

# GENERAL NOTES:

## 1.0 GENERAL

THESE STRUCTURAL NOTES SUPPLEMENT THE SPECIFICATIONS. ANY DISCREPANCY FOUND AMONG THE DRAWINGS, SPECIFICATIONS, THESE NOTES, AND THE SITE CONDITIONS SHALL BE REPORTED TO THE OWNER WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE CONTRACTOR'S RISK. THE CONTRACTOR SHALL VERIFY AND COORDINATE THE DIMENSIONS AMONG ALL DRAWINGS PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION. THE CONTRACTOR IS RESPONSIBLE FOR ALL BRACING AND SHORING DURING CONSTRUCTION.

## 1.1 CODES

ALL METHODS, MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF CITY OF KIRKLAND: 2009 INTERNATIONAL BUILDING CODE (IBC), AS AMENDED AND ADOPTED BY CITY OF KIRKLAND AND THE STATE OF WASHINGTON, A.C.I. 318, A.I.S.C. 9TH EDITION, AND A.I.T.C. 9RD EDITION.

## 1.2 DESIGN CRITERIA

### A. LIVE LOADS

ROOF (SNOW)	25 PSF
FLOOR RES.	40 PSF
FLOOR DECKS	60 PSF

### B. LATERAL LOADS:

#### WIND DESIGN CRITERIA:

- BASIC WIND SPEED 85 mph
- WIND IMPORTANCE  $I_A = 1.00$  (CATEGORY II)
- WIND EXPOSURE B
- INTERNAL PRESSURE COEFFICIENT N/A (SIMPLIFIED WIND LOAD METHOD - 1609.6)
- COMPONENTS AND CLADDING

ZONE	POSITIVE PRESSURE	NEGATIVE PRESSURE
1	11.9 PSF	-13.9 PSF
2	11.9 PSF	-15.2 PSF
2 (OVERHANG)		-24.7 PSF
3	11.9 PSF	-15.2 PSF
3 (OVERHANG)		-24.7 PSF
4	13.0 PSF	-14.1 PSF
5	13.0 PSF	-17.4 PSF

TOPOGRAPHIC EFFECT FACTOR  $K = 1.0_{12}$

#### SEISMIC DESIGN CRITERIA:

- SEISMIC IMPORTANCE,  $I_e = 1.0$  SEISMIC USE GROUP 1
- MAPPED SPECTRAL RESPONSE ACCELERATIONS  $S = 1.554, S_a = 545$
- SITE CLASS D
- SITE RESPONSE COEFFICIENTS:  $S_{ds} = 1.039, S_{d1} = 545$
- SEISMIC DESIGN CATEGORY: D
- BASIC SEISMIC-FORCE-RESTING SYSTEM: BEARING WALL SYSTEM
- DESIGN BASE SHEAR: 18.0 KIPS
- SEISMIC RESPONSE COEFFICIENTS:  $C_s = 0.14$
- RESPONSE MODIFICATION FACTOR:  $R = 6.5$
- SIMPLIFIED SEISMIC ANALYSIS PROCEDURE

## 1.3 SOIL DATA

FOR LOCATIONS SEE SOILS REPORT. SOIL BEARING @ CONT. SPREAD FOOTINGS = 200 PCF. ALLOW 50%/50% INCREASE FOR LOADS FROM WIND OR SEISMIC ORIGIN. EQUIVALENT FLUID ACTIVE PRESSURE AND PASSIVE PRESSURE ARE 35 PCF AND 300 PCF, RESPECTIVELY.

## 2.0 SITE WORK

### 2.1 EXCAVATION

EXCAVATE FOR FOOTINGS DOWN TO DEPTH SHOWN ON DRAWINGS OR TO FIRM UNDISTURBED MATERIAL. AREAS OVER-EXCAVATED SHALL BE BACKFILLED WITH LEAN CONCRETE ( $f_c = 2000$  PSI), OR BE STRUCTURALLY FILLED PER SECTION 2.2 AND SHALL BE AT THE CONTRACTOR'S EXPENSE.

