Phantom Lake 2
File Number: 13-104137-LS

TEMPORARY CONSTRUCTION ENTRANCE PER COB CG BMP C107

REMOVE EX. HOUSE, DECK DRIVE & STRUCTURES

110.00'

32'-0 3/4"

EXIST. DRIVE

DRIVEWAY
ASPHALT
SLOPE = 5.3%

#6-9"CED

15' INGRESS/EGRESS & ULITILY EASMT

5' B.S.B.L.

30'-0"

55'-0"

25'-0"

25' B.S.B.L.

#5-28" FIR
REMOVE

EXIST. HOUSE

GARAGE
HI SLAB @ 173.06
LO SLAB @ 172.73

EX. DECK

DRIVEWAY
ASPHALT

SHEET FLOW

#4-22" FIR
REMOVE

#3-20" FIR
REMOVE

PORCH

PROPOSED RESIDENCE
MAIN @ 175.00
RIDGE @ 203.67

PATIO

40'-0"

ECO-STONE PAVERS INSTALL PER MFG

#2-24" FIR

REMOVE EX. RR TIE WALL

30' B.S.B.L.

10' B.S.B.L.

EX. SHED

#1-24" FIR

LOT 2
9,443 S.F.

110.88'

N88°36'37"W 92.65'

N88°36'37"W 149.05'

S.E. 24TH ST.

40" MAP

24" MAP

32" MAP

2' W. G
DOE BI

NO

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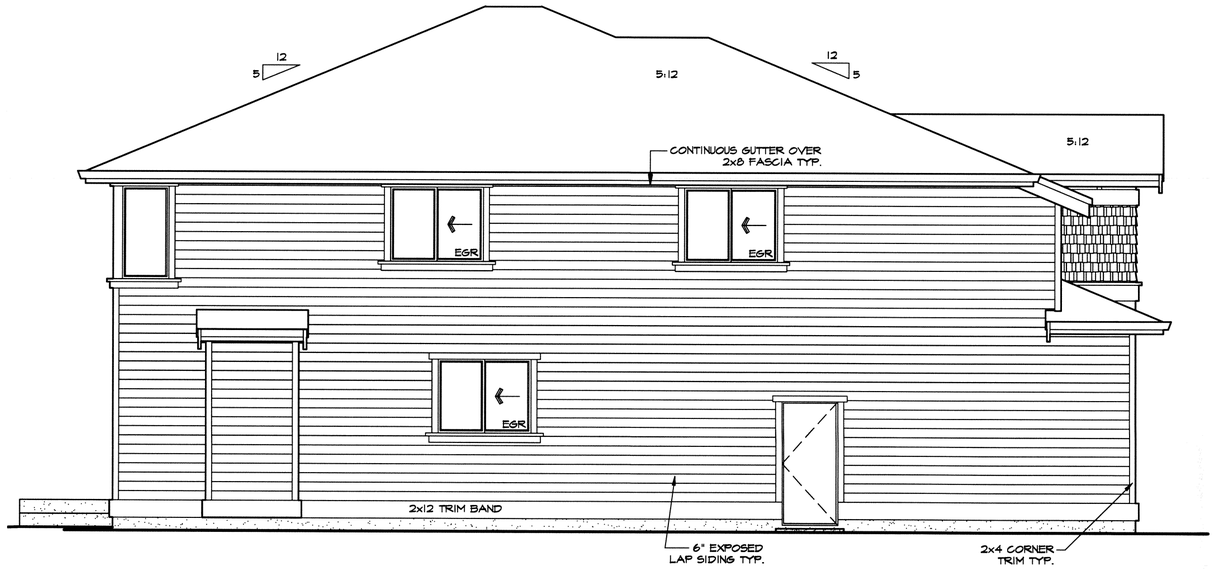
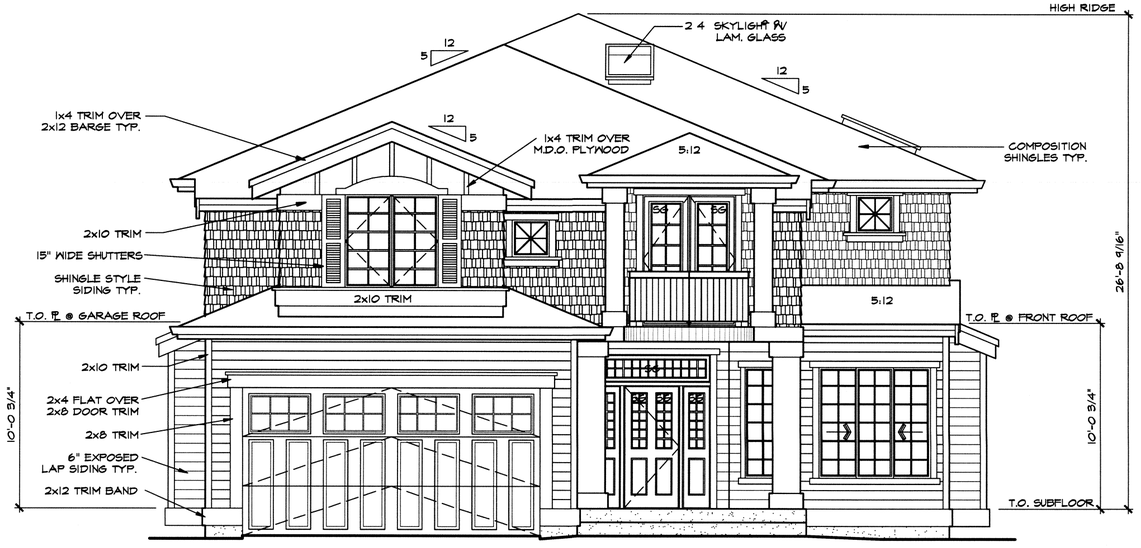


