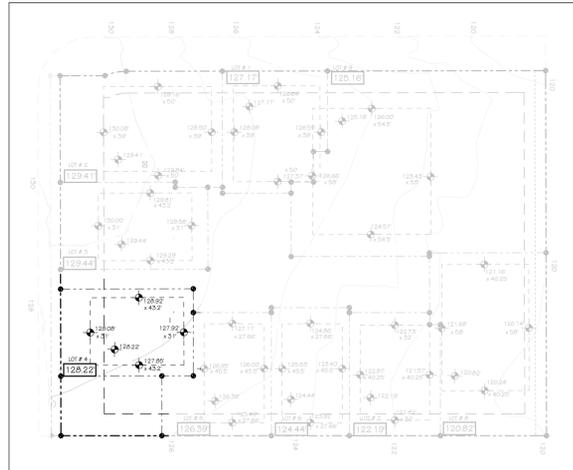


JUANITA FARMHOUSE COTTAGES PROJECT

City of Kirkland
Reviewed by T Elder
06/01/2016

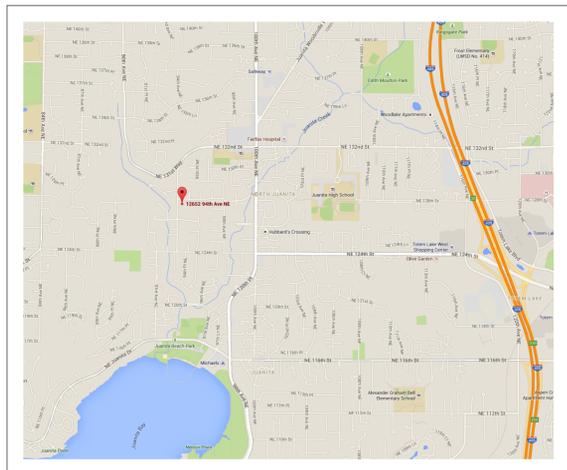


BUILDING PERMIT APPLICATION for THE SILVER BIRCH
under INTEGRATED DEVELOPMENT PROCESS and BUILT GREEN expedited Review Process



LOT	SIDE 1	SIDE 2	SIDE 3	SIDE 4					
					EL. 1	L3	EL. 2	L2	EL. 3
1	21264.12	126.64	40	126.55	41	127.37	40	128.08	44
2	127.17	126.56	50	128.5	39	129.84	50	130.08	39
3	129.41	129.81	43.2	128.58	31	129.29	43.2	130	31
4	129.44	129.81	43.2	127.92	31	127.85	43.2	128.08	31
5	128.22	128.93	45.5	127.66	126	125.4	27.66	126.95	45.5
6	126.36	124.86	27.66	123.4	45.5	123.92	27.66	125.93	45.5
7	124.44	122.73	32	121.97	40.25	121.82	32	122.87	40.25
8	122.15	121.16	40.25	120.14	58	120.24	40.25	121.68	58
9	120.98	120.5	54.5	123.43	58	124.57	54.5	126.66	58

AVERAGE GRADE CALCULATION



VICINITY MAP
SCALE: 1:2.78



Farmhouse
COTTAGES

THIS APPROVED PLAN SET
MUST REMAIN ON SITE.

SILVER BIRCH SHEET INDEX - SILVER BIRCH PERMIT	
NUMBER	SHEET TITLE
A-0.0	SILVER BIRCH COVER SHEET, SHEET INDEX, VICINITY MAP
A-0.1	SILVER BIRCH PROJECT & SITE DATA, ABBREVIATIONS, GENERAL NOTES
CO.0	EXIST SURVEY
C1.0	LOT 4 JFC CIVIL LOT PLAN
A-1.0	SILVER BIRCH SITE DIAGRAM
A-1.1	SILVER BIRCH SITE PLAN
A-2.0	SILVER BIRCH FLOOR PLANS
A-2.1	SILVER BIRCH ROOF & CRAWLSPACE PLANS
A-3.0	SILVER BIRCH EXTERIOR ELEVATIONS
A-3.1	BUILDING SECTIONS - SILVER BIRCH
A-3.2	WALL SECTIONS - SILVER BIRCH
A-10.0	SCHEDULES - SILVER BIRCH
S1.0	STRUCTURAL NOTES - SILVER BIRCH
S1.1	ABBREVIATIONS & SCHEDULES - SILVER BIRCH
S1.2	SHEAR WALL & HOLDOWN SCHEDULE - SILVER BIRCH
S2.0	FOUNDATION & FRAMING PLAN - SILVER BIRCH
S2.1	ROOF FRAMING PLAN - SILVER BIRCH
S6.0	CONCRETE DETAILS - SILVER BIRCH
S9.0	WOOD FRAMING DETAILS - SILVER BIRCH
S9.1	WOOD FRAMING DETAILS - SILVER BIRCH
S9.2	ROOF FRAMING DETAILS - SILVER BIRCH



SILVER BIRCH

JUANITA FARMHOUSE COTTAGES

See A-0.1 for House #
KIRKLAND, WA 98034

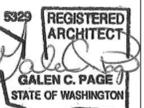
PERMIT
SET

JOB NO: 15.02

DATE: 4/18/2016

REVISIONS:

THIS DOCUMENT REPRESENTS A PROPRIETARY DESIGN OWNED BY THE ARCHITECT AND SHALL NOT BE USED ON OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT BY PRIOR ARRANGEMENT IN WRITING. © PAGE & BEARD ARCHITECTS, P.S.



SILVER BIRCH
COVER SHEET,
SHEET INDEX,
VICINITY MAP

SHEET

A-0.0

Tree Solutions Inc. Consulting Arborists | NK Woodworking | Seattle | FORESIGHT INC. | triad | Burmester & Dougan CONCIERGE REAL ESTATE PROFESSIONALS | PAGE & BEARD ARCHITECTS P.S.

DRAWING ABBREVIATIONS

ABV	ABOVE	HDW	HARDWARE
AFF	ABOVE FINISHED FLOOR	HR	HAND RAIL
ADJ	ADJUSTABLE	HVAC	HEATING/VENTILATING/AIR CONDITIONING
AB	ANCHOR BOLT	HM	HOLLOW METAL
ALT	ALTERNATE	HORIZ	HORIZONTAL
ALUM	ALUMINUM	HT	HEIGHT
ANOD	ANODIZED	HWH	HOT WATER HEATER
APPROX	APPROXIMATE	INSUL	INSULATION
AWT (#)	ACOUSTICAL WALL TREATMENT (#)		
BM	BENCH MARK; BEAM	INT	INTERIOR
BLK	BLOCK	JHA	JURISDICTION HAVING AUTHORITY
BLKG	BLOCKING	JT	JOINT
BLDG	BUILDING	LAV	LAVATORY
BO	BOTTOM OF	LT WT	LITE WEIGHT
CB	CATCH BASIN	MAX	MAXIMUM
CLG	CEILING	MECH	MECHANICAL
CT	CERAMIC TILE	MH	MANHOLE
CL	CENTER LINE	MFR	MANUFACTURER
CLR	CLEAR	MAT	MATERIAL
COL	COLUMN	MTL	METAL
COMP	COMPOSITE	MIN	MINIMUM
CONC	CONCRETE	MLD	MOLDING
CMU	CONCRETE MASONRY UNIT	NOM	NOMINAL
CONT	CONTINUOUS OR CONTINUE	NIC	NOT IN CONTRACT
CONST	CONSTRUCTION	NTS	NOT TO SCALE
CJ	CONTROL JOINT	O/	ON (OVER)
CPT (#)	CARPET (#)	O/C	ON CENTER
DBL	DOUBLE	OPG	OPENING
DEMO	DEMOLISH/DEMOLITION	OPP	OPPOSITE
DIA	DIAMETER	OH	OVERHEAD
DIM	DIMENSION	P (#)	PAINT (#)
DISP	DISPENSER	PTD	PAPER TOWEL DISP.
DR	DOOR	PVMT	PAVEMENT
DW	DISHWASHER	PERF	PERFORATED
DWG.S	DRAWINGS	PLAM (-#)	PLASTIC LAMINATE (#)
DWR	DRAWER	PVC	POLYVINYL CHLORIDE
DF	DRINKING FOUNTAIN	PT	PRESSURE TREATED
DS	DOWN SPOUT	PL	PROPERTY LINE OR PLATE
EA	EACH	PLY(WD)	PLYWOOD
ELEC	ELECTRIC(AL)	REFR	REFRIGERATOR
EL	ELEVATION	REINF	REINFORCED
EQ	EQUAL	REQD	REQUIRED
EXIST	EXISTING	ROW	RIGHT OF WAY
EX	EXISTING	RM	ROOM
EB	EXPANSION BOLT	RO	ROUGH OPENING
EMB	EMBED	RB (#)	RESILIENT BASE (#)
EJ	EXPANSION JOINT	RF (#)	RESILIENT FLOORING (#)
EXT	EXTERIOR	RS	ROUGH SAWN
EN	END NAIL	SIM	SIMILAR
EIFS	EXTERIOR INSULATION FINISH SYSTEM	SHT	SHEET
EQUIP	EQUIPMENT	SAT (#)	SUSPENDED ACOUSTICAL TILE (#)
EXP	EXPOSED	STL	STEEL
EXP	EXPANSION	SS	STAINLESS STEEL
		SPEC	SPECIFICATION
FO	FACE OF	SF	SQUARE FEET
FOC	FACE OF CONCRETE	SG	SAFETY GLAZING
FOF	FACE OF FRAMING	STOR	STORAGE
FIN	FINISH	SUSP	SUSPENDED
		SYS	SYSTEM
FE	FIRE EXTINGUISHER	T (#)	TILE (#)
FF	FACTORY FINISH	TEL	TELEPHONE
FFE	FINISH FLOOR ELEVATION	T&G	TONGUE & GROOVE
FEC	FIRE EXTINGUISHER AND CABINET	THK	THICK
FD	FLOOR DRAIN	TB	TOWEL BAR
FLR	FLOOR OR FLOORING	TOB	TOP OF BEAM
FTG	FOOTING	TOS	TOP OF SILL
FN	FIELD NAIL	TOW	TOP OF WALL
FND	FOUNDATION	TPD	TOILET PAPER DISP.
FOIC	FURNISHED BY OWNER INSTALLED BY CONTRACTOR	TPL	TOP PLATE
		TO	TOP OF
GA	GAGE	TYP	TYPICAL
GALV	GALVANIZED	UNO	UNLESS NOTED OTHERWISE
GB	GRAB BAR	UR	URINAL
GEN	GENERATOR	VB	VAPOR BARRIER
GL	GLASS	VENT	VENTILATION
GLB	GLU-LAM BEAM	VERT	VERTICAL
GR	GUARD RAIL	VG	VERTICAL GRAIN
		VTR	VENT THRU ROOF
		VTW	VENT THRU WALL
		W	WITH
GWB	GYP SUM WALL BOARD	W/O	WITHOUT
GYP	GYP SUM	WP	WATERPROOFING
HB	HOSE BIB	WWF	WELDED WIRE FABRIC
HC	HANDICAPPED	WR	WATER RESISTANT
HD	HOLD DOWN	WND	WINDOW
HDR	HEADER	WD	WOOD

NOTE:
IF AN ABBREVIATION IS FOUND IN THE SET OF PLANS, IS NOT LISTED ABOVE, AND THERE IS ANY QUESTION AS TO ITS INTENDED MEANING, NOTIFY THE ARCHITECT IMMEDIATELY.

RESIDENTIAL GENERAL NOTES

- It is the responsibility of the contractor to become fully aware of any and all conditions related to the site and existing conditions that may affect the cost of building construction activities, prior to submitting a bid.
- Contractor shall verify all dimensions and conditions at the job site including soil conditions, and conditions related to the existing utilities and services before commencing work and be responsible for same. All discrepancies shall be reported to the owner immediately.
- Do not scale drawings or details — Use given dimensions. Check details for location of all items not dimensioned on plans. Dimension on plans are to face of framing or center line of columns typically. Door and cased openings without dimensions are to be six (6) inches from face of adjacent wall or centered between walls.
- The drawings indicate general and typical details of construction. Where conditions are not specifically indicated but are of similar character to details shown, similar details of construction shall be used, subject to review and approval by the architect and structural engineer.
- Building systems and components not specifically detailed shall be installed, as per minimum manufacturers recommendations. Notify the architect of any resulting conflicts.
- All work shall conform to applicable building codes and ordinances. In case of any conflict wherein the methods or standards of installation or the materials specified do not equal or exceed the requirements of the laws or ordinances, the laws or ordinances shall govern.
- Install dust barriers and other protection as required to protect installed finishes and facilities.
- Plumbing, mechanical and electrical drawings, etc. are supplementary to the architectural drawings. It shall be the responsibility of each contractor to check with the architectural drawings before installation of their work. Any discrepancy between the architectural drawings and the consulting engineer(s) or other supplementary drawings shall be brought to the owner's attention in writing.
- This project contains glazing that will be subject to federal and local glazing standards and the glazing subcontractor shall be responsible for adherence to these requirements. If the glazing subcontractor finds anything in the documents not in compliance with the standards, he/she shall bring discrepancies to the attention of the architect before proceeding.
- All glazing in hazardous locations, defined by the IRC sec.R308.4, shall by safety glazing, including but not limited to the safety glazing identified in the construction documents.
- There shall be no exposed pipe, conduits, ducts, vents, etc. All such lines shall be concealed or furfed and finished, unless noted as exposed construction on drawings. Offset studs where required, so that finished wall surface will be flush.
- Contractor shall provide temporary bracing for the structure and structural components until all final connections have been completed in accordance with the plans.
- Carry all footings to solid, undisturbed original earth. Remove all unsuitable material under footings and slab and replace with concrete or with compacted fill as directed by architect.
- All wood framing details not shown otherwise shall be constructed to the minimum standards of the IRC.
- All wood in direct contact with concrete or exposed to weather shall be pressure treated with an approved preservative unless decay resistant heartwood of cedar or redwood is used. Fasteners for pressure treated wood shall be hot dipped galvanized steel, stainless steel, silicon bronze, or copper.
- Nail gypsum wallboard to all studs, top and bottom plates and blocking with cooler nails @ 7 inches o.c. maximum spacing unless shown otherwise. Use 5d for 1/2 wallboard, 6d for 5/8 inch wallboard.
- Provide galvanic insulation between dissimilar metals.
- Structural, electrical, mechanical and energy notes are located within this set of drawings.
- The contractor is to verify the location of all utilities and services to the site prior to beginning any site improvements.
- No materials from the work are to be stock piled on public right-of-ways. All rubbish and debris is to be removed from the site.
- Adjacent properties, streets and walks are to be protected from damage at all times.
- All downspouts and roof drains to be connected to storm sewer by tightline unless (permitted by local jurisdiction) site conditions allow for drywells or surface drainage and unless noted otherwise in construction documents.
- All dimensions are face of stud wall, centerline of column, or face of concrete unless noted otherwise.
- The contractor shall secure permits required by the fire department prior to building occupation.
- The contractor shall take all necessary precautions to ensure the safety of the occupants and workers at all times during the course of the project.
- Approved plans shall be kept in a plan box and shall not be used by any workmen. All construction sets shall reflect the same information. The contractor shall also maintain in good condition, one complete set of plans with all revisions, addenda and changes orders on the premises at all times. Said plans are to be under the care of the job superintendent.
- The contractor and/or the sub-contractors shall apply for, obtain and pay for all required permits and fees except for the building permit.
- All construction shall comply with: the 2012 International Residential Code (IRC) with statewide amendments, the 2012 International Mechanical Code (IMC) with statewide amendments, the 2012 International Fuel Gas Code (IFGC) with state amendments, the 2012 Uniform Plumbing Code (UPC) with statewide amendments, the 2009 National Electrical Code (NEC) (NFPA 70), the 2012 Washington State Energy Code (WSEC) with statewide amendments, and all applicable local and municipal codes, ordinances and standards.
- Construction hours, per jurisdiction, are to be observed for all phases of the project.
- Class "A" roofing is required for fire protection.
- Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum no. 26 gauge steel and shall have no openings in the garage.
- Remove all vegetation, organic material and wood formwork from under-floor grade before the building is occupied for any reason.
- Fireblocking shall be provided to cut off all concealed draft openings (both vertical & horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space, including the following: vertically at ceiling and floor levels, horizontally at intervals not exceeding 10 feet, at all interconnections between concealed vertical & horizontal spaces such as soffits, drop and cove ceilings, in concealed spaces between stair stringers at the top and bottom of the run, and at openings around vents, pipes and ducts at ceiling and floor level with an approved material to resist the free passage of flame.
- Wall covering products sensitive to adverse weather shall not be installed until adequate weather protection for the installation is provided. Exterior sheathing shall be dry before applying exterior cover.
- Interior coverings or wall finishes shall be installed in accordance with IRC chapter 7 and tables R702.1(1), R702.1(2), R702.1(3) and R702.3.5. Interior masonry veneer shall comply with the requirements of section R703.7.1 for support and section R703.7.4 for anchorage, except an air space is not required. Interior finishes and materials shall conform to the flame spread and smoke density requirements of section R302.9.
- Unless specified otherwise, all wall coverings shall be fastened in accordance with table R703.4 or with other approved aluminum, stainless steel, zinc coated or other corrosion resistant fasteners.
- Asphalt shingle base and cap flashing shall be installed in accordance with manufacturer's installation instructions. Base flashing shall be of either corrosion-resistant metal of .019 inch nominal thickness or mineral surface roll roofing weighing a minimum of 7 lbs. over 100 sq. ft. Cap flashing shall be corrosion-resistant metal of .019 minimum nominal thickness. Valley linings shall be installed in accordance with manufacturers installation instructions before applying shingles. See IRC R905.2.8.2 for valley lining types allowed.