### 2.2 BACKFILL AND COMPACTION

BACKFILL SHALL NOT BE PLACED UNTIL AFTER THE REMOVAL OF ALL FORMS, SCREEDS, OTHER WOOD DEBRIS AND MATERIAL SUBJECT TO ROT OR CORROSION. USE ONLY MATERIALS APPROVED FOR BACKFILL. IN AREAS UNDER SLABS OR FOOTINGS, MATERIAL SHOULD BE GRANULAR IN NATURE, PLACED IN 6-INCH LIFTS AND COMPACTED TO AT LEAST 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO COMPACTION TEST, PROCEDURE T-100. THE FILL SHOULD BE LIMITED TO CLEAN, GRANULAR MATERIAL.

## 3.0 CONCRETE 5 SACKS OF CONCRETE PER CUBIC YARD

### 3.1 GENERAL

ALL CONCRETE SHALL BE HARD ROCK CONCRETE MEETING REQUIREMENTS FOR "ULTIMATE STRENGTH TYPE CONCRETE" PER ACI 301. SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING. PROPORTIONING OF INGREDIENTS FOR EACH CONCRETE MIX SHALL BE BY METHOD 2 OR THE ALTERNATE PROCEDURE GIVEN IN ACI 301. PLACE CONCRETE PER ACI-304 AND CONFORM TO ACI-604(306) WINTER CONCRETING AND ACI-605(305) FOR HOT WEATHER CONCRETING. CONCRETE SHALL BE PLACED TO AVOID SEGREGATION. HONEYCOMBS OR POCKETING. USE INTERIOR MECHANICAL VIBRATORS WITH 2000 RPM MINIMUM FREQUENCY. DO NOT OVER-VIBRATE. CONCRETE SHALL BE Poured MONOLITHICALLY BETWEEN CONSTRUCTION OR CONTROL JOINTS. PROTECT ALL FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE HOT OR COLD TEMPERATURES FOR SEVEN DAYS AFTER POURING. PROVIDE ENGINEER WITH PROPOSED CONSTRUCTION OR CONTROL JOINT LOCATIONS FOR HIS APPROVAL, OR USE JOINTS AS SHOWN ON THE DRAWINGS. ALL TIES AND ANCHORS SHALL BE CUT OFF FLUSH WITH THE SURFACE. SURFACES WHERE EXPOSED SHALL BE SMOOTH AND FREE FROM IRREGULARITIES.

### 3.2 STRENGTH

TWENTY-EIGHT DAY COMPRESSIVE STRENGTHS SHALL BE:

SLABS ON GRADE: 2000 PSI;	MAX SLUMP 3" (UNSUPERVISED)
FOOTING & WALLS: 2000 PSI;	MAX SLUMP 4" (UNSUPERVISED)

THESE SLUMPS MAY BE INCREASED IF A PROPER ADDITION OF POZZOLITH IS ADDED TO ALLOW HIGHER SLUMP AND GREATER WORKABILITY WITHOUT CHANGING THE WATER CONTENT OF THE ORIGINAL MIX DESIGN. PROPORTION MIX ACCORDING TO IRC 1904.

### 3.3 MATERIAL: MATERIAL: CEMENT, WATER & AGGREGATES PER ACI 301

A. CEMENT MUST CONFORM TO ASTM 150, TYPE I OR TYPE II. ENGINEER'S APPROVAL IS REQUIRED FOR USE OF TYPE III CEMENT.

B. WATER TO BE CLEAN AND POTABLE.

C. COARSE AND FINE AGGREGATES TO CONFORM TO ASTM-C33.

### 3.4 MATERIALS

A. WATER REDUCING ADMIXTURES; MUST CONFORM TO ASTM-C494, POZZOLITH 344N, POZZOLITH 100XR, OR POZZOLITH 122HE. POZZOLITH SHALL BE INCORPORATED INTO ALL CONCRETE IN EXACT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. SYNERGIZED PERFORMANCE SYSTEMS CONCRETE USING POZZOLITH ADMIXTURES TO PRODUCE FLOWABLE CONCRETE MAY BE USED WITH THE ENGINEER'S APPROVAL. ADMIXTURES AND DOSAGES WILL VARY DEPENDING ON CLIMATIC CONDITIONS AND THE CONTRACTOR'S JOBSITE REQUIREMENTS. MAXIMUM SLUMP FOR "SYNERGIZED PERFORMANCE SYSTEMS" CONCRETE SHALL NOT EXCEED 8". USE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

B. AIR ENTRAINMENT: CONFORM TO ASTM-C260 AND ASTM-C494, MB-AE-10 BY MASTER BUILDER. ENTRAIN 5% +/- 1% AIR BY VOLUME IN ALL EXPOSED CONCRETE.

