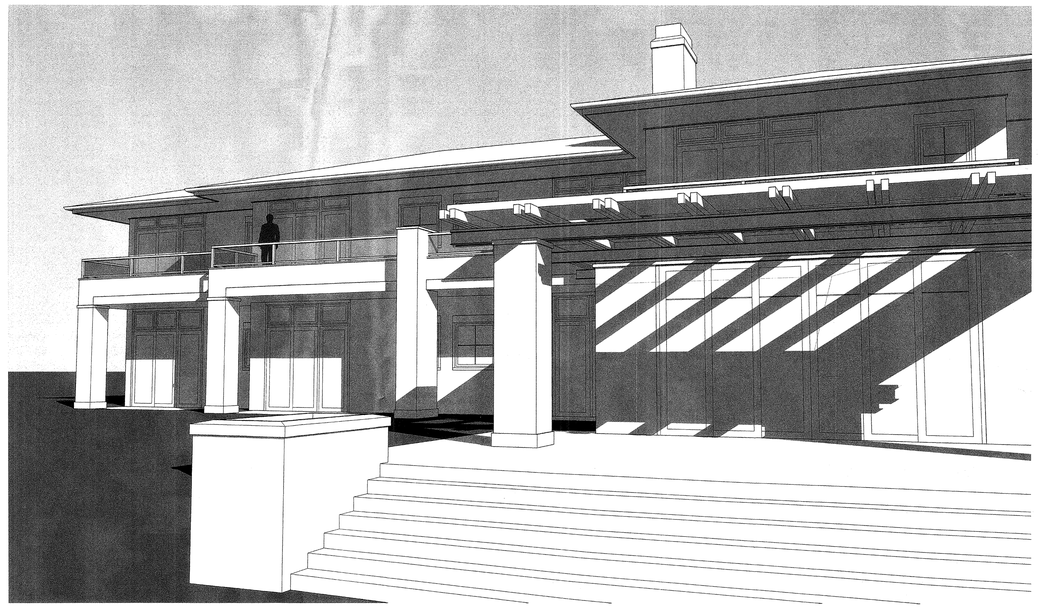
Zhang Family LLC
New Residence



ABBREVIATIONS

A	
AB	ANCHOR BOLT
A/C	AIR CONDITIONING
ACT	ACOUSTICAL CEILING TILE
AD	ABOVE DATUM
ADD	ADDITION
ADJ	ADJUSTABLE
ADM	ADMIN
ADMIN	ADMINISTRATION / ADMINISTRATIVE
ADR	AREA DRAIN
AFF	ABOVE FINISH FLOOR
ASB	ABOVE SUB-FLOOR
AGG	AGGREGATE
AJT	ADJACENT
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
AP	ACCESS PANEL
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL)
ASB	ASBESTOS
ASPH	ASPHALT
ASST	ASSISTANT
AUTO	AUTOMATIC
AV	AUDIO VISUAL
AWP	ACOUSTIC WALL PANEL
B	
BD	BOARD
BEL	BELOW
BKPL	BACK PLATE
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BLT	BUILT
BM	BEAM
BOT	BOTTOM
BPL	BASE PLATE
BRG	BEARING
BRK	BRICK
BSMT	BASEMENT
BTWN	BETWEEN
BUR	BUILT UP ROOF
BVL	BEVELED)
C	
C	CHANNEL
CAB	CABINET
CB	CATCH BASIN
C/C	CENTER TO CENTER
CCT	CUBICLE CURTAIN TRACK
CEM	CEMENT
CHAM	CHAMFER
CHBD	CHALKBOARD
CI	CAST IRON
CIPC	CAST-IN-PLACE CONCRETE
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CLOS	CLOSET
CMT	CERAMIC MOSAIC TILE
CMU	CONCRETE MASONRY UNIT
CO	CLEAN-OUT
CO	CONVENIENCE OUTLET
COL	COLUMN
COMP	COMPOSITION / COMPOSITE
CONC	CONCRETE
CONF	CONFERENCE
CONN	CONNECTED)
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR)
CORR	CORRIDOR
CORRUG	CORRUGATED
CP	CEMENT PLASTER
CPT	CARPET
CRS	COLD ROLLED STEEL
CRSI	CONCRETE REINFORCING STEEL INSTITUTE
CT	CENTER
CTR	CERAMIC WALL TILE
CWT	
D	
DBL	DOUBLE
DEMO	DEMOLITION
DEPT	DEPARTMENT
DFA	DOUGLAS FIR
DIAG	DIAGONAL
DIA	DIAMETER
DISP	DISPENSER
DL	DEAD LOAD
DMPR	DAMPROOFING
DNT	DENSAMATIC
DN	DOWN
DO	DITTO
DP	DIMENSION POINT
DR	DOOR
DS	DOWNSPOUT
DT	DRAPERY TRACK
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
E	
EA	EACH
EB	EXPANSION BOLT
EC	ELECTRICAL CONTRACTOR
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION / ELEVATOR
EMER	EMERGENCY
ENAM	ENAMEL
ENCL	ENCLOSURE
EP	ELECTRICAL PANEL
EPF	EPOXY FLOORING
EPP	EPOXY PAINT
EQ	EQUAL
EQUIP	EQUIPMENT
ES	EACH SIDE
EW	EACH WAY
EXEC	EXECUTIVE
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPOSED
EXPN	EXPANSION
EXT	EXTERIOR
EXTN	EXTINGUISHER
F	
FA	FIRE ALARM
FB	FLAT BAR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FEM	FEMININE
FF	FACTORY FINISH
FH	FIRE HYDRANT
FIN	FINISH(ED)
FIXT	FIXTURE
FL	FLOOR
FLSH	FLASH(ING)
FND	FOUNDATION
FOC	FACE OF CONCRETE / FACE OF COLUMN
FOF	FACE OF FINISH
FOS	FACE OF STUD
FP	FIRE PROOFING
FRT	FIRE RETARDANT TREATED
FS	FORESHORTENED
FT	FEET / FOOT
FTG	FOOTING
FUR	FURRED / FURRING
FUT	FUTURE
G	
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GD	GUTTER DRAIN
GEN	GENERAL
GI	GALVANIZED IRON
GL	GLASS / GLAZED
GLB	GLU-LAMINATED BEAM
GLLM	GLU-LAMINATED
GP	GYPSUM PLASTER
GR	GRADE
GRND	GROUND
GVL	GRAVEL
GWB	GYPSUM WALLBOARD
GYL	GYPSUM LATH
GYM	GYMNASIUM
GYP	GYPSUM
H	
HB	HOSE BIB
HD	HARDBOARD
HC	HOLLOW CORE
HDCP	HANDICAPPED)
HDR	HEADER
HDWD	HARDWOOD
HDWR	HARDWARE
HF	HIGH-FIRE
HPAC	HIGH PERFORMANCE ARCHITECTURAL COATING
HM	HOLLOW METAL
HTG	HEATER
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HT	HEIGHT
HVAC	HEATING / VENTILATING / AIR CONDITIONING
HWH	HOT WATER HEATER
I	
ID	INSIDE DIAMETER
INCL	INCLUDING
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
J	
JAN	JANITOR
JNT	JOINT
JST	JOIST
K	
KIPS	KIPS OR 1000 POUNDS
KD	KNOCK DOWN / KILN DRIED
KEC	KITCHEN EQUIPMENT SUB CONTRACTOR
KIT	KITCHEN
KO	KNOCKOUT
KP	KING POST
KSI	KIPS / SQUARE INCH
L	
L	LENGTH OF SPAN / STRUCTURAL ANGLE
LAB	LABORATORY
LAN	LAUNDRY
LAV	LAVATORY
LB	POUND / LAG BOLT
LBL	LABEL
LBS	POUNDS
LE	LATEX ENAMEL
LF	LINEAL FOOT
LGHT	LIGHT/GAUGE METAL FRAMING
LH	LEFT HAND
LN	LINE
LOCK	LOCKER
LL	LIVE LOAD
LP	LIGHT PROOF / LOW POINT
LRC	LEARNING RESOURCE CENTER
LS	LAG SCREW
LT	LIGHT
LTWT	LIGHT WEIGHT
LVR	LOUVER
M	
MACH	MACHINE
MAS	MASONRY
MATL	MATERIAL
MAX.	MAXIMUM
MB	MACHINE BOLT
MBR	MEMBER
MC	MECHANICAL CONTRACTOR / MINERAL CORE
MDO	MEDIUM DENSITY OVERLAY
ME	MECHANICAL/ELECTRICAL
MECH	MECHANICAL
MED	MEDIUM
MEMB	MEMBRANE
MFG	MANUFACTURING
MFR	MANUFACTURER
MFD	MANUFACTURED
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
ML	METAL LATH
MO	MASONRY OPENING
MOD	MODULE
MOTSB	MOTION SUBLE BARRIER
MOV	MOVABLE
MWL	MINERAL
MXS	MIRROR & SHELF
MTD	MOUNTED
MTG	MOUNTING
MTL	METAL
MU	MILLION
MWK	MILLWORK
N	
N	NORTH
NAP	NAPKIN
NC	NOT IN CONTRACT
NLG	NAILS
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O	
OA	OVERALL
OC	ON CENTER
OD	OVERFLOW DRAIN
O2	OXYGEN
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OTF	OUT TO FACE
OFCI	OWNER FURNISHED
	OWNER INSTALLED
OH	OVERHANG / OVERHEAD
OPG	OPENING
OPH	OPPOSITE HAND
OPP	OPPOSITE
P	
PA	PNEUMATIC APPLIED
PAV	PAVING
PAR	PARALLEL
PART	PARTITION / PARTIAL
PB	PLASTER BASE
PBD	PARTICLE BOARD
PCC	PRECAST CONCRETE
PERF	PERFORATED)
PERIM	PERIMETER
PBL	PLATE GLASS
PKG	PARKING
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLASTIC
PLC	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLASTIC
PLWD	PLYWOOD
PR	PAIR
PRECC	PRECAST
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PNT	PAINTED)
PTD	PAPER TOWEL DISPENSER
PTR	PAPER TOWEL RECEPTACLE
PVC	POLYVINYL CHLORIDE
Q	
QT	QUARRY TILE
QTY	QUANTITY
R	
R	RADIUS / RISER
RA	RETURN AIR
RAD	RADIATOR
RB	RUBBER BASE
RD	ROOF DRAIN
RECEPT	RECEPTION
RECT	RECTANGLE
REF	REFERENCE
REFL	REFLECTED
REFER	REFRIGERATOR
REINF	REINFORCED)(ING)
REL	RELOCATE
REQD	REQUIRED / REQUIREMENT
RESIL	RESILIENT
RETG	RETAINING
RFG	ROOFING
RH	RIGHT HAND
RL	RAIN LEADER
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT-OF-WAY
RUB	RUBBER
S	
S	SOUTH / STRUCTURAL
SB	SETBACK
S/B	SHOULD BE
SC	SOLID CORE
SCHED	SCHEDULE
SD	SOAP DISPENSER / STORM DRAIN
SECT	SECTION
SHLVS	SHELVES
SHW	SECURITY HOLLOW METAL
SHT	SHEET
SHTH	SHEATHING
SIM	SIMILAR
S-L	STAIN & LACQUER
SM	SHEET METAL
SPECS	SPECIFICATIONS
SPK	SPEAKER
SQ	SQUARE
S/S	STAINLESS STEEL
SS	SERVICE SINK
SSD	SEE STRUCTURAL DRAWINGS
ST	STAIN
STAG	STAGGERED
STD	STANDARD
STG	STORAGE
STL	STEEL
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SV	SHEET VINYL
S-V	STAIN & VARNISH
SW	SHEAR WALL
SYM	SYMMETRICAL
SYS	SYSTEM
T	
TB	TACK BOARD
TOC	TOP OF CURB
TEL	TELEPHONE
TEMP	TEMPERED
T&B	TOP & BOTTOM
T&G	TONGUE & GROOVE
THK	THICK
THR	THRESHOLD
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE
TOP	TOP OF PARAPET
TOPL	TOP OF PLATE
TP	TOP OF PAVEMENT
TPD	TOILET PAPER DISPENSER
TRANSP	TRANSPARENT
TRANSV	TRANSVERSE
TRAV	TRAVEL & SEAL
TS	TUBE STEEL
TOS	TOP OF SLAB
TV	TELEVISION
TOW	TOP OF WALL
TYP.	TYPICAL
U	
UC	UNDERCUT
UNF	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
V	
VAR	VARNISH
VAT	VINYL ASBESTOS TILE
VB	VAPOR BARRIER
VERT	VERTICAL
VEST	VESTIBULE
VF	VINYL FABRIC
VG	VERTICAL GRAIN
VIN	VINYL
VP	VENEER PLASTER
W	
W	WIDTH / WIDE / WITH
WB	WOOD BASE
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WF	WIDE FLANGE
WH	WALL HUNG
W/O	WITHOUT
WP	WATERPROOF(ING)
WRB	WATER RESISTANT BARRIER
WSCT	WAINSCOT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
X	
Y	
Z	
SYMBOLS	
#	SQUARE FOOT
∠	ANGLE
⌓	PLATE
℄	CENTER LINE
#	NUMBER
ø	ROUND

SYMBOLS & GENERAL NOTES

DRAFTING SYMBOLS:

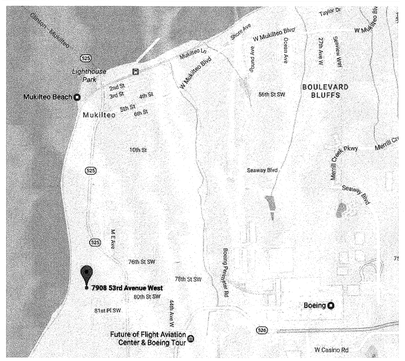
- NO. / SHT. — BUILDING SECTION
- NO. / SHT. — WALL SECTION
- NO. / SHT. — DETAIL INDICATOR SECTION
- NO. / SHT. — DETAIL INDICATOR PLAN
- NO. / SHT. — INTERIOR ELEVATION INDICATOR
- NO. — REVISION INDICATOR
- NO. — NOTE INDICATOR SEE NOTES THIS SHEET
- NO. — WINDOW SCHEDULE
- EM# — EXTERIOR MATERIALS SCHED. REF.

