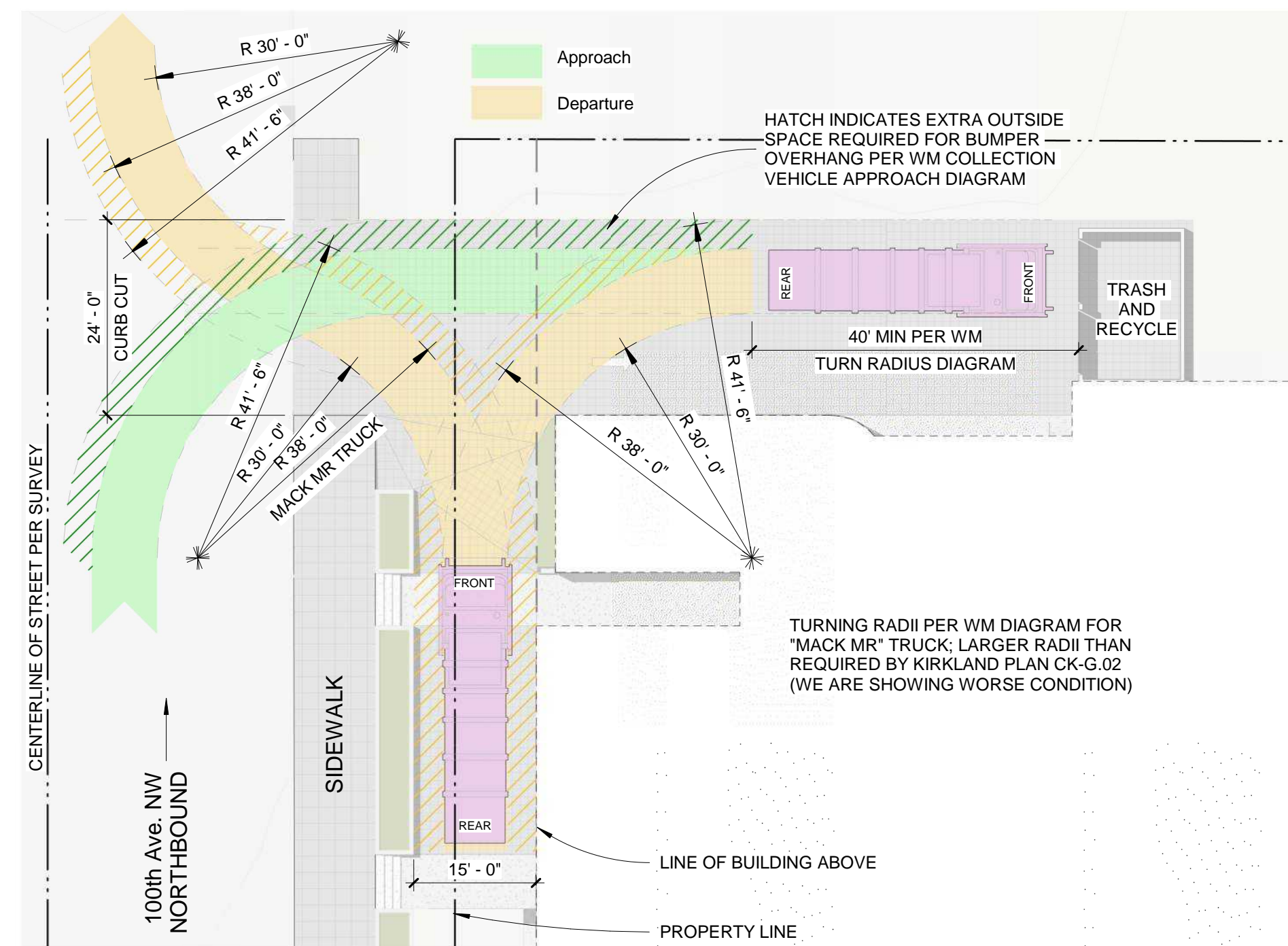


② Impervious Surface Diagram
1" = 20'-0"

Area Schedule (Occupancies)		Area Schedule (Impervious)	
Occupancy Type	Area	Name	Area
Mercantile M	5,405 SF	Permiabile Driveway, Trash Area	2,321 SF
Parking Garage S-2	17,879 SF	Permiabile Back-Up Area	279 SF
Residential R-2	24,631 SF	Permiabile Total:	2,600 SF
Total Building GSF	47,915 SF	Building Roof	13,338 SF
		Residential Entry	67 SF
		Commercial Entry S	67 SF
		Impervious Total:	13,472 SF
Area Schedule (GSF)		50% of permiable deduction	-1,404 SF
Level	Area	Deduction per 115.90.3:	-1,404 SF
Parking Sub-Level 2	6,394 SF	Commercial Entry N	
Parking Sub-Level 1	11,485 SF	Egress Ramp	0 SF
Level 1 Slab	5,683 SF	80% Lot coverage max per 35.30 = 15,542SF >	14,668 SF
Egress / Support Level	1,910 SF		
Level 2 Subfloor	11,262 SF		
Level 3 Subfloor	11,181 SF		
Total Building GSF	47,915 SF		



Trash Truck Turn Around

Land Use/ Zoning

Address: 13604 100th Ave. NE, Kirkland, WA 98034

Tax ID #: 202605-9036

Legal Description: (PER STATUTORY WARRANTY DEED RECORDING# 20181025001014) LOT 1 OF KING COUNTY SHORT PLAT NO. 1075063, RECORDED UNDER RECORDING NO. 7704281059; BEING A REVISION OF RECORDING NO. 7604060516, RECORDS OF KING COUNTY, WASHINGTON, EXCEPT THE WEST 20 FEET CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NO. 8510040571, SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Lot Size: 19,428 SF

Lot Coverage: Proposed Coverage 15,138 SF (see table at right)
Footprint Area: Max Lot Coverage 80% = 15,542.4 SF

Permitted Area: Maximum Lot Coverage. The maximum lot coverage permitted for Attached or Stacked Dwelling Units structures shall not exceed eighty (80) percent of the lot area. (KZC Density/ Dims Table 35.30.020)

Front Setbacks:

Min. Req'd: 10'-0" From Property Line
Proposed: 10'-0" From Property Line

Trash Area Setbacks: Zero (0) PER 115.45 garbage and recycling receptacles must comply with the setbacks established for the use which they are associated.

Height Limit:

Allowed: 35' 0" above average building elevation

Average Grade Calculation:

Facade	Midpoint Elevation (Existing)
North	155'
East	155.08'
South	155'
West	154.04'

$$\frac{155(119) + 155.08(117) + 155(119) + 154.04(117)}{119 + 117 + 119 + 117} = \frac{73,056}{472} = 154.77 + 35' = 189.77'$$

Maximum Height: 189.77'
Proposed: 189.77'

Unit Density: 900SF Unit Density Limit

Per 115.125 Fractions of units may be rounded up if greater than 0.50

Lot Size 19,428 SF / 900 = 21.58 Units Max round up 22
Proposed: 21 Units

Residential Unit Calculations:

1-bedroom	5
2-bedroom	11
affordable unit	2
studio	2

Affordable Housing:

Required: Minimum 10% of the units to be affordable housing

Percentage of Commercial Space on Site:

Equal to or greater than 25% of parcel size

$$\frac{19,428 \text{ SF} \times .25}{25} = 4,857 \text{ SF}$$

Required: 4,857 SF

Proposed: 4,928 SF (see schedule at right)

Required: Lobby for residential living max 20% of commercial frontage
20% of 79'-8" = 15'-11"

this seems unachievable given driveway width. Can the stair not cut?

Proposed: 19'-3" (3'-4" over)

Supplemental Plantings:

Required: One (1) tree for each 1,000 square feet of area to be landscaped. At time of planting, deciduous trees must be at least two (2) inches in caliper and coniferous trees must be at least five (5) feet in height.

SURVEY

Some jurisdictions may require confirmation of setbacks, building height, impervious area, etc. by a licensed land surveyor after construction commences. Contractor to include all costs associated with survey work during construction.

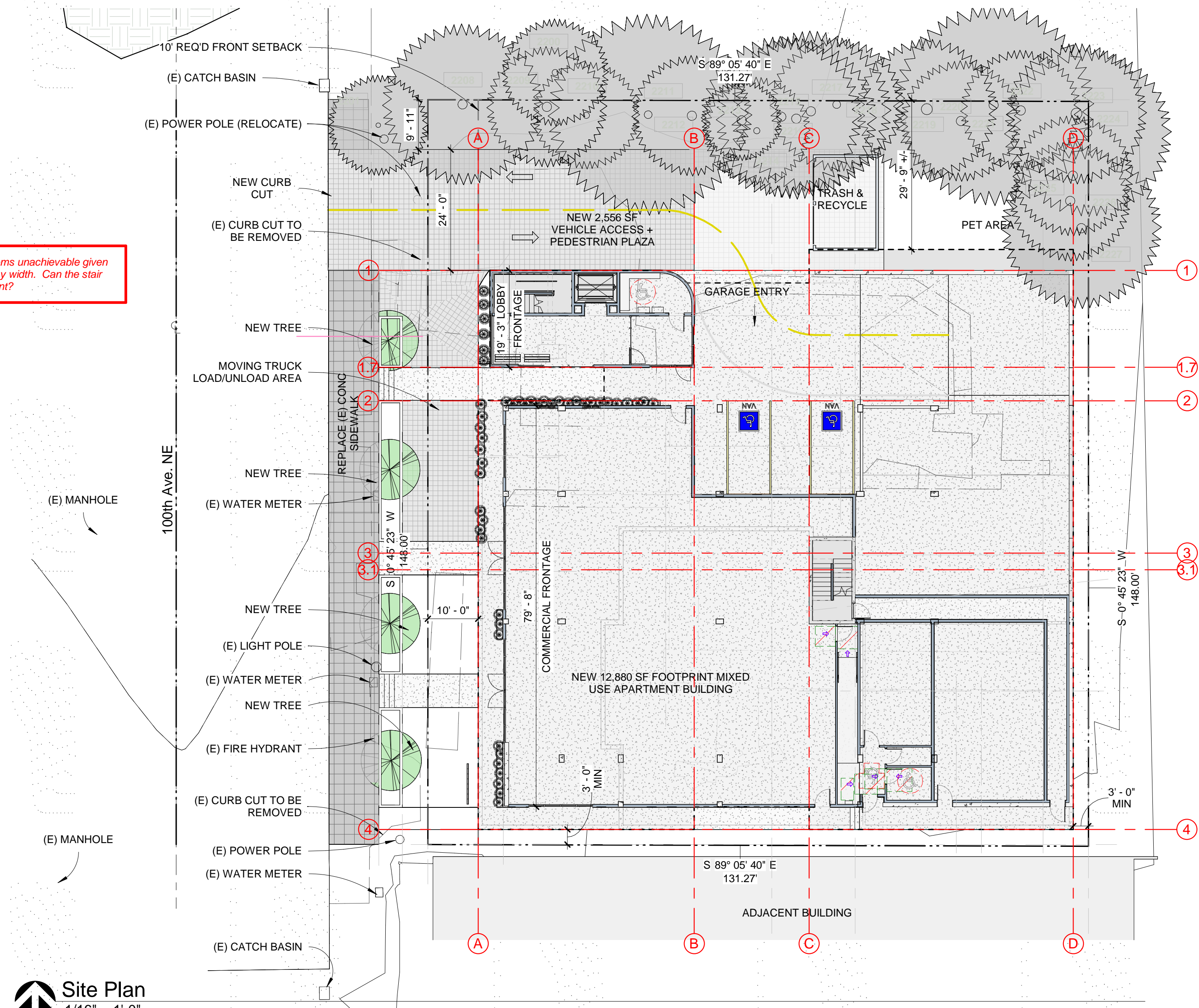
Tree Protection Area

Tree protection fencing required around entire drip line on the permit site:

- Fencing must be installed prior to demolition and ground disturbance
- Kept in place for duration of construction
- Modifications by approval of project planner.
- No soil disturbance or activity allowed within fenced area, such as but not limited to: material storage/stockpiling, parking, dumping, or washing.
- Post required tree protection signs on tree protection fencing and trees to be protected. The required sign shall be posted two per tree. One sign shall face inward to the lot and areas of construction and the second shall face the sidewalk/ROW.

Parking Schedule		
Type	Count	Comments
8' x 16' - Compact Spot	23	Max 50% of required spots to be compact type
8.5' x 18.5' - ADA, Van Spot	2	
8.5' x 18.5' - Regular Spot	25	
Total Provided:	50	

Trees - Retainment				
Tag#	DSH	Species	TCV	Retainment
2200	17.0"	Douglas Fir	0	Yes
2201	12.2"	Douglas Fir	0	Yes
2202	8.2"	Crabapple	0	No
2203	7.5"	Crabapple	0	No
2204	10.9"	Douglas Fir	0	No
2205	12.2"	Nordmann Fir	2	No
2206	17.5"	Western Hemlock	7	No
2207	8.2"	Yew	1.5	No
2208	15.9"	Douglas Fir	6	Yes
2209	11.6"	Douglas Fir	2.6	Yes
2210	15.0"	Scots Pine	3.5	Yes
2211	22.2"	Douglas Fir	10.5	Yes
2212	17.8"	Douglas Fir	7.5	Yes
2213	18.5"	Eastern White Pine	0	Yes
2214	14.8"	Lawson Cypress	5.3	Yes
2215	15.0"	Eastern White Pine	0	Yes
2216	10.8"	Western Hemlock	2.3	Yes
2217	18.5"	Eastern White Pine	0	Yes
2218	20.2"	Douglas Fir	9	Yes
2219	19.5"	Douglas Fir	8.6	Yes
2220	19.3"	Douglas Fir	8.3	Yes
2221	10.9"	Douglas Fir	2.3	Yes
2222	9.0"	Douglas Fir	1.5	Yes
2223	15.0"	Lawson Cypress	5.3	Yes
2224	24.5"	Douglas Fir	12.4	Yes
2225	10.9"	Douglas Fir	2.3	Yes
2226	7.4"	Lawson Cypress	1.5	No
2227	12.0"	Douglas Fir	3	No
2228	12.5"	Douglas Fir	3.4	No
2229	11.7"	Norway Spruce	1.5	No
2230	13.3"	Douglas Fir	3.8	No
2231	18.8"	Western Hemlock	0	No
2232	13.8"	Cherry Plum	3	No
2233	6.4"	Nordmann Fir	1	No
2234	8.0"	Pink Dogwood	1	No
2235	39.8"	Eastern White Pine	16	No
2236	14.6"	Douglas Fir	4.9	No
2237	6.3"	Crabapple	0	No