LEFT ELEVATION

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

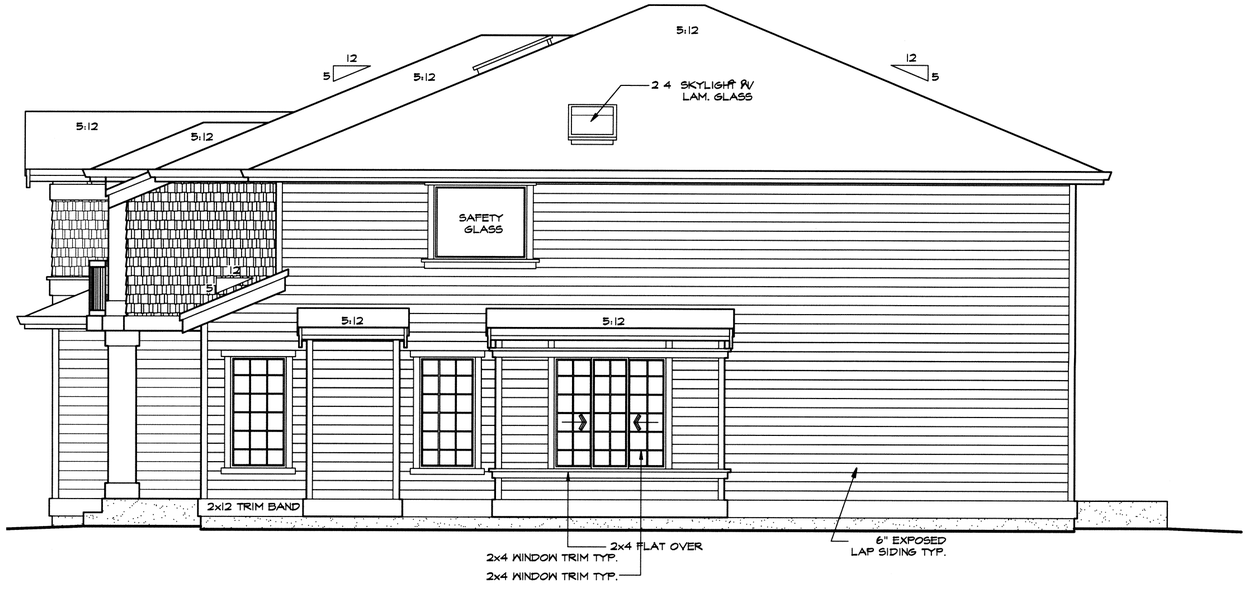


FRONT ELEVATION

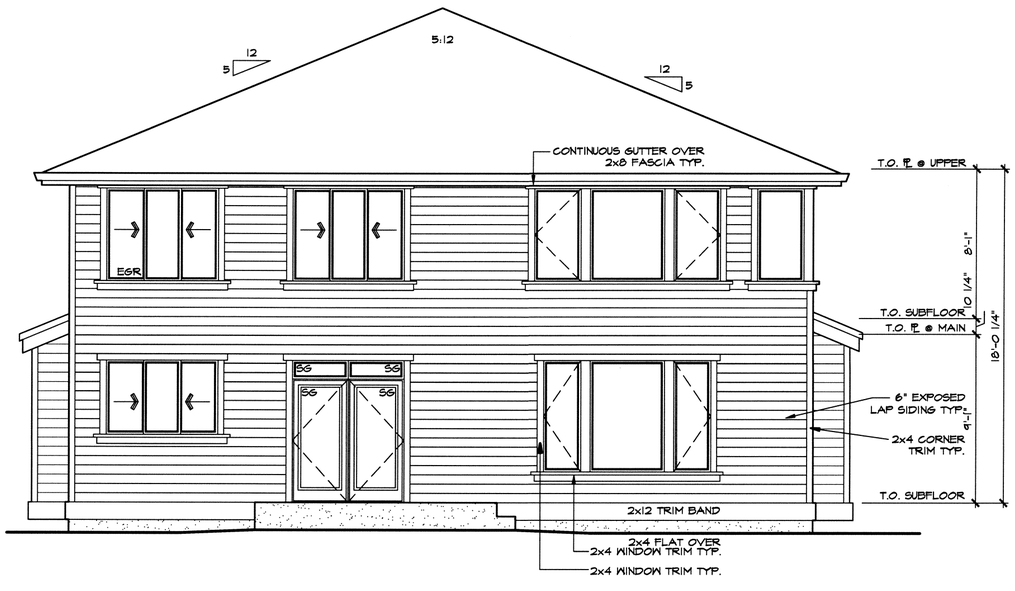
SCALE: 1/4" = 1'-0"

ELEVATION NOTES:

1. VERIFY SHEAR WALL NAILING & HOLDOWNS PER PLAN PRIOR TO INSTALLING SIDING.
2. MASONRY & WOOD FRAME CHIMNEYS ARE TO BE CONSTRUCTED PER I.R.C. CHAPTER 10.
3. CAULK ALL EXTERIOR JOINTS & PENETRATIONS.
4. PROVIDE APPROVED CORROSION RESISTANT FLASHING AT EXTERIOR WALL ENVELOPE PER I.R.C. R703.8
5. PROVIDE FLASHING AT ROOF PENETRATIONS PER I.R.C. R903.2 & R903.2.1
6. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR & GARAGE-INTERIOR DOORS.
7. PROVIDE CONTINUOUS GUTTERS & DOWNSPOUTS @ ALL EAVES, TYP.
8. ADDRESS OR HOUSE NUMBER TO BE POSTED AND PLAINLY VISIBLE FROM THE STREET FRONTAGE. NUMBERS TO BE MIN. 4" HIGH WITH ½" WIDE STROKE & CONTRASTING BACKGROUND.
9. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. R303.6
10. SEE COVERSHEET FOR ADDITIONAL NOTES.