- WOOD FRAMING
- SHIM OR BLOCKING
- PLYWOOD
- FINISH WOOD
- EXISTING MATERIAL
- STUCCO ON LATH
- GWB OR GYP. SHEATHING
- PARTICLE / WAFER BD.
- BRICK / MASONRY

PLAN MATERIALS:

- NEW STUD WALL
- CMU WALL
- BRICK WALL OR VENEER
- EXIST. WALL TO REMAIN
- EXIST. WALL TO BE REMOVED
- XXX — DOOR W/ DOOR SCHED. REF.
- WINDOW
- BEAM OR HEADER ABOVE
- FRAMING ABOVE
- BEAM OR JOIST HANGER

VICINITY MAP



SHEET INDEX

PROJECT DATA

LEGAL DESCRIPTION:
TRACT 45, WEST AND WHEELER'S SEA VIEW 5 ACRE TRACTS AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, ON PAGE 12, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.
ASSESSOR'S PARCEL NUMBER: 006116 000 045 01

LOT AREA CALCULATIONS

WEST STEEP SLOPE:	76,577 S.F.
EAST STEEP SLOPE:	26,812 S.F.
BUILDABLE AREA:	66,872 S.F.
TOTAL EXISTING LOT AREA:	170,261 S.F.
PROPOSED PRIVATE RD. EASEMENT AREA:	7,182 S.F.

FUTURE SUB-DIVISION PLANNING

FUTURE PARCEL 'A' AREA:	18,274 S.F.
FUTURE PARCEL 'B' AREA:	8,366 S.F.
FUTURE PARCEL 'C' AREA:	8,366 S.F.
FUTURE NSPA TRACT AREA:	27,872 S.F.
FUTURE PRIVATE RD. TRACT:	7,182 S.F.
	170,261 S.F.

BUILDING AREA CALCULATIONS

LIVING AREA	
FIRST FLOOR AREA:	5,956 S.F.
SECOND FLOOR AREA:	4,202 S.F.
TOTAL LIVING AREA:	10,158 S.F.
TOTAL GARAGE AREA:	1,502 S.F.

CITY OF MUKILTEO ZONING

ZONE:	RD 12.5
MIN. LOT AREA	12,500 S.F. (13,000 S.F MIN. ALLOWED WITH DENSITY TRANSFER FROM STEEP SLOPES)
MIN. LOT WIDTH	40 FEET AT LOT LINE, 60 FEET AT SET-BACK LINE
MIN. AVEREAGE DEPTH	80 FEET
MAX. LOT COVERAGE	30%, 60% WITH DENSITY TRANSFER
MAX BUILDING HEIGHT	30 FEET
SET-BACKS	FRONT 25 FEET (15 FEET WITH DENSITY TRANSFER FROM STEEP SLOPES)
	SIDE 5', 15 FEET TOTAL
	REAR 25 FEET (15 FEET WITH DENSITY TRANSFER)

PERMITTED USES:
- SINGLE FAMILY DWELLINGS

DENSITY CALCULATIONS:
170,260 S.F. / 12,500 = 13.62, THEREFORE UP TO 13 LOTS ALLOWED ON PROPERTY.

HARD SURFACES AREA CALCULATIONS

PROJECTED ROOF AREA:	11,066 S.F.
HARD SURFACES (OUTSIDE OF ROOF AREA)	
NEW PAVED ROAD:	4,853 S.F.
NEW DRIVEWAY:	5,012 S.F.
NEW TERRACE:	1,443 S.F.
TOTAL HARD SURFACES (OUTSIDE ROOF):	11,308 S.F.
TOTAL HARD SURFACES:	22,374 S.F. (13% OF TOTAL LOT AREA)

LOT COVERAGE

TOTAL PROPOSED STRUCTURE COVERAGE:	11,066 S.F. /
TOTAL LOT AREA:	170,261 S.F.
TOTAL PROPOSED LOT COVERAGE:	6.5%

BUILDING HEIGHT CALCULATIONS

REFERENCE ELEVATION: MAIN FLOOR =	401.00'
CORNER A	394.76'
CORNER B	398.73'
CORNER C	401.38'
CORNER D	403.31'
MEAN GROUND LEVEL	398.55'
HIGHEST RIDGE:	428.78'
BUILDING HEIGHT:	29.23'
ALLOWED BUILDING HEIGHT:	30.00'

TREE RETENTION
REFER TO LANDSCAPE DRAWINGS. △1

FIRE SPRINKLERS REQUIRED

APPROVED CITY OF MUKILTEO
3/30/18
add temperature limiting valves to tub deck mounted faucets

DESIGN TEAM

PROPERTY OWNER
ZHANG FAMILY LLC
9800 HARBOUR PLACE, SUITE 205
MUKILTEO, WASHINGTON 98275
PHONE: 206.713.1045
CONTACT: MARK OSSINGER, PROJECT MANAGER

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FRED BAXTER AND ASSOCIATES
649 5th STREET
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PHONE: 425.348.3475
CONTACT: FRED BAXTER, AIA

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EQUILIBRIA STRUCTURAL ENGINEERING
12308 MUKILTEO SPEEDWAY, SUITE 5
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PHONE: 360.386.9476
CONTACT: JASON LINDQUIST, P.E., S.E.

LANDSCAPE ARCHITECT
STUDIO 342 LANDSCAPE ARCHITECTURE
P.O. BOX 972
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SURVEYOR
A.S.P.I. LAND SURVEYING AND PLANNING
4532-B EVERGREEN WAY
EVERETT, WASHINGTON 98203
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CIVIL ENGINEER
SITE DEVELOPMENT SERVICES
3011 RAVEN CREST
BELLINGHAM, WASHINGTON 98226
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CONTACT: DAVID DOUGHERTY, P.E.

GEOTECHNICAL ENGINEER
NELSON GEOTECHNICAL ASSOC., INC.
17311 135th AVENUE N.E., STE. A-500
WOODINVILLE, WASHINGTON 98072
PHONE: 425.486.1669
CONTACT: LEE BELLAH, P.G.

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052217 Zhang arch site ST.dwg

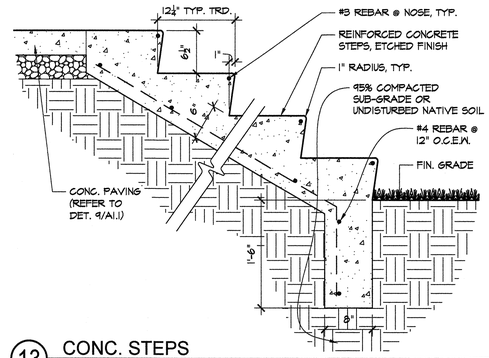
REGISTERED ARCHITECT 4392 FRED J. BAXTER STATE OF WASHINGTON

Fred Baxter & Associates
ARCHITECTURE
649 Fifth Street, Suite 203 Mukilteo, Washington 98275 (425) 348-3975 fax (425) 353-0205 www.baxterarchitects.com

Date: 05.31.17 - Permit Submittal
△1 11.13.17 - Plan Check #1

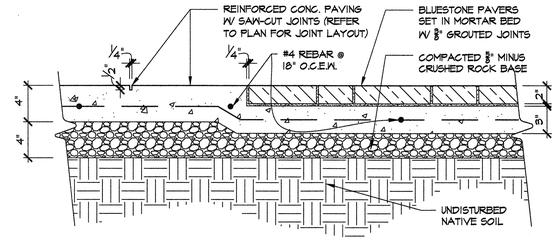
Zhang Family LLC
New Residence
7908 53rd Avenue West
Mukilteo, Washington 98275

A1.0



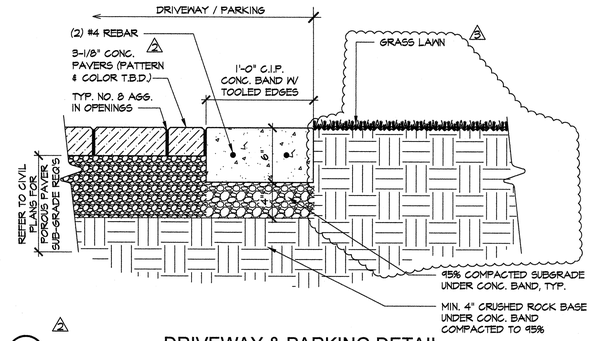
13 CONC. STEPS

1" = 1'-0"



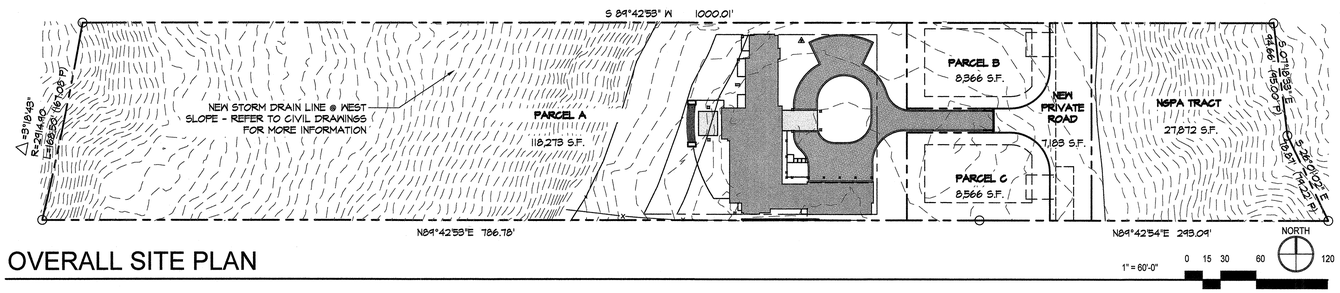
9 CONC. & BLUESTONE PAVING

1-1/2" = 1'-0"

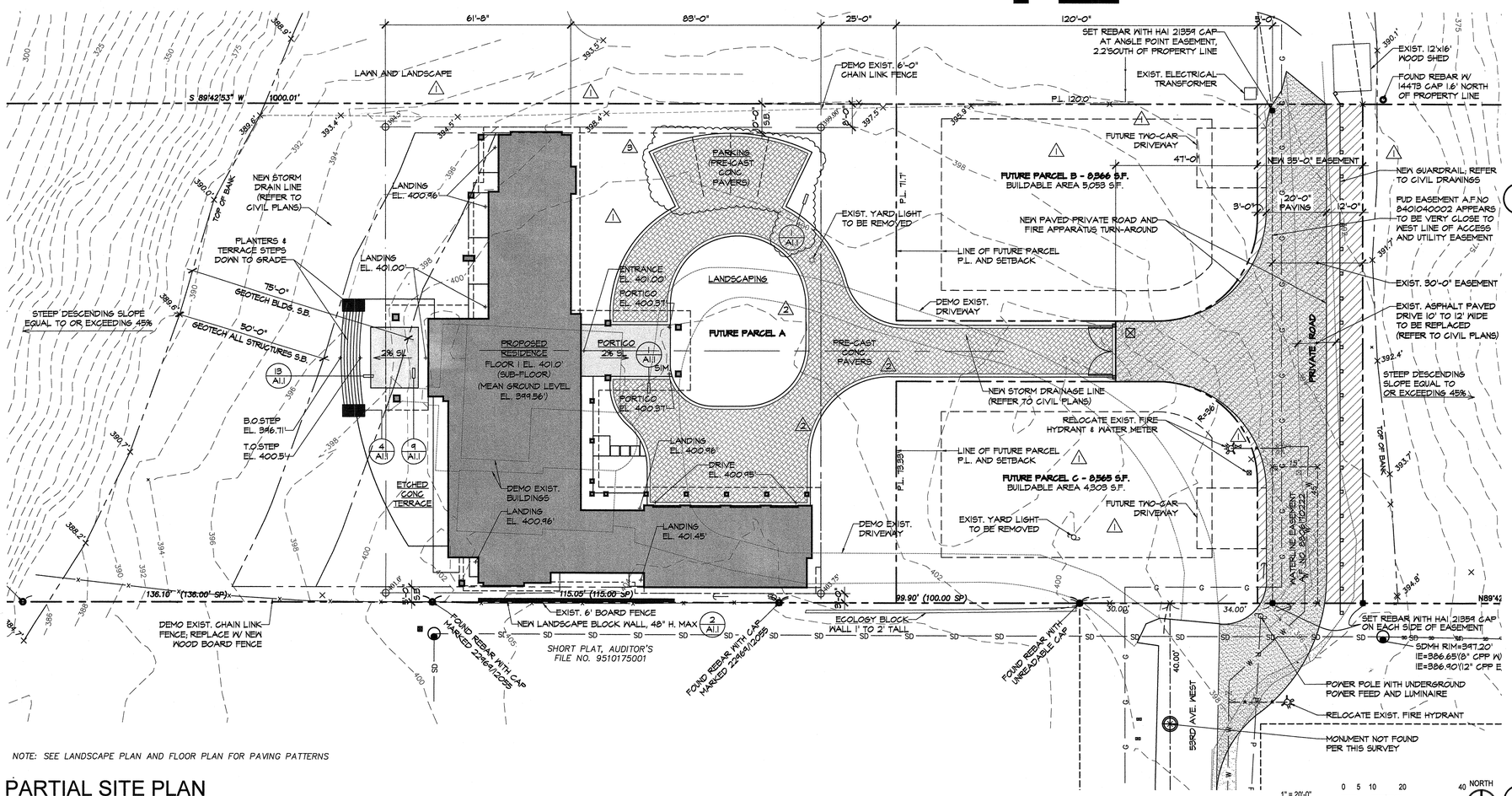


1 DRIVEWAY & PARKING DETAIL

1-1/2" = 1'-0"