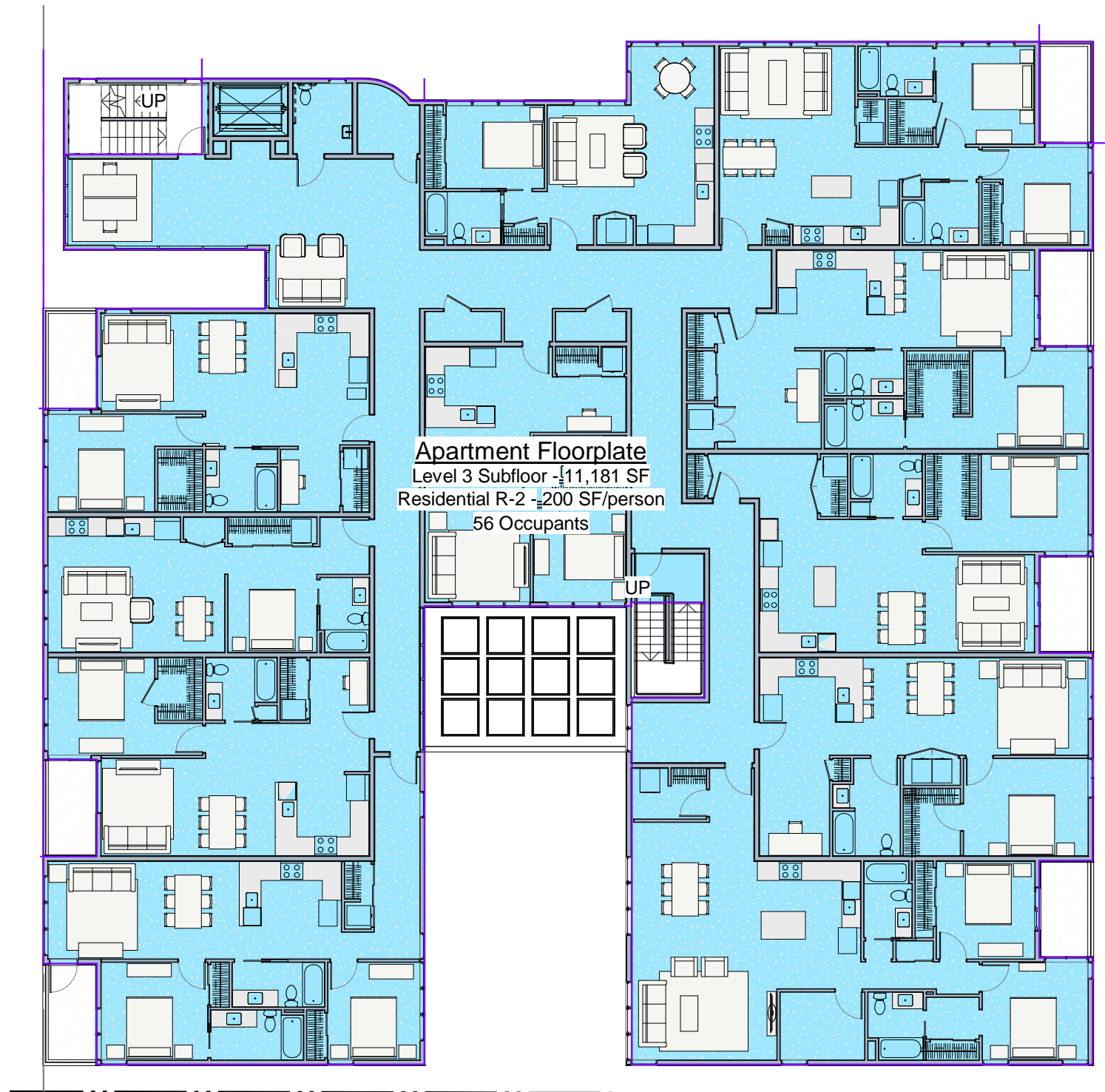


Site Plan
1/16" = 1'-0"

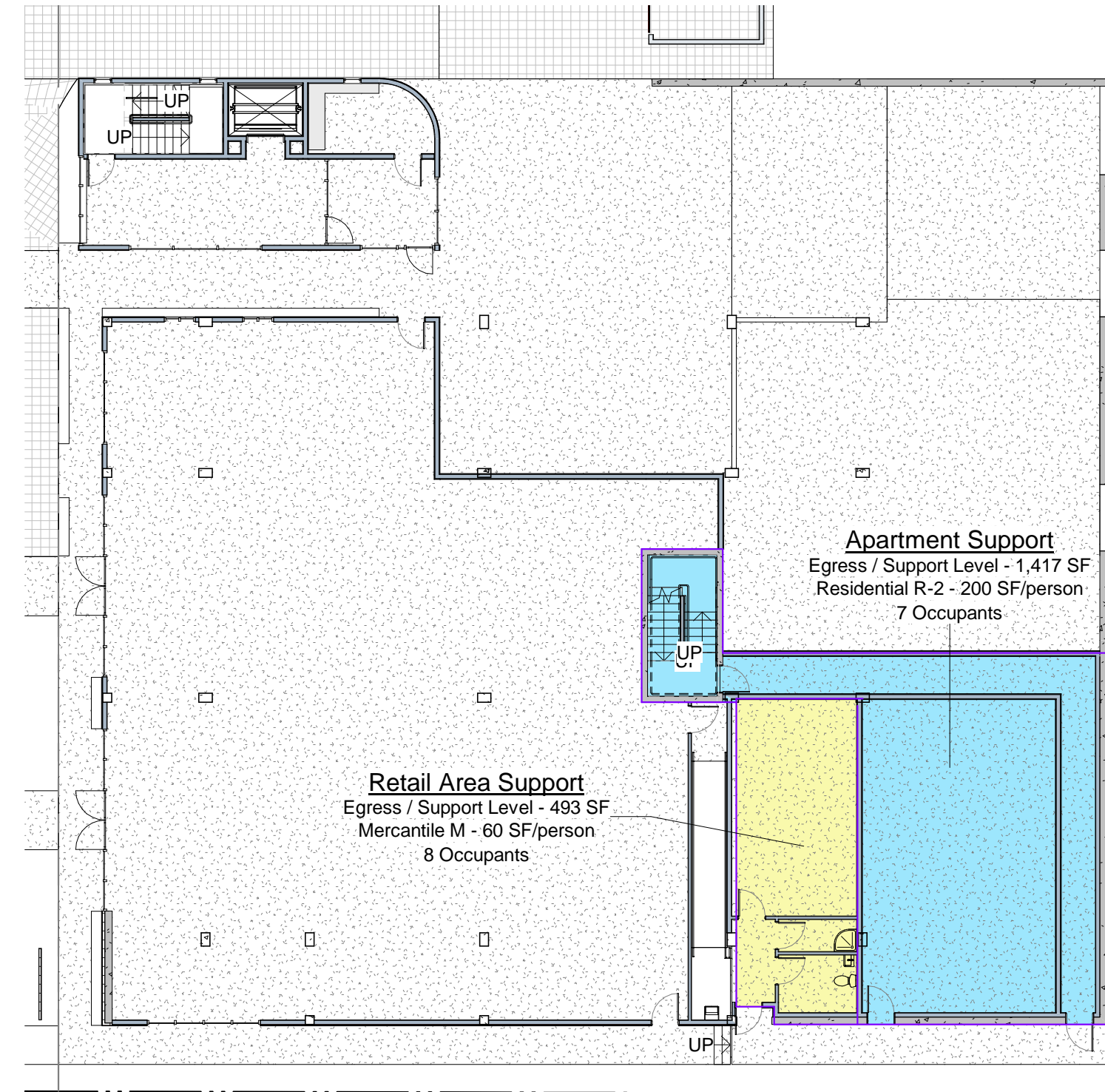
No.	Date	Revision Description
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Area Schedule (GSF)	
Level	Area
Parking Sub-Level 2	6,394 SF
Parking Sub-Level 1	11,485 SF
Level 1 Slab	5,683 SF
Egress / Support Level	1,910 SF
Level 2 Subfloor	11,262 SF
Level 3 Subfloor	11,181 SF
Total Building GSF	47,915 SF

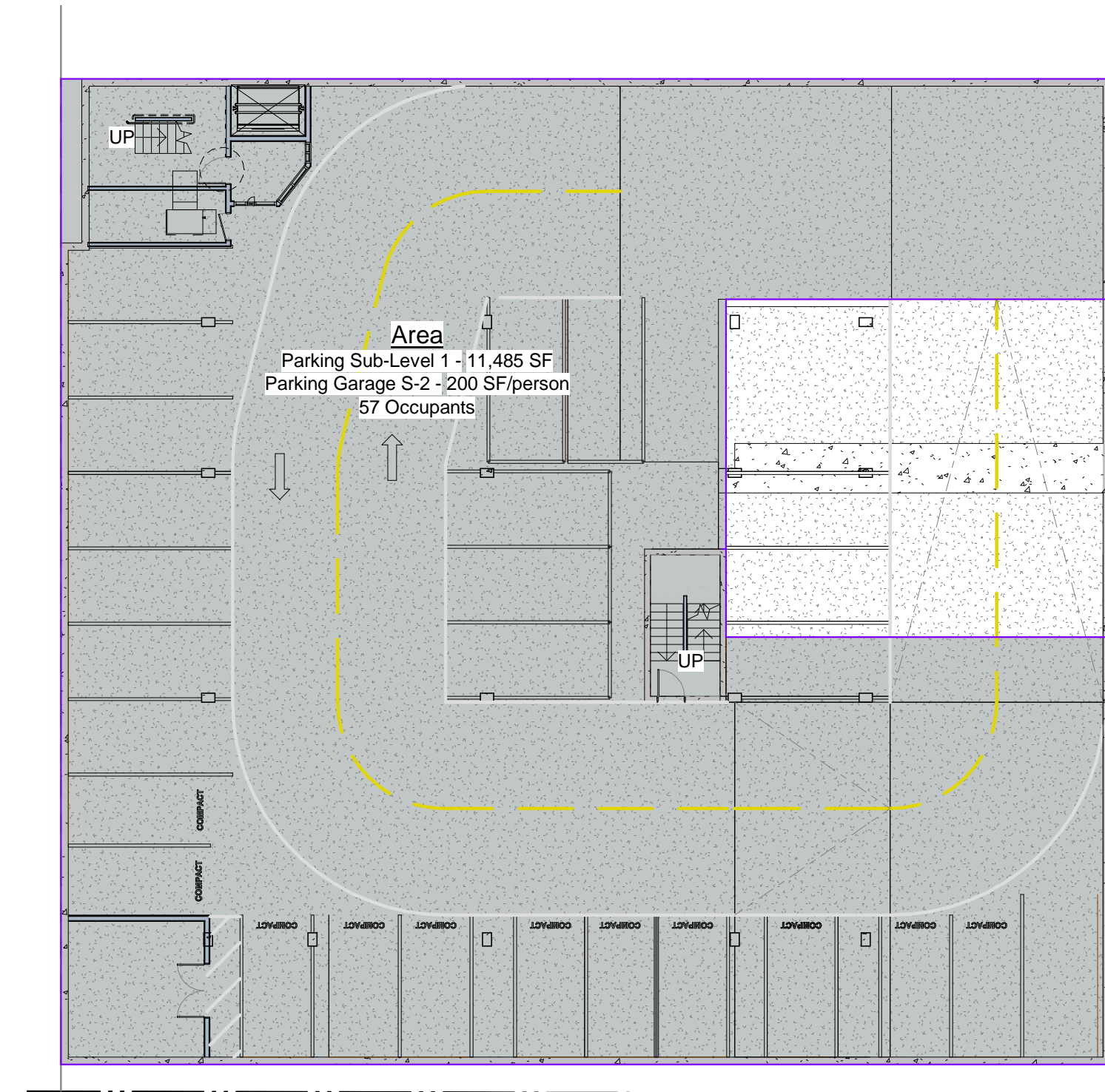
Area Schedule (Occupancies)	
Occupancy Type	Area
Mercantile M	5,405 SF
Parking Garage S-2	17,879 SF
Residential R-2	24,631 SF
Total Building GSF	47,915 SF



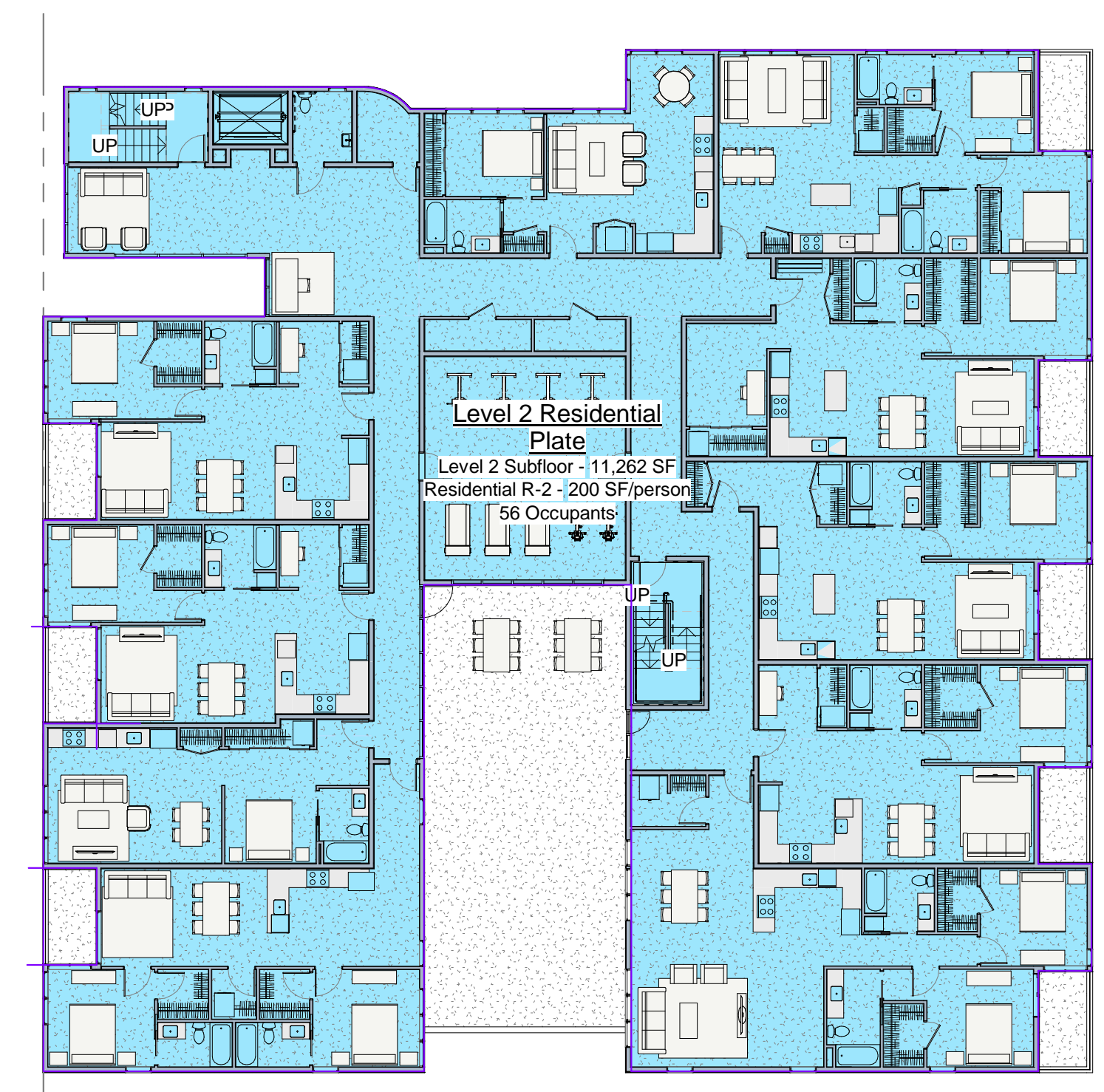
3 - Level 3 Subfloor
1/16" = 1'-0"