RIGHT ELEVATION



REAR ELEVATION

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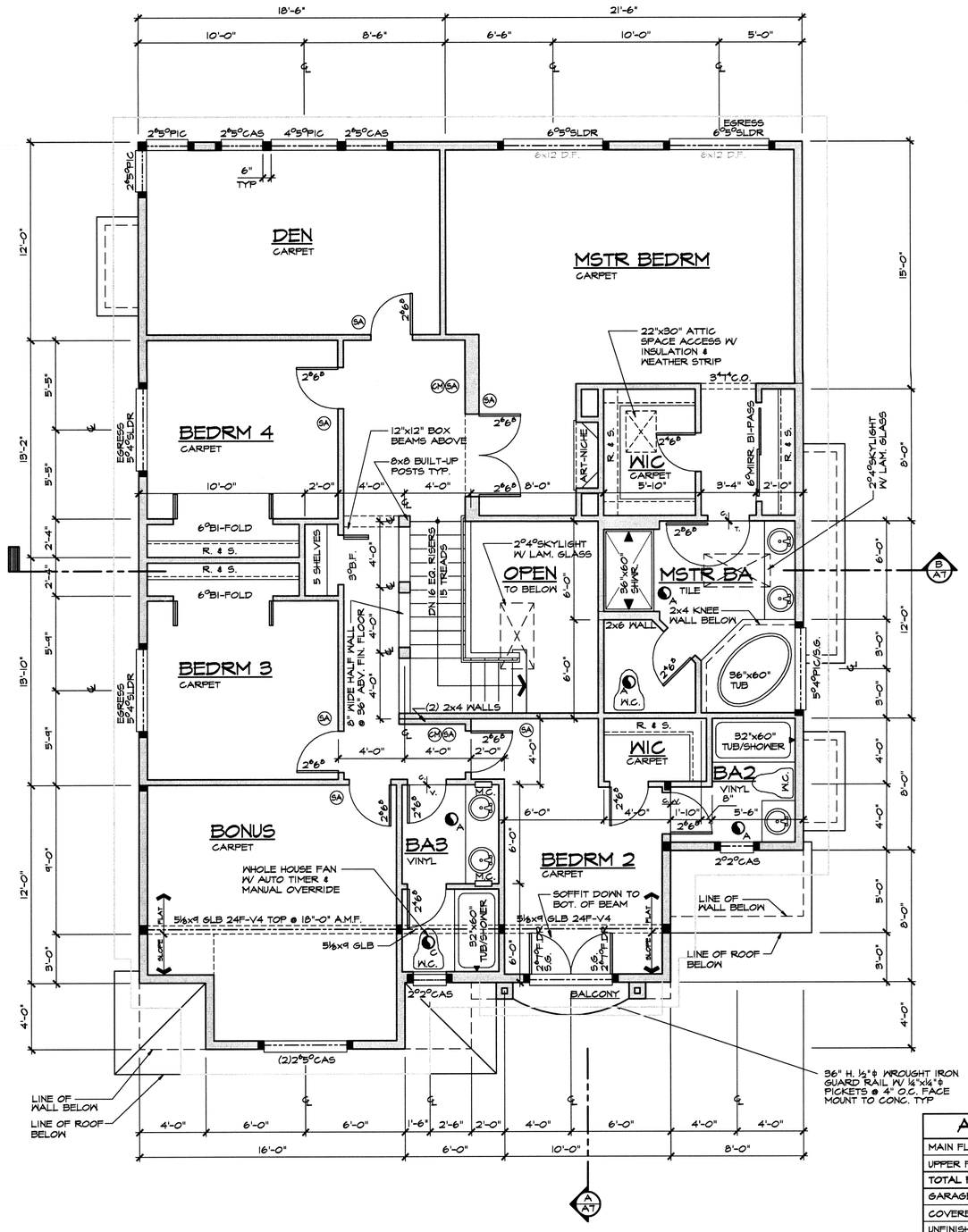
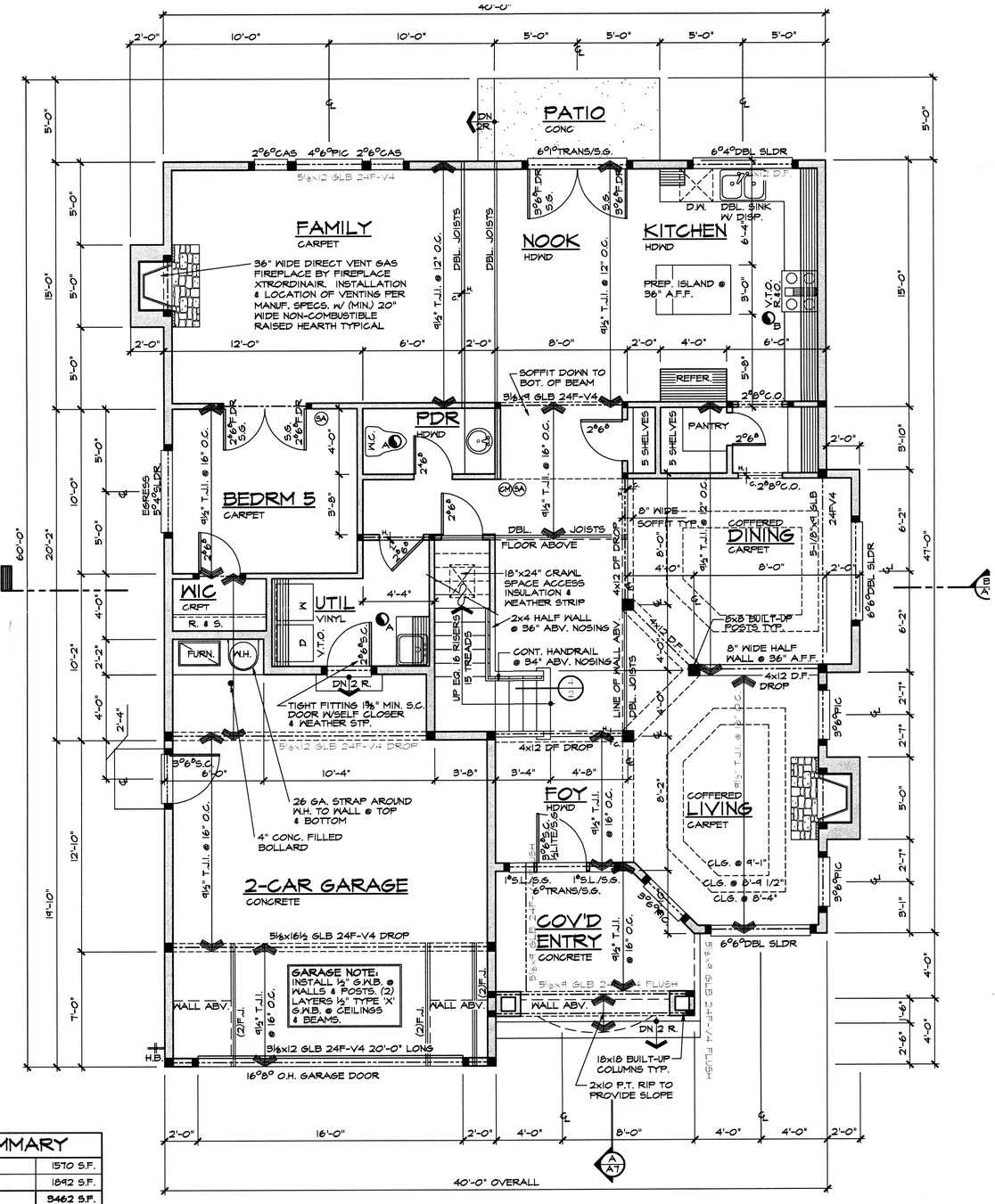