RESIDENTIAL GENERAL NOTES

- Roofing requires an ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet used in lieu of normal underlayment and extend from the eaves edge to a point at least 24 inches inside the exterior wall line of the building.
- Metal roofing shall be applied to solid sheathing. Metal roofing over structural decking shall comply with table R905.10.3. The minimum slope for standing seam metal roofing systems is per IRC905.10.2. Install in accordance with IRC905. The following fasteners shall be used:
 - Galvanized fasteners for galvanized roofing
 - Three hundred series stainless steel fasteners for copper roofs.
 - Stainless steel fasteners for metal roofs
- Installation of appliances shall conform to the conditions of their listing and label and manufacturer's installation instructions. The manufacturer's operating and installation instructions shall remain attached to the appliance.
- A permanent factory-applied nameplate shall be affixed to appliances on which shall appear, in legible lettering, the manufacturer's name or trademark, the model number, serial number, and the seal or mark of the testing agency. The hourly rate in btu/h(w), type of fuel or electrical rating and other information as described in IRC M1305.1 and G2404.3 shall be required on the label.
- Where conflicts occur between the IRC and the conditions of listing or the manufacturer's installation instructions occur, the provisions of the code shall apply.
- Fuel-fired appliances shall be designed for use with the type of fuel to which they will be connected and the altitude at which they are installed. Appliances that comprise parts of the building mechanical system shall not be converted. The fuel input rate shall not be increased or decreased beyond the limit rating for the altitude at which the appliance is installed.
- The building or structure shall not be weakened by the installation of mechanical systems. Where floors, walls, ceilings or any other portion of the building or structure are required to be altered or replaced in the process of installing or repairing any system, the building or structure shall be left in a safe structural condition in accordance with the IRC.
- Heat-producing equipment and appliances shall be installed to maintain the required clearances to combustible construction as specified in the listing and manufacturer's instructions. Reduction of clearances shall be in accordance with manufacturer's instructions and table M1306.2 (IRC) or IMC section 308. Clearances to combustibles shall include such considerations as door swing, shutters, coverings and drapes. Devices such as door stops or limits, closers, drapery ties or guards shall not be used to provide adequate clearances.

SITE DEMOLITION NOTES

- The contract for construction SHALL CONTAIN all demolition work required to prepare the site for the new work. The demolition drawings and notes are provided to outline the general scope of the work only. The contractor must visit the site prior to bidding and determine the full extent of the work.
- Work shall include all demolition work shown on drawings or as required to complete new work as shown. Take care to remove only those areas necessary and to avoid damage to adjacent work.
- Existing Utilities: Underground utility systems, including WATER, SEWER, POWER & DATA/COM, are currently functioning. The Residence is to remain functional for the duration of the project. Any interruption to these services shall be coordinated with the owner prior to interruption.
- Cease operations immediately if any surrounding structure appears to be in danger and notify Architect/Engineer. Do not resume operations until directed. Preparation: Provide erosion and sedimentation facilities for new work. Notify affected utility companies before starting work and comply with their requirements. Mark location and termination of utilities.
- Fencing: All areas where existing work is removed shall be patched to match adjacent surface unless noted or shown otherwise.
- Items to be salvaged are to be disposed of as directed by the Owner. The contractor must protect these items from damage until the Owner removes them from the responsibility of the contractor.
- Verify location & condition of all existing utilities prior to doing any work. Disconnect, remove, cap, and identify designated utilities within demolition areas. Relocate utilities to accommodate the new building plan and location of new meters.
- Asbestos: The "asbestos survey" shall be provided by the owner and is to be posted as required. If during the course of work the existence of asbestos in the structure or building is observed, the Contractor shall promptly notify Owner and Architect regarding removal or encapsulation.
- Adjacent properties, streets and walks are to be protected from damage at all times.
- All items that are demolished or removed from the site and are not to be salvaged or re-incorporated into the construction, belong to the Contractor.
- All debris shall be hauled from the site as soon as demolished, and shall be disposed of as work progresses. Do not burn or bury materials on site. Upon completion of Work, leave areas in clean condition.
- Contractor shall secure permits for all demolition work as may be required by the JHA.

PLUMBING NOTES

- All plumbing work is to be BIDDER DESIGNED. The final design shall be based on the mechanical drawings and specifications contained in this set, and shall comply with all applicable CODES, including but not limited to the CODES referenced in General Notes.
- The plumbing work must adhere to all requirements of the construction documents and performance specifications. Additional notes are contained in the drawings.
- It shall be the responsibility of each Contractor to check with the Architectural drawings before installation of their work. Any discrepancy between the Architectural drawings and the consulting engineer(s) or other supplementary drawings shall be brought to the Architect's attention in writing.
- Each Contractor shall obtain his/her ancillary permit(s) as required.
- Contractor shall provide a DWV and water distribution riser diagram for City and Architect's review.
- Each horizontal drainage pipe shall be provided with a cleanout at its upper terminal.
- Contractor to provide horizontal drainage piping that meets the UPC for slope requirements

MECHANICAL & ENERGY NOTES

- All mechanical work is to be BIDDER DESIGNED. The final design shall be based on the drawings and specifications contained in this set, and shall comply with all applicable codes, including but not limited to the 2012 WSEC Residential Provisions/Chapter 5: 1-11 WAC (Washington State Residential Energy Code)
- The mechanical work must adhere to all requirements of the construction documents.
- Shop drawings are required to be produced and submitted to the Architect for review prior to commencing work.
- It shall be the responsibility of each Contractor to check with the Architectural drawings before installation of their work. Any discrepancy between the Architectural drawings and the consulting engineer(s) or other supplementary drawings shall be brought to the Architect's attention in writing.
- Each Contractor shall obtain his/her ancillary permit(s) as required.
- All exterior joints around windows and doors, openings between walls and roof or foundations, openings at penetrations, and all other such openings shall be sealed, caulked, gasketed or weather stripped to limit air leakage per WSEC Section R402.4.
- Exterior doors are to be 1-3/4" insulated core with full weather strip and threshold. All glazing in exterior doors is to be insulating double glazed units with safety glass.
- All exterior glazing is to be insulating double glazed units.
- King County is in climate zone 4C.
- Building envelope compliance option per WSEC Section R402: PRESCRIPTIVE AFFRÖACH:
- Insulation "R" & "U" values shall comply with WSEC table R402.1.1 (reproduced below) for all new heated areas.

COMPONENT:	REQUIRED INSULATION VALUE:
Fenestration U-factor	U-0.30 MAX
Skylight U-factor	U-0.50 MAX
Roofs (Single-Rafter or Joist-Vaulted)	R-38 PER FOOTNOTE J
Roofs (All Other)	R-49
Exterior Walls (Framed)	R-21 INT
Exterior Walls (Mass)	R-21
Floor	R-30
Below Grade Wall, Ext. Insul.	R-10 CONT.
Below Grade Wall, Int. Insul.	R-15 CONT.
Below Grade Wall, Cavity Insul.	R-21 W/ THERMAL BREAK @ SLAB
Slab on grade floors	R-10, 2 FT. PERIMETER

- Slab on grade floors shall have R-10 perimeter rigid insulation. See plans for location, either interior or exterior. All insulation indicated on the exterior of the foundation, and exposed to the elements, shall be flashed from the top of the insulation to 4" below grade with 24 galv stl, painted to match adjacent wall, unless noted otherwise.
- Slab perimeter insulation shall be installed per R402.2.9 and extend down from top of the slab 24" or to top of footing whichever is less.
- All further calculations are to be provided by the Mechanical Contractor when application for a mechanical permit is made.
- Provide combustion, ventilation, and dilution air for the forced air furnace and other gas appliances per figc sec. 304. Show on plan submittal to City/County.
- Provide venting for all gas heating appliances in accordance with the mechanical plans, with the heating appliance manufacturer's recommendations, the vent manufacturer's recommendations, and the IRC.
- Provide duct insulation as required by the wsec as may apply.
- All new lighting shall comply with WSEC section R404.
- A minimum of 75 percent of all luminaires shall use high efficacy lamps, as defined in WSEC Section R202. Ventilation of all areas shall be in conformance with the 2012 IRC Sec. M1507.3 with 60 cfm min. (240 cfm @ 25% run time) - integrated with the forced air furnace.
- Whole house ventilation shall be in conformance with 2012 IRC M1507.3.1 thru M1507.3.3 & Tables M1507.3.3(1) & M1507.3.3(2) & WAC 51-51-1 M1507.3.5.
 - Maximum Cottage size is less than 1500, and each is 2-3 bedrooms.
 - 45 cfm minimum fresh air (FA) airflow is required per M1507.3.3(1)
 - Interlock two zone exhaust fans with the forced air furnace fan approximately 120 cfm FA airflow. Per Table M1507.3.3(2), interpolated run-time shall be 44%. Actual cfm and run-time to be confirmed and coordinated with actual equipment and installation.
- The project as defined by 406.2 is required to have 1.5 points (energy credits). Per Table 406.2, 2.0 credits will be earned with Option 3c, closed loop ground source heat pump.

ELECTRICAL NOTES

- All electrical work is to be bidder designed. The final design shall be based on the electrical drawings and specifications contained in this set, and shall comply with all applicable codes, including but not limited to the codes referenced in general notes.
- The electrical work must adhere to all requirements of the construction documents. Additional notes are provided on electrical drawings.
- It shall be the responsibility of each Contractor to check with the Architectural drawings before installation of their work. Any discrepancy between the Architectural drawings and the consulting engineer(s) or other supplementary drawings shall be brought to the Architect's attention in writing.
- Each Contractor shall obtain his/her ancillary permit(s) as required.
- Wiring methods shall be as permitted by "code" and installation per "neca" standards.
- All devices to be specification grade.
- All receptacles shall be at 15" from finished floor to bottom of box unless noted otherwise.
- All switches shall be at 42" from finished floor to bottom of box unless noted otherwise.
- Verify all receptacle, switch, and fixture locations with owner prior to installation.

PROJECT INFORMATION

PROJECT ADDRESS: 12702 94TH AVENUE N.E.
KIRKLAND, WA 98034
TAX PARCEL NO.: TBD
LEGAL DESCRIPTION: LOT 4 of JUANITA FARMHOUSE COTTAGE DEVELOPMENT

AUTHORITY HAVING JURISDICTION (A.H.J.): CITY OF KIRKLAND

OTHER PERMITS: IDP/ZON 15-01192 L5M15-05282 DEM15-06158

TREE REMOVAL: TRE 15-02018 BMF15-06785

City of Kirkland
Reviewed by T Elder
06/01/2016

OWNER: KIM SAUNDERS & MICHELLE BEEBE
ARCHITECT: PAGE & BEARD ARCHITECTS: (425) 827-7850
STRUCTURAL ENGINEER: CT Engineering, Inc (425) 238-9137
CIVIL ENGINEER: TRIAD ENGINEERS (425) 415-2000
SURVEYOR: C & C SURVEYING (206) 523-1654
MECHANICAL ENGINEER: FSI CONSULTING ENGINEERS (206) 622-3321
LANDSCAPE ARCHITECT: FORESIGHT (425) 327-1379
FIRE DISTRICT: CITY OF KIRKLAND
WATER DISTRICT: NUD (206) 242-9547
SEWER DISTRICT: NUD (206) 242-3236

BUILDING INFORMATION

CONSTRUCTION TYPE: V-B
SPRINKLER SYSTEM: NO
FIRE ALARM: YES
OCCUPANCY GROUPS: R-3
USE: RESIDENTIAL

BUILDING CODES: 2012 IBC & IRC, 2012 WAC 51-50, 51-11, 51-13
ENERGY CODE & COMPLIANCE OPTIONS: 2012 WASHINGTON STATE RESIDENTIAL ENERGY CODE

PROPOSED BUILDING AREAS (SF)	AREA (GROSS)	SQ. FT.
SILVER BIRCH FIRST FLOOR		959.7
SILVER BIRCH SECOND FLOOR		814
WEST PORCH		47.2
EAST PORCH		181.3
TOTAL BUILDING SQUARE FOOTAGE		2002.2

TOTAL BLDG LOT COVERAGE: SEE A-1.1 SITE DIAGRAM

SITE & ZONING INFORMATION

PROJECT ADDRESS: 12702 94TH AVENUE N.E.
KIRKLAND, WA 98034

TAX PARCEL NO.: TBD
LEGAL DESCRIPTION: SEE "PROJECT INFORMATION" ABOVE
ZONING: RSX-7.2
LOT SIZE AND COVERAGE: SEE A-1.1 SITE DIAGRAM & CIVIL PLANS

BUILDING SETBACKS: Kirkland Municipal Code 113.25
Front: 20 feet
Second front: N/A - SEE IDP
Others: N/A - SEE IDP
BUILDING HEIGHT: Kirkland Municipal Code 113.25
Max. allowable height: 27 feet
Additional height: N/A

REQD LANDSCAPING: Kirkland Municipal Code 113.35
Shared garage: "screened" per 113.35, 1, c. (3)
Parking Lot: "screened" per 113.35, 1, c. (3)

PARKING REQUIRED:	Number of Units	Total parking req'd
Under 700 sf:	1 stall/unit	0
700-1000 sf:	1.5 stalls/unit	0.0
Over 1000 sf:	2 stalls/unit	2
Total Parking req'd:		2
Parking Provided:		2



JUANITA FARMHOUSE COTTAGES
See A-0.1 for House #
KIRKLAND, WA 98034

PERMIT SET
JOB NO: 15.02
DATE: 4/18/2016

REVISIONS:

THIS DOCUMENT REPRESENTS A PROPRIETARY DESIGN OWNED BY THE ARCHITECT AND SHALL NOT BE USED ON OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT BY PRIOR ARRANGEMENT IN WRITING. © PAGE & BEARD ARCHITECTS, P.S.