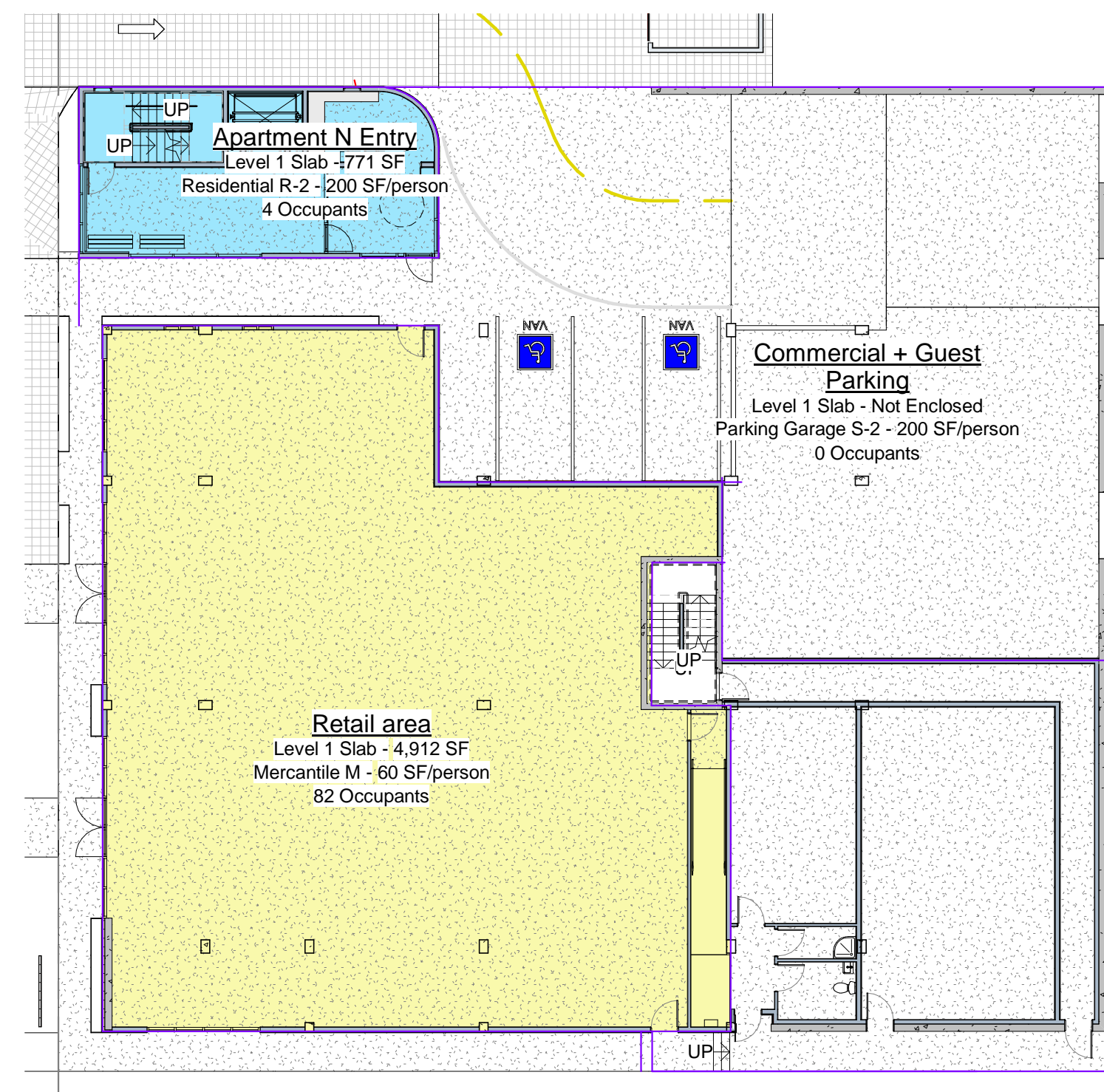
1.1 - Egress / Support Level
1/16" = 1'-0"



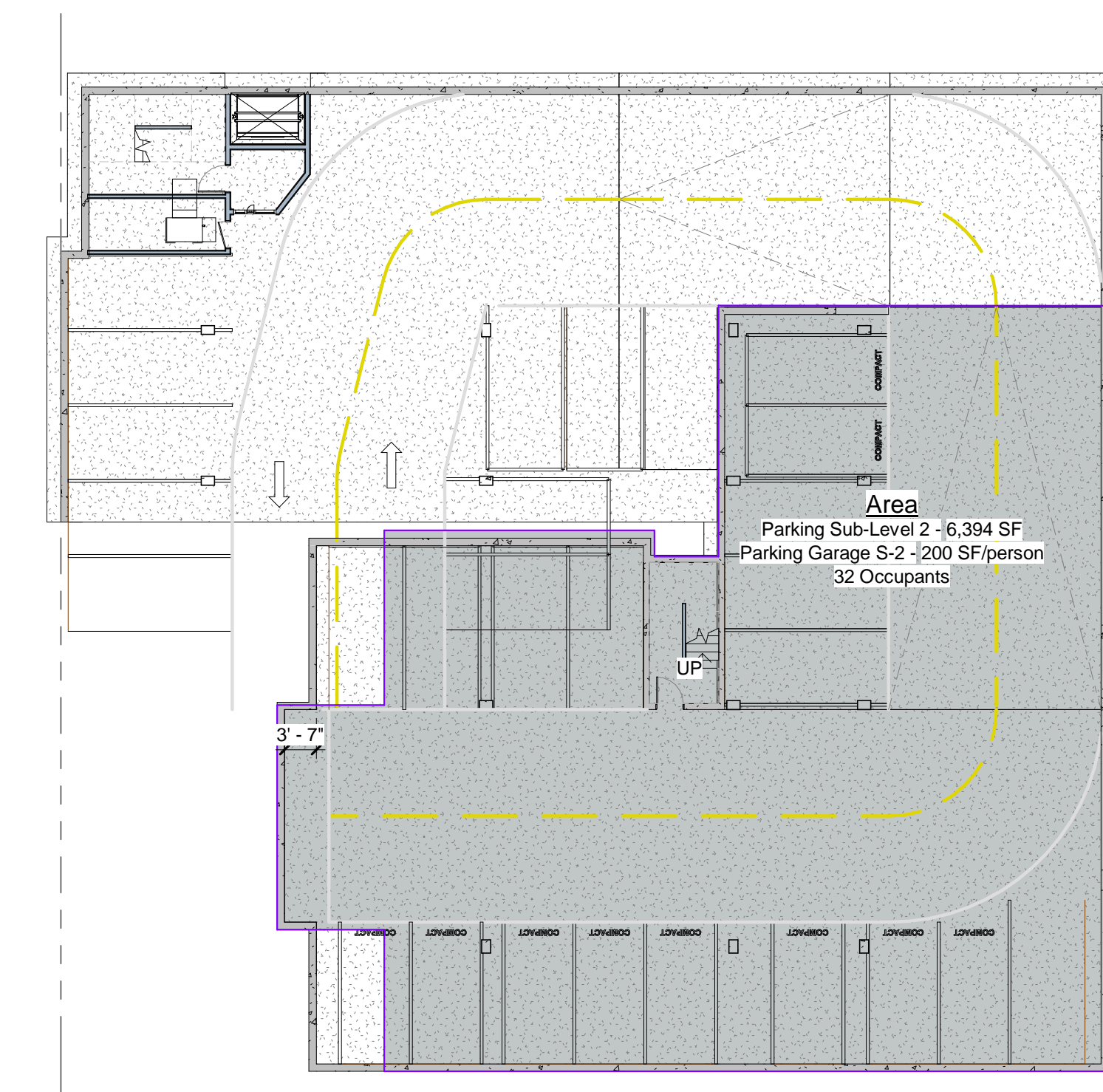
0.2 - Parking Sub-Level 1
1/16" = 1'-0"



2 - Level 2 Subfloor
1/16" = 1'-0"



1 - Level 1 Slab
1/16" = 1'-0"



0.1 - Parking Sub-Level 2
1/16" = 1'-0"

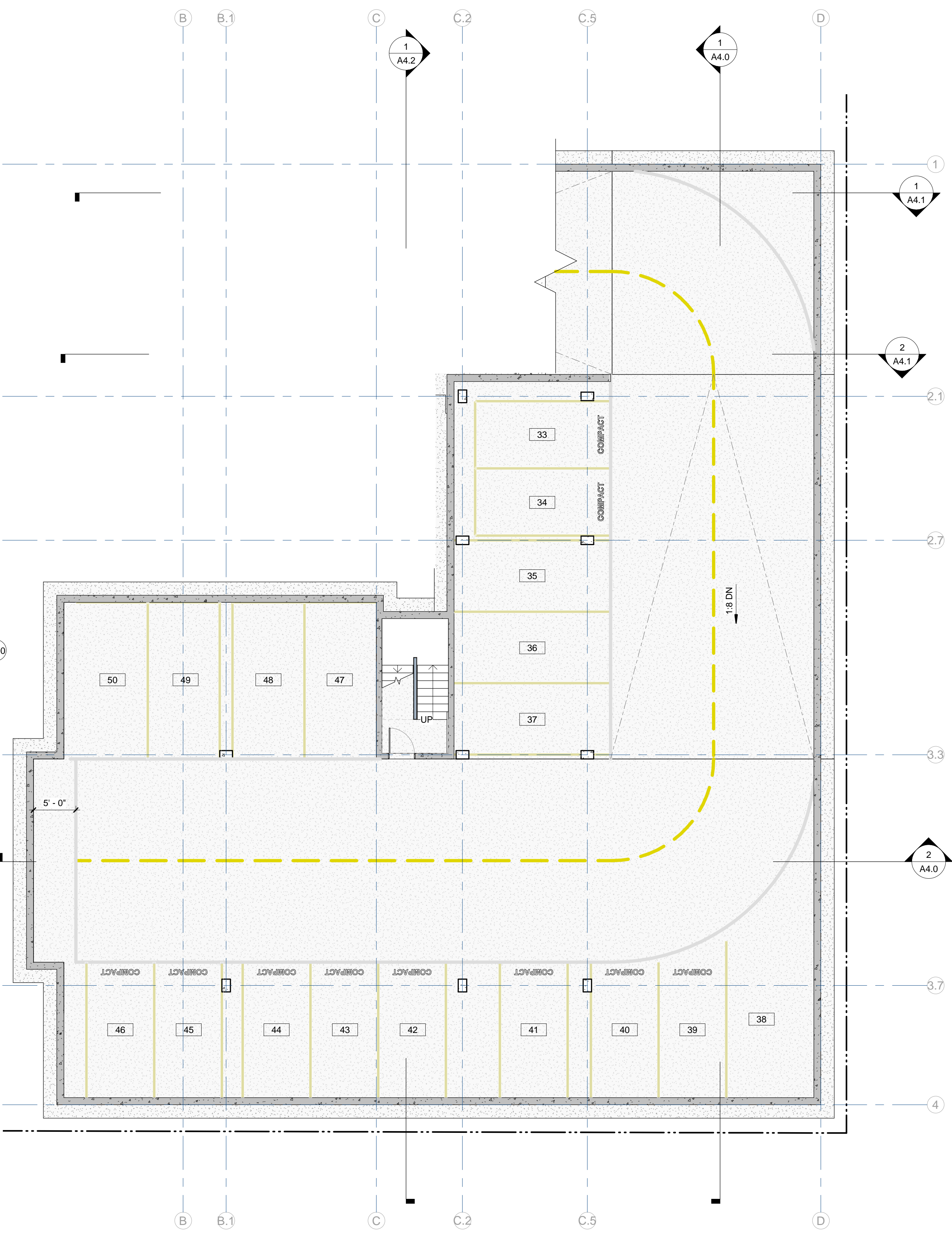
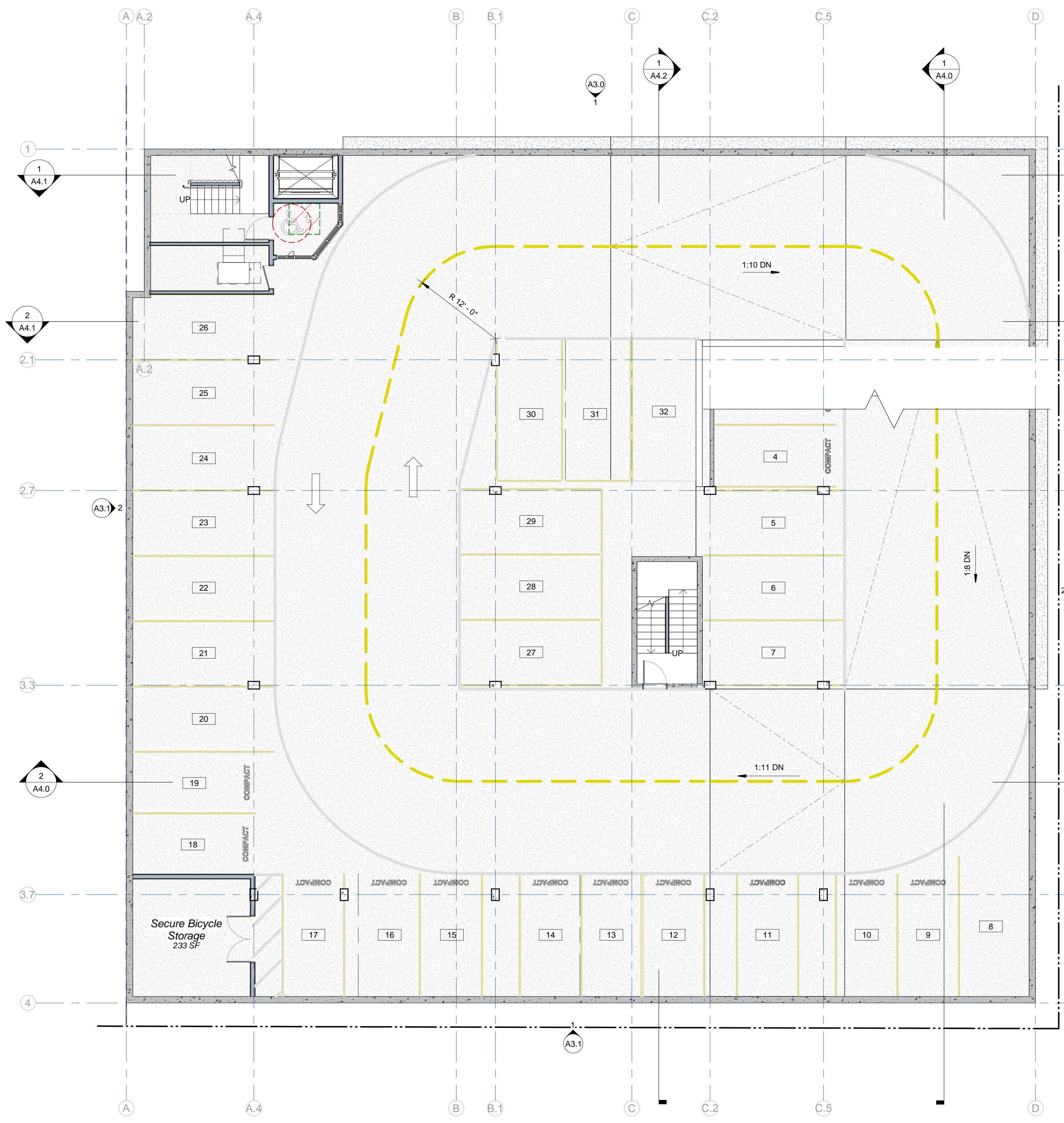
No.	Date	Revision Description
JOB #	MS2018-30	
DATE	6 Dec 2019	