AREA SUMMARY	
MAIN FLOOR:	1570 S.F.
UPPER FLOOR:	1892 S.F.
TOTAL FINISHED AREA:	3462 S.F.
GARAGE AREA:	456 S.F.
COVERED AREA:	112 S.F.
UNFINISHED ATTIC AREA:	0 S.F.
UNFINISHED BASEMENT AREA:	0 S.F.

UPPER FLOOR PLAN

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

FLOOR PLAN NOTES:



MAIN FLOOR/UPPER FLR FRAMING PLAN

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

FLOOR FRAMING NOTES:

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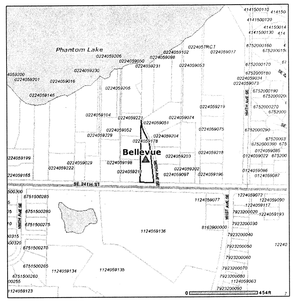
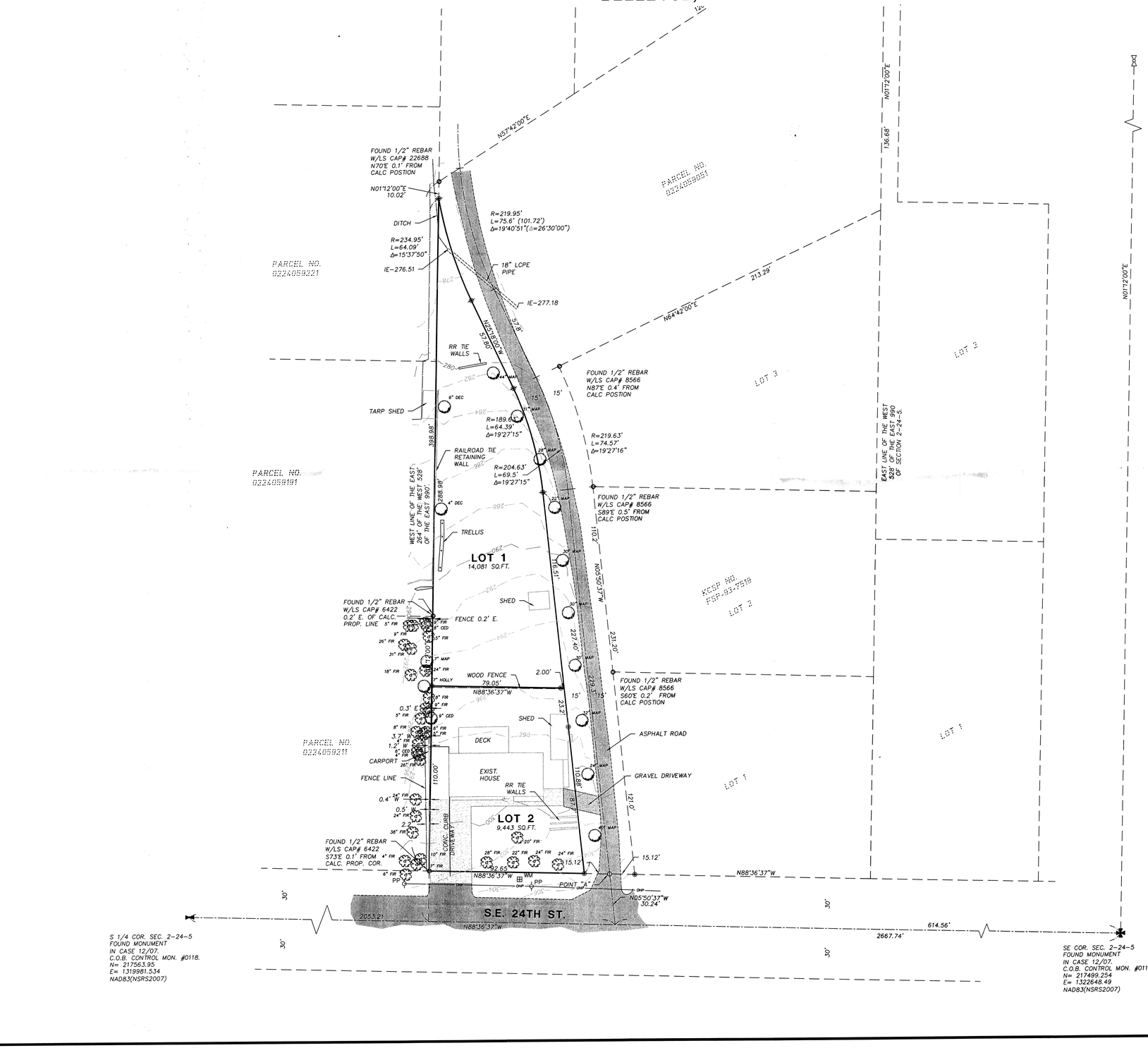
16200 SE 24TH STREET
BOUNDARY AND TOPOGRAPHIC SURVEY
SE 1/4, SE 1/4, SECTION 02, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M.
BELLEVUE, WASHINGTON 98005

SE 1/4, SE 1/4, SEC. 2 T.24 N., R.5 E.W.M.



VICINITY MAP
N.T.S.



GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

LEGAL DESCRIPTION:

LOTS 1 AND 2 OF CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 09-127209 AS RECORDED PER RECORDING NO. 20100319900009

SURVEY NOTES

1. THE PURPOSE OF THIS MAP IS TO ADJUST THE BOUNDARY LINES OF THE PARCELS DESCRIBED HEREON.
2. INSTRUMENT: THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE METHODS USING A NIKON NPL352 FIVE SECOND TOTAL STATION WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.
3. THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP ARE PER RECORD TITLE INFORMATION AND REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
4. FIELD WORK FOR THIS PROJECT WAS PERFORMED IN NOVEMBER 2012 THROUGH NOVEMBER 2008 AND IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME.
5. THE ORIGINAL LEGAL DESCRIPTIONS AS SHOWN HEREON ARE PER THE CITY OF BELLEVUE PER LETTER DATED JULY 23, 2008.
6. FENCE LINES SHOWN ON THIS SURVEY WERE FIELD LOCATED AT OBVIOUS ANGLE POINTS IN THE FENCE ALIGNMENT. THE ACTUAL OCCUPATION OF THE FENCE OR THE SUPPORTING POSTS ARE NOT ASSURED BEYOND THE ACTUAL OVERALL WIDTH OF THE FENCE STRUCTURE. OBVIOUSLY CONCRETE SUPPORTING THE POSTS BELOW GROUND LEVEL IS BEYOND THE SCOPE OF THIS SURVEY.
7. REFERENCE IS MADE TO THE FOLLOWING SURVEYS WHICH WERE USED TO CALCULATE AND/OR ASCERTAIN THE BOUNDARY AS SHOWN HEREON:
   RECORD OF SURVEY BOOK 10, PAGE 18.
   RECORD OF SURVEY BOOK 95, PAGE 163.
   RECORD OF SURVEY RECORDED UNDER KING COUNTY REC. NO. 20080122900004.
   BOUNDARY LINE ADJUSTMENT RECORDED UNDER KING COUNTY REC. NO. 20100319900009.
   RECORDS OF KING COUNTY, WASHINGTON.

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM NAD83(NSRS2007) NORTH ZONE, PER TIES TO CITY OF BELLEVUE HORIZONATAL CONTROL MONUMENTS 0117 AND 0118.

LEGEND:

- ✠ = FOUND SECTION CORNER
- ✠ = FOUND CONCRETE MONUMENT & CASE
- ○ = SET REBAR & CAP LS #33487
- ○ = FOUND REBAR & CAP AS SHOWN
- ○ = A CALCULATED POINT NOT SET
- △ = A BOLT SET IN ROCK FOR LANDOWNERS USE.
- ○ = UTILITY POLE
- ⋈ = WATER VALVE
- —SD— = STORM DRAIN LINE
- — S — = SANITARY SEWER LINE
- —OHP— = OVER HEAD POWER LINE
- ⊙ = SANITARY SEWER MANHOLE
- □ = CATCH BASIN
- ✦ = TEST PIT
- = FIR OR CEDAR TREES
- = MAP (MAPLE) OR DEC (DECIDOUS TREES)

ROBERT J. BOGDON — STATE OF WASHINGTON — 33487 — REGISTERED PROFESSIONAL LAND SURVEYOR
12/14/2012

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REVISIONS	BY	DATE

© THE PLANS SET FORTH ON THIS SHEET ARE, AND SHALL REMAIN THE PROPERTY OF EASTSIDE CONSULTANTS, INC.

BOUNDARY AND TOPOGRAPHIC SURVEY
16200 SE 24TH ST

TEC REAL ESTATE, INC.
40 LAKE BELLEVUE DR.
STE 245
BELLEVUE, WA 98005

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
1320 N.W. MALL ST., SUITE B
ISSAQUAH, WASHINGTON 98027
PH:(425)392-3351 FAX:392-4676

JOB NO.	12102
DATE	11/12
SCALE	1"=30'
DESIGNED	R.S.F.
DRAWN	R.S.F.
CHECKED	RJB
APPROVED	R.S.F.

SHEET 1 OF 1