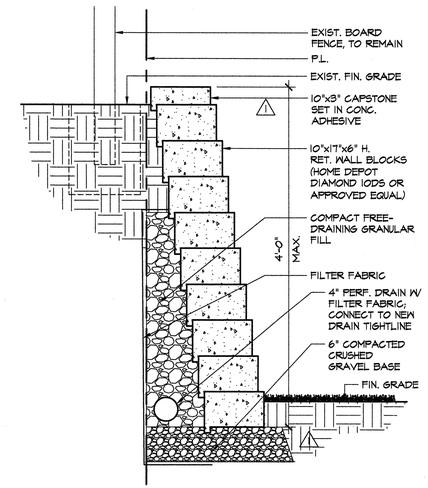


OVERALL SITE PLAN



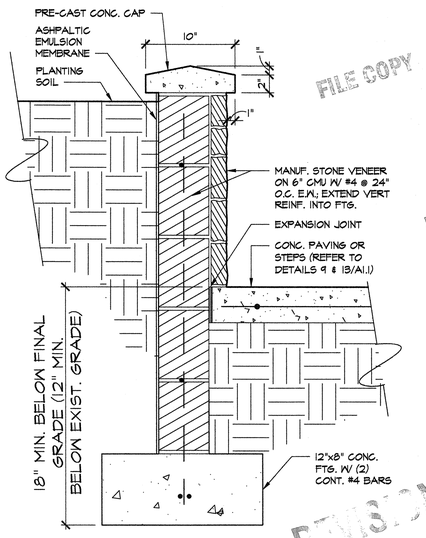
NOTE: SEE LANDSCAPE PLAN AND FLOOR PLAN FOR PAVING PATTERNS

PARTIAL SITE PLAN



2 BLOCK RETAINING WALL @ SOUTH P.L.

1" = 1'-0"



4 PLANTER WALL

1-1/2" = 1'-0"

FILE COPY

REVISION

CITY OF MUKILTEO
JUN 05 2018
RECEIVED

REVISION

REGISTERED ARCHITECT
4392
FRED L. BAXTER
STATE OF WASHINGTON

Fred Baxter & Associates
ARCHITECTURE
649 Fifth Street, Suite 203 Mukilteo, Washington 98275 (425) 348-3975 fax (425) 353-0205 www.baxterarchitects.com

Date: 05.31.17 - Permit Submittal
△1 11.13.17 - Plan Check #1
△2 04.16.18 - Tree Notes Removal & Landscaping/Paving Note Chgs. Per City Comments
△3 06.05.18 - City Resubmittal

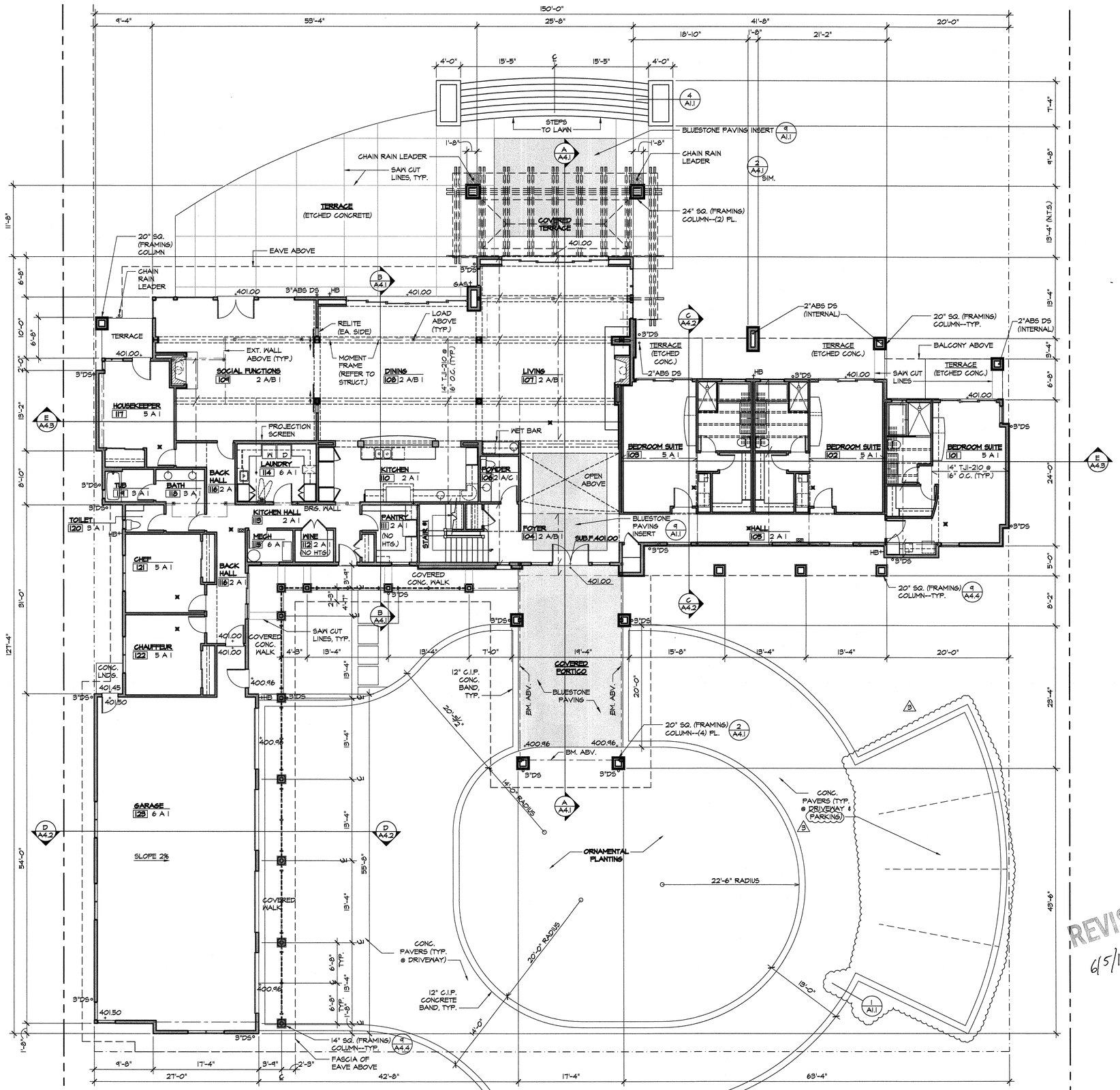
Zhang Family LLC
New Residence
7908 53rd Avenue West
Mukilteo, Washington 98275

A1.1

0605018 Zhang arch site ST.dwg

FLOOR PLAN NOTES

1. ALL EXTERIOR WALLS TO BE 2X6 STUD FRAMING @ 16" O.C. AND ALL INTERIOR PARTITONS TO BE 2X4 FRAMING, UNLESS NOTED OTHERWISE.
2. FOR WINDOW AND EXTERIOR GLASS DOOR SIZES AND TYPES: SEE EXTERIOR ELEVATIONS, GLAZING SCHEDULE (SHT. A3.2) AND SPECIFICATIONS.
3. FOR OPAQUE EXTERIOR DOORS (LESS THAN 50% GLAZING) AND ALL INTERIOR DOORS, SEE FLOOR PLAN AND DOOR SCHEDULE (SHT. A2.3) AND SPECIFICATIONS.
4. ALL GRID LINES ARE TO AND FACE OF EXTERIOR FRAMING (STUDS) AND TO CENTER OF INTERIOR COLUMNS, EXPECT WHEN NOTED AS FACE OF INTERIOR PARTITION (FRAMING) AND COLUMN.
5. SEE $\frac{1}{8}$" SCALE PLANS FOR OVERALL EXTERIOR DIMENSIONS AND ¼" SCALE FLOOR PLANS FOR DETAILED INTERIOR DIMENSIONS.
6. INSTALL ACOUSTICAL INSULATION AROUND PERIMETER WALLS OF ALL BATHROOMS AND BEDROOM SUITES AS SPECIFIED FOR ACOUSTICAL PARTITIONS.
7. SEE SHEET A2.3 FOR SCHEDULE OF FINISHES.
8. SEE STRUCTURAL DRAWINGS FOR LOCATIONS AND DESIGNATIONS OF SHEARWALLS. WHEN A WALL OR PARTITION HAS SHEATHING ON AN INTERIOR FACE, THE ENTIRE WALL SURFACE IN THAT PLANE SHALL BE FURRED FLUSH WITH SHEARWALL SHEATHING.
9. DIMENSIONS ON THE ARCHITECTURAL DRAWINGS GOVERN OVER DIMENSIONS ON THE STRUCTURAL DRAWINGS AND SHOULD BE USED TO LAY OUT THE BUILDING. NOTIFY ARCHITECT OF ANY DISCREPANCIES THAT ARE DISCOVERED.
10. SEE GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.



REFER TO SITE PLAN & LANDSCAPE PLAN FOR MORE INFORMATION ON DRIVEWAY

OVERALL FIRST FLOOR PLAN

1/8" = 1'-0"

NORTH

REVISION 6/5/18

REGISTERED ARCHITECT 4956 FRED A. BAXTER STATE OF WASHINGTON

Fred Baxter & Associates
ARCHITECTURE
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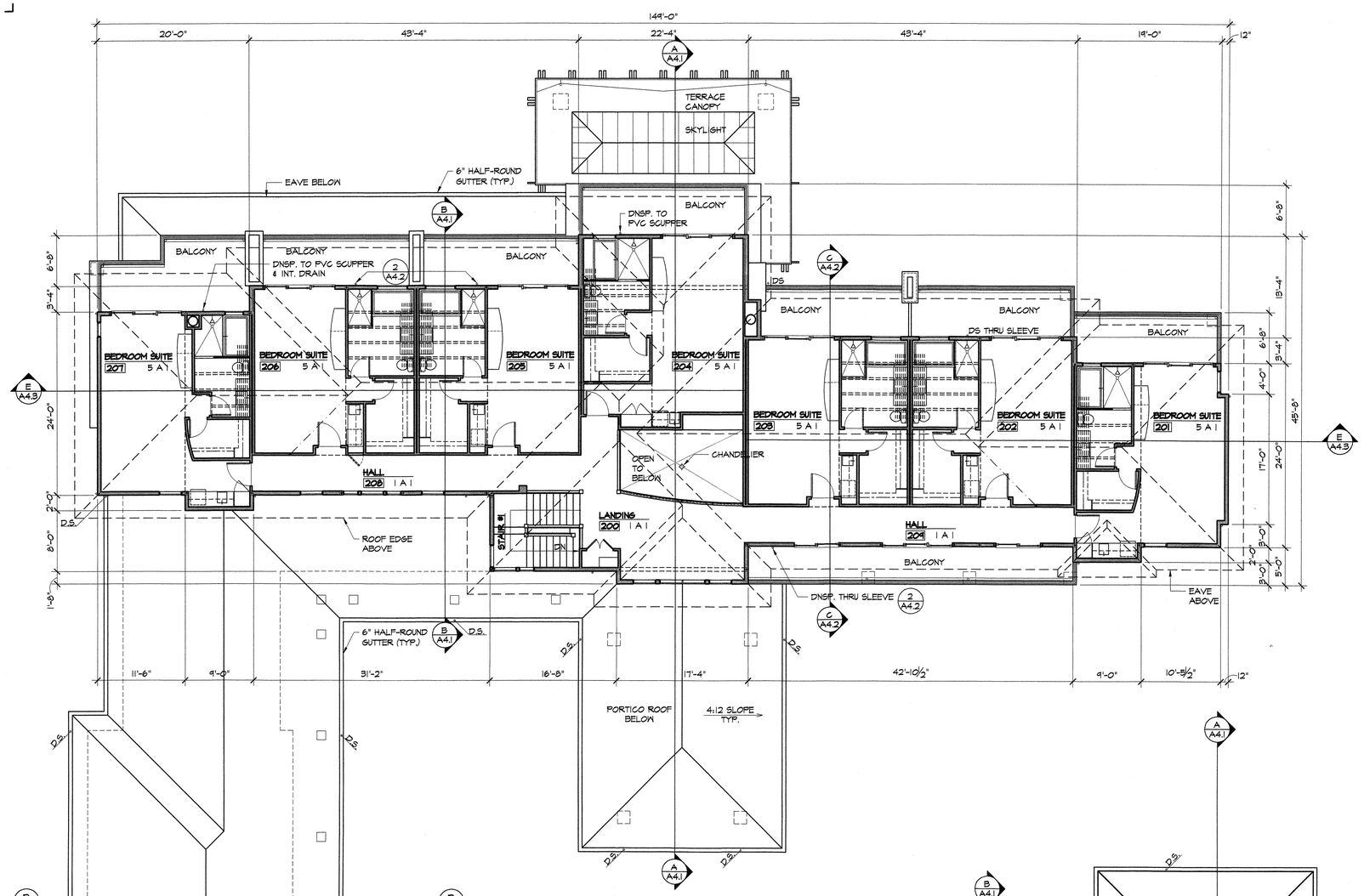
Date: 05.31.17 - Permit Submittal
c4.16.18 CONC. PAVERS (CITY REV.)
△9 06.05.18 - City Resubmittal