C. OTHER ADMIXTURE: NO OTHER ADMIXTURES PERMITTED UNLESS PRIOR APPROVAL IS GIVEN BY THE ENGINEER.

## 3.5 REINFORCING STEEL

DETAIL, FABRICATE AND PLACE PER ACI-315 AND ACI-318. SUPPORT REINFORCEMENT WITH APPROVED CHAIRS, SPACERS, OR TIES.

A. STEEL REINFORCEMENT SHALL BE NEW DEFORMED BILLET STEEL, MEETING ASTM A615, GRADE 60 FOR #5 AND LARGER BARS, EXCEPT AS NOTED; GRADE 40 FOR #4 AND SMALLER BARS. SHOP DRAWINGS SHALL BE MARKED ACCORDINGLY AND SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION. GRADE 60 REBARS SHALL NOT BE BENT IN FIELD AFTER PLACING.

B. REINFORCEMENT IN ALL WALLS, SLABS, AND FOOTINGS SHALL BE CONTINUOUS AROUND CORNERS OR CORNER BARS PROVIDED, BOTH VERTICAL AND HORIZONTAL.

C. LAPS: ALL TENSION SPLICES ARE ACCORDING TO ACI 318-09, CLASS B AND ALL COMPRESSION SPLICES ARE 30 DIAMETERS, UNLESS NOTED OTHERWISE.

D. TRIM REINFORCING: AROUND ALL OPENINGS SHALL BE A MINIMUM 1-#5 TOP AND BOTTOM, EXTENDING 2'-6" BEYOND OPENING AT EACH CORNER. SEE TYPICAL DETAILS.

E. WELDING: TACK WELDING OF REBAR IS NOT PERMITTED UNLESS CALLED FOR.

F. MINIMUM REINFORCING: WHERE REINFORCEMENT IS NOT SHOWN ON DRAWINGS, THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-09) SHALL BE REFERRED TO FOR PROPER REINFORCEMENT.

G. REBAR COVER: PROVIDE CONCRETE PROTECTION FOR REINFORCEMENT AS FOLLOWS:

- 3" CONCRETE DEPOSITED AGAINST EARTH
- 2" CONCRETE DEPOSITED AGAINST FORMS BUT EXPOSED TO EARTH
- 1-1/2" TO TIES IN COLUMNS, AND TIED REBAR IN WALLS
- 1-1/2" FOR BARS IN SLABS ON GROUND
- 3/4" INTERIOR FACE OF WALLS

H. WELDED WIRE FABRIC, ASTM-A185 AND ASTM-A82

J. MINIMUM STEEL REQUIREMENTS FOR CONCRETE WALL USING #4 REBAR

HEIGHT	VERTICAL	HORIZONTAL
0'-6"	18" O.C.	18" O.C.
6'-4"	16" O.C.	10" O.C.

## 3.6 FOUNDATION ANCHOR BOLTS

5/8" STEEL BOLTS, WITH 1" MIN. EMBEDMENT INTO CONCRETE. PROVIDE A MIN. OF (2) BOLTS PER SILL PLATE. ANCHOR BOLTS SHALL BE PLACED AT 12" O.C. FOR ONE STORY, 48" O.C. FOR TWO STORY RESIDENCES AND REFER TO LATERAL ENGINEERING FOR THREE STORY RESIDENCES. ADDITIONALLY, ONE BOLT MUST BE NO LESS THAN 1" FROM EACH END OF EACH INDIVIDUAL SILL PLATE. ANCHOR BOLT WASHERS MUST BE A MINIMUM OF 3"x3" (SQUARE) x 3/16" (THICKNESS)