REGISTERED ARCHITECT
GALEN C. PAGE
STATE OF WASHINGTON

SILVER BIRCH PROJECT & SITE DATA, ABBREVIATIONS, GENERAL NOTES
SHEET
A-0.1

SW 1/4, NE 1/4, SEC. 30, T. 26N, R. 5E, W.M.

UTILITY TABLE

STRUCTURE	RIM	MATERIAL/INVERT	
SSMH A	116.76	12" CONC (W/E/N)	103.51
SSMH B	133.48	12" PVC (W)	125.48
		12" PVC (N)	"
		12" CONC (E)	"
SSMH C	138.22	12" CONC (N/S)	132.22
		8" PVC (W)	"
SDMH A	115.76	24" CMP (W)	111.66
SDMH B	132.24	12" GATE (E)	112.26
		12" PVC (N)	129.44
		12" CMP GATE (E)	130.54
CB A	115.38	12" PVC (W)	113.53
		8" PVC (N)	113.68
CB B	114.99	12" CMP (SE)	113.53
		12" CONC (S)	111.34
CB C	115.99	4" PVC (NW)	113.69
		12" CONC (E)	112.94
CB D (48")	120.53	24" CMP (E)	111.81
CB E	132.74	6" PVC (W)	130.54
		12" PVC (N/S)	130.44
CB F	136.90	12" PVC (N)	134.10
		12" PVC (S)	134.00
CB G	138.51	4" PLASTIC	135.86
		12" PVC	"
CB H	141.89	12" CONC (N)	140.09
		12" PVC (E)	139.99
CB I	141.74	12" CONC (W)	136.64
		12" CMP (E)	136.54
INLET A	115.70	8" PVC (S)	114.00

NOTE: THE LOCATION AND DIAMETER OF THE WATER LINES ARE PER NORTHSORE UTILITY DISTRICT FACILITIES RECORDS, NOT VERIFIED BY THIS FIRM.

TREE TABLE (#12652)

(NUMBERS INDICATE DIAMETER - I.E. AP 10: 10" APPLE TREE)

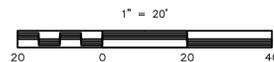
AP = APPLE (MALUS SP.)
AS = ASH (SORBUS SP.)
BC = BIRD CHERRY (PRUNUS AVIUM)
BS = BLUE SPRUCE (PICEA PUNGENS)
DF = DOUGLAS FIR (PSEUDOTSUGA MENZIESII)
EB = EUROPEAN BIRCH (BETULA PENDULA)
EW = ENGLISH WALNUT (JUGLANS REGIA)
FC = FLOWERING CHERRY (PRUNUS SUBHIRTELLA)
HAW = COMMON HAWTHORN (CRATAEGUS MONOGYNA)
NM = NORWAY MAPLE (ACER PLATANOIDES)
PC = PORT ORFORD CEDAR (CHAMAECYPARIS LAWSONIANA)
PO = PIN OAK (QUERCUS PALUSTRIS)
RM = RED MAPLE (ACER RUBRA)
SY = SYCAMORE (PLATANUS OCCIDENTALIS)
WRC = WESTERN RED CEDAR (THUJA PLICATA)
ZRC = ZEBRA RED CEDAR (THUJA PLICATA 'ZEBRINA')

TREE TABLE (#12814)

(NUMBERS INDICATE DIAMETER - I.E. B 20: 20" BIRCH TREE)

BI = BIRCH
CE = CEDAR
FI = FIR
FT = FRUIT TREE
HEM = HEMLOCK
JU = JUNIPER
PI = PINE
SPR = SPRUCE

ALL LOTS ZONED RSX 7.2



SURVEYOR'S NOTES

- 1.) THE CONTROLS SHOWN REPRESENT A COMPILATION OF MEASUREMENTS MADE DURING THIS SURVEY, PREVIOUS SURVEYS PERFORMED BY THIS FIRM, PUBLIC RECORDED SURVEYS AND MUNICIPAL RECORDS.
- 2.) THE CONTROLLING MONUMENTATION WAS FOUND IN OCTOBER, 2014. CONDITIONS NOTED ARE AS OF OCTOBER 10, 2014.
- 3.) FIELD INSTRUMENTATION WAS A LEICA TC1203 TOTAL STATION LAST CALIBRATED WITHIN THE YEAR BY A FACTORY AUTHORIZED TECHNICIAN.
- 4.) THE BOUNDARY LINES DEPICTED ON THIS MAP ARE PER RECORD TITLE INFORMATION, ROTATED TO CITY OF KIRKLAND HORIZONTAL DATUM, AND REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW, WHERE DISCREPANCIES EXIST THE SURVEYOR RECOMMENDS THAT THE OWNER OR POTENTIAL PURCHASER CONSULT WITH LEGAL COUNSEL TO DETERMINE HOW BEST TO INTERPRET THEIR PROPERTY RIGHTS AND ADDRESS ANY POTENTIAL BOUNDARY DISPUTES.
- 5.) THE DRAWING SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE SURVEYOR IN HIS FIELD WORK, OFFICE WORK, OR RESEARCH.
- 6.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT FOR ADDRESS # 12814/12824 AND DOES NOT PURPORT TO SHOW ANY OR ALL EASEMENTS OF RECORD.

LEGAL DESCRIPTIONS

(#12652)

LOT 1 OF CITY OF KIRKLAND ALTERATION OF LOT LINE NO. LLA15-00601, AS RECORDED UNDER RECORDING NO.

2015_____, RECORDS OF KING COUNTY, WASHINGTON.

CONTAINS 38,216.5 SQ FT

(#12814/12824)

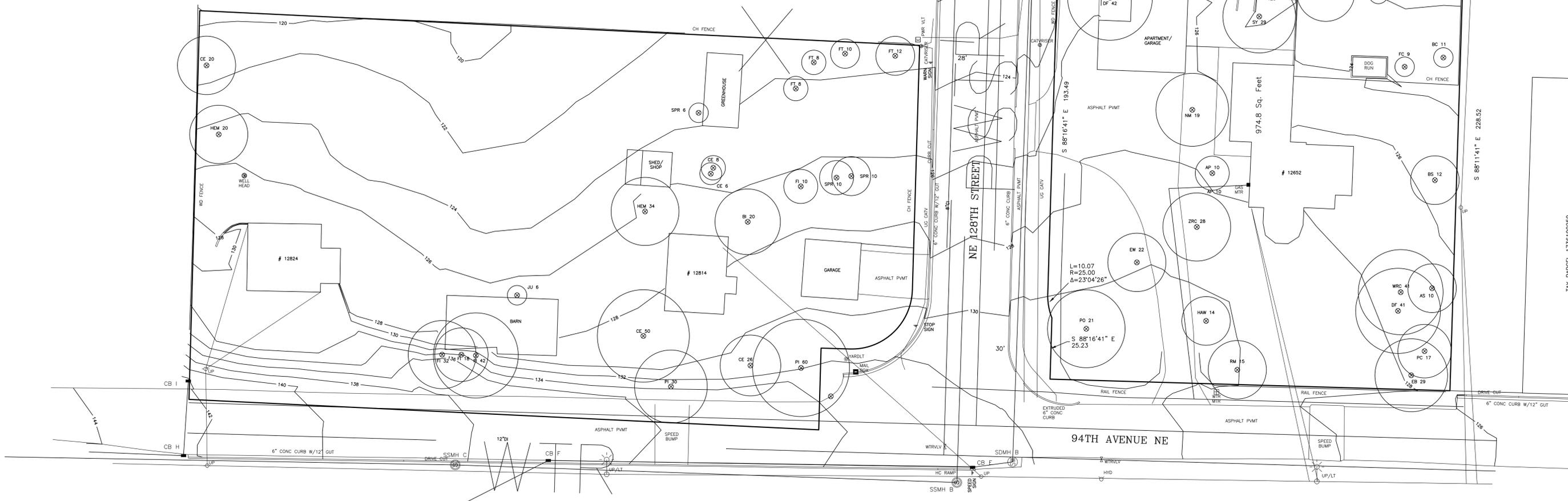
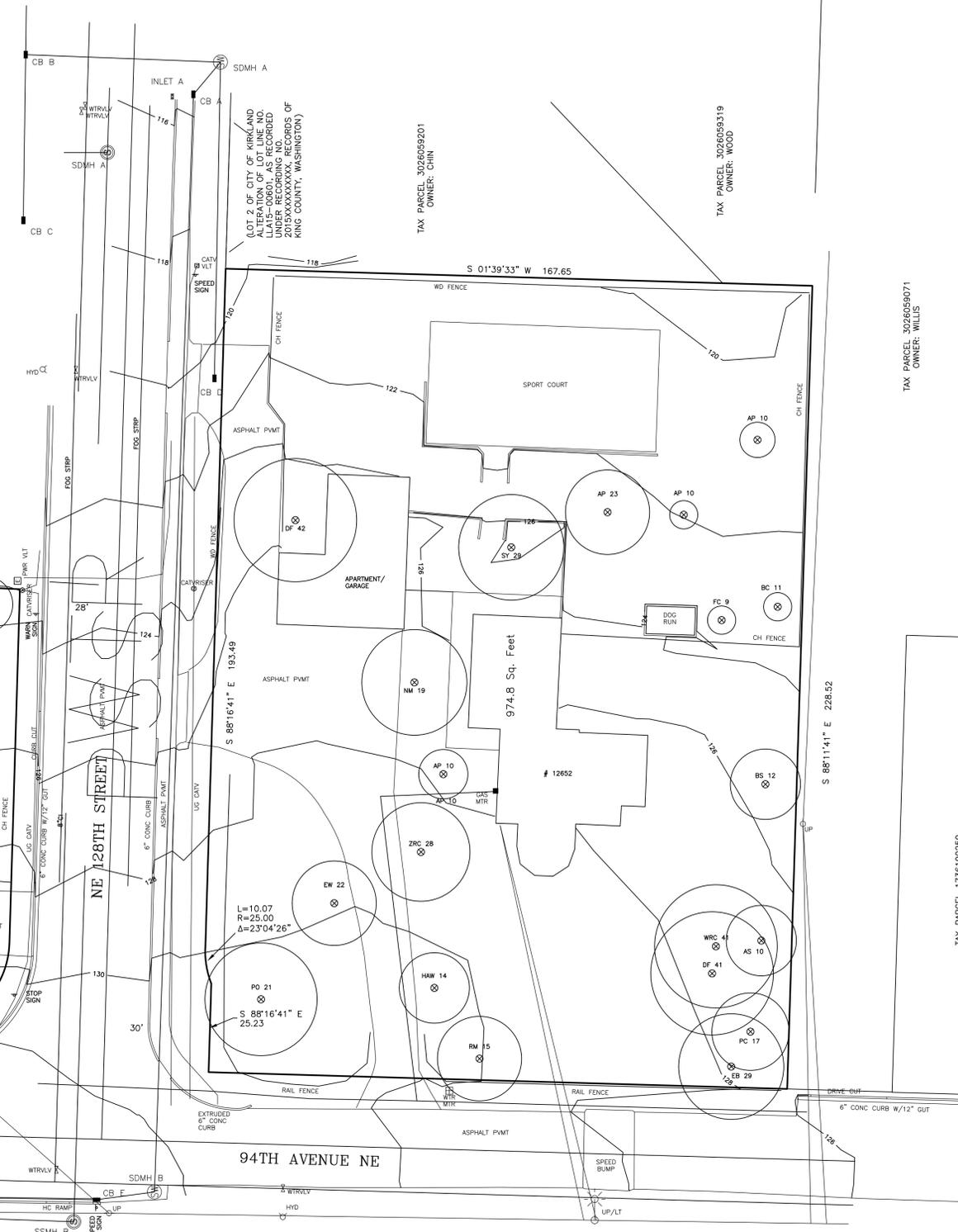
THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., LESS THE WEST 20 FEET, LESS THE PORTION PLATTED BROOKHAVEN NO. 2, IN THE RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAV988 - CITY OF KIRKLAND SURVEY CONTROL POINT 257, BRASS DISK IN CONCRETE IN STEEL CASE, DOWN 1.1. ELEV = 112.13. VERTICAL ACCURACY <= 0.04 FT.

SITE BENCHMARK

COPPER TACK IN LEAD SQUARE IN CONCRETE IN STEEL CASE, 0.6 BELOW SURFACE AND INTERSECTION OF 94TH AVENUE NORTHEAST AND NORTHEAST 128TH ST. ELEV = 131.86



COPYRIGHT 2015 C & C SURVEYING, ITS SUCCESSORS AND/OR ASSIGNS. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT AN ORIGINAL SIGNATURE AND SURVEYOR'S SEAL ARE NOT VALID. THIS DRAWING IS THE PROPERTY OF C & C SURVEYING, ITS SUCCESSORS AND/OR ASSIGNS. ANY UNAUTHORIZED USE OR REPRODUCTION OF THIS DRAWING WILL BE SUBJECT TO CIVIL PENALTIES.