Zhang Family LLC
New Residence
7908 53rd Avenue West
Mukilteo, Washington 98275

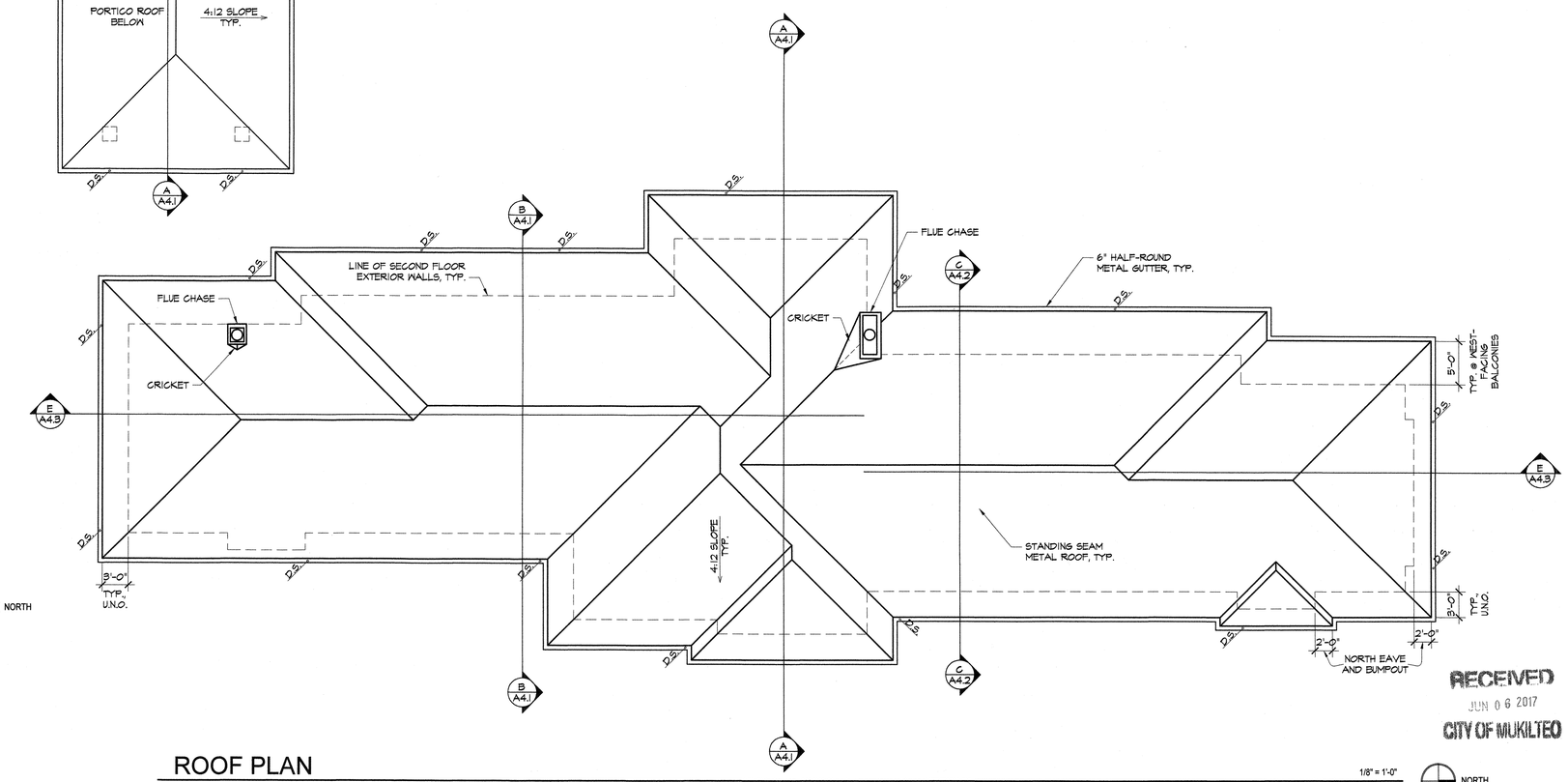
A2.1



OVERALL SECOND FLOOR PLAN

1/8" = 1'-0"

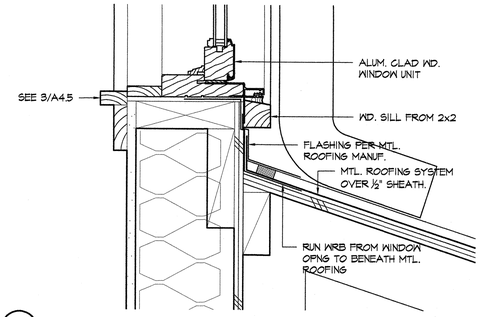
NORTH



ROOF PLAN

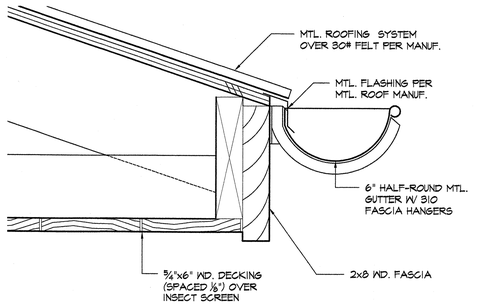
1/8" = 1'-0"

NORTH



1 MTL. ROOF @ WALL/WINDOW SILL

3" = 1'-0"



2 TYPICAL GUTTER DETAIL

3" = 1'-0"

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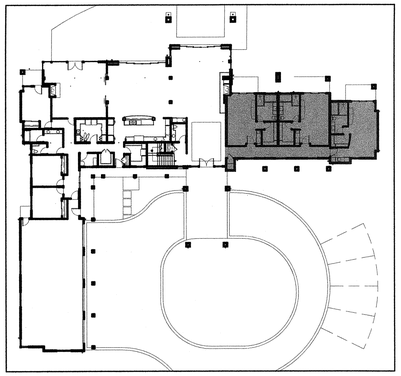
A2.2

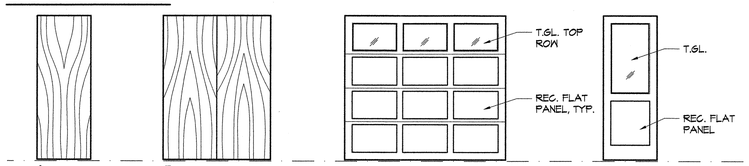


KEY PLAN

DOOR SCHEDULE

Door #	Type	Size W	Size H	Size T	Door Mat'l	Door Fin	Frame Mat'l	Frame Fin	HDWR GROUP	Remarks
FIRST FLOOR										
101A	A	3'-0"	8'-0"	1 3/8"	WD	Transp.	WD	Transp.	1	
101B										See Ext. Elev. and Glazing Sched.
101C	A	2'-6"	7'-0"	1 3/8"	WD	Transp.	WD	Transp.	2	
101D	A	2'-6"	7'-0"	1 3/8"	WD	Transp.	WD	Transp.	3	
102A	A	3'-0"	8'-0"	1 3/8"	WD	Transp.	WD	Transp.	1	
102B										See Ext. Elev. and Glazing Sched.
102C	A	2'-6"	7'-0"	1 3/8"	WD	Transp.	WD	Transp.	2	
102D	A	2'-6"	7'-0"	1 3/8"	WD	Transp.	WD	Transp.	3	
103A	A	3'-0"	8'-0"	1 3/8"	WD	Transp.	WD	Transp.	1	
103B										See Ext. Elev. and Glazing Sched.
103C	A	2'-6"	7'-0"	1 3/8"	WD	Transp.	WD	Transp.	2	
103D	A	2'-6"	7'-0"	1 3/8"	WD	Transp.	WD	Transp.	3	
104A										See Ext. Elev. and Glazing Sched.
104B	A	3'-0"	8'-0"	1 3/8"	WD	Transp.	WD	Transp.	4	
105A	A	2'-6"	8'-0"	1 3/8"	WD	Transp.	WD	Transp.	4	
106A	A	3'-0"	8'-0"	1 3/8"	WD	Transp.	WD	Transp.	2	
107A										See Ext. Elev. and Glazing Sched.
108A										See Ext. Elev. and Glazing Sched.
109A										See Ext. Elev. and Glazing Sched.
111A	A	3'-0"	8'-0"	1 3/8"	WD	Transp.	WD	Transp.	5	
112A	B	4'-0"	8'-0"	1 3/8"	WD	Transp.	WD	Transp.	7	
113A										See Ext. Elev. and Glazing Sched.
113B	B	3'-0"	8'-0"	1 3/8"	WD	Transp.	WD	Transp.	6	
114A	A	3'-0"	8'-0"	1 3/8"	WD	Transp.	WD	Transp.	3	
115A	A	3'-0"	8'-0"	1 3/8"	WD	Transp.	WD	Transp.	5	
116A	A	3'-0"	8'-0"	1 3/8"	WD	Transp.	WD	Transp.	8	
116B										See Ext. Elev. and Glazing Sched.
116C	A	3'-0"	8'-0"	1 3/8"	WD	Transp.	WD	Transp.	3	
117A	A	3'-0"	8'-0"	1 3/8"	WD	Transp.	WD	Transp.	1	
117B	B	6'-0"	8'-0"	1 3/8"	WD	Transp.	WD	Transp.	9	
117C										See Ext. Elev. and Glazing Sched.
118A	A	3'-0"	8'-0"	1 3/8"	WD	Transp.	WD	Transp.	3	
119A	A	3'-0"	8'-0"	1 3/8"	WD	Transp.	WD	Transp.	2	
120A	A	3'-0"	8'-0"	1 3/8"	WD	Transp.	WD	Transp.	2	
121A	A	3'-0"	8'-0"	1 3/8"	WD	Transp.	WD	Transp.	1	
121B	B	6'-0"	8'-0"	1 3/8"	WD	Transp.	WD	Transp.	9	
122A	A	3'-0"	8'-0"	1 3/8"	WD	Transp.	WD	Transp.	1	
122B	B	6'-0"	8'-0"	1 3/8"	WD	Transp.	WD	Transp.	9	
123A	C	9'-0"	8'-0"		WD	Transp.	WD	Transp.	10	
123B	C	9'-0"	8'-0"		WD	Transp.	WD	Transp.	10	
123C	C	9'-0"	8'-0"		WD	Transp.	WD	Transp.	10	
123D	C	9'-0"	8'-0"		WD	Transp.	WD	Transp.	10	
123E	D	3'-0"	8'-0"	1 3/4"	WD	Transp.	WD	Transp.	11	
123F										See Ext. Elev. and Glazing Sched.
SECOND FLOOR										
200A	B	3'-6"	8'-0"	1 3/8"	WD	Transp.	WD	Transp.	6	
201A	A	3'-0"	8'-0"	1 3/8"	WD	Transp.	WD	Transp.	1	
201B										See Ext. Elev. and Glazing Sched.
201C	A	2'-6"	7'-0"	1 3/8"	WD	Transp.	WD	Transp.	2	
201D	A	2'-6"	7'-0"	1 3/8"	WD	Transp.	WD	Transp.	3	
202A	A	3'-0"	8'-0"	1 3/8"	WD	Transp.	WD	Transp.	1	
202B										See Ext. Elev. and Glazing Sched.
202C	A	2'-6"	7'-0"	1 3/8"	WD	Transp.	WD	Transp.	2	
202D	A	2'-6"	7'-0"	1 3/8"	WD	Transp.	WD	Transp.	3	
203A	A	3'-0"	8'-0"	1 3/8"	WD	Transp.	WD	Transp.	1	
203B										See Ext. Elev. and Glazing Sched.
203C	A	2'-6"	7'-0"	1 3/8"	WD	Transp.	WD	Transp.	2	
203D	A	2'-6"	7'-0"	1 3/8"	WD	Transp.	WD	Transp.	3	
204A	A	3'-0"	8'-0"	1 3/8"	WD	Transp.	WD	Transp.	1	
204B										See Ext. Elev. and Glazing Sched.
204C	A	2'-6"	7'-0"	1 3/8"	WD	Transp.	WD	Transp.	2	
204D	A	2'-6"	7'-0"	1 3/8"	WD	Transp.	WD	Transp.	3	
205A	A	3'-0"	8'-0"	1 3/8"	WD	Transp.	WD	Transp.	1	
205B										See Ext. Elev. and Glazing Sched.
205C	A	2'-6"	7'-0"	1 3/8"	WD	Transp.	WD	Transp.	2	
205D	A	2'-6"	7'-0"	1 3/8"	WD	Transp.	WD	Transp.	3	

DOOR TYPES



A
FLUSH
SOLID CORE
SINGLE

B
FLUSH
SOLID CORE
DOUBLE

C
O.H. SECTIONAL GARAGE DOOR
STILE & RAIL W/ REC. FLAT PANELS

D
TOP LITE / BOTTOM PANEL
STILE & RAIL WD.