## 4.0 CARPENTRY

### 4.1 ROUGH CARPENTRY

ALL 2x FRAMING LUMBER SHALL BE STUD GRADE DOUG-FIR FOR STUDS AND STANDARD OR BETTER FOR PLATES OR AS SHOWN ON THE DRAWINGS OR BELOW. ALL 2" LUMBER SHALL BE KILN DRIED (KD) OR SURFACE DRIED (SD). EACH PIECE OF LUMBER SHALL BEAR THE STAMP OF THE WEST COAST LUMBER INSPECTION BUREAU SHOWING GRADE MARK OR APPROVED EQUAL. OTHER MATERIALS AS SHOWN BELOW.

- 2x 4 3x STUDS - STUD GRADE DOUG-FIR
- 2x JOISTS - #1 DOUG-FIR
- 4 x 4 4 x 6 COLUMNS - #1 DOUGLAS FIR
- 6x HEADERS - #1 DOUGLAS FIR
- 4x HEADERS - #2 DOUGLAS FIR

ALL EXPOSED MATERIALS OR MATERIAL IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

### 4.3 CARPENTRY HARDWARE

- A. BOLTS SHALL BE ASTM A-307.
- B. WASHERS SHALL BE MALLEABLE IRON WASHERS(MIN).
- C. NAILS SHALL BE COMMON, AMERICAN OR CANADIAN MANUFACTURER ONLY.
- D. LAG SCREWS, SHEAR PLATES - SEE NATIONAL DESIGN SPECIFICATION.
- E. ANCHORS AND CONNECTORS SHALL BE SIMPSON, TECO, BOYMAN OR OTHER IGBO APPROVED.
- F. PROTECTION HARDWARE EXPOSED TO WEATHER OR TO VIEW OR IN UNHEATED PORTION OF BUILDING SHALL BE GALVANIZED.