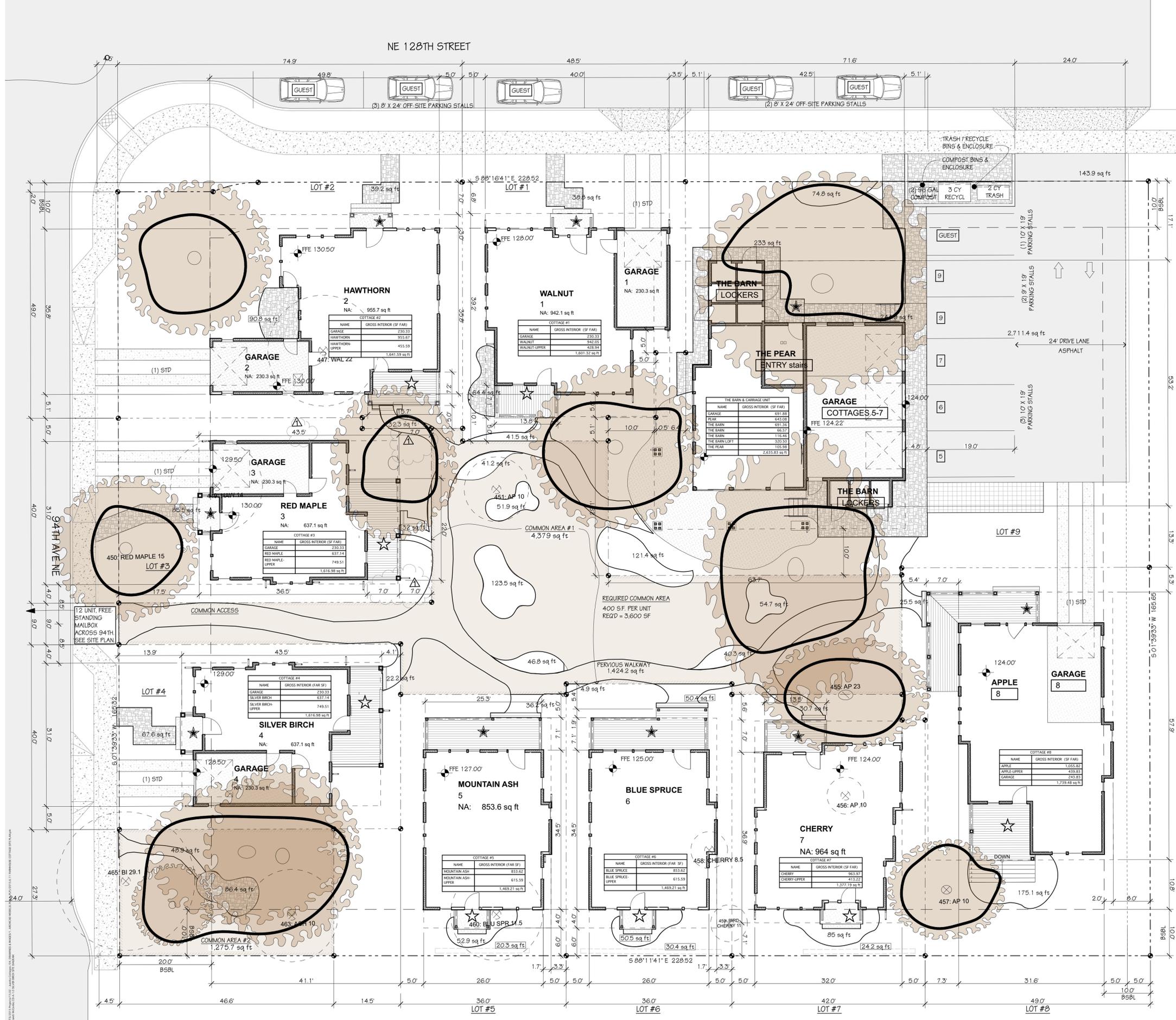
C & C Surveying LLC
4509 243rd PL SW
Mountlake Terrace, WA 98043
(425)673-7502 (206)523-1654

TOPOGRAPHY SURVEY FOR
SAUNDERS/BEEBE
12652/12814 - 94TH AVE NE KIRKLAND PROJECT

SCALE: 1" = 20'
DATE: 6-1-2015
DRAWN BY: JH
MAP FILE: 3314SPTOPO

No.	Date	By	Revision

PROJ NO. 3314.2
SHEET 1 OF 1



LOT COVERAGE - INCLUDING PORCHES

ID	Surface Area
#1 STRIPS	50.24
#1-portion of bench	2.04
#2 WHEEL STRIPS	123.88
#2-portion of bench	36.54
#3 STRIPS	121.93
#4 STRIPS	82.80
#8 STRIPS	60.03
#8 STRIPS o/ 9	46.55
#8 STRIPS o/ 9	46.23
ASPHALT PARKING	2,711.56
BARN & CARRIAGE	2,388.73
BARN PATIO-E	47.27
BARN PATIO-E	42.85
BARN PATIO-SO	140.52
COTTAGE 1	1,264.07
COTTAGE 1 -N porch & step	47.23
COTTAGE 2	1,285.36
COTTAGE 2 -N porch & step	36.57
COTTAGE 2 -S porch	94.11
COTTAGE 2 -S porch	104.94
COTTAGE 3	952.00
COTTAGE 3	47.82
COTTAGE 3 -E bench	1.17
COTTAGE 3 -E bench	8.81
COTTAGE 3 -E porch	189.21
COTTAGE 4	952.00
COTTAGE 4-E porch	189.17
COTTAGE 4-W bench	5.93
COTTAGE 4-W porch	47.80
COTTAGE 5	915.56
COTTAGE 5-NO porch	178.60
COTTAGE 5-SO porch	40.19
COTTAGE 6	912.87
COTTAGE 6-NO porch	200.64
COTTAGE 6-SO porch	39.87
COTTAGE 6-bench	2.20
COTTAGE 6-bench	0.46
COTTAGE 7	1,033.13
COTTAGE 7-NO porch	92.86
COTTAGE 7-SO porch	49.35
COTTAGE 8	1,402.60
COTTAGE 8-NO porch	274.13
COTTAGE 8-SO porch	162.22
N SIDEWALK IN DEDICATION	65.28
S SIDEWALK IN DEDICATION	259.80
	16,767.57 sq ft

FLOOR AREAS - NET

NAME	COTTAGE #	NET AREA (SF FAR)
WALNUT	1	942.05
GARAGE	1	230.33
WALNUT-UPPER	1	428.94
GARAGE	2	230.33
HAWTHORN	2	955.67
HAWTHORN-UPPER	2	455.59
RED MAPLE-UPPER	3	749.51
GARAGE	3	230.33
RED MAPLE	3	637.14
SILVER BIRCH-UPPER	4	749.51
GARAGE	4	230.33
SILVER BIRCH	4	637.14
MOUNTAIN ASH-UPPER	5	615.59
MOUNTAIN ASH	5	853.62
BLUE SPRUCE-UPPER	6	615.59
BLUE SPRUCE	6	853.62
CHERRY	7	963.97
CHERRY-UPPER	7	413.22
GARAGE	8	243.83
APPLE-UPPER	8	439.83
APPLE	8	1,055.82
PEAR	9	643.08
THE BARN LOFT	COMMON	320.50
THE BARN	COMMONS	691.36
GARAGE	COTTAGES 5-7	691.88
THE PEAR	ENTRY stairs	105.98
THE BARN	LOCKERS	116.46
THE BARN	LOCKERS	66.57
		15,167.79 sq ft

TABLE 1

- SHEET NOTES:
- FAR = TOTAL INTERIOR NET SF MINUS 100 SF PER COTTAGE & COMMONS FOR STAIRS & MINUS 800 SF OF THE DETACHED GARAGES FOR COTTAGES 5-7; 15,170 SF (FROM TABLE 1) - 1000SF (10 X 100 FOR 10 STAIRS) - 800 SF (GARAGE 5-7) = 13,370 SF FAR. 13,376 SF ALLOWED - 13,370 SF PROPOSED = 6 SF - OK. 13,370/38,216 = 34.9% FAR
 - COTTAGE SIZES: SEE SITE DIAGRAM FOR SQUARE FOOTAGES OF EACH COTTAGE.
 - SEE A-1.0 FOR EXISTING SITE PLAN, DEMOLITION PLAN & TREE PROTECTION NOTES.
 - SEE A-1.2 SITE PLAN FOR SITE DIMENSIONS.
 - SEE C & L SHEETS FOR ADDITIONAL INFORMATION.

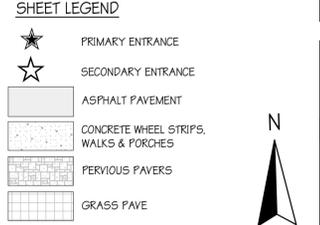
TABLE 3

PERVIOUS SURFACE (INCL'G UNCOVERED PORCH AREAS)

ID	Surface Area
#1 W-PATIO	64.43
#1 WALK	38.80
#1 portion of walk	32.28
#1 portion of walk	41.46
#2 W-PATIO	90.78
#2 WALK	39.23
#3 WALK	85.54
#4 WALK	67.61
#5 BACK PATIO	52.87
#6 BACK PATIO	50.48
#7 BACK PATIO	84.98
#8 BACK PATIO	175.10
BARN WALK-N & W	232.98
CARRIAGE WALK	744.89
COMMON GRVL PATH	1,424.17
COMMON PATH	51.94
COMMON PATIO	54.72
COMMON PATIO	41.22
COMMON PATIO	46.76
COMMON PATIO	121.40
COMMON PATIO	40.30
COTTAGE 3-path & step	32.04
COTTAGE 4-path	22.20
COTTAGE 5-SO rockery	20.33
COTTAGE 5-path	36.16
COTTAGE 6-SO rockery	30.43
COTTAGE 6-path	50.41
COTTAGE 6-path	4.91
COTTAGE 7-SO rockery	24.25
COTTAGE 7-path	30.70
COTTAGE 8-path	25.47
DOG PATH	48.94
DOG RUN	86.42
FIRE PIT	123.45
GRASS PAVE	164.30
PATIO-NO of 9	74.83
	4,356.78 sq ft

TABLE 4

- SITE AND BUILDING AREAS:
- SITE AREA: 38,216 SF. (w/ ADDED AREA TO NORTH PL & PRIOR TO ROW DEDICATION)
- SITE AREA: 37,437.3 SF. (w/ ADDED AREA TO NORTH PL & AFTER ROW DEDICATION)
- LOT COVERAGE CALCULATION:
TOTAL LOT COVERAGE ALLOWED: 50%
38,216 X 50% = 19,108 SF
- TOTAL LOT COVERAGE PROPOSED - (SEE BELOW):
IMPERVIOUS AREA (not including eaves over pervious): 16,760 SF (TABLE 3)
- PERMEABLE GRASS PAVE, PATHWAYS, & PATIOS:
4,356 SF X 50% = 2,179 SF (TABLE 4)/2
- 16,760 + 2,179 = 18,939 SF = OK
- FLOOR AREA RATIO (FAR) ALLOWED:
38,216 SF X 35% = 13,376 SF ALLOWED
- FLOOR AREA RATIO (FAR) PROPOSED:
SEE SHEET NOTE 1 & "FLOOR AREAS" TABLE # 1
- PARKING:
- PARKING REQ'D PER UNIT:
- < 700 SF: 1 STALL
 - 700 - 1000 SF: 1.5 STALLS
 - > 1000 SF: 2 STALLS
- CARRIAGE: 1 X 1.5 STALLS = 2
- COTTAGES: 8 X 2 STALLS = 16
- TOTAL REQ'D: 18 STALLS
- PARKING PROPOSED:
19 STANDARD STALLS (INCLUDING 8 ENCLOSED) + 5 "GUEST" STALLS LOCATED ON 128TH STREET



SITE DIAGRAM

NOTICE
HOURS OF WORK: 7AM TO 8PM MON-FRI
9AM TO 6PM SAT. NO WORK SUNDAYS &
HOLIDAYS (PER kzc SEC. 115.25)
 Exceptions must be approved in writing by Planning Official

City of Kirkland
 Reviewed by T Elder
 06/01/2016

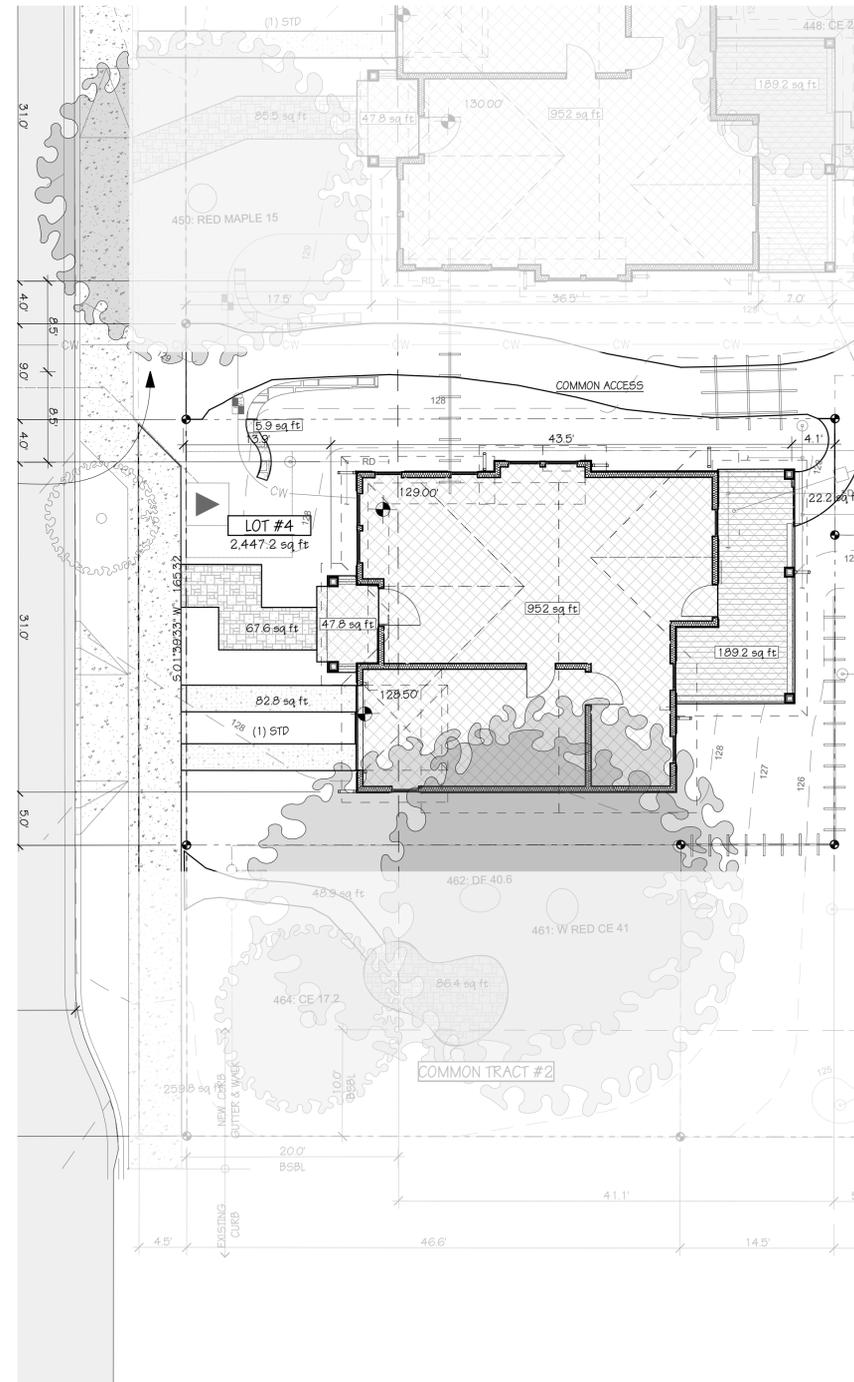


All mechanical units shall comply with the maximum environmental noise levels established pursuant to the Noise Control Act of 1974, Revised Code of Washington (RCW) 70.107. See Chapter 173-60 Washington Administrative Code (WAC)

PCD APPROVED SITE PLAN
 Any proposed changes to the approved site plan, such as but not limited to added hard surfaces, HVAC units, tree removals and accessory structures, must be submitted to the Building Department as a revision to the building permit for review and approval by all departments prior to implementation.

THIS APPROVED PLAN SET MUST REMAIN ON SITE.