SCHEDULE OF FINISHES

Schedule of Finishes

Mark	Floor Material	Floor Finish	Base Material	Base Finish	Mark	Wall Material	Wall Finish	Mark	Ceiling Material	Ceiling Finish
1	Hdwd.	Swedish	Wood	Transp.	A	GWB	Paint	1	GWB	Paint
2	Conc. Topping	Polished	Wood	Transp.	B	Wd.Panel	Transp.	2		
3	Tile	Sealer	Wood	Transp.	C	Tile	Sealer			
4	Vinyl		Rubber							
5	Carpet		Wood	Transp.						
6	Conc.	Sealer	Rubber							

Notes:
See Specifications for detailed requirements for finish materials scheduled.
See Floor Plans for finish designtations noted below room names. See example below.

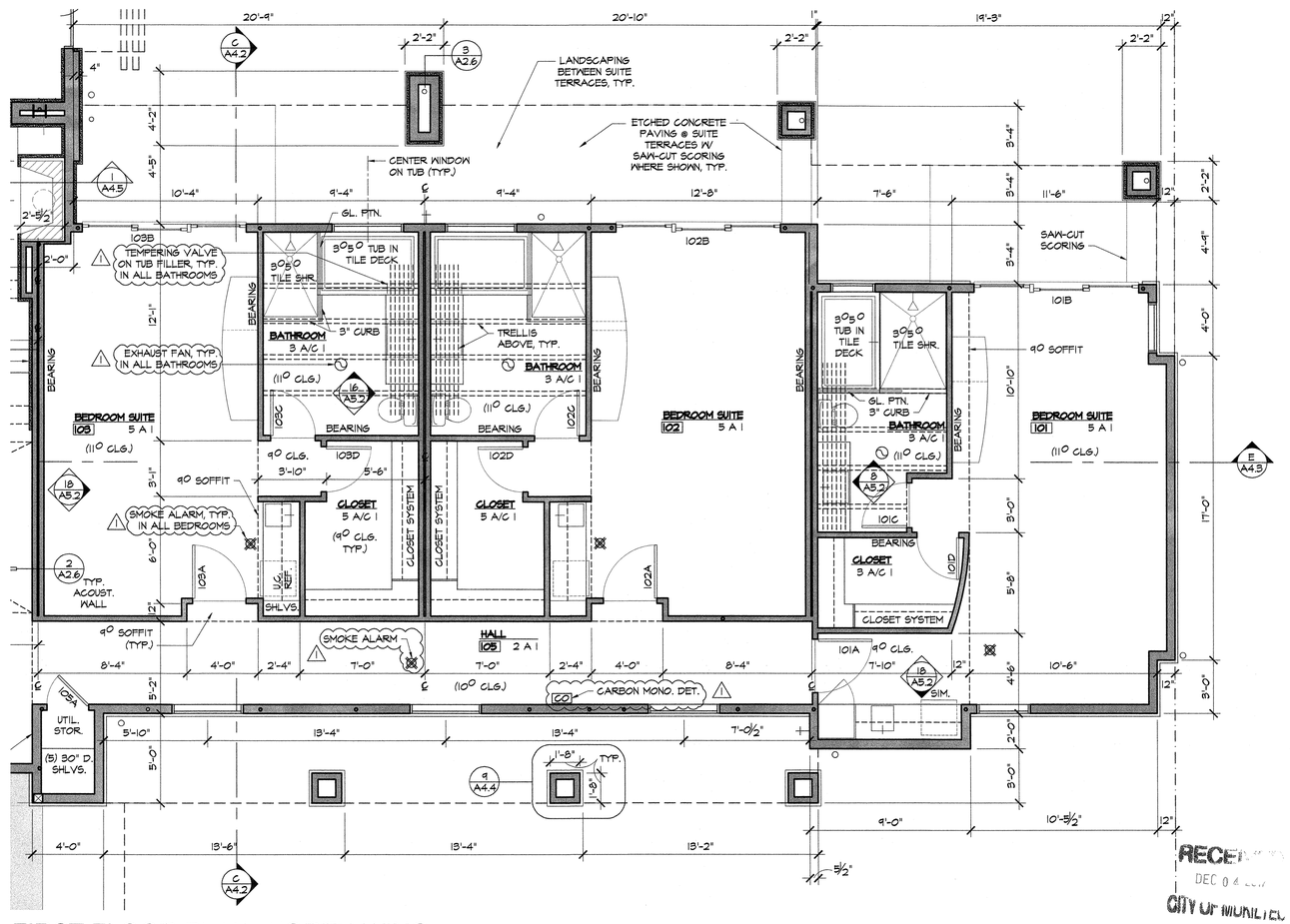
EXAMPLE

BEDROOM SUITE

ROOM NUMBER — 103 — 5 A 1 — CEILING MARK

FLOOR & BASE MARK

WALL MARK



FIRST FLOOR PLAN--NORTH WING

SEE SUITE 103 FOR TYP. NOTES

1/4" = 1'-0"

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Date: 05.31.17 - Permit Submittal
△11.13.17 - Plan Check #1

Zhang Family LLC
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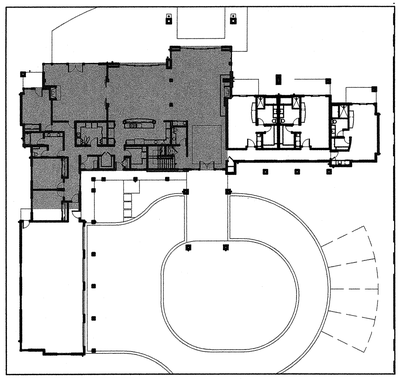
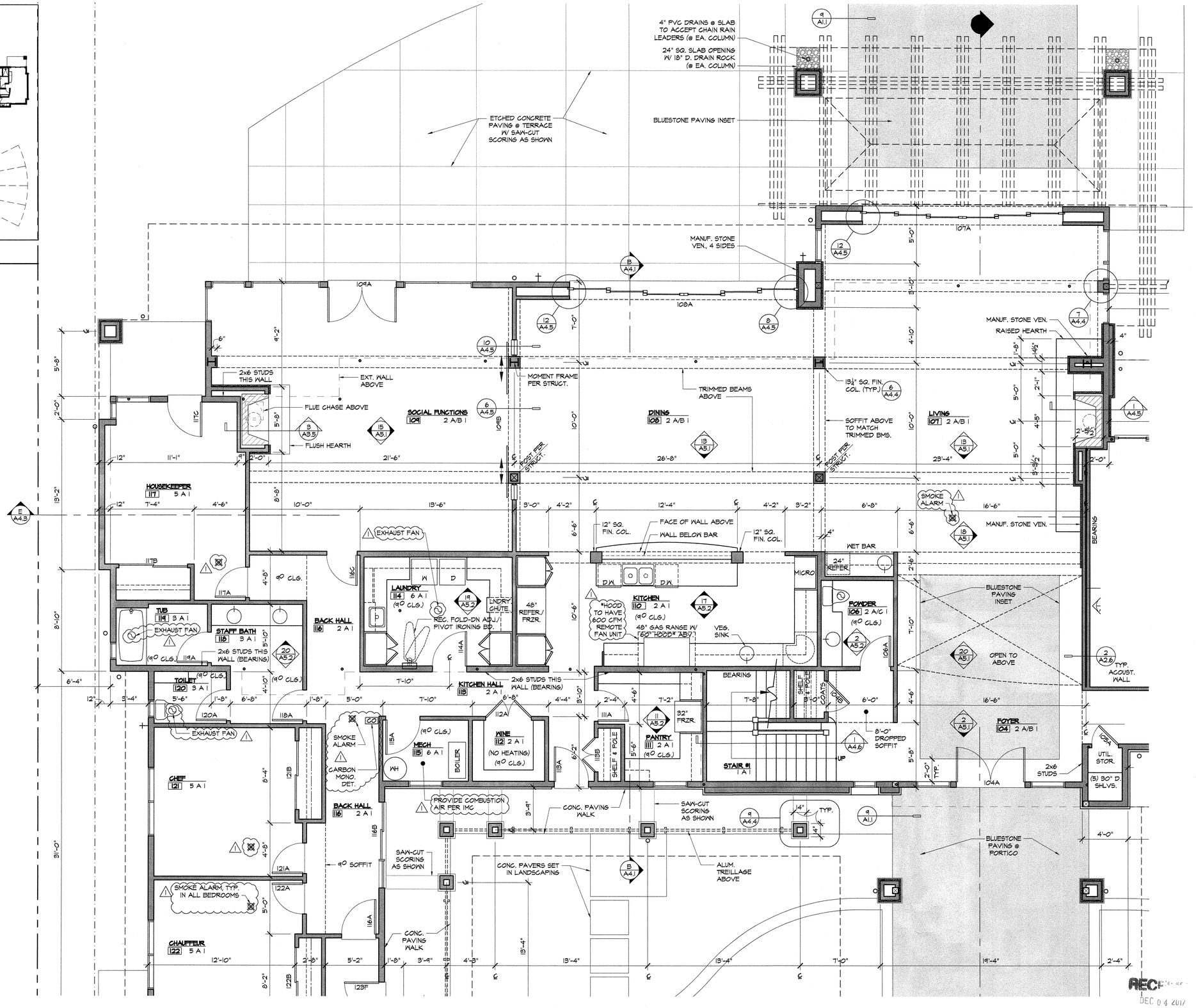
7908 53rd Avenue West
Mukilteo, Washington 98275

A2.3



KEY PLAN



FIRST FLOOR PLAN--CENTRAL AND SOUTH AREA

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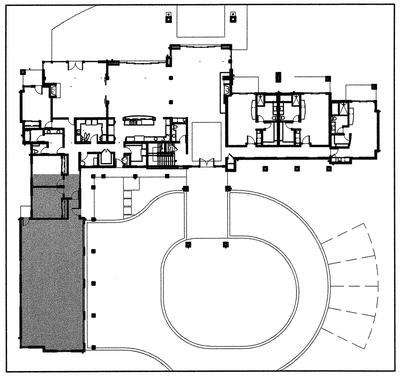

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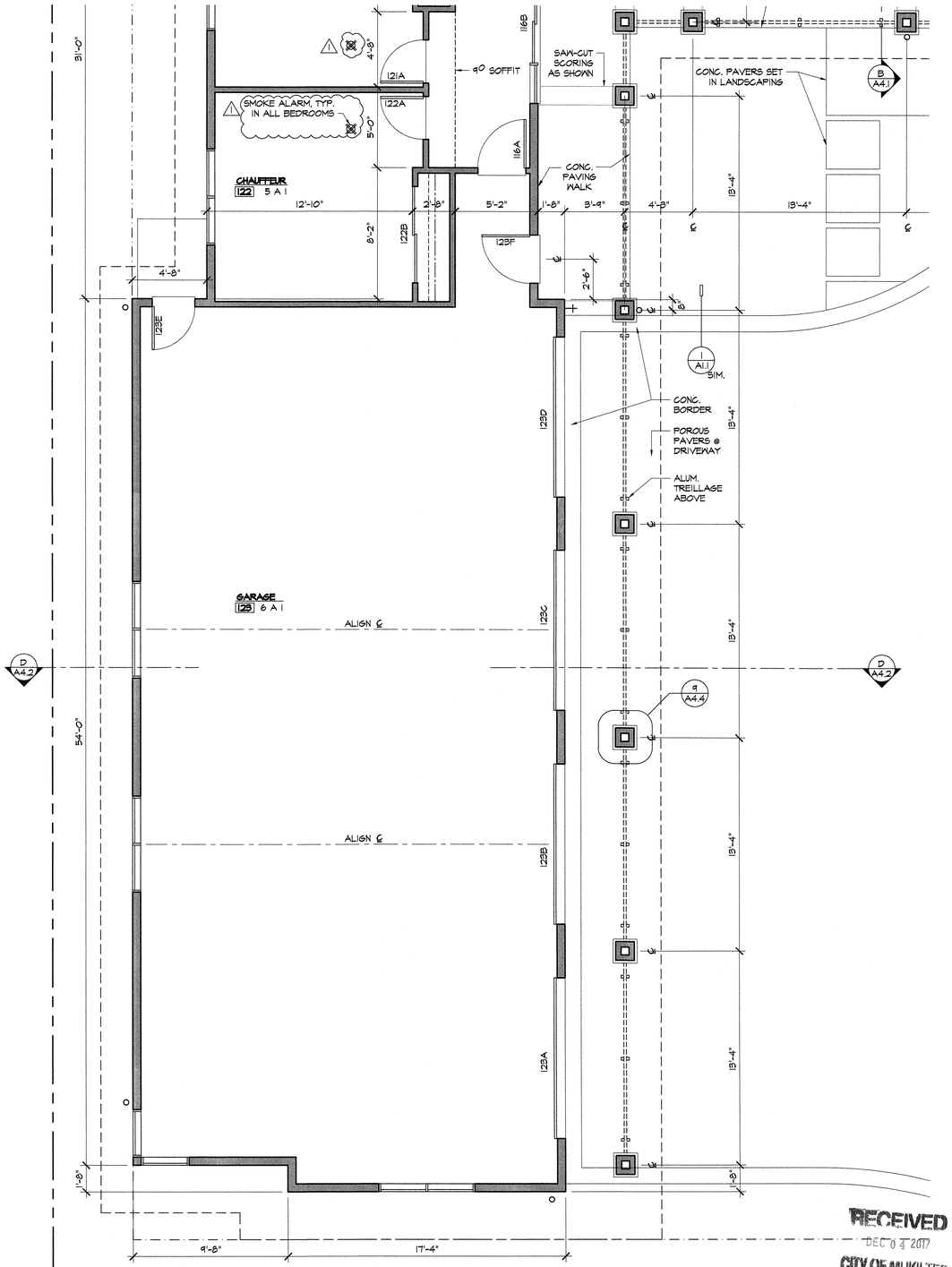

