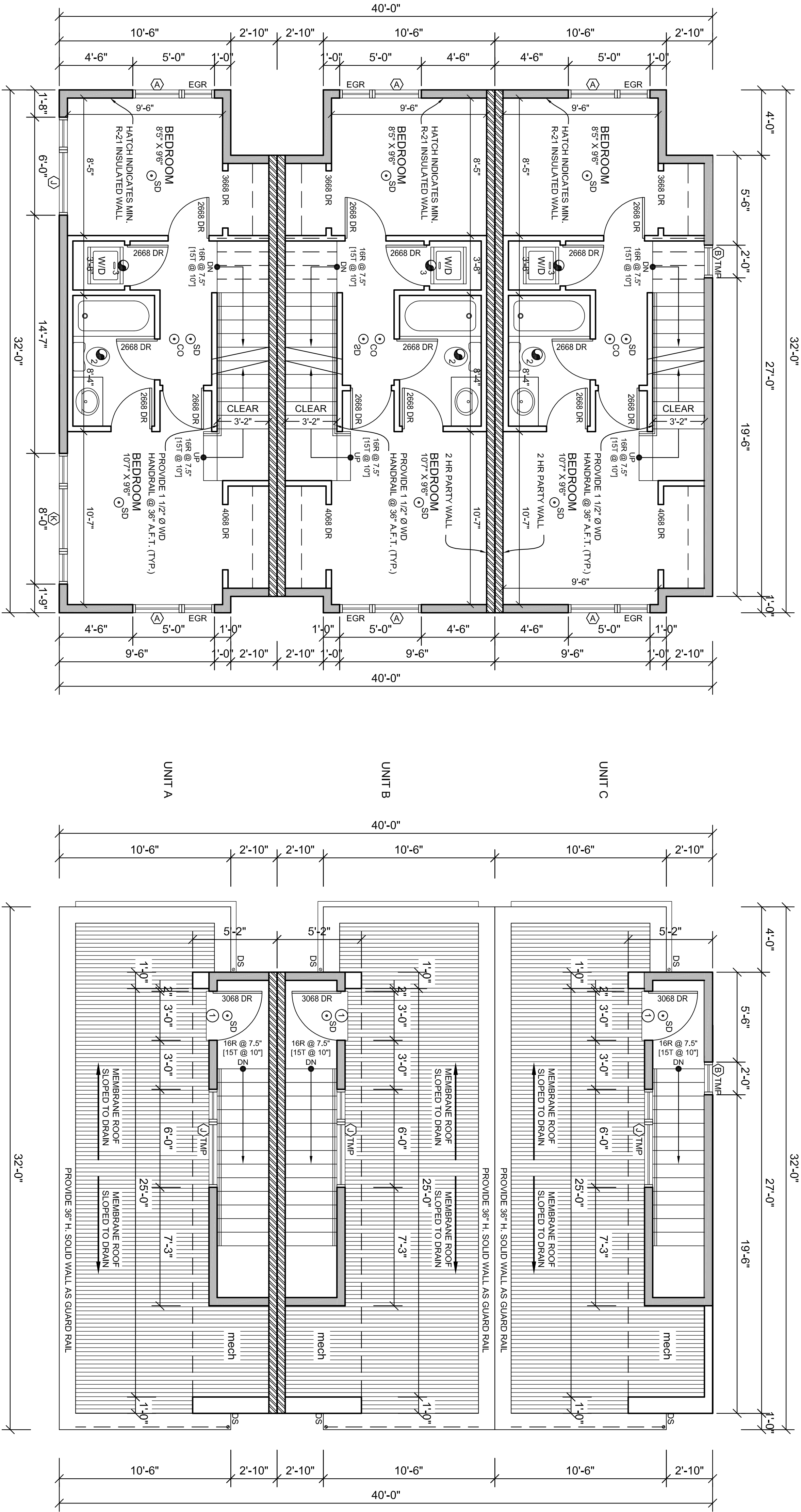
SCALE: 1/8" = 1'-0"

SMC 23.45.522 AMENITY AREA (25% OF LOT)
REQUIRED: 25x719.45SF=1798.55SF
PROVIDED: 1800
47x4 + 43x5 = 403SF ROWHOUSE GROUND RELATED
732SF ROWHOUSE ROOF DECKS
31x47 = 1457SF SINGLE FAMILY GROUND RELATED
TOTAL = 2592SF