For exterior wall and projection information (protection and fire separation distance), please see Sheets A2.0 & A2.1



LOT 4 LOT COVERAGE DATA

LOT AREA:	2,447.2 SF
GROSS BLDG FOOTPRINT:	952.00 SF
EAST COVERED PORCH:	189.20 SF
WEST COVERED PORCH & STEP:	47.80 SF
CONC WHEEL STRIPS:	82.80 SF
WEST PERVIOUS WALK:	67.6/2 = 33.80 SF
WEST BENCH:	5.9 / 2 = 2.95 SF
EAST PERVIOUS WALK & STEP:	22.2/2 = 11.10 SF
COTTAGE 4 TOTAL:	1,319.65 SF

LOT 4 FLR AREA RATIO DATA

FAR:	FROM SHEET A-1.0
SILVER BIRCH - LOWER NET:	637.14 SF
SILVER BIRCH - GARAGE NET:	230.33 SF
SILVER BIRCH - UPPER NET:	750.26 SF
COTTAGE 4 TOTAL:	1,617.73 SF

SHEET LEGEND

- ASPHALT PAVEMENT
- CONCRETE WHEEL STRIPS, WALKS & PORCHES
- PERVIOUS PAVERS
- GRASS PAVE



LOT 4 (SILVER BIRCH) SITE PLAN

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

JUANITA FARMHOUSE COTTAGES

See A-0.1 for House #
 KIRKLAND, WA 98034

PERMIT SET

JOB NO: 15.02

DATE: 4/18/2016

REVISIONS:

THIS DOCUMENT REPRESENTS A PROPRIETARY DESIGN OWNED BY THE ARCHITECT AND SHALL NOT BE USED ON OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT BY PRIOR ARRANGEMENT IN WRITING. © PAGE & BEARD ARCHITECTS, P.S.



SILVER BIRCH SITE PLAN

SHEET

A-1.1

PERMIT SET

JOB NO: 15.02

DATE: 4/18/2016

REVISIONS:

#4 PERMIT REV 1.5.16.16

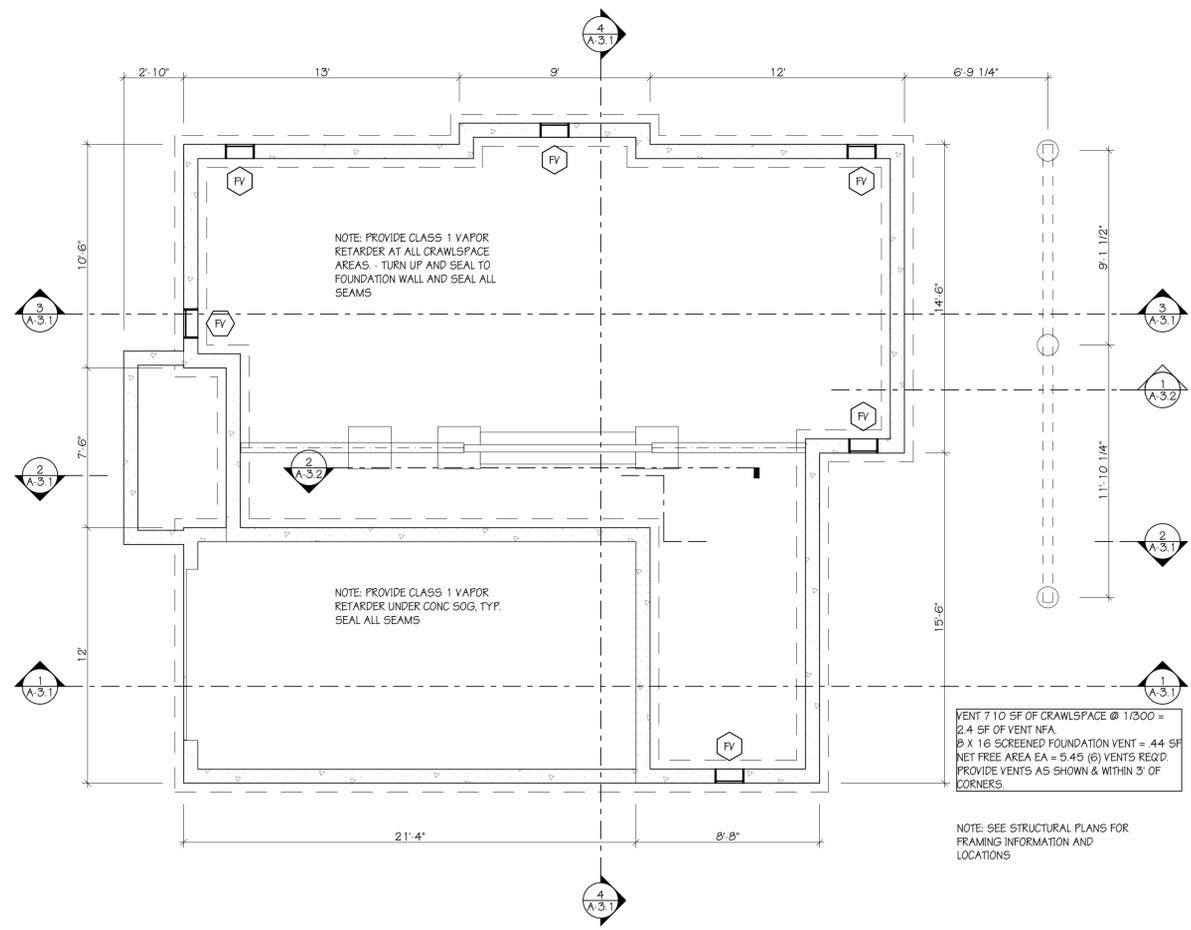
THIS DOCUMENT REPRESENTS A PROPRIETARY DESIGN OWNED BY THE ARCHITECT AND SHALL NOT BE USED ON OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT BY PRIOR ARRANGEMENT IN WRITING. © PAGE & BEARD ARCHITECTS, P.S.



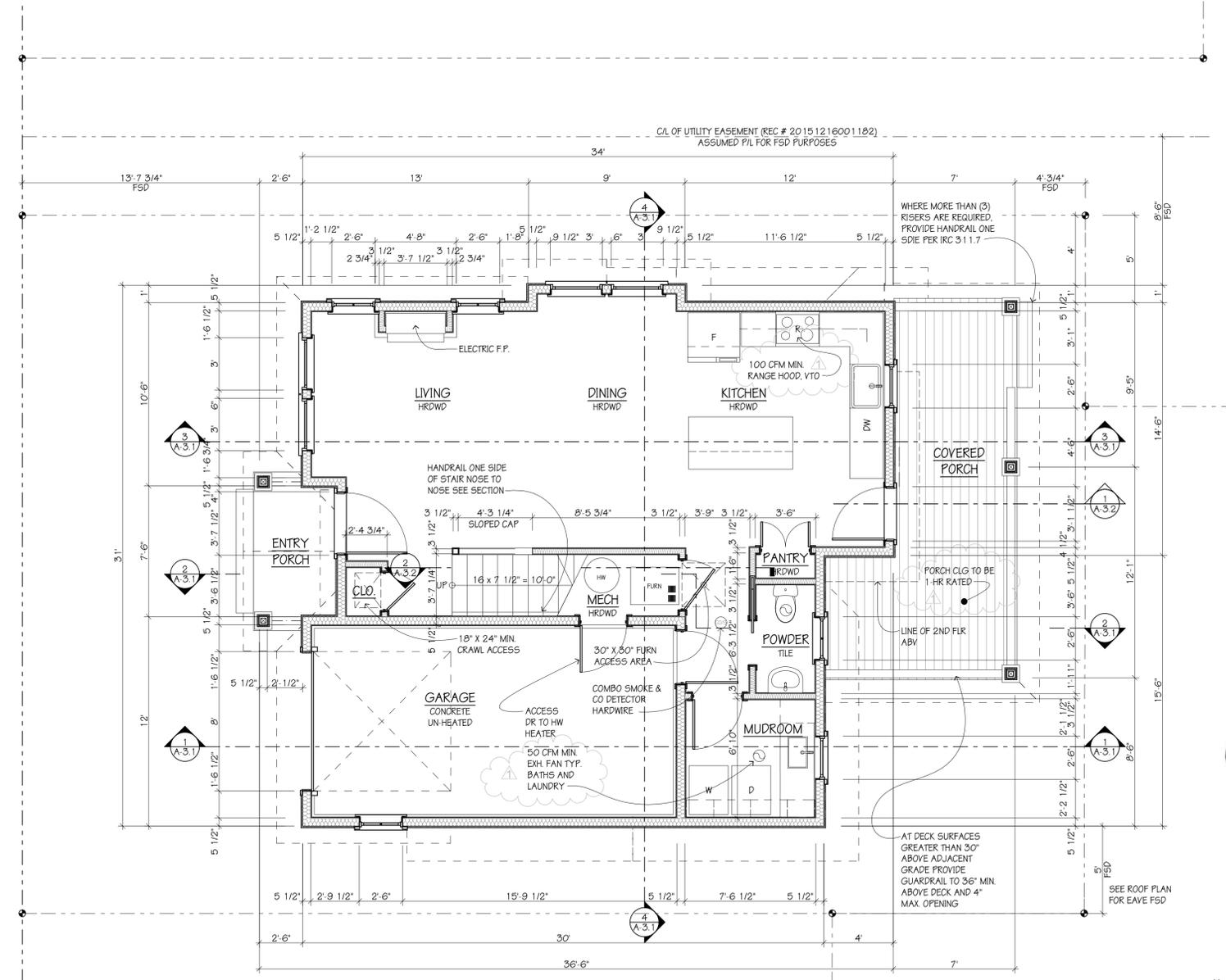
SILVER BIRCH FLOOR PLANS

SHEET

A-2.0



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



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

JUANITA FARMHOUSE COTTAGES

See A-0.1 for House #
KIRKLAND, WA 98034

PERMIT SET

JOB NO: 15.02

DATE: 4/18/2016

REVISIONS:

THIS DOCUMENT REPRESENTS A PROPRIETARY DESIGN OWNED BY THE ARCHITECT AND SHALL NOT BE USED ON OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT BY PRIOR ARRANGEMENT IN WRITING. © PAGE & BEARD ARCHITECTS, P.S.



SILVER BIRCH
EXTERIOR
ELEVATIONS

SHEET

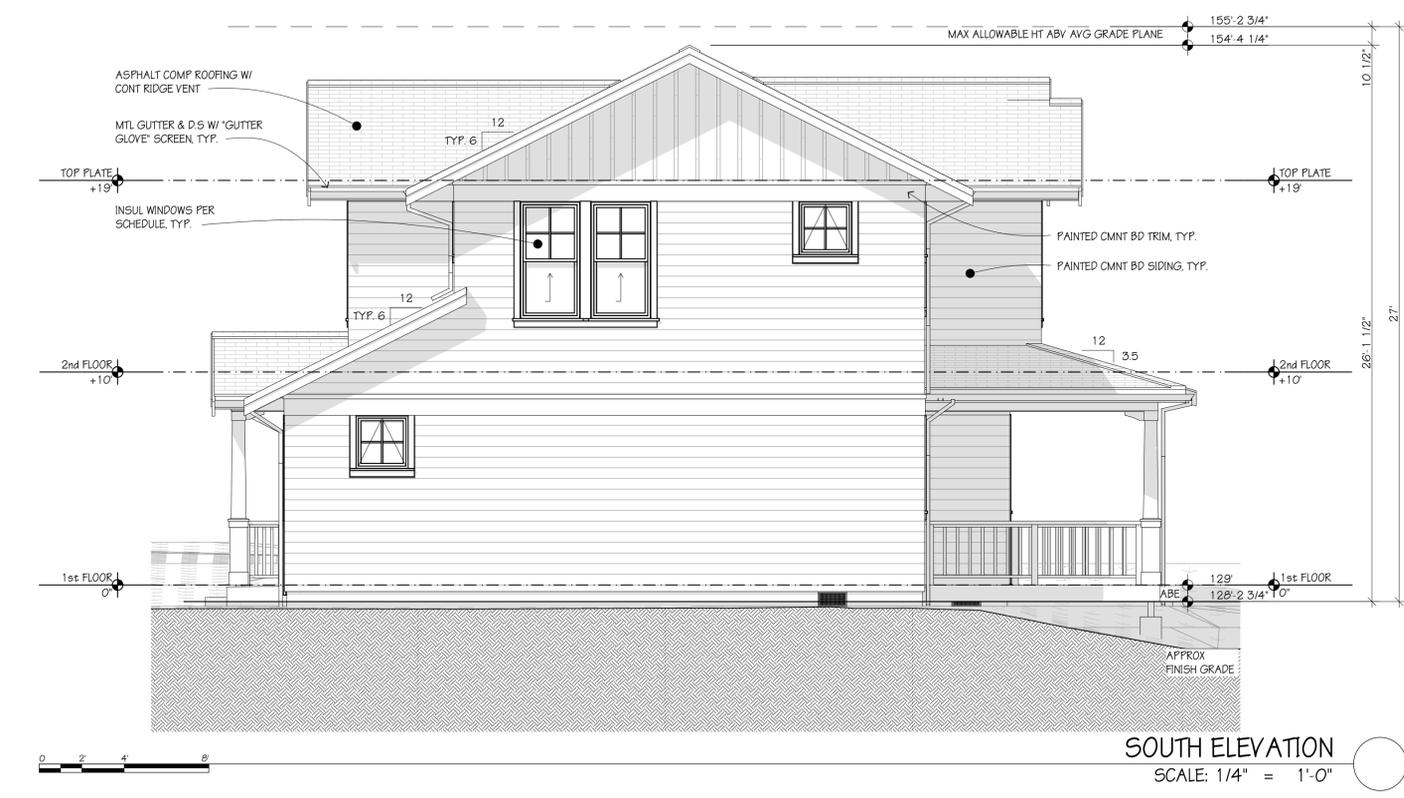
A-3.0



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



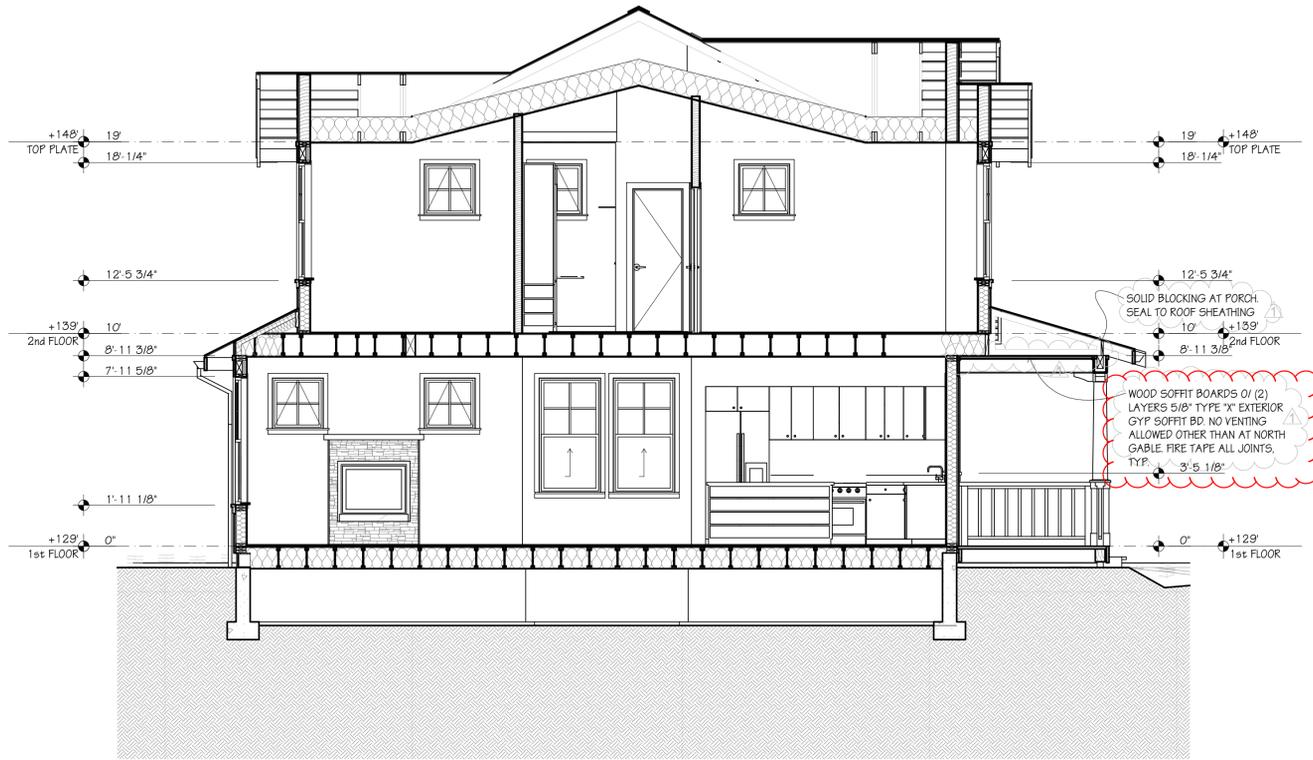
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