FIRST FLOOR PLAN--GARAGE WING

1/4" = 1'-0"

NORTH

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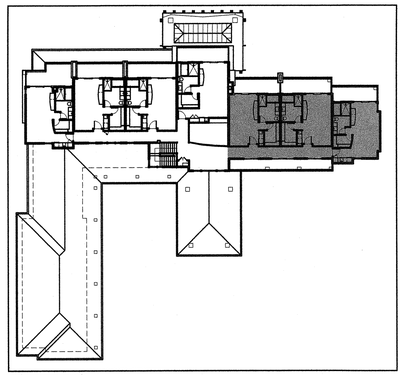
A2.5



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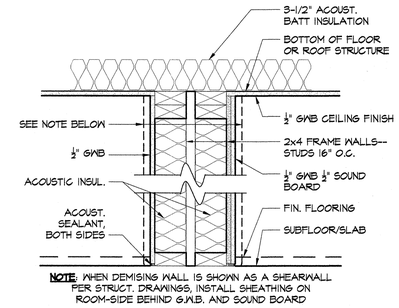
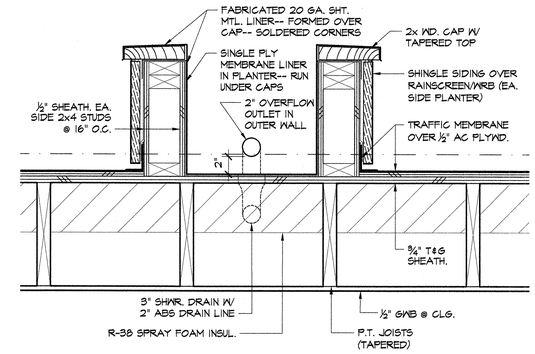


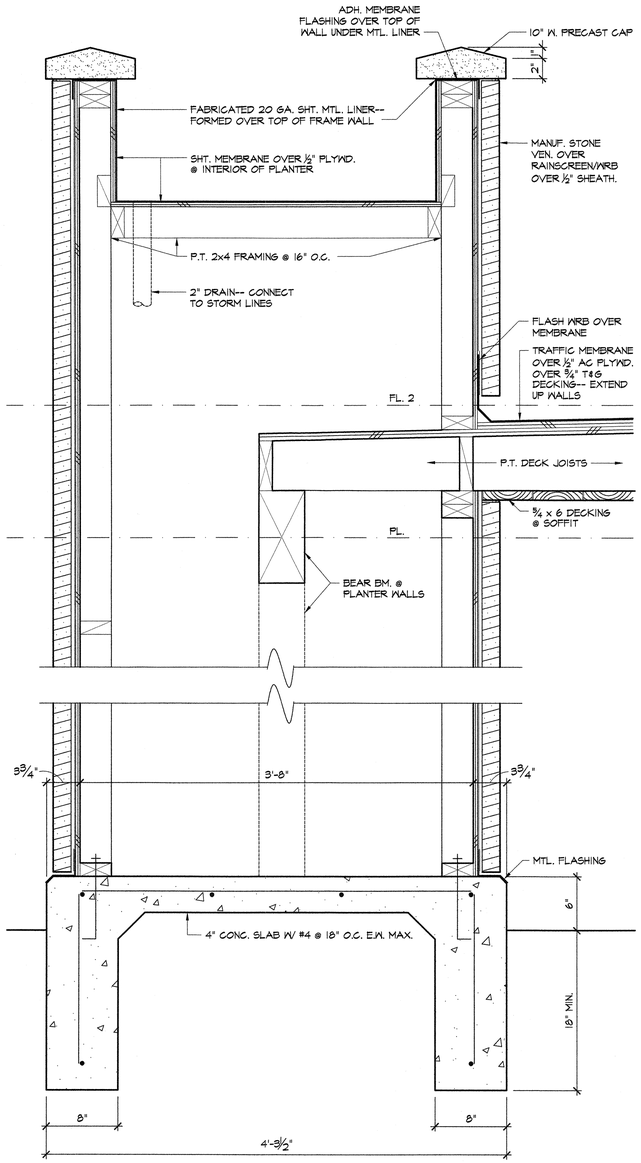
2 TYP. ACOUSTIC DEMISING WALL

1 1/2" = 1'-0"



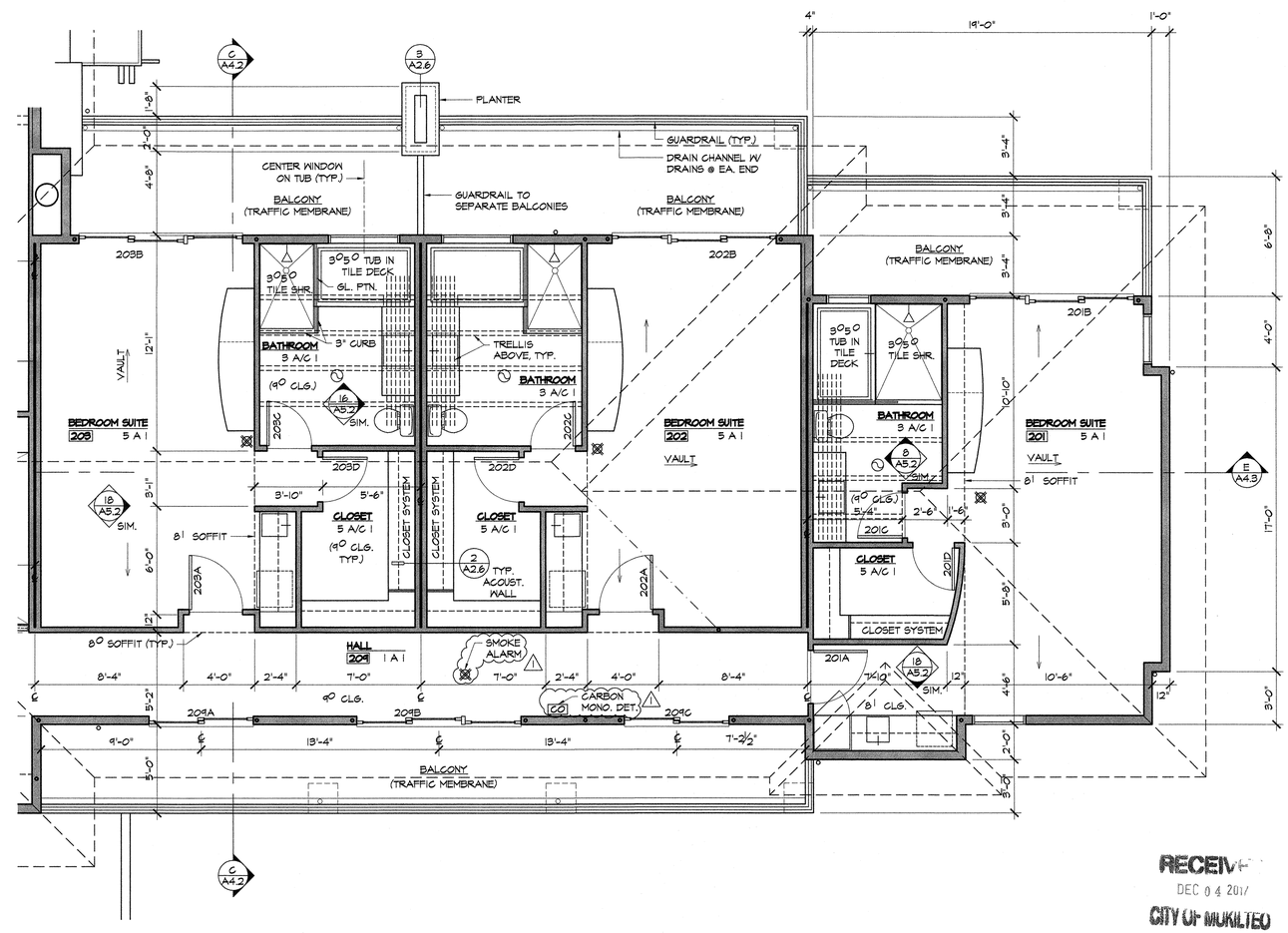
1 ROOF DECK PLANTERS

1 1/2" = 1'-0"



3 STONE VEN. PLANTER @ WEST ELEV.

1 1/2" = 1'-0"



SECOND FLOOR PLAN--NORTH WING

SEE SUITE 206 FOR TYP. NOTES

1/4" = 1'-0"

NORTH

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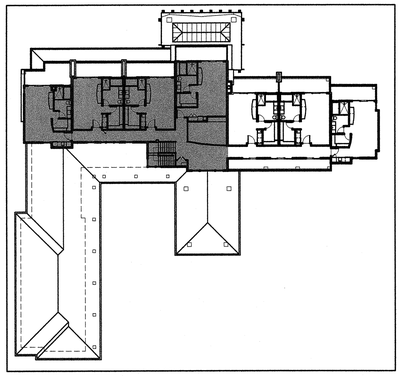
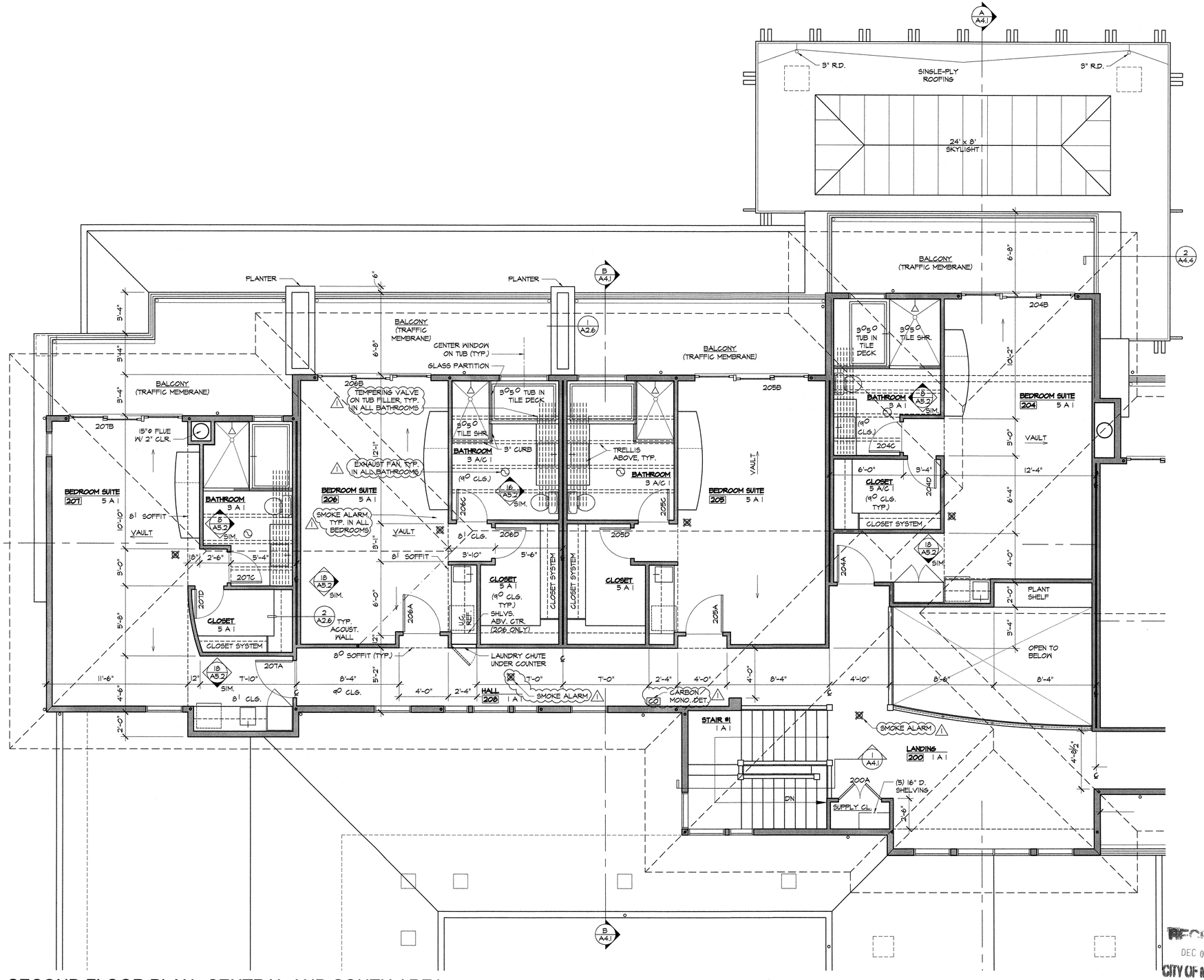
A2.6



KEY PLAN



SECOND FLOOR PLAN--CENTRAL AND SOUTH AREA SEE SUITE 206 FOR TYP. NOTES

1/4" = 1'-0"

NORTH

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A2.7

Energy Code Compliance

THE PROPOSED BUILDING COMPLIES WITH SECTION R402.1.1 "PRESCRIPTIVE" OPTION OF THE 2015 WASHINGTON STATE ENERGY CODE - RESIDENTIAL PROVISIONS. THE PROPOSED VALUES BELOW MEET OR EXCEED THOSE REQUIRED BY TABLE R402.1.1.