*ALL GRADES BELOW EXISTING STRUCTURES HAVE BEEN INTERPOLATED

ROOF VENTILATION	
ROOF AREA OVER PENHOUSE (TYP PER UNIT)	
ROOF AREA:	85 sq. ft.
VENTILATION REQUIRED: (65 sf / 150) X 44 sf/sf = 82 sf req'd	
EAVE VENTILATION: 25 STRIP VENT (10sf/LF) = 250sf	

ROOF VENTILATION	
ROOF DECK OVER THIRD FLOOR (TYP PER UNIT)	
ROOF AREA:	328 sq. ft.
VENTILATION REQUIRED: (328 sf / 150) X 44 sf/sf = 315 sf req'd	
PARAPET VENTILATION: 48 STRIP VENT (10sf/LF) = 480sf	



CARBON MONOXIDE ALARM	
PER IRC R315, 1 AND WAC 51-56-0907 FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE DETECTOR SHALL BE INSTALLED IN EACH SEPARATE SLEEPING AREA, IN THE IMMEDIATE VICINITY OF THE BEDROOM IN DWELLING UNITS WITHIN WHICH FIREFIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH THIS CODE AND THE MANUFACTURERS INSTALLATION INSTRUCTIONS.	

SMOKE DETECTORS	
A SMOKE DETECTOR SHALL BE INSTALLED IN EACH HABITABLE ROOM. A SMOKE DETECTOR SHALL BE CENTRALLY LOCATED ON EACH FLOOR. AN ADDITIONAL SMOKE DETECTOR SHALL BE INSTALLED IN EACH LOCATION WHERE THERE IS A CEILING HEIGHT CHANGE GREATER THAN 24". SMOKE DETECTORS TO BE 110V HARDWIRED, INTERCONNECTED, WITH BATTERY BACKUP PER IRC R313	

VENTILATION SCHEDULE	
1	100 CFM ON SWITCH
2	50 CFM ON SWITCH
3	100 CFM ON TIMER
4	WHOLE HOUSE FAN

- TYPICAL FLOOR NOTES:
- * ALL INTERIOR WALLS TO BE 2x4 @ 16" O.C. (U.N.O.)
 - * ALL EXTERIOR WALLS TO BE 2x6 @ 16" O.C. (U.N.O.)
 - * HEADERS PER STRUCTURAL @ 8'-9" A.F.T. (U.N.O.)
 - * WINDOW SIZES ARE NOMINAL, ROUGH OPENING, WIDTH AND HEIGHT.
 - * DOOR SIZES NOTED ARE SLABS NOT ROUGH OPENINGS.
 - * PROVIDE FIRELOCKING AT ALL PLUMBING OPENINGS.
 - * PROVIDE SOLID BLOCKING OVER SUPPORTS.
 - * ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF CONCEALED SPACE DOES NOT EXCEED 1000 SF. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS AND SHALL BE OF 1/2" GYP BOARD OR OTHER APPROVED MATERIALS INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS PER SRC 502.12.
 - * PROVIDE FIRELOCKING TO CUT OFF ALL CONCEALED HORIZONTAL AND VERTICAL DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIRELOCKING SHALL CONSIST OF NOT LESS THAN 2" NOMINAL LUMBER OR OTHER APPROVED MATERIAL. SRC 602.8
 - * ASPHALT-SATURATED FELT FREE FROM HOLES OR BREAKS, WEIGHING NOT LESS THAN 14 POUNDS PER 100 SQUARE FEET AND COMPLYING WITH ASTM D 226 OR OTHER APPROVED WEATHER RESISTANT MATERIAL SHALL BE APPLIED OVER SHEATHING OF ALL EXTERIOR WALLS. APPROVED ALTERNATE WEATHERROOF MEMBRANES SHALL BE USED FOR OPEN JOINT RAIN SCREEN SLIDING, WEATHER RESISTANT MATERIALS SHALL BE APPLIED HORIZONTAL OVER MANUFACTURERS RECOMMENDATIONS WITH THE PERKINS & WILL SYSTEMS AND THE SYSTEMS SHALL BE TESTED AND APPROVED PER SRC 603.2
 - * APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL SURFACE AND SHALL BE INSTALLED TO PREVENT WATER FROM REENTERING THE EXTERIOR WALL ENVELOPE. FLASHING SHALL BE INSTALLED AT BUT NOT LIMITED TO THE FOLLOWING LOCATIONS:
 - THE TOP OF ALL EXTERIOR WINDOW & DOOR OPENINGS
 - INTERSECTIONS OF FRAME WALLS AND MASONRY OR STUCCO
 - UNDER MASONRY, WOOD OR METAL COPINGS AND SILLS
 - CONTINUOUSLY ABOVE ALL PROTECTING WOOD TRIM
 - AT WALL AND ROOF OR ROOF INTERSECTIONS
 - AT BUILT-IN GUTTERS