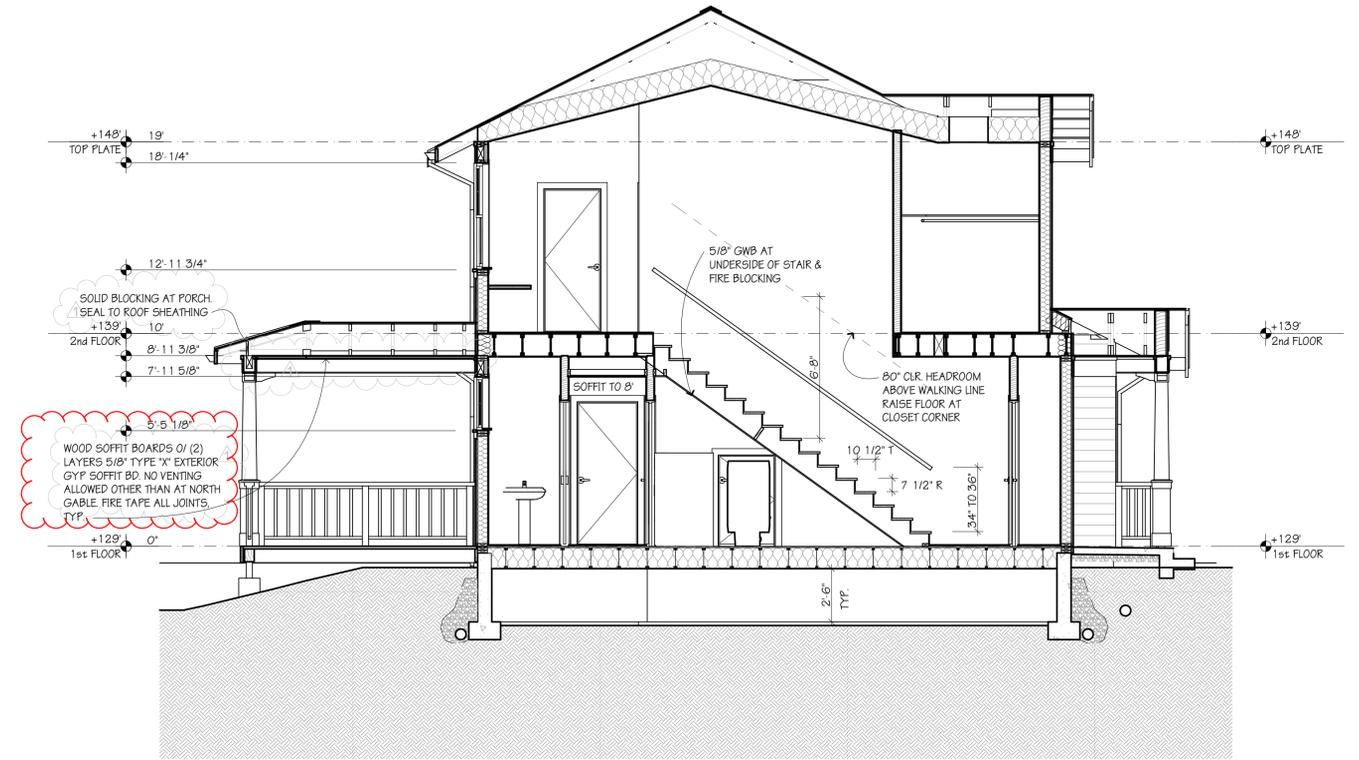
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



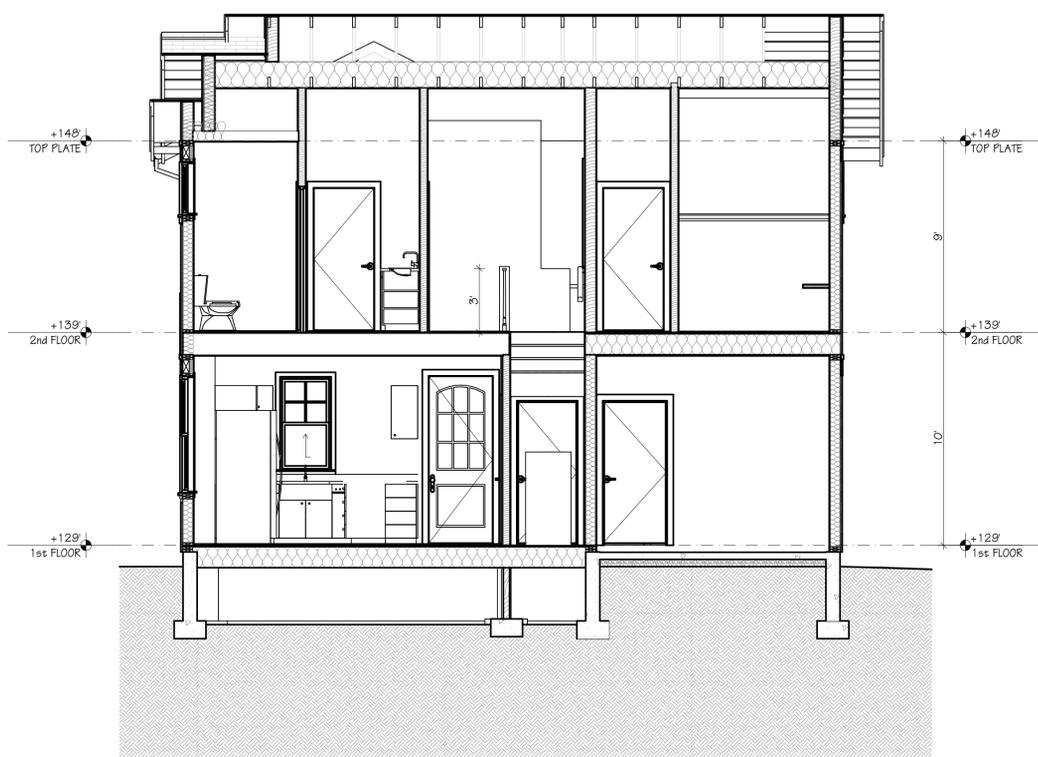
EAST ELEVATION
SCALE: 1/4" = 1'-0"



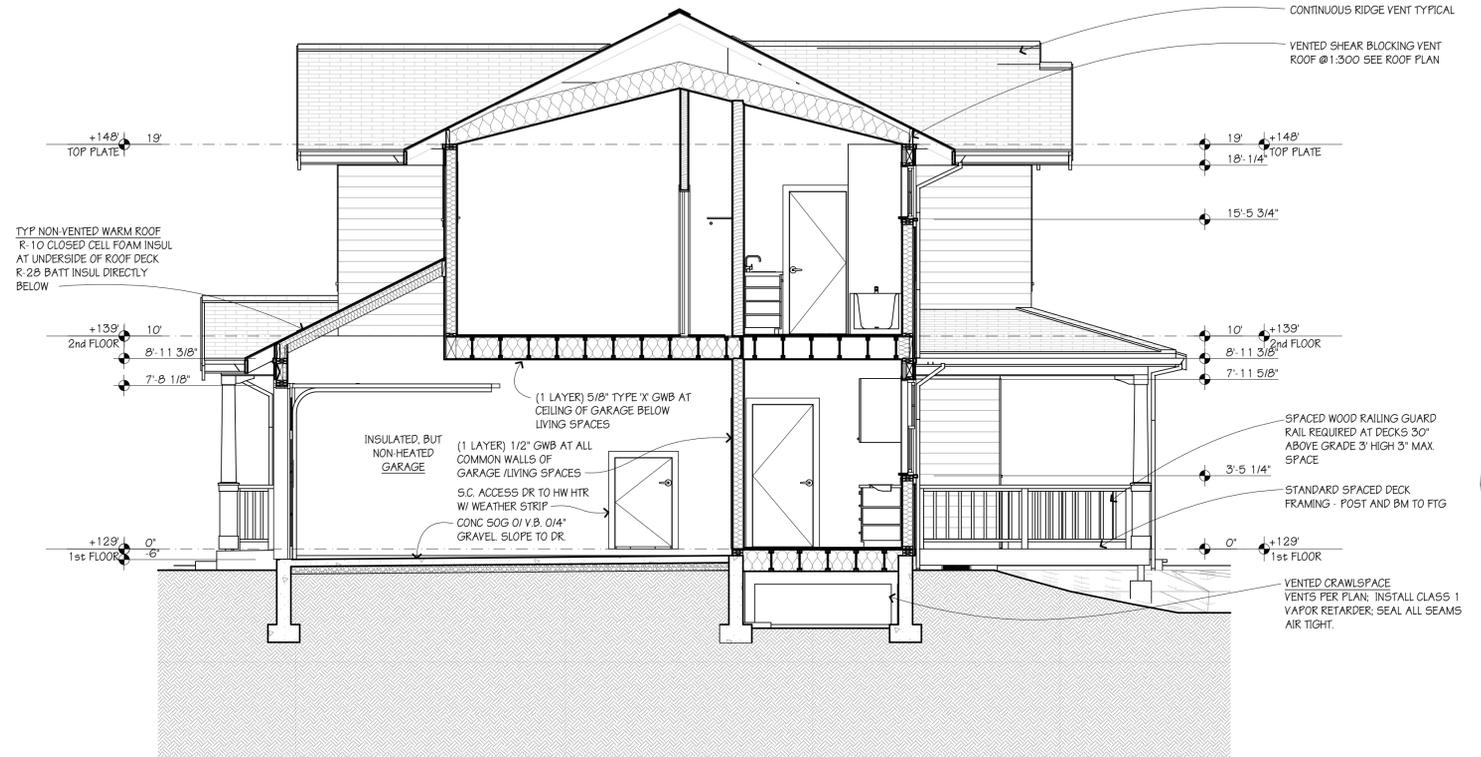
BUILDING SECTION 3
SCALE: 1/4" = 1'-0"



BUILDING SECTION 2
SCALE: 1/4" = 1'-0"



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



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

JUANITA FARMHOUSE COTTAGES
See A-0.1 for House #
KIRKLAND, WA 98034

PERMIT SET

JOB NO: 15.02

DATE: 4/18/2016

REVISIONS:

#4 PERMIT REV 1.5.16.16

THIS DOCUMENT REPRESENTS A PROPRIETARY DESIGN OWNED BY THE ARCHITECT AND SHALL NOT BE USED ON OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT BY PRIOR ARRANGEMENT IN WRITING. © PAGE & BEARD ARCHITECTS, P.S.