SPACE HEAT TYPE: PROPOSED SPACE HEAT WILL UTILIZE IN-FLOOR RADIANT HEATING SYSTEM WITH GAS MULTI-ZONE BOILER AND ELECTRIC FORCED AIR CONDITIONING UNITS.

BUILDING COMPONENTS (AT HEATED SPACE U.N.O):

ROOF (NO ATTIC)	R-38 BATT INSULATION @ VAULTED CEILINGS R-38 SPRAY FOAM INSULATION AT ROOF DECKS OVER HEATED SPACE
ROOF WITH ATTIC	R-49 BLOWN-N INSULATION
OPAQUE WALLS - FRAME	R-21 BATT (HEADERS INSULATED WITH R10)
HEATED SLABS	NA
WOOD FLOORS OVER UNHEATED SPACE	R-30 BATT (PERMANENT CONTACT W/ SUBFLOOR)
FENESTARTION	U = 0.30.

AIR LEAKAGE

- COMPONANTS OF THE BUILDING THERMAL ENVELOPE TO BE INSTALLED PER TABLE R402.4.1.1.
- TESTING: 5 AIR CHANGES PER HOUR MAXIMUM AS TESTED WITH BLOWER DOOR AT 0.2 INCHES W.G.
- AIR LEAKAGE AT FENESTRATION: 0.3 SFM PER S.F. FOR WINDOWS, SLIDING DOORS, AND SKYLIGHTS AND 0.5 CFM/S.F. AT SWINGING DOORS (NFRC 400), EXCEPT FIELD FABRICATED AND CUSTOM FENESTRATION PRODUCTS.
- RECESSED LIGHTING: IC-RATED (ASTM E283).

Exterior Envelope Notes

1. (WRB): WEATHER RESISTANT BARRIER/RAIN SCREEN SYSTEM (SEE SPECIFICATIONS) SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS INCLUDING FLASHING DETAILS AROUND ALL OPENINGS AND PENETRATIONS. SYSTEM SHALL BE INSTALLED OVER ENTIRE BUILDING AS A COMPLETE INTEGRATED SYSTEM. AT HORIZONTAL TRANSITIONS BETWEEN DIFFERENT SIDING MATERIALS (SHINGLE SIDING, CEMENT COMP. PANEL SIDING, STONE VENEER), FLASHING WILL BE INSTALLED IN SHINGLED LAYERS WITH THE WRB AS SHOWN ON DETAILS OR AS SPECIFIED BY THE MANUFACTURER.
2. SIDING MATERIALS SHALL BE INSTALLED OVER RAINSCREEN SYSTEM FURRING (FURRING BATTENS) PER SPECIFICATIONS MANUFACTURER'S RECOMMENDATIONS INCLUDING FLASHINGS AND SEALS AROUND OPENINGS AND PENETRATIONS.
3. MANUFACTURED STONE VENEER SHALL BE INSTALLED OVER RAINSCREEN SYSTEM FURRING (DRAINAGE MATRIX) PER SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS INCLUDING FLASHINGS AND SEALS AROUND OPENINGS AND PENETRATIONS. INSTALL LAYER OF GRADE D BUILDING PAPER OVER THE RAINSCREEN/WRB SYSTEM PER MANUFACTURED STONE MANUFACTURER'S RECOMMENDATIONS BEFORE INSTALLING STONE VENEER SYSTEM (INCLUDING METAL LATH).
4. WINDOWS AND SLIDING DOOR UNITS WILL BE INSTALLED PER MANUAFACTURER'S RECOMMENDATIONS INCLUDING SEALING AND FLASHING OF OPENING AND NAIL FIN.

EAST ELEVATION

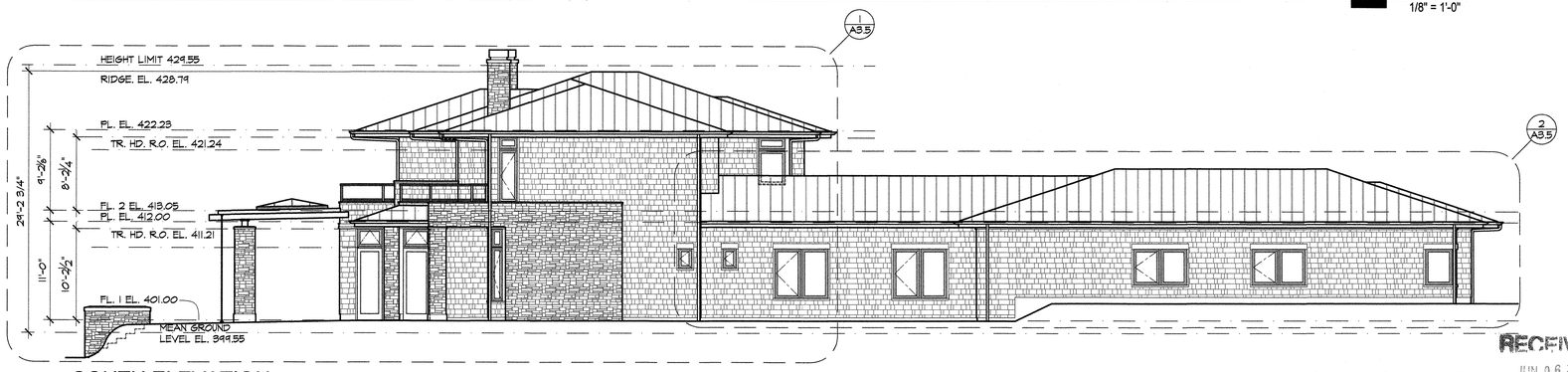
0 4 8 16
1/8" = 1'-0"

NORTH ELEVATION

0 4 8 16
1/8" = 1'-0"

WEST ELEVATION

0 4 8 16
1/8" = 1'-0"



SOUTH ELEVATION

0 4 8 16
1/8" = 1'-0"

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A3.1

Glazing Schedule

Windows (Clad Wood)

Mark	Size WxH (R.O.) (1)	Type	No.Lites	Glazing	Area	Quantity	Total Area	Remarks
A	4-0 3/4 x 4-0 3/4	Double Casement (ganged units)	4	Low-E/Argon/Temp	16.5	6	99	1 5/16" SDL's
B	2-6 3/4 x 4-0 3/4	Casement	1	Low-E/Argon/Temp	10.4	3	31.2	
C	3-0 3/4 x 4-0 3/4	Casement	4	Low-E/Argon/Temp	12.44	1	12.44	1 5/16" SDL's
D	3-0 3/4 x 8-1	Fixed Casement ganged with fixed casemat transom above	1	Low-E/Argon/Temp. S.G.	25	1	25	
E	1-0 3/4 x 8-1	Fixed Casement ganged with fixed casemat transom above	1	Low-E/Argon	8.6	1	8.6	
F	2-0 x 7-2	Casement ganged with fixed casemat transom above	1	Low-E/Argon	13.83	1	13.83	Verify height with sill alignment
G	3-0 3/4 x 7-2	Casement ganged with fixed casemat transom above	1	Low-E/Argon	22.7	1	22.7	Verify height with sill alignment
H	6-0 3/4 x 4-0 3/4	Casement/Fixed Casement ganged	2	Low-E/Argon	24.63	2	49.26	
I	1-6 3/4 x 2-0 3/4"	Casement	1	Low-E/Argon/Obscure (See remark)	3.22	2	6.44	Tempered where noted w/ "T"
J	3-0 x 5-2	Fixed Casement ganged with fixed casement transom above	2	Low-E/Argon	15.5	4	62	
K	3-0 3/4 x 4-0 3/4	Fixed Casement	1	Low-E/Argon	12.44	2	24.88	
L	2-0 3/4 x 5-2	Fixed Casement ganged with fixed casement transom above	2	Low-E/Argon	10.66	1	10.66	
M	6-0 3/4 x 4-11	Fixed Casement ganged with fixed casement transom above	4	Low-E/Argon	29.81	1	29.81	Verify height with sill clearance
N	6-0 3/4 x 6-1	2 Fixed Casements ganged with 2 fixed casement transoms above	4	Low-E/Argon	36.38	1	36.38	Align transoms with windows below
O	3-0 3/4 x 4-0 3/4	Casement	1	Low-E/Argon	9.38	2	18.76	
P	3-0 3/4 X 3-0 3/4	Casement	1	Low-E/Argon	20.53	1	20.53	
Q	3-0 3/4 x 3-10 3/4	Fixed Casement ganged with fixed casemnt transom above	2	Low-E/Argon	11.93	3	35.79	Verify height with sill clearance
R	2-0 3/4 x 3-10 3/4	Casement ganged with fixed casemnt transom above	2	Low-E/Argon	8	2	16	Verify height with sill clearance
S	2-0 3/4 X 2-0 3/4	Fixed Casement	1	Low-E/Argon	4.25	1	4.25	
T	4-0 3/4 x 5-0 3/4	Fixed Casement	4 SDL's	Low-E/Argon	20.57	3	61.71	2" SDL's, 18" top bar
U	3-0 3/4 x 5-0 3/4	Casement	1	Low-E/Argon	15.5	1	15.5	
V	6-0 3/4 x 5-6 3/4	Casement/Fixed Casement ganged	2	Low-E/Argon	33.73	2	67.46	

Glass Doors/Transom Windows (Clad wood except as noted)

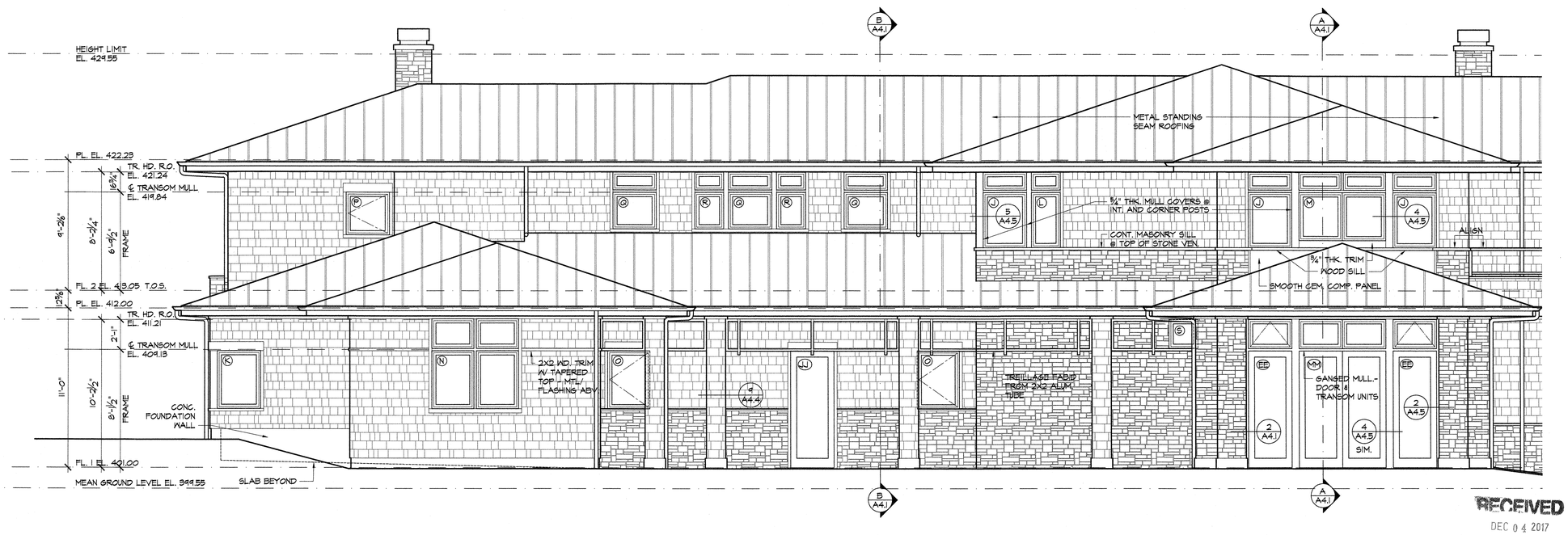
Mark	Size (R.O.) (1)	Type	No.Lites	Glazing		Quantity		Remarks
AA	9-2 1/2 x 10-2 1/2	Sliding Door - OXO ganged with transom windows above	3 3	Low-E/Argon/Temp.S.G. Low-E/Argon	94	3	282	Gang with transom units above Align transom mulls with doors below
BB	9-2 1/2 x 8-2 1/4	Sliding Door - OXO ganged with transom windows above	3 3	Low-E/Argon/Temp.S.G. Low-E/Argon	75.39	8	603.12	Gang with transom units above Align transom mulls with doors below
CC	6-4 x10-2 1/2	Fixed Outsw. French Doors ganged w. transom windows above	2 2	Low-E/Argon/Temp.S.G. Low-E/Argon	119.44	2	238.88	Gang with transom units above Align transom mulls with doors below
DD	6-4 x10-2 1/2	Outswing French Doors ganged with Transom Windows ganged above	2 2	Low-E/Argon/Temp.S.G. Low-E/Argon	87.34	1	87.34	Swing per plan - gang w/ transom unit Align transom mulls with doors below
EE	3-2 1/2 x 10-2 1/2	Fixed Outsw. French Door ganged w/ Awning Transom Window above	1 1	Low-E/Argon/Temp.S.G. Low-E/Argon	32.75	7	229.25	Gang with transom unit above
FF	3-2 1/2 x 10-2 1/2	In-swing French Door Transom Window ganged above	1 1	Low-E/Argon/Temp.S.G. Low-E/Argon	32.75	1	32.75	Gang with transom units above
GG	4-4 1/2 x 10-2 1/2	Fixed outsw.French Door ganged w/ sidelite window and transoms above	4	Low-E/Insul/Temp.S.G. Low-E/Argon	44.5	1	44.5	33 13/16" wide door, 18" wide side casmnt. Align transom mulls with doors below
HH	20-0 x 10-2 1/2	Multi-slide Doors	12	Low-E/Insul/Temp.S.G.	202.5	1	202.5	Stacking and pocket per plan, 2" SDL's
II	17-6 X 10-2 1/2	Multi-slide Doors	12	Low-E/Insul/Temp.S.G.	178.65	1	178.65	Pockets per plan, 2" SDL's
JJ	3-2 1/2 x 8-1 1/2	In-swing French Door	1	Low-E/Insul/Temp.S.G.	26.1	2	52.2	
KK	7-8 1/2 x 8-1 1/2	Sliding Door - OXO	3	Low-E/Insul/Temp.S.G.	62.63	1	62.63	
LL	6-0 x 8-2 1/4	Sliding Door - OX ganged with transom windows above	2 2	Low-E/Argon/Temp.S.G. Low-E/Argon	49.13	2	98.26	Gang with transom units above Align transom mulls with doors below
MM	6-4 x10-2 1/2	Inswing French Doors ganged with Transom Windows ganged above	2 2	Low-E/Argon/Temp.S.G. Low-E/Argon	87.34	1	87.34	Swing per plan - gang w/ transom unit Align transom mulls with doors below
	TOTAL GLAZING						**2784.28**	