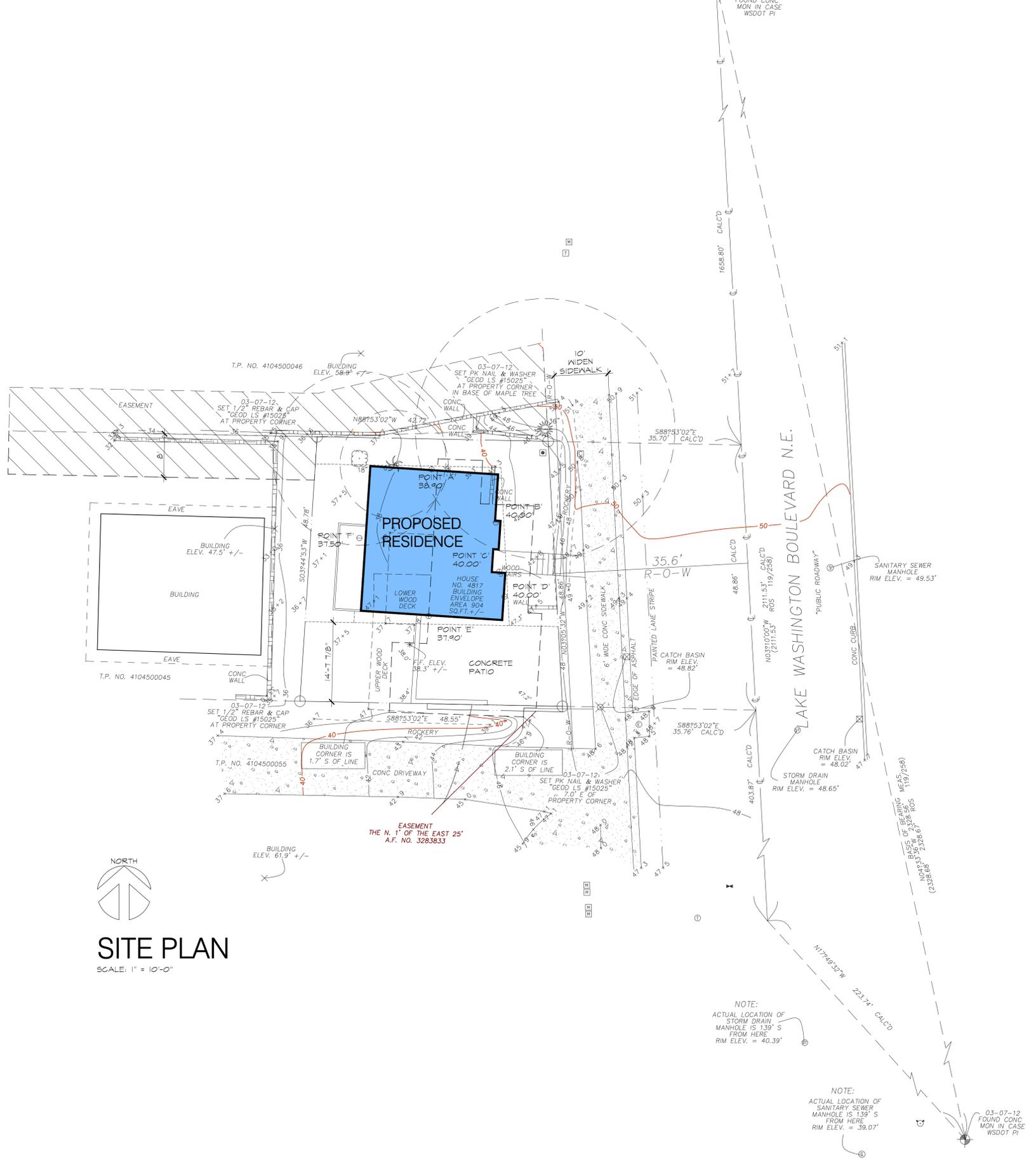
### 4.4 MINIMUM NAILING - PER 2009 IRC

### 4.5 GLUE-LAMINATED TIMBER

ALL STRUCTURAL GLUE-LAMINATED TIMBER MATERIALS, MANUFACTURE AND QUALITY CONTROL SHALL BE IN CONFORMANCE WITH VOLUNTARY PRODUCT STANDARD P.S.56 "STRUCTURAL GLUED LAMINATED TIMBER", AND ALL MEMBERS SHALL BE MARKED WITH A QUALITY MARK THEREOF. ALL PLIES SHALL BE DOUGLAS FIR COAST REGION. GAMBERS ARE AS SHOWN ON THE DRAWINGS. ALL MEMBERS SHALL BE EITHER COMBINATION 24F-V4 (SIMPLE SPAN) OR 24F-V8 (CANTILEVERED OR CONTINUOUS SPAN) AS APPLICABLE. ALL MEMBERS SHALL BE INDUSTRIAL APPEARANCE AND SHALL BE GLUED WITH WATERPROOF ADHESIVE PER P.S. 56. ARCHES SHALL BE COMBINATION 24F-V8 AND HAVE EXTERIOR GLUE, ARCHITECTURAL GRADE.

### 5.0 MISCELLANEOUS

VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO PROCEEDING. PROVIDE ERECTION BRACING AS NECESSARY UNTIL PERMANENT SUPPORT AND STIFFNESS ARE INSTALLED. REFER TO ARCHITECTURAL PLANS FOR WALL OPENING, ARCHITECTURAL TREATMENT AND DIMENSIONS NOT SHOWN. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR SIZE AND LOCATION OF ALL OPENINGS FOR DUCTS, PIPES, CONDUITS, ETC., NOT SHOWN.



## SITE PLAN

SCALE: 1" = 10'-0"