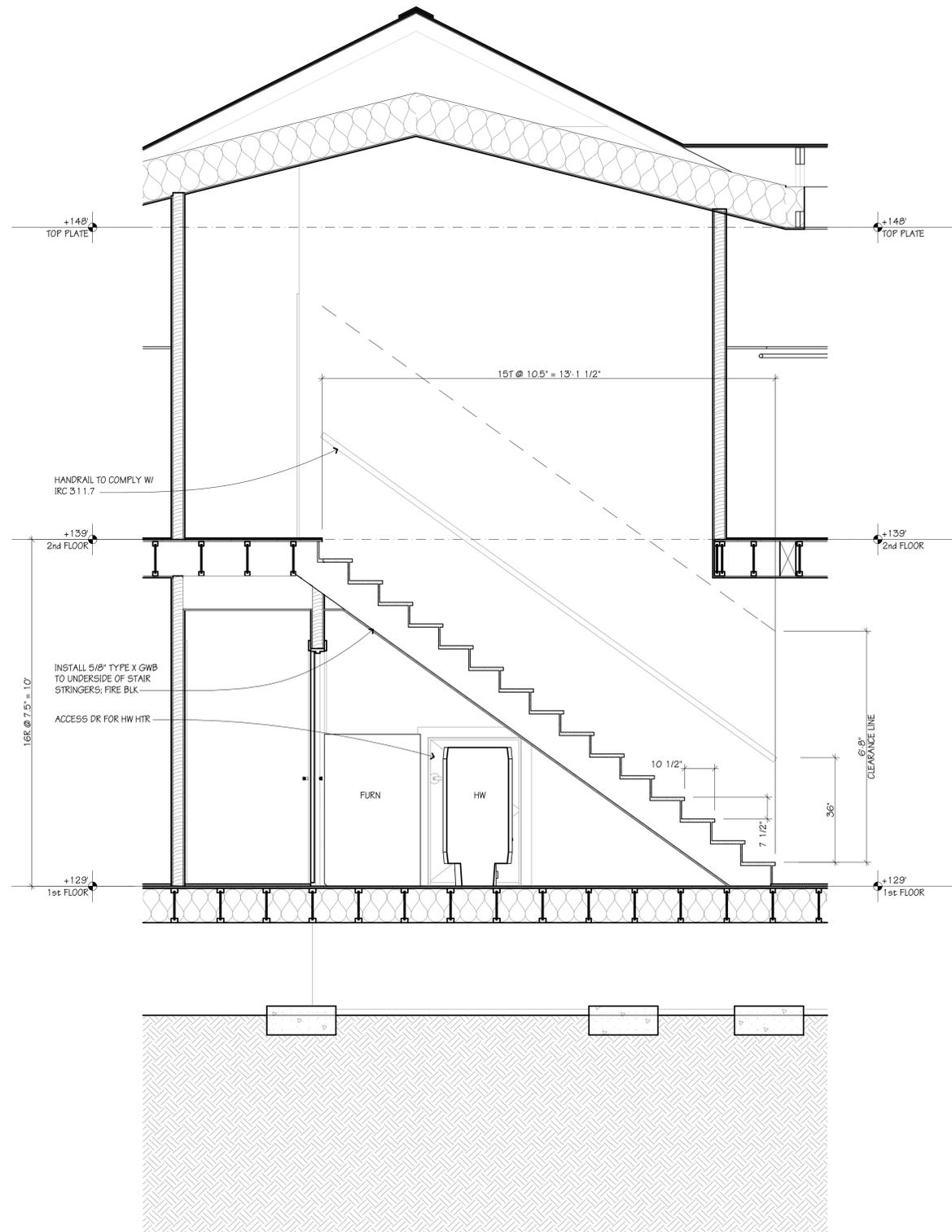


BUILDING SECTIONS - SILVER BIRCH

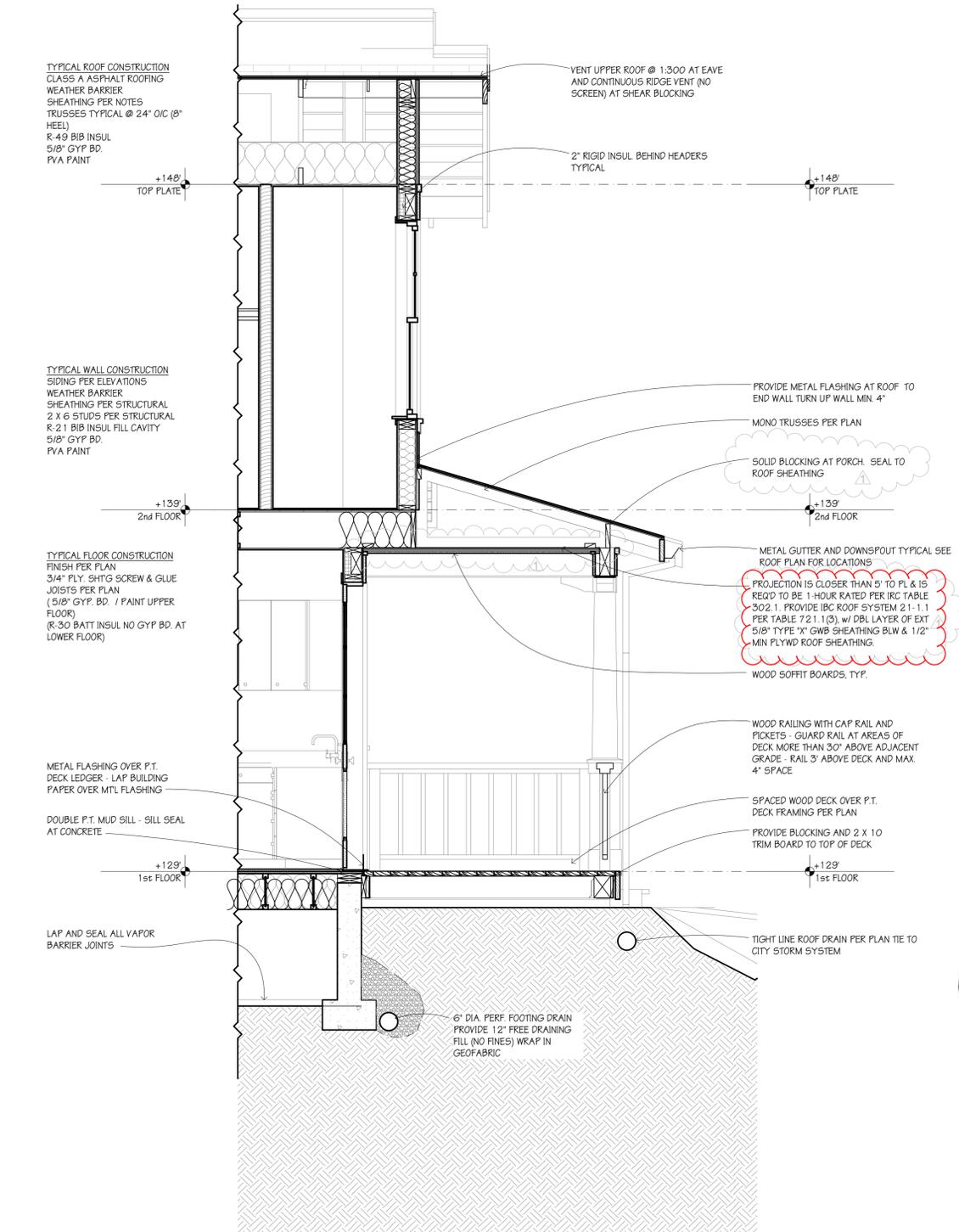
SHEET

A-3.1

ARCHITECT: PAGE & BEARD ARCHITECTS, P.S. 910 MARKET STREET, KIRKLAND, WA 98033
 PROJECT NO: 15.02
 SHEET NO: A-3.1
 DATE: 4/18/2016
 SCALE: 1/4" = 1'-0"



STAIR SECTION ②
SCALE: 1/2" = 1'-0"



WALL SECTION ①
SCALE: 1/2" = 1'-0"

PERMIT SET

JOB NO: 15.02

DATE: 4/18/2016

REVISIONS:

#4 PERMIT REV 1.5.12.16

THIS DOCUMENT REPRESENTS A PROPRIETARY DESIGN OWNED BY THE ARCHITECT AND SHALL NOT BE USED ON OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT BY PRIOR ARRANGEMENT IN WRITING. © PAGE & BEARD ARCHITECTS, P.S.



WALL SECTIONS - SILVER BIRCH

SHEET

A-3.2

ARCHITECT: GALEN C. PAGE, REGISTERED ARCHITECT, STATE OF WASHINGTON
 PROJECT: JUANITA FARMHOUSE COTTAGES, 15000 15TH AVENUE NE, KIRKLAND, WA 98034
 DATE: 4/18/2016

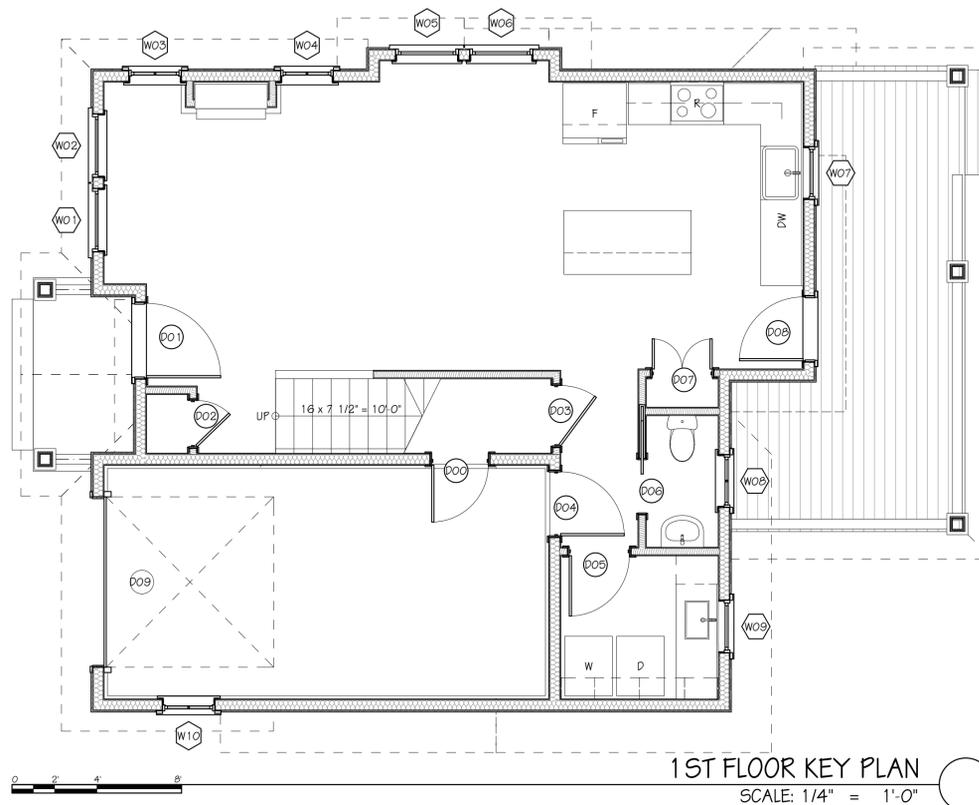
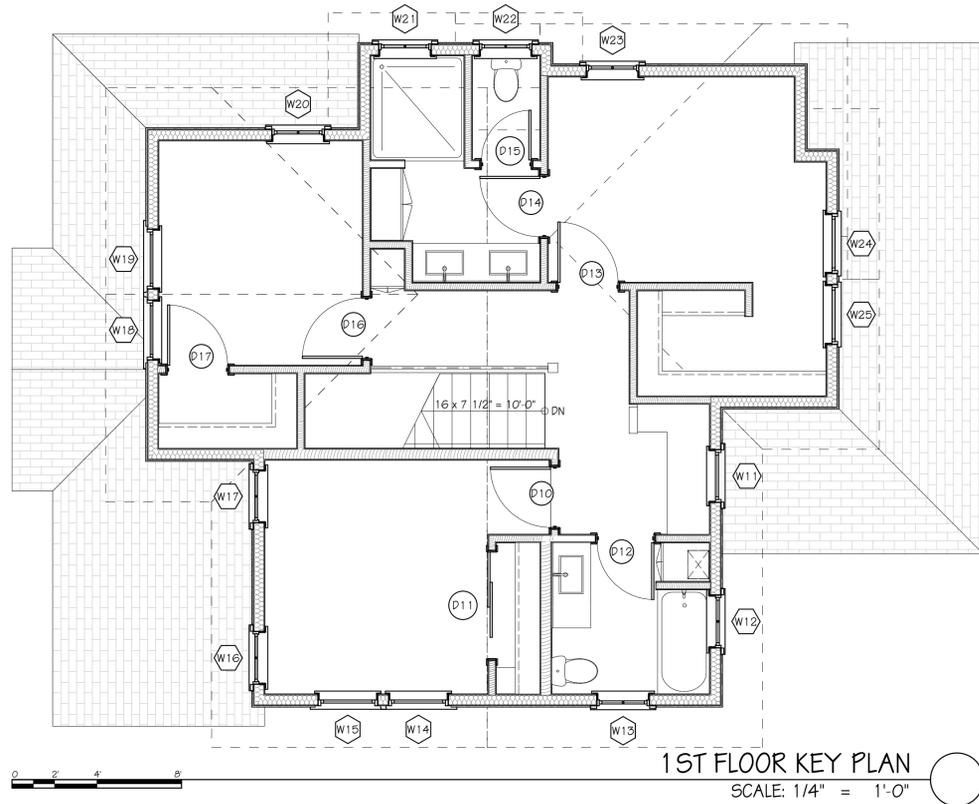
WINDOW SCHEDULE - 1ST FLOOR										
ID	TYPE	SIZE		FRAME & SASH		GLASS	AREA (SF)	U-FACTOR	MFR	NOTES/REMARKS
		W	HT	MATERIAL	FINISH					
W01	SINGLE HUNG	2'-11 1/2"	5'-11 1/2"	VINYL			18.13	.30	JELD-WEN	
W02	SINGLE HUNG	2'-11 1/2"	5'-11 1/2"	VINYL			18.13	.30	JELD-WEN	
W03	AWNING	2'-5 1/2"	2'-5 1/2"	VINYL			6.35	.28	JELD-WEN	
W04	AWNING	2'-5 1/2"	2'-5 1/2"	VINYL			6.35	.28	JELD-WEN	
W05	SINGLE HUNG	2'-11 1/2"	5'-5 1/2"	VINYL			16.63	.30	JELD-WEN	
W06	SINGLE HUNG	2'-11 1/2"	5'-5 1/2"	VINYL			16.63	.30	JELD-WEN	
W07	SINGLE HUNG	2'-5 1/2"	4'-5 1/2"	VINYL			11.35	.30	JELD-WEN	
W08	AWNING	2'-5 1/2"	2'-5 1/2"	VINYL			6.35	.28	JELD-WEN	
W09	SINGLE HUNG	2'-5 1/2"	4'-5 1/2"	VINYL			11.35	.30	JELD-WEN	
W10	AWNING	2'-5 1/2"	2'-5 1/2"	VINYL			6.35	.28	JELD-WEN	
							117.62 sq ft			

WINDOW SCHEDULE - 2ND FLOOR										
ID	TYPE	SIZE		FRAME & SASH		GLASS	AREA (SF)	U-FACTOR	MFR	NOTES/REMARKS
		W	HT	MATERIAL	FINISH					
W11	SINGLE HUNG	2'-5 1/2"	4'-11 1/2"	VINYL		SAFETY	12.60	.30	JELD-WEN	PROVIDE WOOD MEETING ASTM F2090
W12	AWNING	2'-5 1/2"	2'-5 1/2"	VINYL		SAFETY	6.35	.28	JELD-WEN	
W13	AWNING	2'-5 1/2"	2'-5 1/2"	VINYL		SAFETY	6.35	.28	JELD-WEN	
W14	SINGLE HUNG	2'-9 1/2"	5'-5 1/2"	VINYL			15.70	.30	JELD-WEN	EGRESS; PROVIDE WOOD MEETING ASTM F2090
W15	SINGLE HUNG	2'-9 1/2"	5'-5 1/2"	VINYL			15.70	.30	JELD-WEN	EGRESS; PROVIDE WOOD MEETING ASTM F2090
W16	AWNING	2'-5 1/2"	2'-5 1/2"	VINYL			6.35	.28	JELD-WEN	
W17	AWNING	2'-5 1/2"	2'-5 1/2"	VINYL			6.35	.28	JELD-WEN	
W18	SINGLE HUNG	2'-9 1/2"	5'-5 1/2"	VINYL		SAFETY	15.70	.30	JELD-WEN	EGRESS; PROVIDE WOOD MEETING ASTM F2090
W19	SINGLE HUNG	2'-9 1/2"	5'-5 1/2"	VINYL			15.70	.30	JELD-WEN	EGRESS; PROVIDE WOOD MEETING ASTM F2090
W20	AWNING	2'-5 1/2"	2'-5 1/2"	VINYL			6.35	.28	JELD-WEN	
W21	AWNING	2'-5 1/2"	2'-5 1/2"	VINYL		SAFETY	6.35	.28	JELD-WEN	
W22	AWNING	2'-5 1/2"	2'-5 1/2"	VINYL		SAFETY	6.35	.28	JELD-WEN	
W23	AWNING	2'-5 1/2"	2'-5 1/2"	VINYL			6.35	.28	JELD-WEN	
W24	SINGLE HUNG	2'-9 1/2"	5'-5 1/2"	VINYL			15.70	.30	JELD-WEN	EGRESS; PROVIDE WOOD MEETING ASTM F2090
W25	SINGLE HUNG	2'-9 1/2"	5'-5 1/2"	VINYL			15.70	.30	JELD-WEN	EGRESS; PROVIDE WOOD MEETING ASTM F2090
							157.60 sq ft			

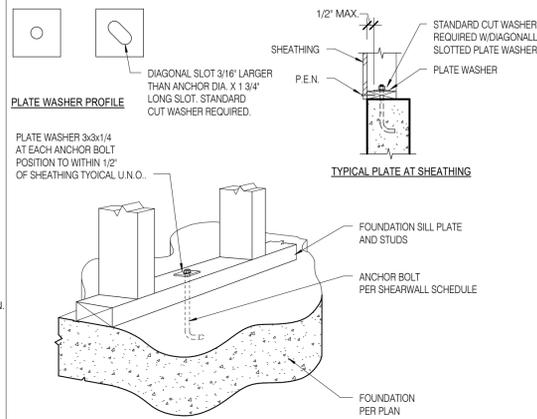
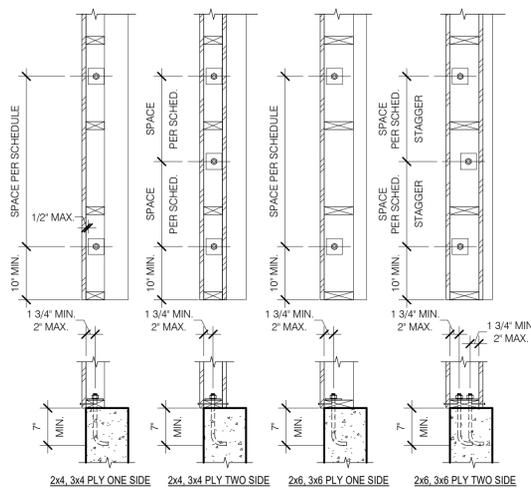
NOTE: SEE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
ALL GLAZING IN WINDOWS SHALL COMPLY WITH IRC R308.1 THRU R308.4