NOTES ( )

(1) Dimensions are rough opening (R.O.) except as noted. Verify with manufacturer prior to framing.
All fixed window, transom and sidelight units to be fixed casement units, U.N.O.
See vertical dimensioning on Exterior Elevations and Section drawings for transom unit sizing.
Sliding screens on all sliding doors except Multi-slide doors.
All windows and doors to be "Clad Wood" per specification Section 08610 U.N.O.
SDL = "Simulated Divided Lites" - 1 5/16" wide unless noted otherwise
Glazing Schedule incudes exterior doors with more tha 50% glazing. See Door Schedule for exterior doors with less than 50% glazing.

2 EAST ELEVATION--NORTH WING

1/4" = 1'-0"



1 EAST ELEVATION--CENTER AND SOUTH WINGS

1/4" = 1'-0"

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REGISTERED ARCHITECT
FRED L. BAXTER
EXPIRES 4/3/18
STATE OF WASHINGTON

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649 Fifth Street, Suite 203 Mukilteo, Washington 98275 (425) 348-3975 fax (425) 353-0205 www.baxterarchitects.com

Date: 05.31.17 - Permit Submittal
△1 11.13.17 - Plan Check #1

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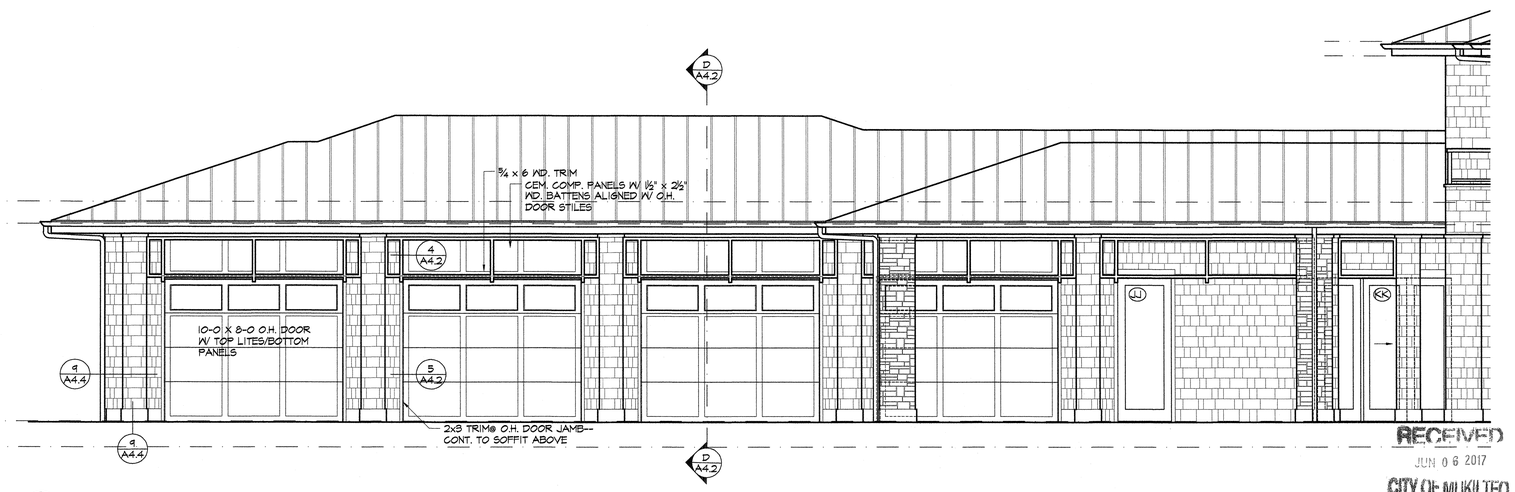
New Residence
7908 53rd Avenue West
Mukilteo, Washington 98275

A3.2

2 NORTH ELEVATION--WEST WING (SEE EAST ELEVATION FOR TYPICAL NOTES)

1/4" = 1'-0"



1 NORTH ELEVATION--EAST WING

1/4" = 1'-0"

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REGISTERED ARCHITECT
4362
FRED J. BAXTER
STATE OF WASHINGTON

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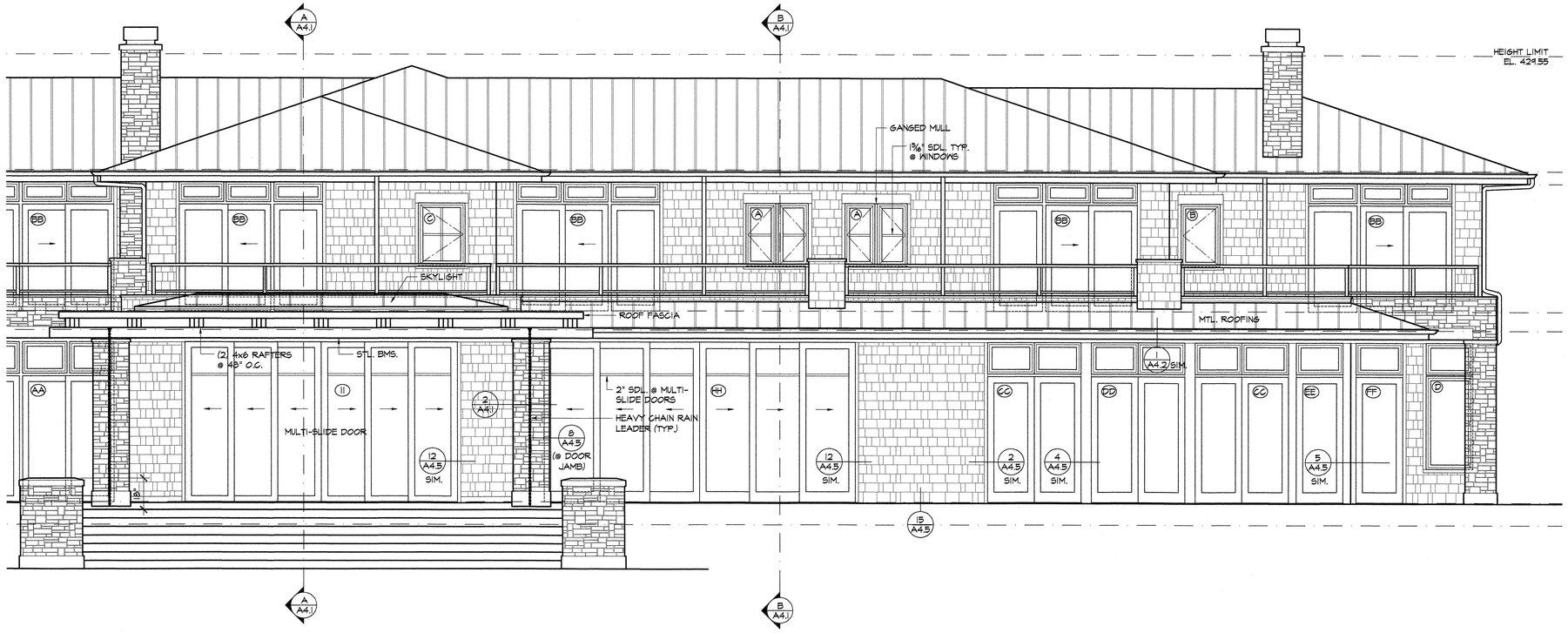

2 WEST ELEVATION--CENTER AND SOUTH WINGS (SEE EAST ELEVATION FOR TYPICAL NOTES)

1/4" = 1'-0"

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1 WEST ELEVATION--NORTH WING

1/4" = 1'-0"

REGISTERED ARCHITECT
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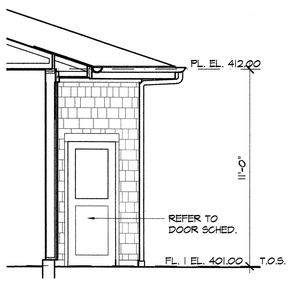
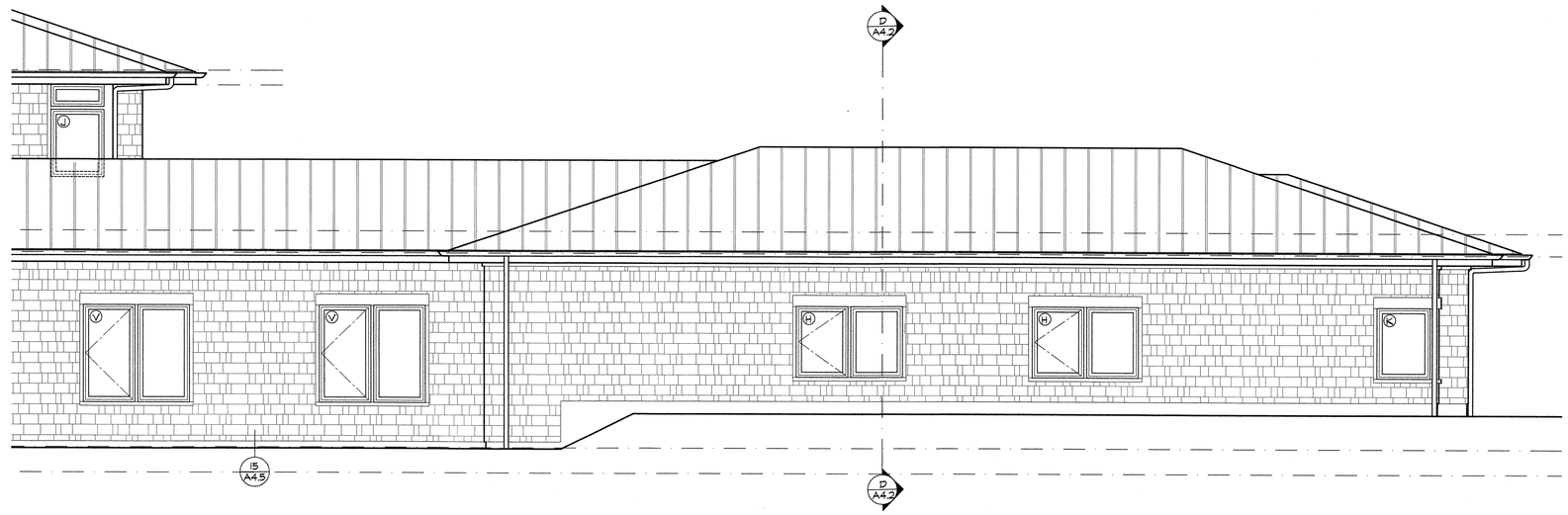
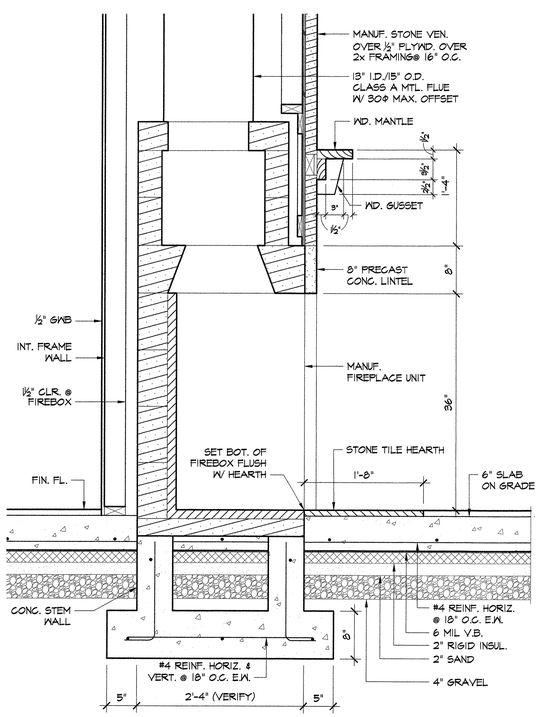


4 WEST GAR. ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION--EAST WING (SEE EAST ELEVATION FOR TYPICAL NOTES)
1/4" = 1'-0"



3 SOCIAL RM. FIREPLACE SECTION
1" = 1'-0"

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1 SOUTH ELEVATION--WEST WING
1/4" = 1'-0"

REGISTERED ARCHITECT
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