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## REVISIONS

No.	Date	Item

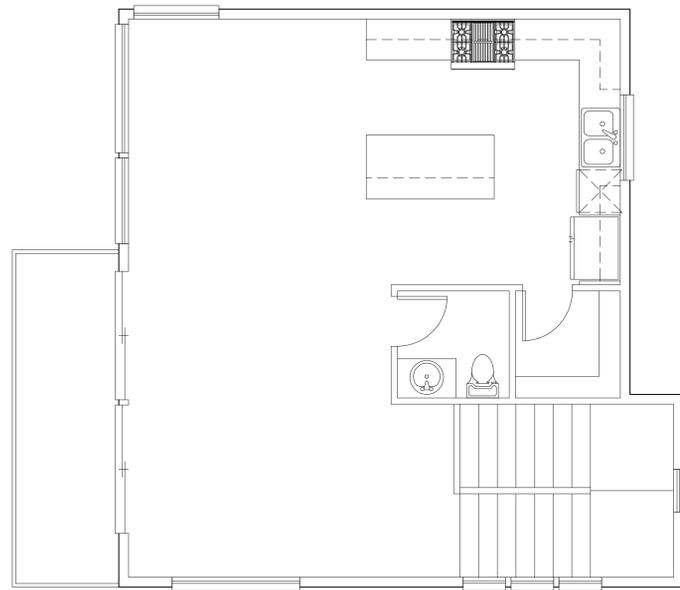
**BARTO RESIDENCE**  
CITY OF KIRKLAND, WASHINGTON

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**SITE PLAN**  
**GENERAL NOTES**