Building Code
Information and
Occupancy Diagrams

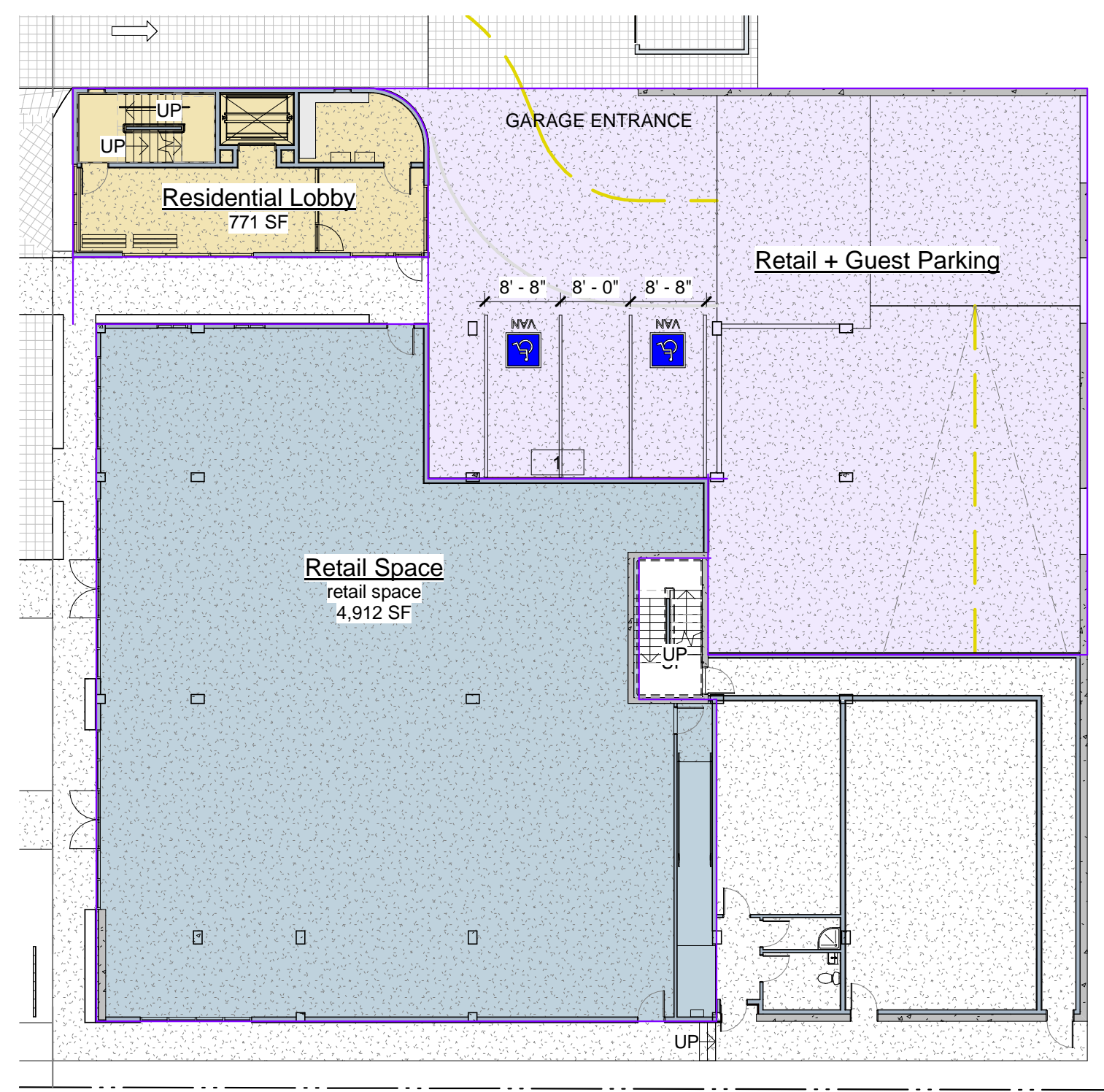
Bicycle Parking:
 Required: One (1) space for every 12 required motor vehicle parking spaces. 48 / 12 = 4 Spaces
 Proposed: TBD, room for lots on P1 level

Parking Schedule		
Type	Count	Comments
8' x 16' - Compact Spot	23	Max 50% of required spots to be compact type
8.5' x 18.5' - ADA, Van Spot	2	
8.5' x 18.5' - Regular Spot	25	
Total Provided:	50	

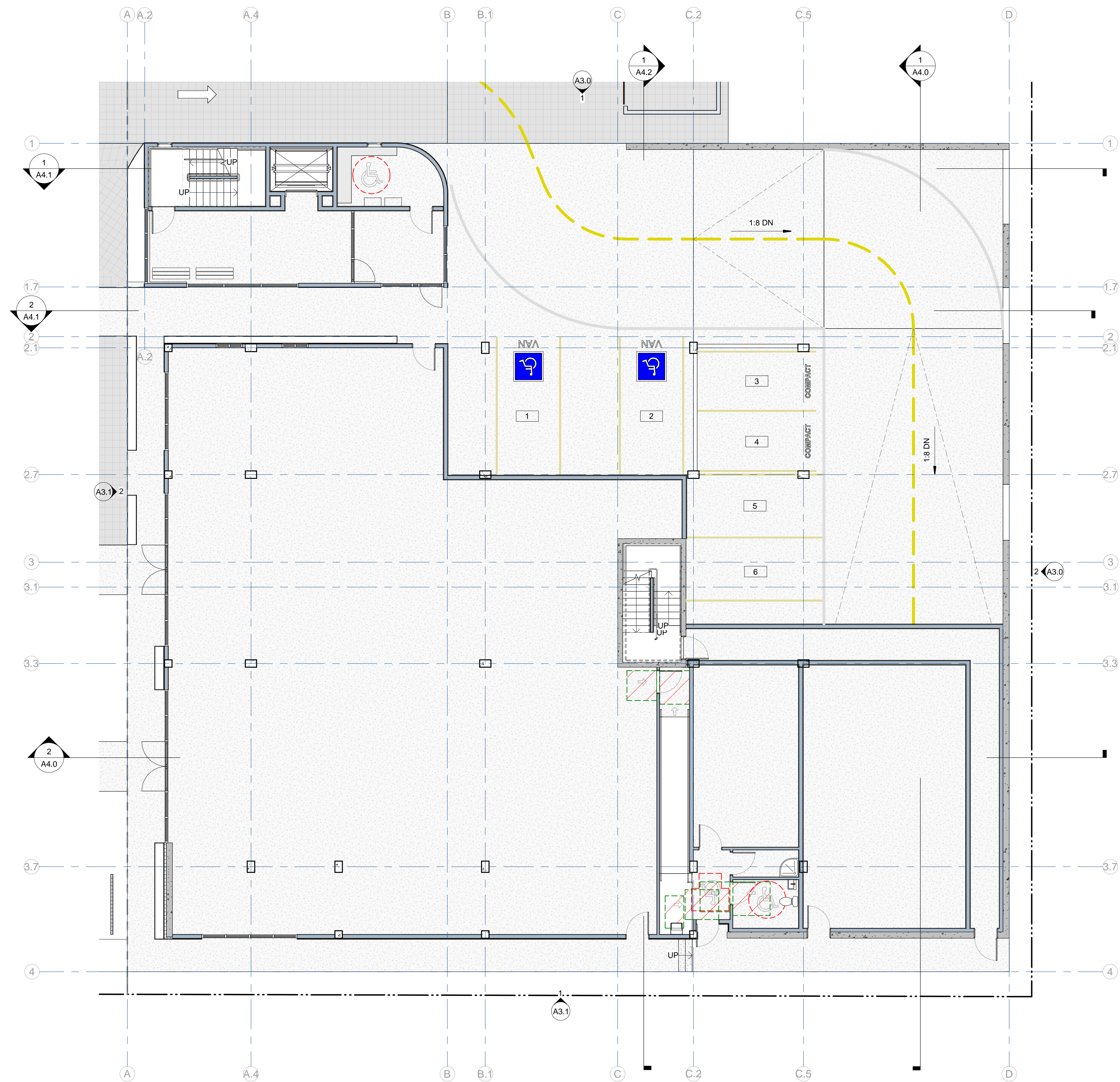
Parking Requirements							
Area	Space / Unit Type	Unit Count	Spaces Required Per Unit	SF / Space	Private Spaces Required	Public Spaces Required	Total Spaces Required
4,912 SF	retail space	1	0.0	300	0.0	16.4	16.4
508 SF	retail space	1	0.0	300	0.0	1.7	1.7
	1-bedroom	11	1.3	N/A	14.3	1.4	15.7
	2-bedroom	6	1.6	N/A	9.6	1.0	10.6
	affordable unit	2	1.0	N/A	2.0	0.2	2.2
	studio	2	1.2	N/A	2.4	0.2	2.6
Total Parking Required:					28.3	20.9	49.2



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② Level 1 Unit Plan
1/16" = 1'-0"



① Level 1 Floor Plan
1/8" = 1'-0"

Progress Set - NOT FOR CONSTRUCTION

Instyle Homes Mixed Use Building
13604 100th Ave. NE, Kirkland, WA, 98034

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Level 1 Floor Plan

A2.1



① Level 2 Floor Plan
 1/8" = 1'-0"

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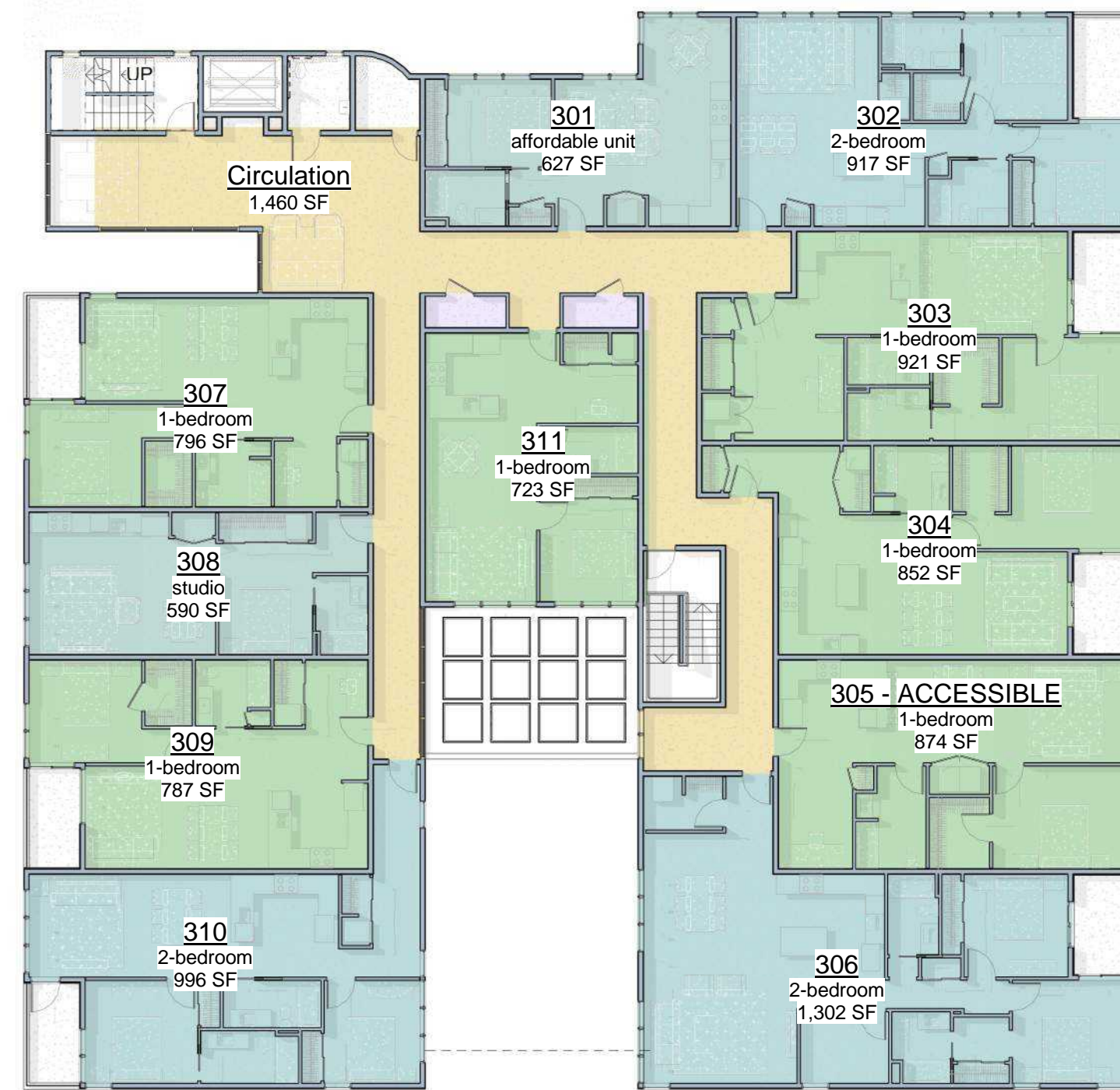
Instyle Homes Mixed Use Building
 13604 100th Ave. NE, Kirkland, WA, 98034