- GENERAL ENERGY NOTES
- * A RESIDENTIAL ENERGY COMPLIANCE CERTIFICATE COMPLYING WITH SEC 106.4 IS REQUIRED TO BE COMPLETED BY THE DESIGN PROFESSIONAL OR BUILDER AND PERMANENTLY POSTED WITHIN 3' OF THE ELECTRICAL PANEL PRIOR TO FINAL INSPECTION.
 - * DUCT LEAKAGE TEST RESULTS SHALL BE PROVIDED TO THE BUILDING INSPECTOR AND 10% OF THE RESULTS SHALL BE SUBMITTED PRIOR TO AN APPROVED FINAL INSPECTION.
 - * BUILDING AIR LEAKAGE TESTING, DEMONSTRATING THE SPECIFIC LEAKAGE AREAS GREATER THAN OR EQUAL TO 0.00030 (SEC 502.4.5), IS REQUIRED PRIOR TO FINAL INSPECTION. THE TEST RESULTS SHALL BE POSTED ON THE RESIDENTIAL ENERGY COMPLIANCE CERTIFICATE (SEC 106.4)
 - * EACH DWELLING UNIT IS REQUIRED TO BE PROVIDED WITH TESTS ONE PROGRAMMABLE THERMOSTAT FOR THE REGULATION TEMPERATURE.
 - * A SIGNED AFFIDAVIT DOCUMENTING THE DUCT LEAKAGE TEST RESULTS SHALL BE PROVIDED TO THE BUILDING INSPECTOR PRIOR TO AN APPROVED FINAL INSPECTION.
 - * MINIMUM 50% OF ALL INTERIOR LUMINAIRES SHALL BE HIGH EFFICACY LUMINAIRES. ALL EXTERIOR LIGHTING SHALL BE HIGH EFFICACY LUMINAIRES.
 - * (SEC 501.1 AND 901 - FROM TABLE 9-1 - OPTION 5b)
 - * HIGH EFFICIENCY WATER HEATER IS REQUIRED TO DEVELOP ONE CREDIT.

- ROOF NOTES:
- * SHADED AREAS INDICATE OVERFRAMING 2x6 AT 24" O.C. TYPICAL.
 - * SOFFIT, VENT, AND INSULATE ALL CANTILEVERED AREAS.
 - * PROVIDE SOLID BLOCKING OVER SUPPORTS.
 - * DS = DOWNSPOUT (4" SOLID PIPE TIGHTENED INDEPENDENT OF FOOTING DRAIN).
 - * ALL MANUFACTURED TRUSSES.
 - * SHALL HAVE DESIGN DETAILS AND DRAWINGS ON SITE FOR FRAMING INSPECTION.
 - * FLASHINGS SHALL BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE. METAL FLASHING SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN .0018 INCH. SRC 903.2
 - * PARAPET WALLS SHALL BE PROPERLY COPED WITH NONCOMBUSTIBLE WEATHERROOF MATERIALS OF A WIDTH NOT LESS THAN THE THICKNESS OF THE PARAPET WALL.
 - * WHERE ROOF DRAINS ARE REQUIRED, OVERFLOW DRAINS HAVING THE SAME SIZE AS THE ROOF DRAINS SHALL BE INSTALLED PER SRC 903.4.1 & THE INTERNATIONAL PLUMBING CODE.

Elemental Design

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Stated drawing scale is based on 34x22 sheet.