PROJECT NO. :  
DESIGN : RJM  
DRAWN : RJM  
ISSUE DATE : 02.01.13

**A-1**

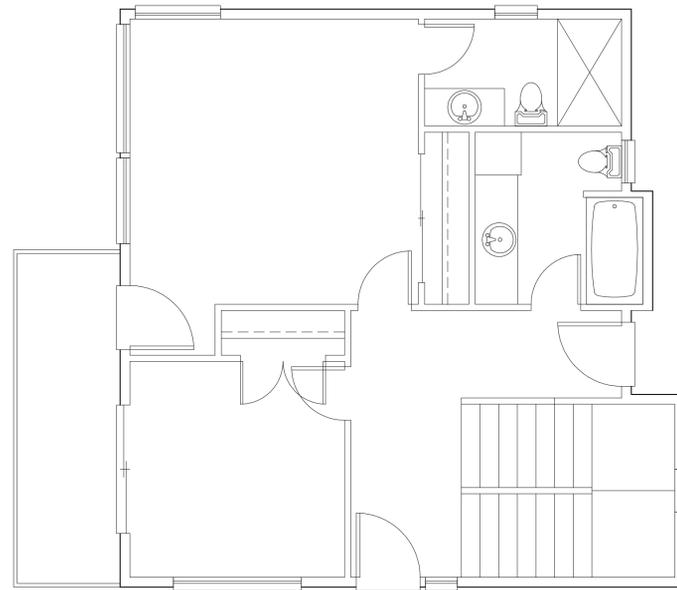


### LEVEL THREE FLOOR PLAN

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

#### TABLE OF AREAS

LIVING	610	SQUARE FEET
PORCH	74	SQUARE FEET

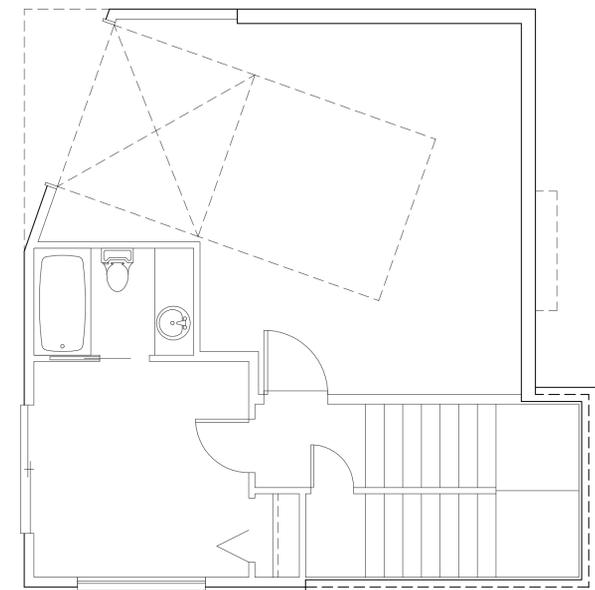


### LEVEL TWO FLOOR PLAN

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

#### TABLE OF AREAS

LIVING	676	SQUARE FEET
PORCH	74	SQUARE FEET

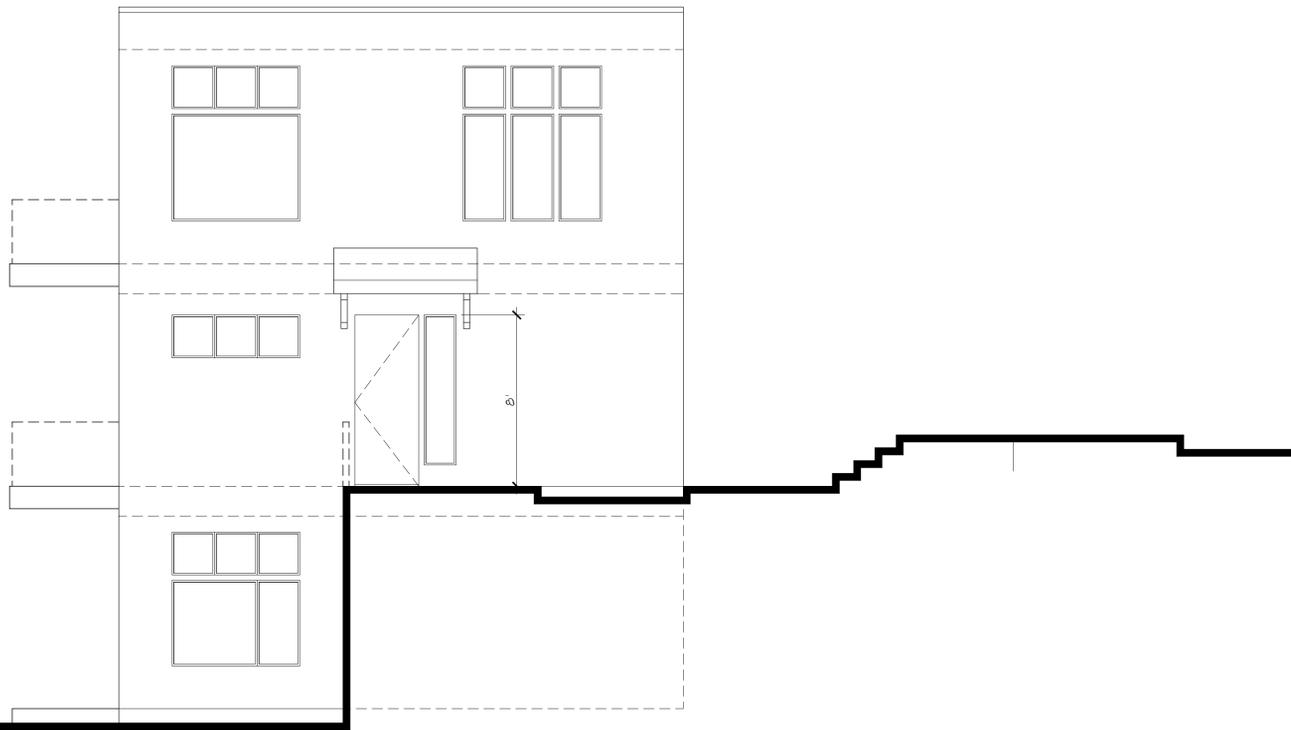


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SCALE: 1/4" = 1'-0"