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Level 2 Floor Plan

A2.2

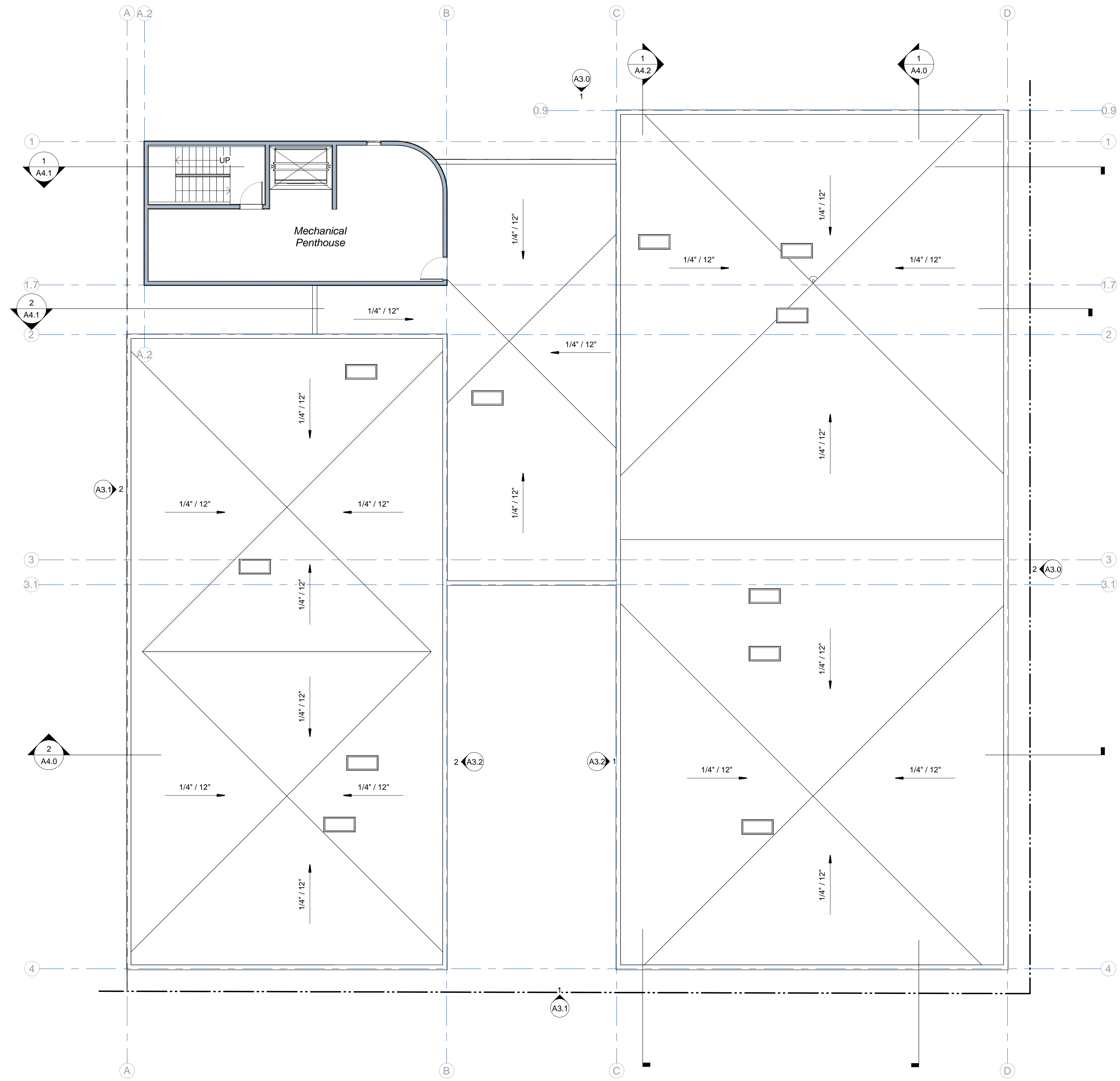


② Level 3 Unit Plan
1/16" = 1'-0"



① Level 3 Floor Plan
1/8" = 1'-0"

No.	Date	Revision Description
JOB #	MS2018-30	
DATE	6 Dec 2019	



① 4 - Roof Plan
 1/8" = 1'-0"

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Instyle Homes Mixed Use Building
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Roof Plan

A2.4



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No.	Date	Revision Description
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Exterior Elevations



② West
3/16" = 1'-0"



① South
3/16" = 1'-0"

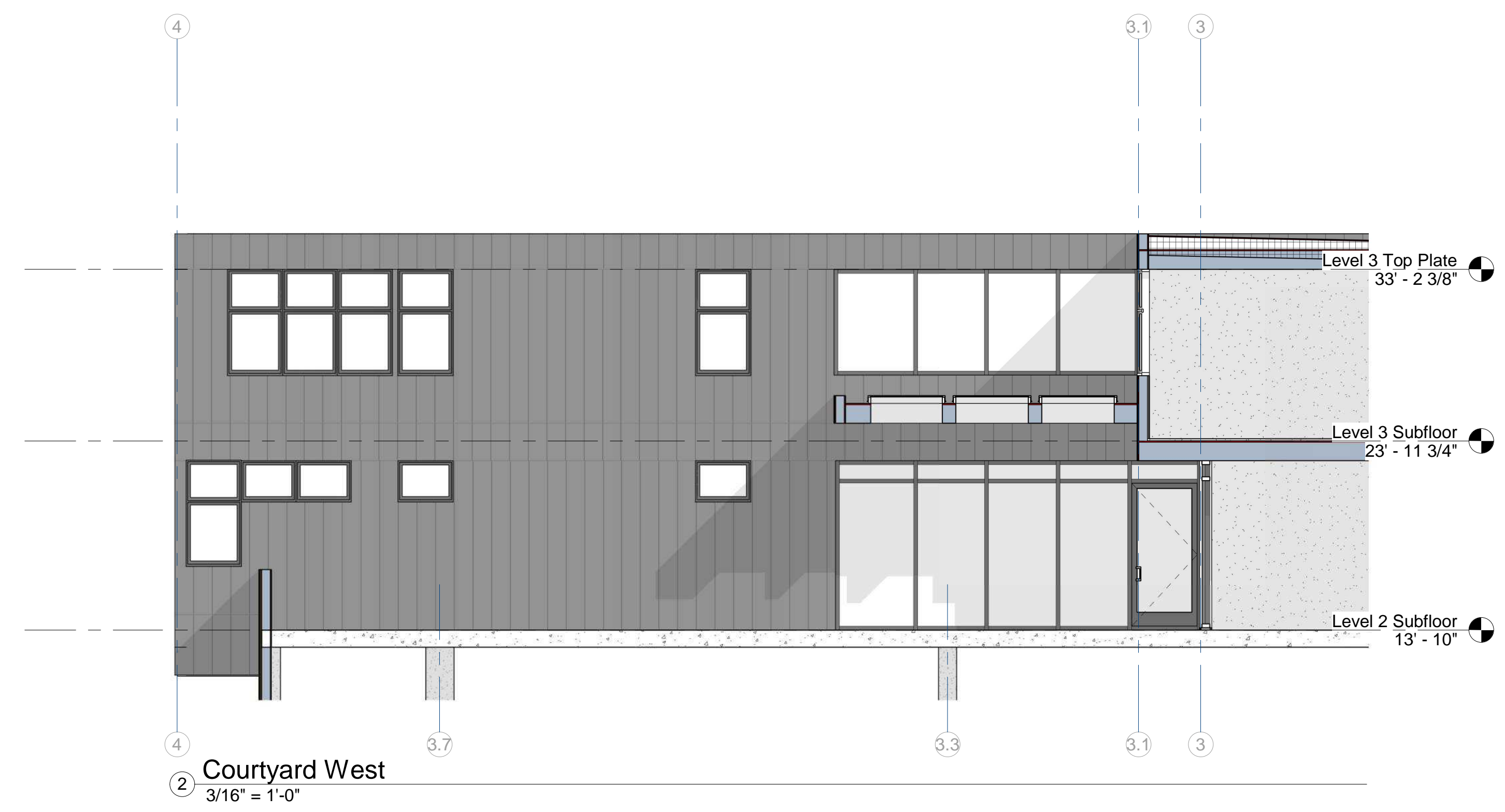
Progress Set - NOT FOR CONSTRUCTION
Instyle Homes Mixed Use Building
13604 100th Ave. NE, Kirkland, WA, 98034

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Exterior Elevations

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No.	Date	Revision Description

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 DATE 6 Dec 2019

Exterior Elevations

TABLE 705.8
MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

FIRE SEPARATION DISTANCE (feet)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA*
0 to less than 3 ^{a,b}	Unprotected, Nonsprinklered (UP, NS)	Not Permitted ^d
	Unprotected, Sprinklered (UP, S)	Not Permitted ^d
	Protected (P)	Not Permitted ^d
3 to less than 5 ^{a,c}	Unprotected, Nonsprinklered (UP, NS)	Not Permitted
	Unprotected, Sprinklered (UP, S)	15%
	Protected (P)	15%
5 to less than 10 ^{a,c,j}	Unprotected, Nonsprinklered (UP, NS)	10% ^a
	Unprotected, Sprinklered (UP, S)	25%
	Protected (P)	25%
10 to less than 15 ^{a,c,k,j}	Unprotected, Nonsprinklered (UP, NS)	15%
	Unprotected, Sprinklered (UP, S)	45%
	Protected (P)	45%
15 to less than 20 ^{a,c,j}	Unprotected, Nonsprinklered (UP, NS)	25%
	Unprotected, Sprinklered (UP, S)	75%
	Protected (P)	75%
20 to less than 25 ^{a,c,j}	Unprotected, Nonsprinklered (UP, NS)	45%
	Unprotected, Sprinklered (UP, S)	No Limit
	Protected (P)	No Limit
25 to less than 30 ^{a,c,j}	Unprotected, Nonsprinklered (UP, NS)	70%
	Unprotected, Sprinklered (UP, S)	No Limit
	Protected (P)	No Limit
30 or greater	Unprotected, Nonsprinklered (UP, NS)	No Limit
	Unprotected, Sprinklered (UP, S)	No Limit
	Protected (P)	No Limit

For SI: 1 foot = 304.8 mm.
 UP, NS = Unprotected openings in buildings not equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
 UP, S = Unprotected openings in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
 P = Openings protected with an opening protective assembly in accordance with Section 705.8.2.

- a. Values indicated are the percentage of the area of the exterior wall, per story.
- b. For the requirements for fire walls of buildings with differing heights, see Section 706.6.1.
- c. For openings in a fire wall for buildings on the same lot, see Section 706.8.
- d. The maximum percentage of unprotected and protected openings shall be 25 percent for Group R-3 occupancies.
- e. Unprotected openings shall not be permitted for openings with a fire separation distance of less than 15 feet for Group H-2 and H-3 occupancies.
- f. The area of unprotected and protected openings shall not be limited for Group R-3 occupancies, with a fire separation distance of 5 feet or greater.
- g. The area of openings in an open parking structure with a fire separation distance of 10 feet or greater shall not be limited.
- h. Includes buildings accessory to Group R-3.
- i. Not applicable to Group H-1, H-2 and H-3 occupancies.
- j. The area of openings in a building containing only a Group U occupancy private garage or carport with a fire separation distance of 5 feet (1523 mm) or greater shall not be limited.
- k. For openings between S-2 parking garage and Group R-2 building, see Section 705.3, Exception 2.
- l. For the purpose of calculating the maximum area of exterior wall openings on existing buildings, the fire separation distances indicated in the chart may be reduced by a maximum of 4 inches, solely for the purpose of adding insulation to the building exterior.