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California
Residences**

5947
California Av SW
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No.	Date	Issue
1	10.26.11	PASV
2	02.22.12	SDR

Elevations

Job #: 64

A3.0

Sheet

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE
TREES		

Acer circinatum	Vine Maple	1.5" cal.
Prunus 'Amazaspiana'	Japanese Flowering Cherry Tree	1.5" cal.

BOTANICAL NAME	COMMON NAME	SIZE
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SHRUBS & PERENNIALS

Blechnum spicant	Deer Fern	1 Gal.
Cornus sericea 'Alba'	Variegated Redwing Dogwood	5 Gal.
Hakonechloa macra 'Aureola'	Japanese Forest Grass	1 Gal.
Hosta 'Patriot'	Patriot Hosta	1 Gal.
Hydrangea macrophylla 'Nikko Blue'	Nikko Blue Hydrangea	5 Gal.
Mahonia aquifolium	Tall Oregon Grape	5 Gal.
Mahonia repens	Creeping Oregon Grape	5 Gal.
Polystichum munitum	Western Sword Fern	1 Gal.
Sarcococca nufifolia	Sweet Box	2 Gal.
Vaccinium ovatum	Evergreen Huckleberry	2 Gal.

BOTANICAL NAME	COMMON NAME	SIZE
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VINES

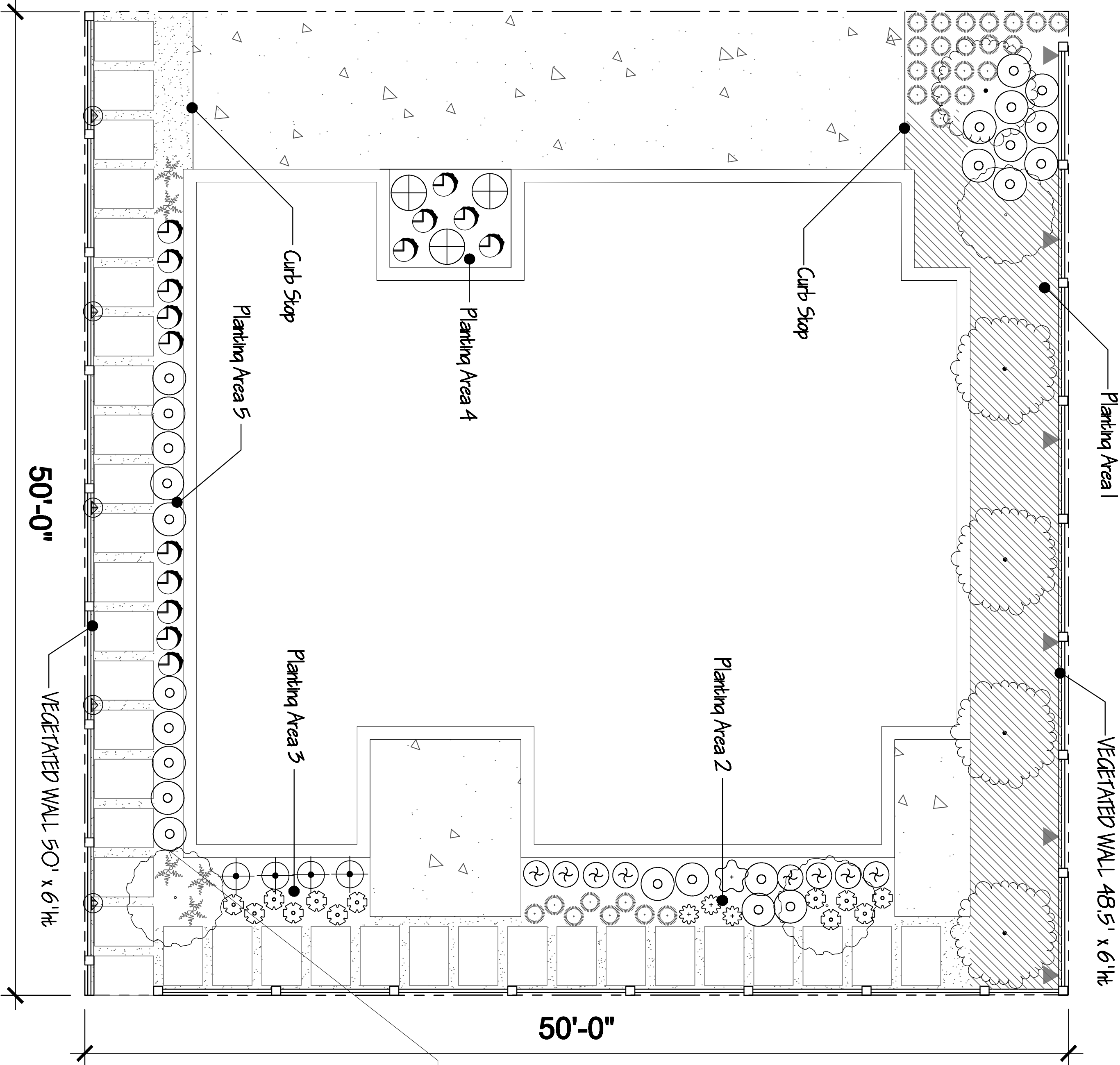
Hydrangea anomala petiolaris 'Miranda'	Variegated Climbing Hydrangea	1 Gal.
Parthenocissus trapefolata	Boston Ivy	1 Gal.