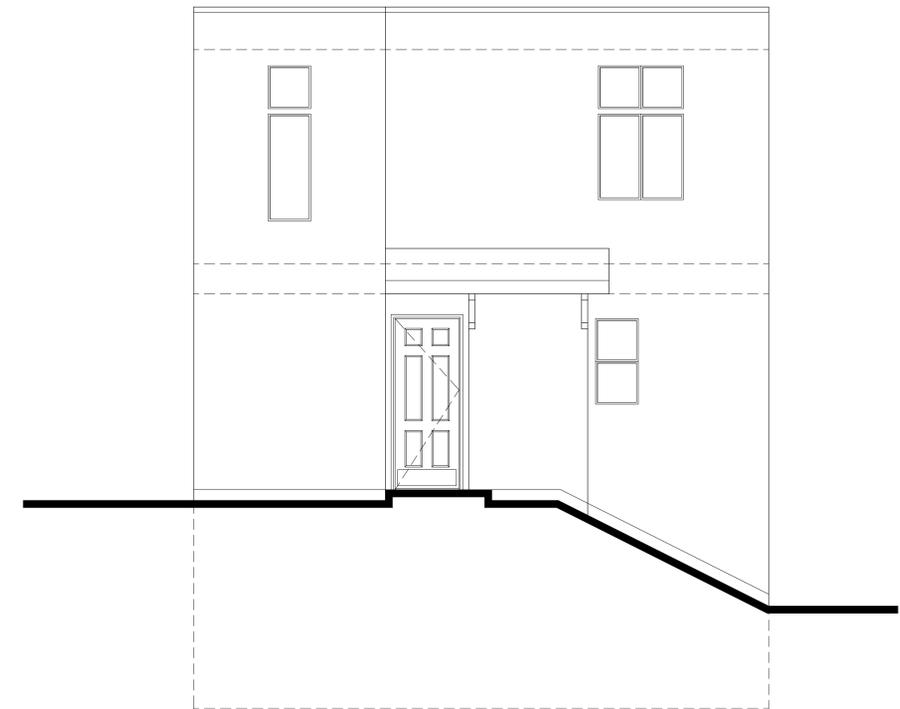
#### TABLE OF AREAS

LIVING	303	SQUARE FEET
PORCH	74	SQUARE FEET
GARAGE	345	SQUARE FEET



### SOUTH ELEVATION

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



### EAST ELEVATION

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



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FLOOR PLANS  
and EXTERIOR  
ELEVATIONS

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**A-2**



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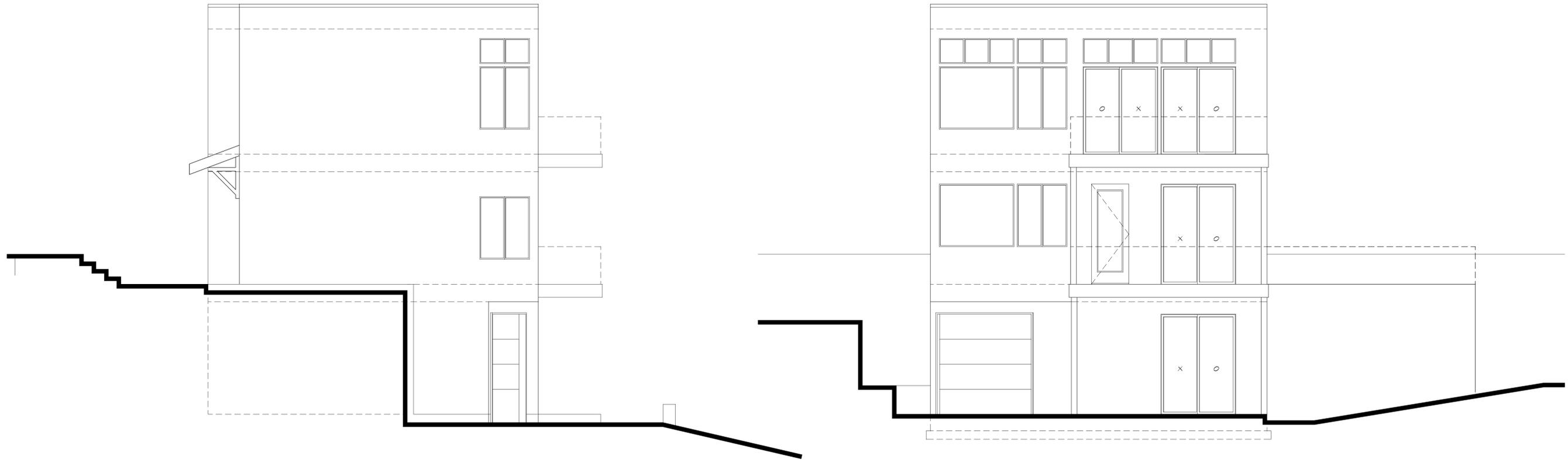
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**NORTH ELEVATION**

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

**WEST ELEVATION**

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

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**EXTERIOR ELEVATIONS**

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**A-3**