705.8.5 Vertical separation of openings. Openings in exterior walls in adjacent stories shall be separated vertically to protect against fire spread on the exterior of the buildings where the openings are within 5 feet (1524 mm) of each other horizontally and the opening in the lower story is not a protected opening with a fire protection rating of not less than 1/2-hour. Such openings shall be

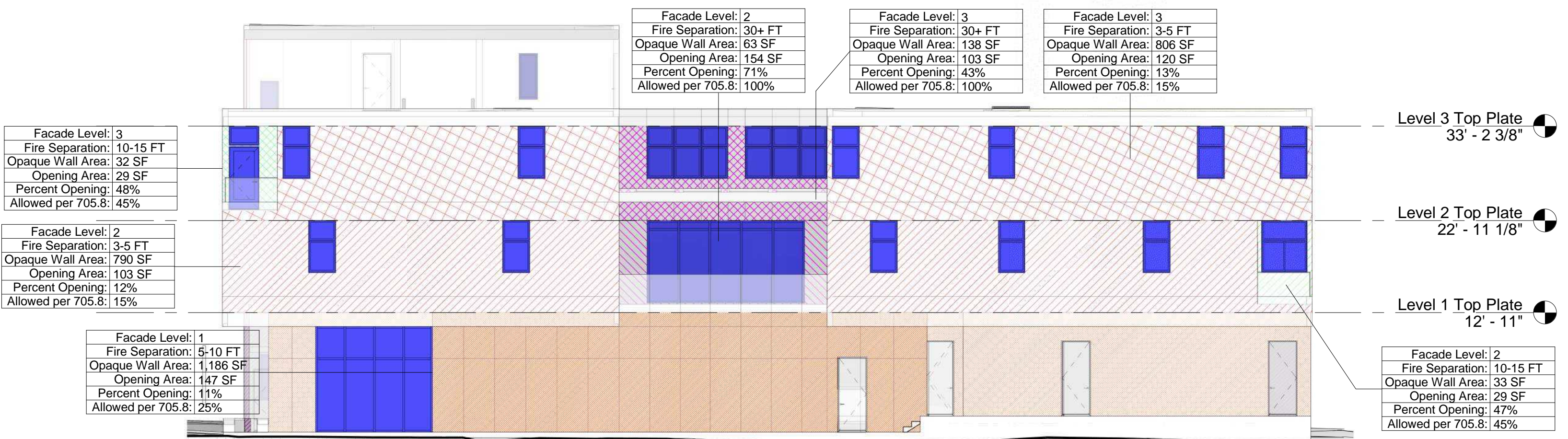
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Facade Opening Calc Schedule

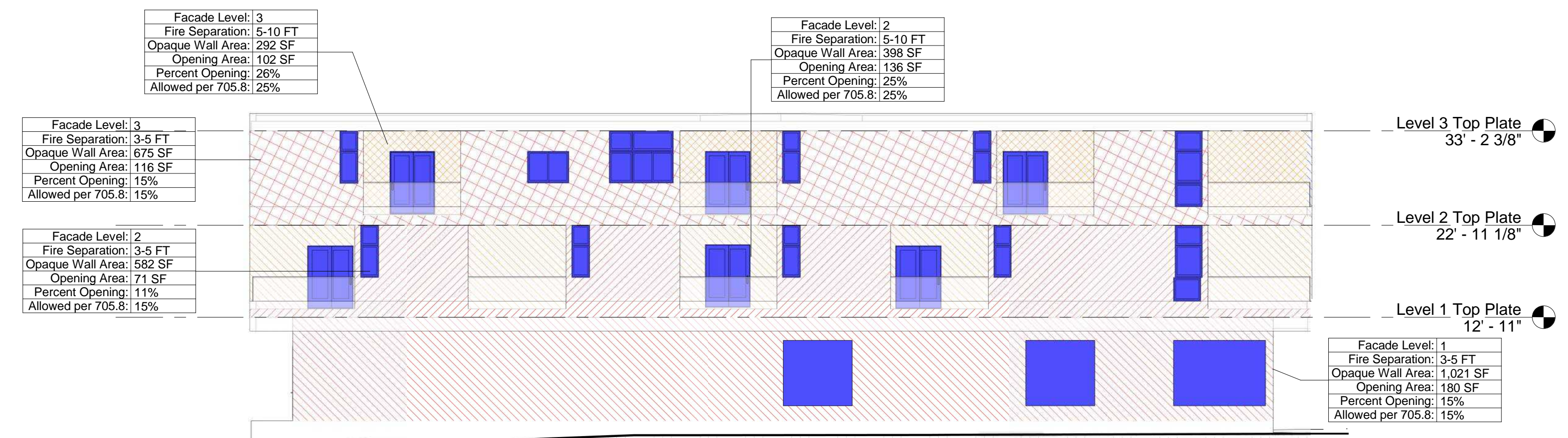
Facade	Level	Fire Separation Distance	Opening Allowed	Opaque Wall	Transparent Opening	Allowed Opening Area	Remaining Opening Area
E	1	3-5	15%	1,021 SF	180 SF	180 SF	0 SF
E	2	3-5	15%	582 SF	71 SF	98 SF	27 SF
E	2	5-10	25%	398 SF	136 SF	134 SF	-3 SF
E	3	3-5	15%	675 SF	116 SF	119 SF	3 SF
E	3	5-10	25%	292 SF	102 SF	99 SF	-4 SF
N	1	30+	100%	1,361 SF	0 SF	1,361 SF	1,361 SF
N	2	25-30	100%	312 SF	124 SF	436 SF	312 SF
N	2	30+	100%	593 SF	179 SF	772 SF	593 SF
N	3	25-30	100%	328 SF	193 SF	521 SF	328 SF
N	3	30+	100%	597 SF	175 SF	772 SF	597 SF
S	1	5-10	25%	1,186 SF	147 SF	333 SF	186 SF
S	2	3-5	15%	790 SF	103 SF	134 SF	31 SF
S	2	10-15	45%	33 SF	29 SF	28 SF	-1 SF
S	2	30+	100%	63 SF	154 SF	217 SF	63 SF
S	3	3-5	15%	806 SF	120 SF	139 SF	19 SF
S	3	10-15	45%	32 SF	29 SF	27 SF	-2 SF
S	3	30+	100%	138 SF	103 SF	241 SF	138 SF
W	1	30+	100%	644 SF	713 SF	1,357 SF	644 SF
W	2	30+	100%	681 SF	512 SF	1,193 SF	681 SF
W	3	30+	100%	686 SF	513 SF	1,199 SF	686 SF



4 Facade Opening - West
1" = 10'-0"



3 Facade Opening - South
1" = 10'-0"



2 Facade Opening - East
1" = 10'-0"



1 Facade Opening - North
1" = 10'-0"

No.	Date	Revision Description
JOB #	MS2018-30	
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② E-W Through Courtyard
 1/8" = 1'-0"



① N-S Through Garage Ramps
 1/8" = 1'-0"

Progress Set - NOT FOR CONSTRUCTION

Instyle Homes Mixed Use Building
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No.	Date	Revision Description
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Building Sections

A4.0

Progress Set - NOT FOR CONSTRUCTION
Instyle Homes Mixed Use Building
 13604 100th Ave. NE, Kirkland, WA, 98034



② E-W Through Entry Space
 1/8" = 1'-0"



① E-W Through N Stair
 1/8" = 1'-0"

No.	Date	Revision Description
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JOB #	MS2018-30
DATE	6 Dec 2019

Building Sections

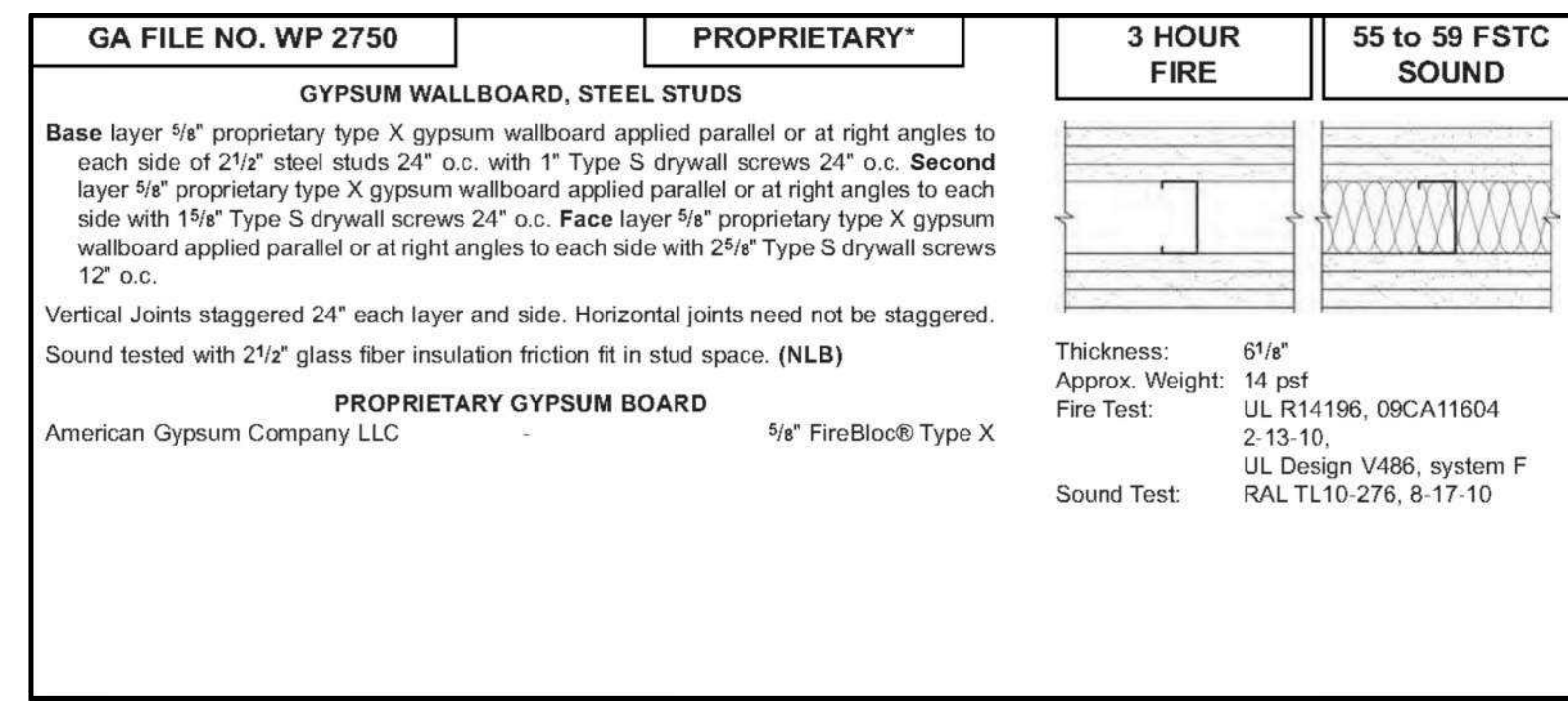
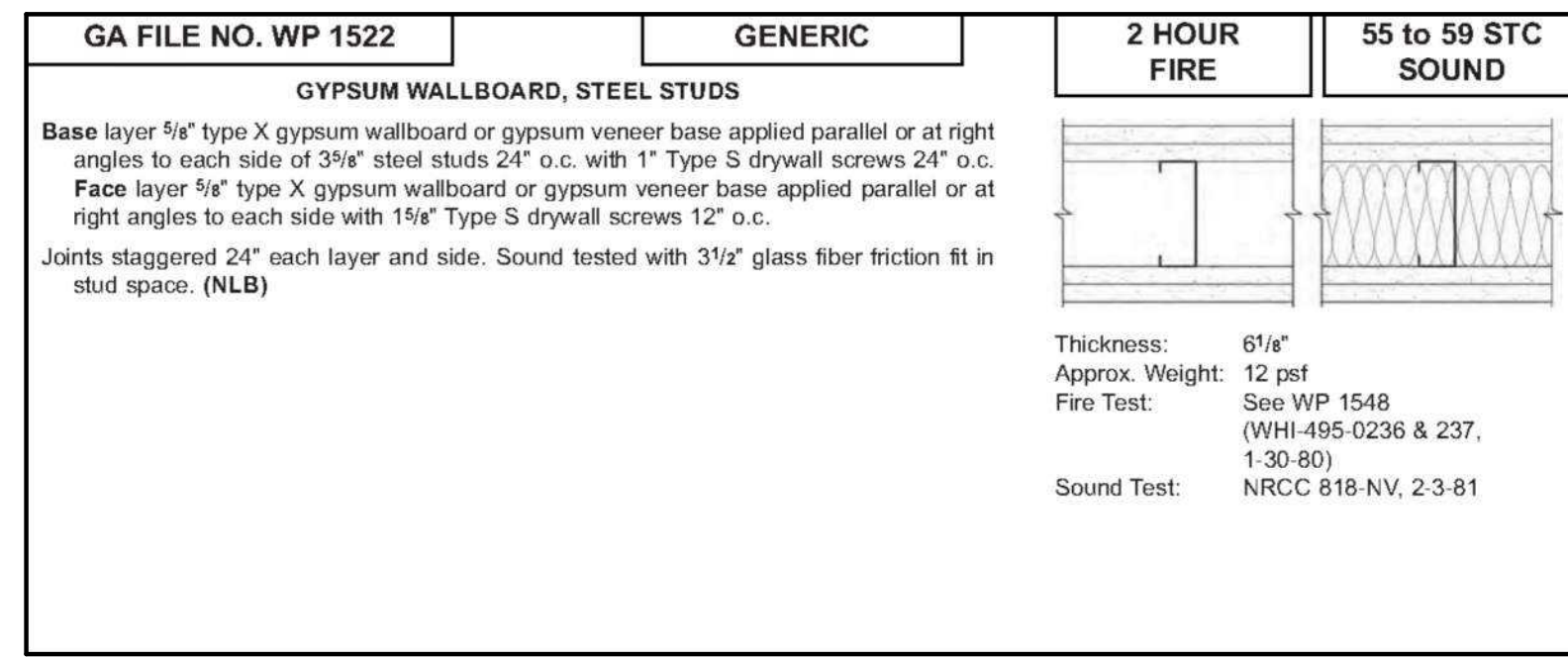


1 N-S Through S Stair
 1/8" = 1'-0"

No.	Date	Revision Description
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JOB #	MS2018-30
DATE	6 Dec 2019

Building Sections



GENERAL PARTITION NOTES

- Typical wall partition unless otherwise noted: **A4**
- Wall types with UL or GA design numbers shall be constructed to UL or GA standards.
- Where fire rating required, wall assemblies shall use Type X gypsum wallboard.
- All interior stud wall partitions shall be constructed to achieve minimum STC rating as indicated on the drawings.
- Provide acoustical batt insulation at all interior stud wall assemblies unless noted otherwise in specifications. Fill wall thickness complete.
- All penetrations and openings shall meet wall assembly fire ratings.
- Refer to structural drawings for stud wall framing sizes, typical stud spacing, and any specific anchorage instructions.
- At all penetrations and intersections of fire-rated partitions, provide fire sealant and/or firestopping to maintain continuity of partition rating.
- Contractor to verify all wall widths based on modifications.