BOTANICAL NAME	COMMON NAME	SIZE
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GROUND COVER

Arctostaphylos uva-ursi	Kinnikinnick	4" pots, 18" o.c.
Fragaria chiloensis	Beach Strawberry	4" pots, 18" o.c.

- Notes:
- All planting beds to receive minimum 3-4" of mulch .
 - See soil amendment detail for soil specifications.



Note A-4
Landscaping and lighting along the proposed southern walkway and combining the perceived open spaces of the proposed structure with that of the adjacent existing structures will lend itself to the human scale and use.

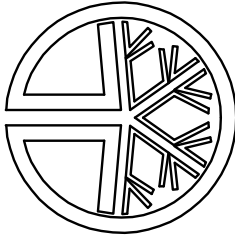
LANDSCAPE PLAN

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

Root of Design
206.491.9545
7104 265th St NW #218
Shawwood, WA 98292



PROJECT TITLE



Devin J. Hall
State of Washington
Registered
Landscape Architect
certificate no. 1222

Landscape Plan
Soleil California Residences

5947 California Ave SW Seattle WA 98136

DRAWN	DATE
DG	12.26.11
REVISED	DATE
xx	xx
CHECKED	DATE
DG	

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



EXAMPLE OF 4' CEDAR FENCE
SEPARATING PEDESTRIAN WALK
FROM EXISTING STRUCTURES
YARD



EXAMPLE OF CEDAR AND HARDIE
SIDING USED TO BREAK UP THE
SCALE

**EXAMPLES OF FENCING, LIGHTING, AND
MATERIALS USED TO IMPROVE SCALE
AND AESTHETIC OF PROPOSED PROJECT**



EXAMPLE OF PATH LIGHTING
USED TO ILLUMINATE THE
PEDESTRIAN PATH AND
PLANTINGS



C-1 ARCHITECTURAL CONTEXT X PROPOSED STRUCTURE SHOULD BE CONSISTENTLY SCALED WITH EXISTING STRUCTURE. THE NEW STRUCTURE MAY ACT AS A TRANSITION IN SIZE BETWEEN THE EXISTING STRUCTURE ON SITE AND THE ADJACENT LARGER STRUCTURES. THE PROPOSED DESIGN SHOULD COMPLEMENT THE EXISTING STRUCTURE'S ARCHITECTURAL STYLE.

Structure scale is comparable to north and south multifamily structures, and provide a transition from the smaller scale of the existing structure. While modern and traditional are dissimilar, there are many similarities that tie the two aesthetics together.