WALL ASSEMBLY TYPE
WHERE PRESENT, INDICATES WALL IS PART OF DOUBLE-STUD ASSEMBLY ON LARGER PLATE
NOMINAL STUD SIZE (OR CONC WALL THICKNESS) IN INCHES
WHERE PRESENT, INDICATES WALL IS CONSTRUCTED W/ NON-COMBUSTIBLE STUDS MEETING REQUIREMENTS OF TYPE 1-A CONSTRUCTION
MODIFICATION (SEE BELOW)
FIRE RATING (WHERE LISTED) (0 INDICATES WALL IS NOT REQUIRED TO BE RATED, BUT IS CONSTRUCTED AS RATED ASSEMBLY FOR SIMPLICITY, MATCHING ADJACENT)

MODIFICATIONS:
a - ADD ONE LAYER OF 5/8" GWB
b - ADD ONE LAYER OF WATER-RESISTANT GWB
c - ADD ONE LAYER OF 1/2" PLYWOOD SHEATHING (per structural)
d - SUBTRACT INTERIOR GWB AT EXTERIOR WALL
e - ADD TWO LAYERS OF 5/8" GWB (1 EA SIDE)
f - ADD 2" MIN OF EXTERIOR INSULATION OUTSIDE EXTERIOR SHEATHING
g - OMIT RAINSCREEN CAVITY LAYER - WALL HEIGHT / TOP CONDITION DO NOT REQUIRE IT

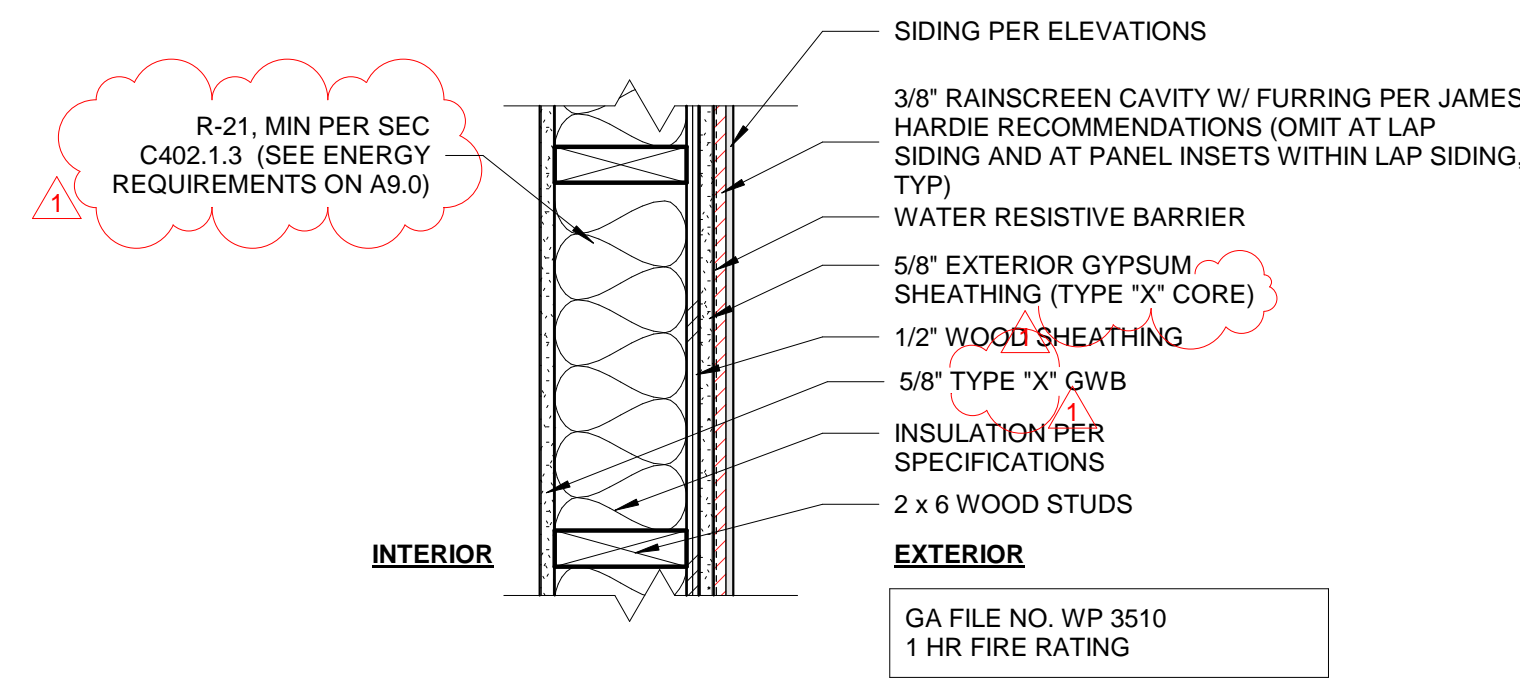
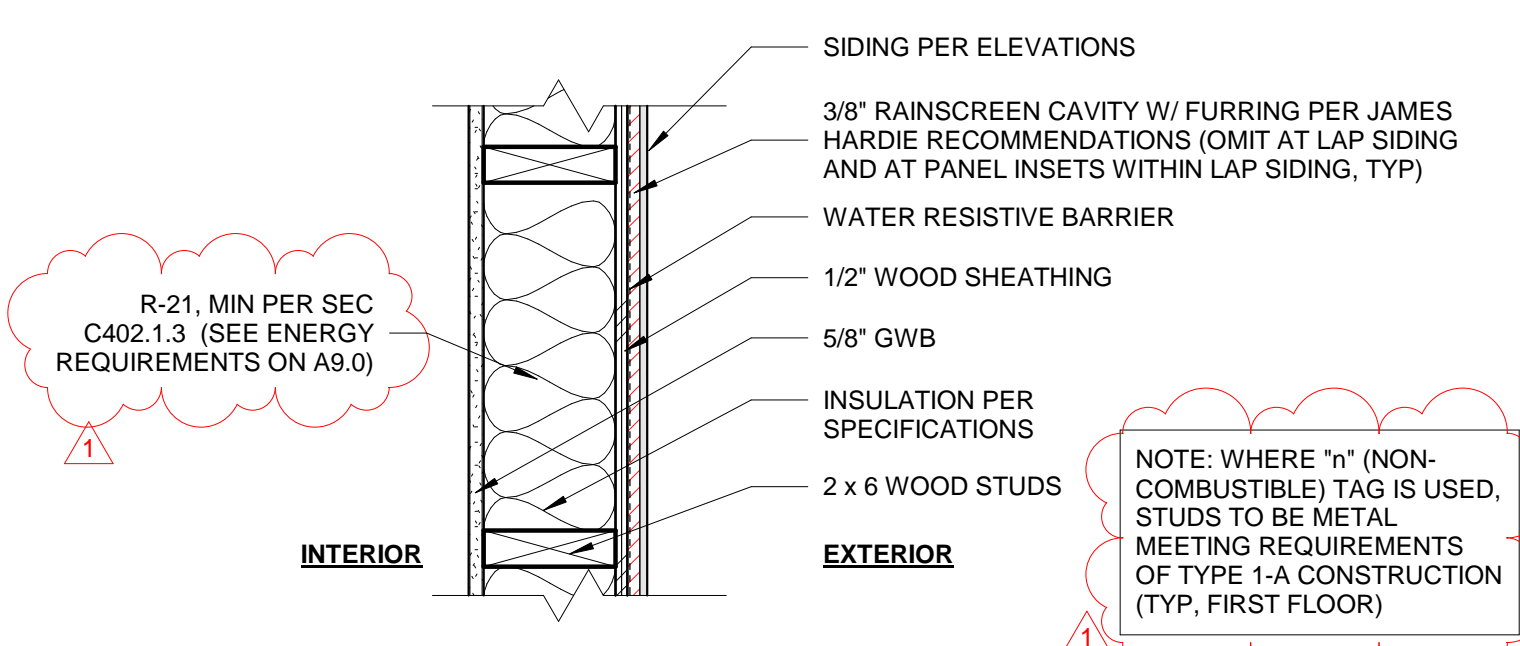
Note: at tub and shower bases, additional GWB exists between lip of shower pan base and ceiling. Base layer to extend behind tub to maintain fire rating)

motionspace
architecture + design PLLC

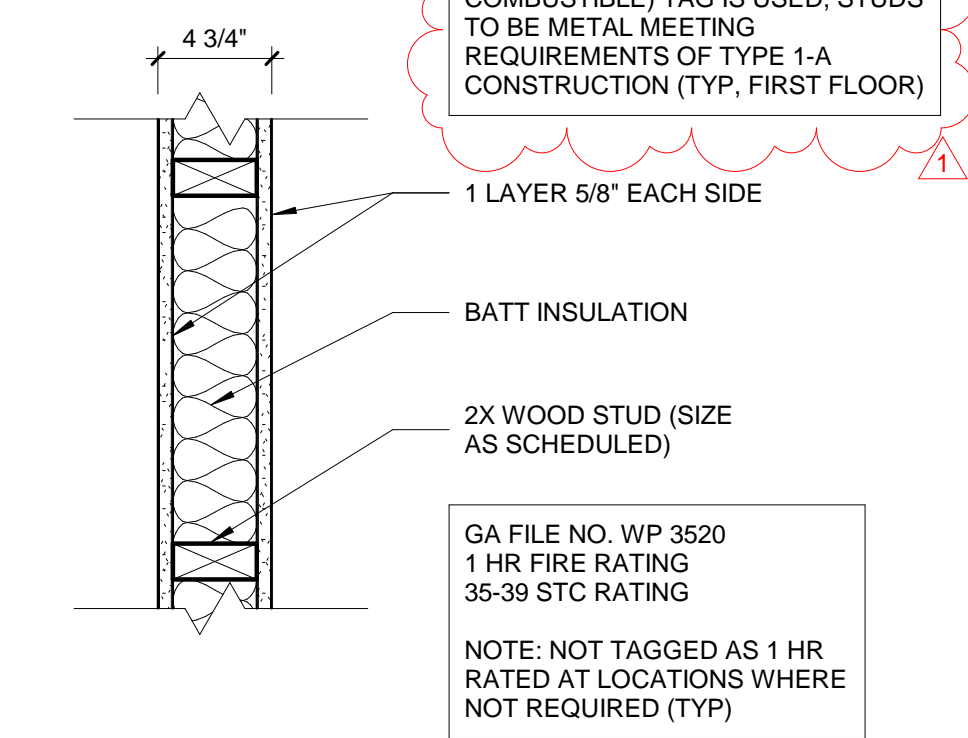
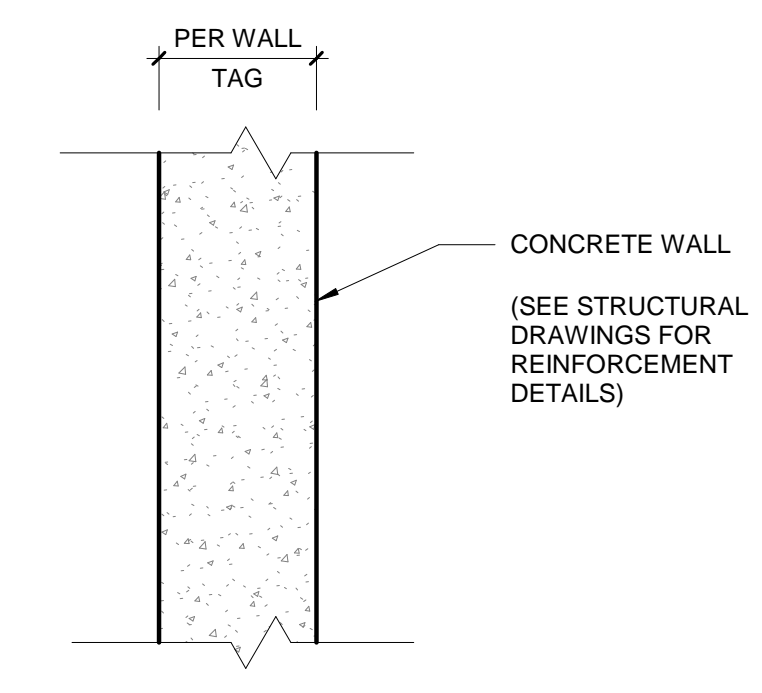
3104 Western Avenue
Suite 107
Seattle WA 98121
206.204.0490
www.motion-space.com

9 2 Hr Rated interior wall (non-combustible) - Type W
12" = 1'-0"

10 3 Hr Rated Interior Wall - Type X
12" = 1'-0"



Note - Partition Key
12" = 1'-0"

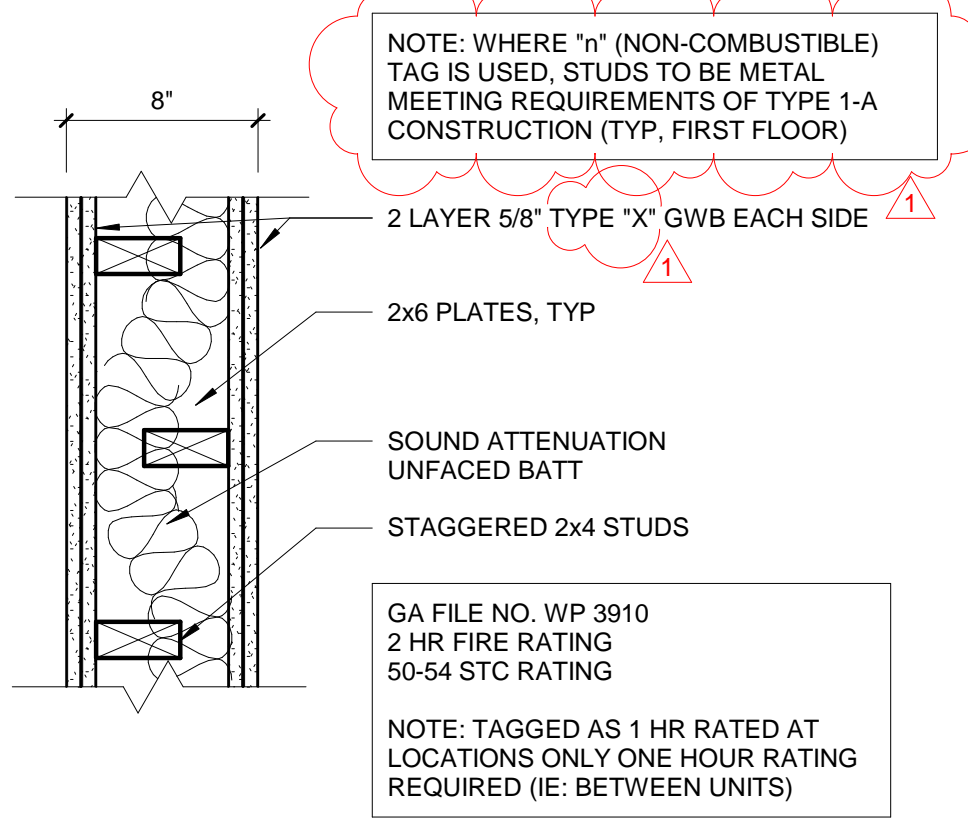
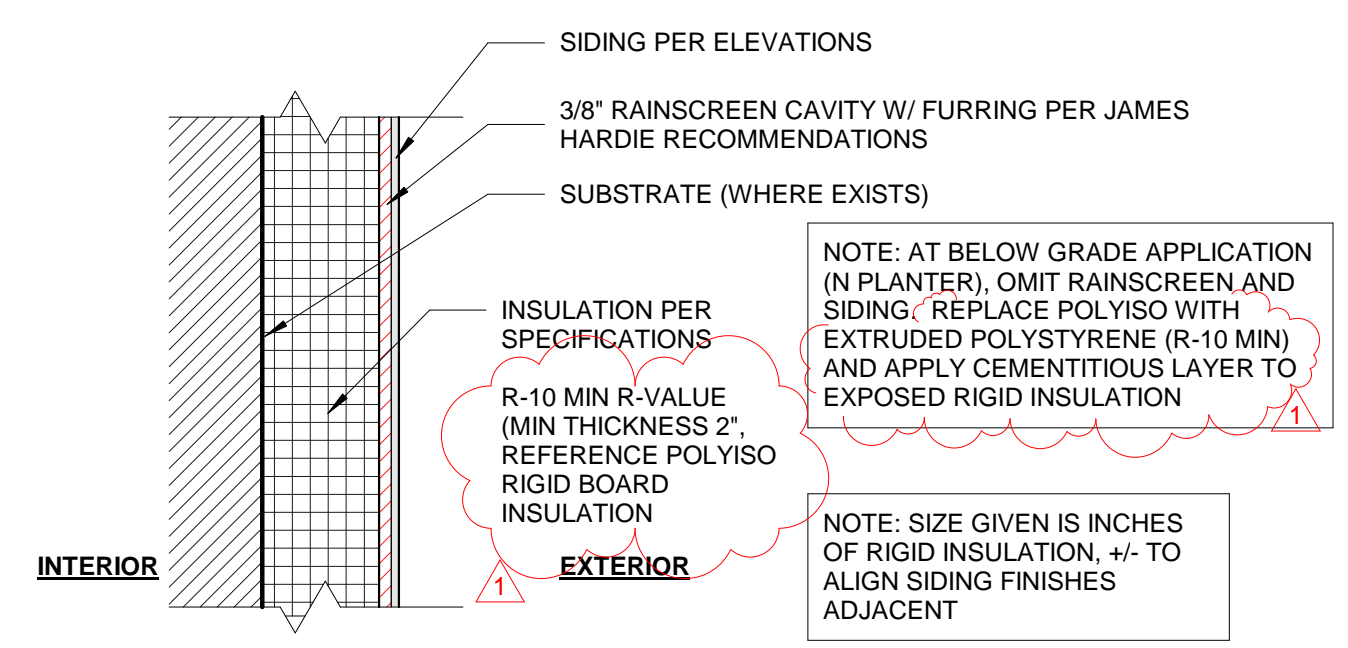
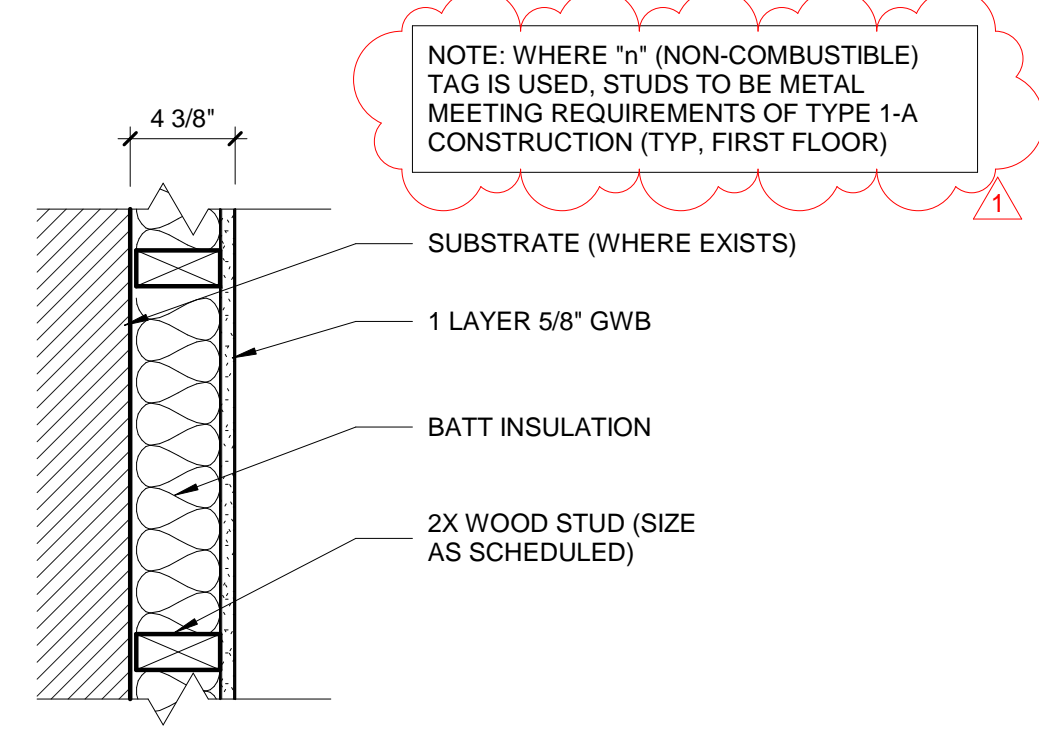
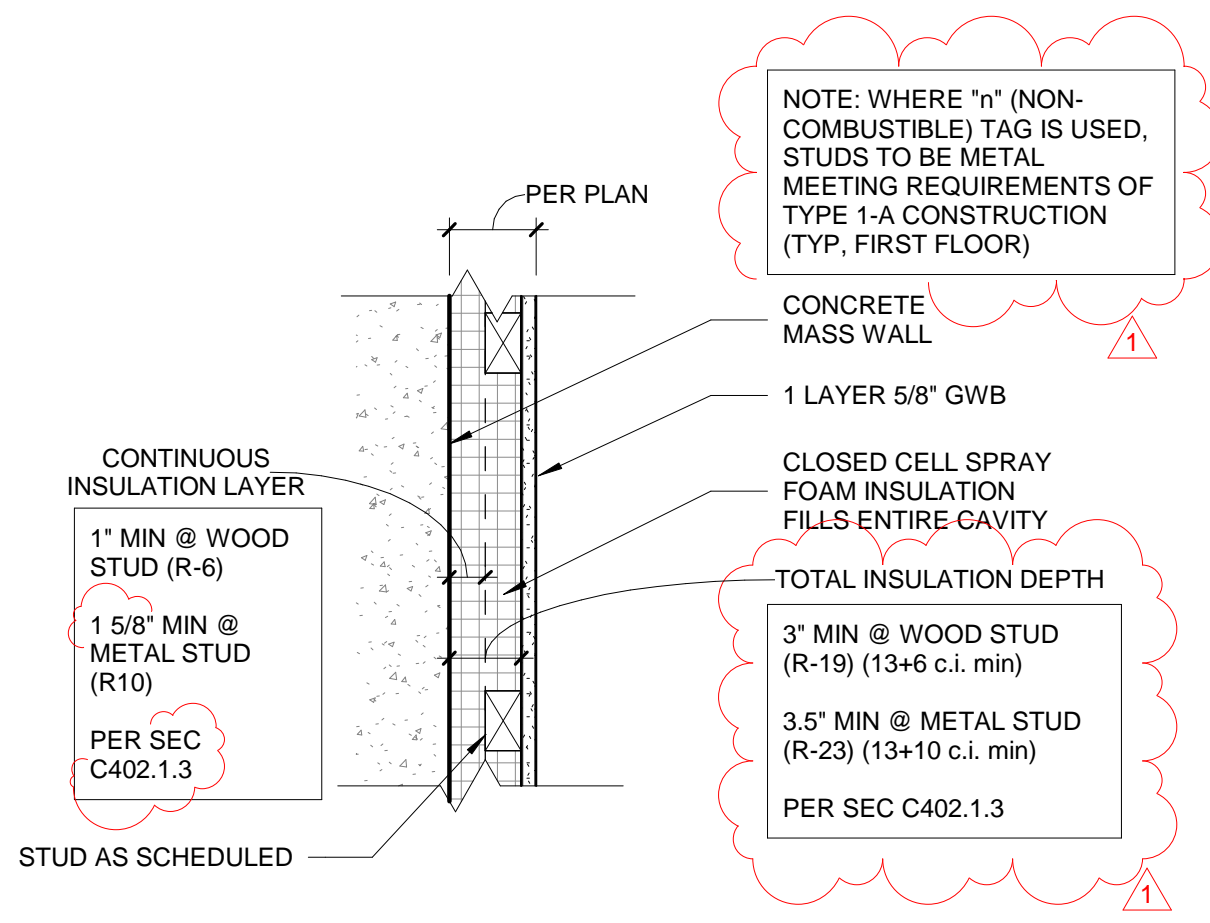


13 Un-rated exterior wall (Type Q)
1 1/2" = 1'-0"

1 1 Hr Rated exterior wall (Type R)
1 1/2" = 1'-0"

4 Conc Wall (Type S)
1 1/2" = 1'-0"

11 Typ Interior Wall (Type A)
1 1/2" = 1'-0"



8 Furring Wall at Mass Wall (Type J)
1 1/2" = 1'-0"

7 Furring Wall (Type K)
1 1/2" = 1'-0"

6 Exterior Rigid Insulation (Type H)
1 1/2" = 1'-0"

5 Dividing Wall Partition (Type B)
1 1/2" = 1'-0"

Progress Set - NOT FOR CONSTRUCTION

Instyle Homes Mixed Use Building
13604 100th Ave. NE, Kirkland, WA, 98034

No.	Date	Revision	Description
1	Date 1	Revision 1	

JOB #	MS2018-30
DATE	6 Dec 2019

Wall Details

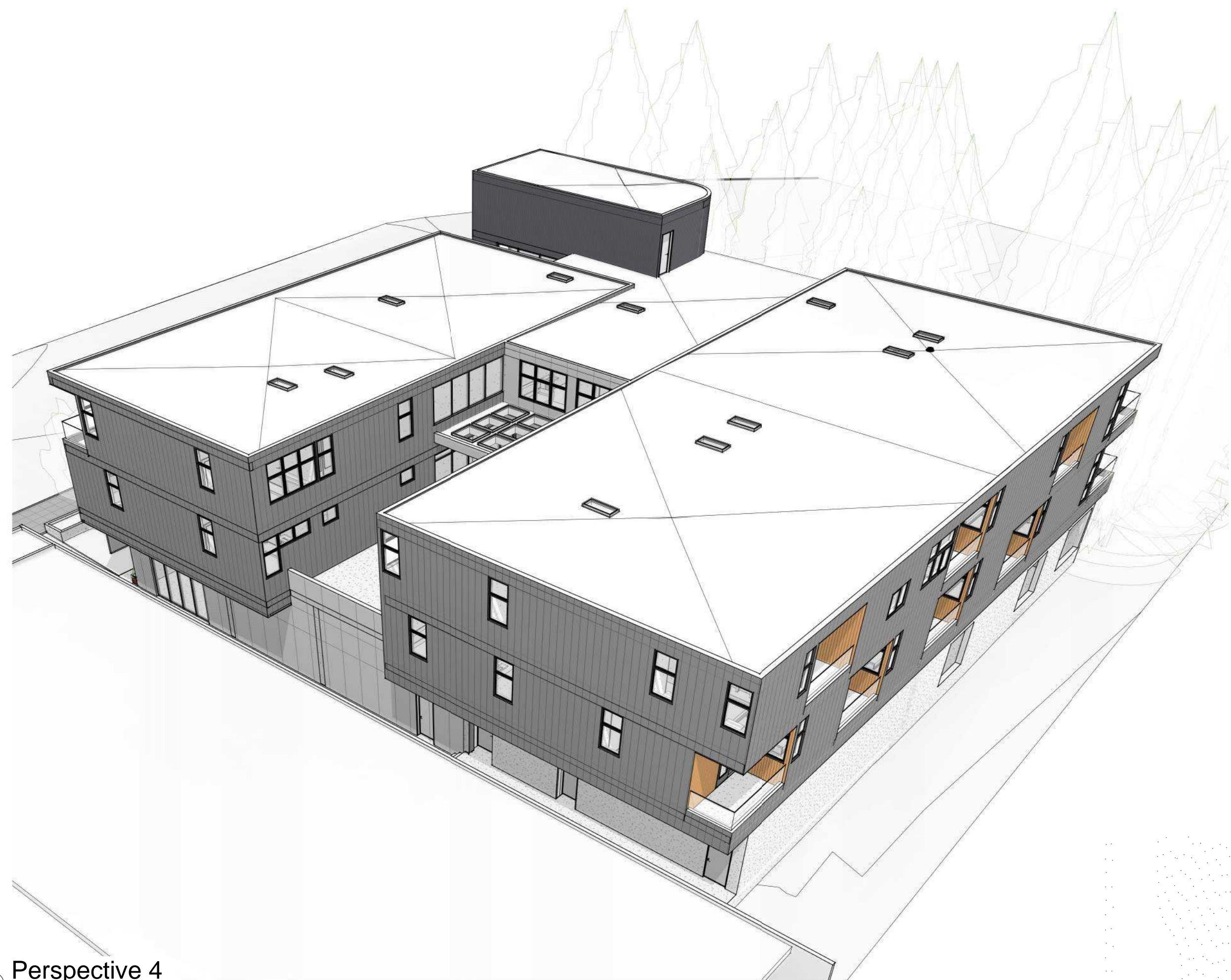
A5.0



② Perspective 2



① Perspective 1



④ Perspective 4



③ Perspective 3

No.	Date	Revision Description
JOB #	MS2018-30	
DATE	6 Dec 2019	

Perspective Views