CONTRASTING WHITE ACCENTS
WITH COOLER BODY COLOR

USE OF MORE MODERN STYLED
WINDOW, WITHOUT MULLION

ATTENTION DRAWN TO VIBRANT
ENTRY DOOR COLOR

NATURALLY EARTHY MATERIAL
TO GROUND STRUCTURE TO
EARTH

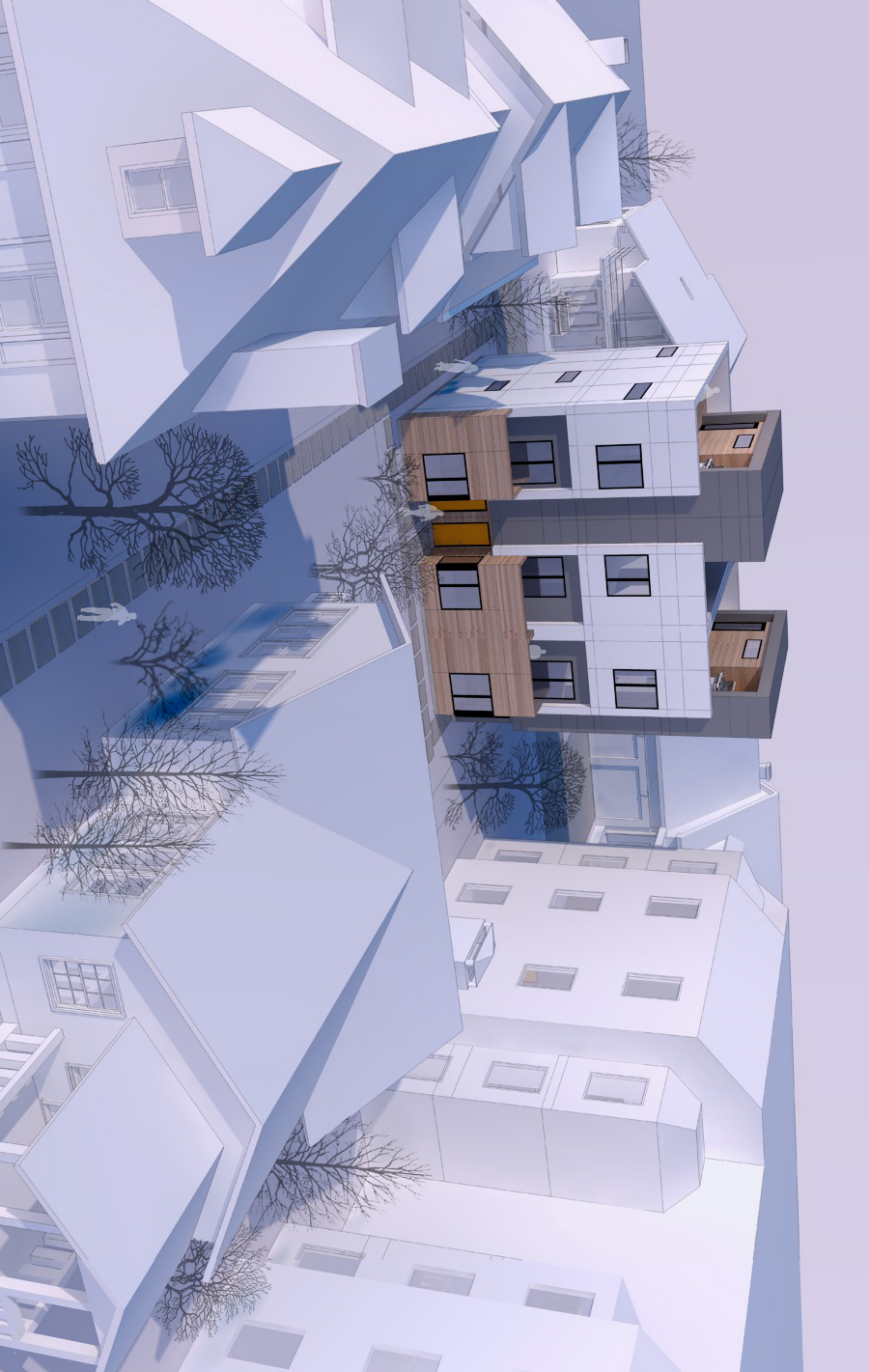


CONTRASTING WHITE ACCENTS
WITH COOLER BODY COLOR

USE OF MORE MODERN STYLED
WINDOW, WITHOUT MULLION

ATTENTION DRAWN TO VIBRANT
ENTRY DOOR COLOR

NATURALLY EARTHY MATERIAL
TO GROUND STRUCTURE TO
EARTH





SW Juneau St

Ave SW

44th Ave SW



nd Ave SW