DOOR SCHEDULE													
ID	TYPE	OPERATION	DOOR PANEL			FRAME			HW GRP	LOCK	U-FACTOR	MFR	NOTES/REMARKS
			W	HT	DOOR MATL	FINISH	GLAZING	FRAME MATL					
D00		SWING	2'-8"	4'-2"	WOOD			WOOD			.30		SOLID CORE SELF CLOSING W/SMOKE SEALS
D01		SWING	3'-6"	7'-10"	ALUM CLAD WD			ALUM CLAD WD			.30		EGRESS DOOR
D02		SWING	2'-2"	6'-8"	WOOD			WOOD					
D03		SWING	2'-10"	6'-8"	WOOD			WOOD					
D04		SWING	3'	6'-8"	WOOD			WOOD			.30		SOLID CORE SELF CLOSING W/SMOKE SEALS
D05		SWING	2'-10"	6'-8"	WOOD			WOOD					
D06		POCKET	2'-6"	6'-8"	WOOD			WOOD					
D07		PR SWING	2'-10"	6'-8"	WOOD			WOOD					
D08		SWING	3'	7'-10"	ALUM CLAD WD			ALUM CLAD WD			.30		DUTCH DOOR
D09		OVERHEAD	8'	8'	WOOD			STEEL					
D10			2'-10"	6'-8"	WOOD			WOOD					
D11			5'	6'-8"	WOOD			WOOD					
D12			2'-8"	6'-8"	WOOD			WOOD					
D13			2'-10"	6'-8"	WOOD			WOOD					
D14			2'-10"	6'-8"	WOOD			WOOD					
D15		SWING	2'-4"	6'-8"	WOOD			WOOD					
D16			2'-10"	6'-8"	WOOD			WOOD					
D17			2'-10"	6'-8"	WOOD			WOOD					

NOTE: SEE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
ALL GLAZING IN DOORS SHALL BE SAFETY GLASS AS REQ'D BY IRC R308.4.1

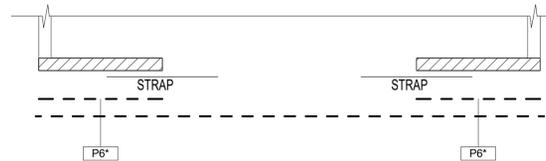


NOTE:
PLATE WASHER SHALL EXTEND WITHIN 1/2" OF EDGE OF BOTTOM PLATE ON SIDE(S) WITH SHEATHING.
PROVIDE STAGGERED OFFSET PLACEMENT AS SHOWN ELSE OVERSIZE PLATE WASHERS AS REQUIRED.

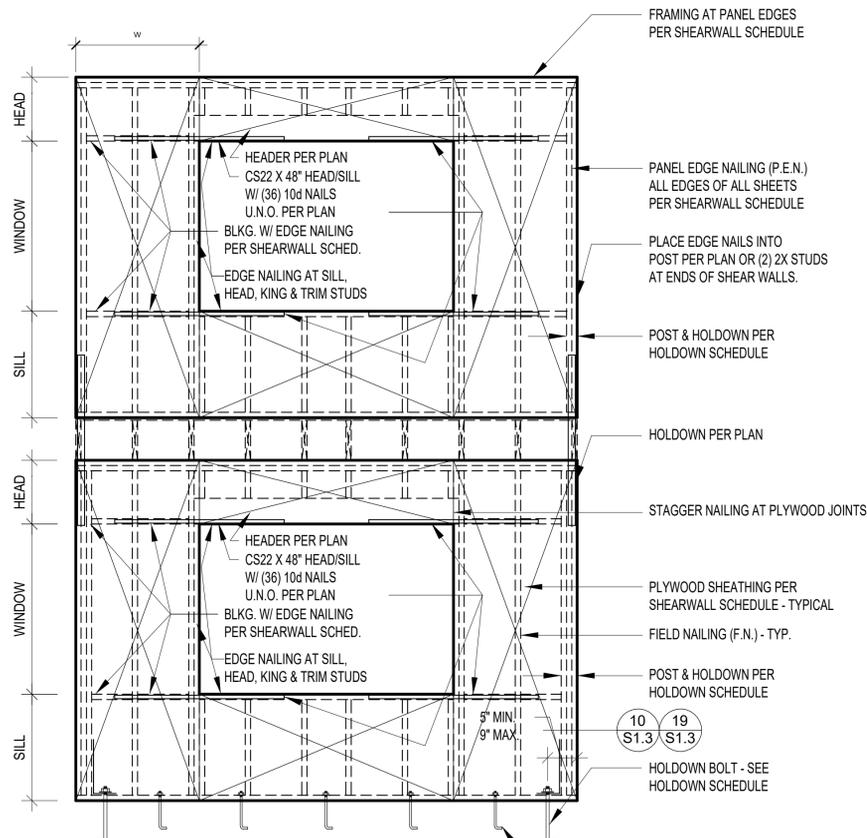


SCALE: 3/4" = 1'-0"
1 TYPICAL SHEARWALL ANCHOR BOLT TO CONCRETE

SCALE: 3/4" = 1'-0"
2 TYPICAL SHEARWALL ANCHOR BOLT TO CONCRETE



PARTIAL PLAN ON SHEARWALLS TYP



NOTE:
WHERE 16" < w < 24" PROVIDE
(18) 10d NAILS EVENLY SPACED
AT WALL PIER CONDITION

PLYWOOD/O.S.B. SHEAR PANELS
SCALE: 3/8" = 1'-0"

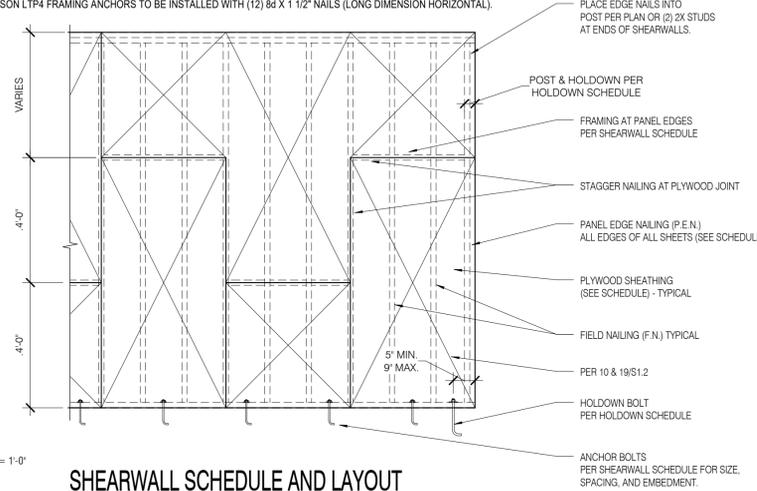
8 TYPICAL DETAIL FOR SHEARWALL W/
FORCE TRANSFER AROUND WINDOW OPENINGS

SHEARWALL SCHEDULE

WALL TYPE	SHEATHING	B. PL. NAILING		BLOCKING TO TOP PLATE CONNECTION						FOUNDATION SILL PLATE	ANCHOR BOLT SPACING	Value (HF) Seismic (LB./FT.)	Value (HF) Wind (LB./FT.)
		PANEL EDGE NAILING	FIELD NAILING	ROWS	SPACING	LTP4 DIRECT TO FRAMING	LTP4 OVER PLYWOOD	A35	LTP4 & A35 DIRECT TO FRAMING				
P6	15/32" SHEET ONE...	6" O.C.	12" O.C.	(1)	4" O.C.	19.2" O.C.	12" O.C.	16" O.C.	32" O.C.	2X	48" O.C.	242	339
P4	15/32" SHEET ONE SIDE	4" O.C.	12" O.C.	(2)	6" O.C.	16" O.C.	9" O.C.	12" O.C.	24" O.C.	2X	16" OC	353	495
P3	15/32" SHEET ONE SIDE	3" O.C.	12" O.C.	(2)	4" O.C.	12" O.C.	7" O.C.	8" O.C.	19.2" O.C.	2X	32" OC	456	637
P2	15/32" SHEET ONE SIDE	2" O.C.	12" O.C.	(3)	5" O.C.	10" O.C.	6" O.C.	6" O.C.	16" O.C.	3X	24" O.C.	631	881

SHEARWALL NOTES:

- STUDS SHALL NOT BE SPACED MORE THAN 16" O.C.. SHEATHING PANELS MAY BE INSTALLED EITHER FACE OF WALL STUDS. SHEATHING PANELS MAY BE INSTALLED EITHER HORIZONTALLY OR VERTICALLY WITH PANEL EDGES BACKED / BLOCKED WITH 2" NOMINAL OR WIDER FRAMING. SEE NOTE 3.
- WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" ON CENTER ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS SHALL BE STAGGERED.
- WHERE ALLOWABLE SHAER VALUES EXCEED 350 LB./FT. FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN 3" NOMINAL AND NAILS SHALL BE STAGGERED.
- NAILS FOR PLYWOOD AND O.S.B. PANELS SHALL BE 8d COMMON (0.131" DIAMETER X 2 1/2" LONG), NAILS FOR PLATES SHALL BE 12d COMMON (0.148" DIAMETER X 3 1/4" LONG).
- FLOOR DIAPHRAGM NAILING SHALL BE PLACED BETWEEN THE SPACING CALLED OUT FOR BOTTOM PLATE NAILING. DO NOT OVERNAIL BLOCKING.
- WHERE BOTTOM PLATE NAILING REQUIRED (3) OR MORE NAILS AT A SPECIFIC SPACING, BLOCKING IN THE FLOOR SPACE BELOW THE PLATE SHALL CONSIST OF A MINIMUM OF TWO PIECES (I.E. RIM JOIST AND BLOCK) AND THE NAILS SHALL BE INSTALLED INTO EACH BLOCKING MEMBER IN TWO ROWS OFFSET 1/2" AND STAGGERED. REFER TO STRUCTURAL DETAILS FOR OTHER CASES WHEN DOUBLE BLOCKING IS REQUIRED. REFER TO 13/S1.2
- PLATE WASHERS ARE REQUIRED FOR SILL PLATE CONNECTIONS. USE 3" X 3" 1/4" MINIMUM. DO NOT RECESS BOLTS IN SILL PLATE.
- MUDSILL ANCHOR BOLTS SHALL BE FULL DIAMETER A-307 BOLTS OR J-BOLTS WITH EQUIVALENT EMBEDMENT.
- WHERE LOCAL BUILDING OFFICIALS ALLOW, O.S.B. SHEATHING MY BE APPLIED OVER 1/2" OR 5/8" GYPSUM WALL BOARD PROVIDE SHEATHING IS NAILED WITH 10d NAILS (0.148" DIAMETER X 3" LONG).
- SIMPSON LTP4 FRAMING ANCHORS TO BE INSTALLED WITH (12) 8d X 1 1/2" NAILS (LONG DIMENSION HORIZONTAL).



SCALE: 3/4" = 1'-0"
9 SHEARWALL SCHEDULE AND LAYOUT

BEARING WALL STUD SCHEDULE

WALL TYPE	LOCATION	PLATE SIZE	STUD SIZE AND SPACING
EXTERIOR	TYPICAL U.N.O.	2 X 6	2 X 6 @ 16" O.C.
INTERIOR	TYPICAL U.N.O.	2 X 4	2 X 4 @ 16" O.C.

BEARING WALL NOTES:

- SEE SHEARWALL SCHEDULE SHEET S1.2 FOR WALL SHEATHING, BLOCKING, AND PLATE NAILING.
- SEE SAWN LUMBER STRUCTURAL NOTES SHEET S1.0 FOR SPECIES AND GRADE OF WALL PLATES AND STUDS.
- SECURE SILL PLATES TO CONCRETE WITH 5/8" DIAMETER X 7" MINIMUM EMBED ANCHOR BOLTS AT 48" OC TYPICAL UNLESS NOTED OTHERWISE. REFER TO THE SHEARWALL SCHEDULE SHEET S1.2 FOR ADDITIONAL ANCHOR BOLT INFORMATION.
- SEE DETAIL 2/S9.1 FOR TOP PLATE SPLICE.

SCALE: NONE

5 BEARING WALL STUD SCHEDULE

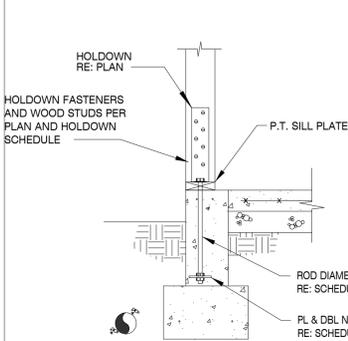
HOLDOWN AND FASTENER SCHEDULE - HF STUDS

NO. & HDWR. TYPE	WOOD MEMBER	WOOD FASTENER	ANCHOR ROD	CONCRETE EMBEDMENT "db"	UPLIFT CAPACITY (lbs.)	PLATE WASHER
CS16	DBL 2x	(22)10d	-	-	1705	-
DTT12	SNGL 2X	(6) SDS	3/8"	18"	840	1/4 x 3 x 3
HDU2	DOUBLE 2x	(6) SDS	5/8"	18"	2215	1/4 x 3 x 3
HDU5	DOUBLE 2x	(14) SDS	5/8"	24"	4065	1/4 x 3 x 3
HDU8	DOUBLE 2x	(20) SDS	7/8"	24"	4870	1/4 x 3 x 3
STHD14	DBL 2X	(30)16d SINKERS	-	PER SIMPSON	3815	-

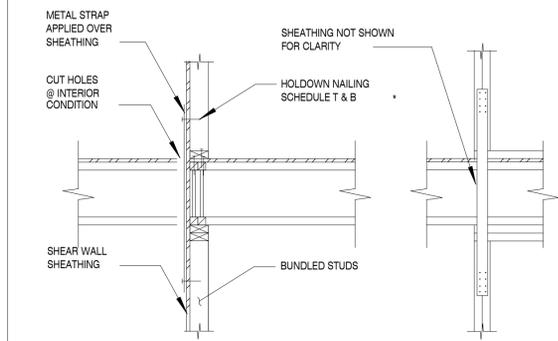
- HOLDOWNS SHALL BE AS MANUFACTURED BY TH SIMPSON CO.
- NAILS SHALL BE COMMON. SEE ACTUAL SIZE IN FRAMING NOTES. SDS SCREWS SHALL BE SDS1/4x3" AS MANUFACTURED BY THE SIMPSON CO.
- HOLDOWN ANCHOR BOLTS SHALL BE ASTM A307 HEX HEAD OR A36 THREADED ROD WITH A PLATE WASHER AS SHOWN IN SCHEDULE. HOLDOWN ANCHOR BOLTS SHALL BE SECURED IN PLACE PRIOR TO CONCRETE POUR. (NO WET STICKING).
- NAILS SHALL HAVE PENETRATIONS OF 12D INTO MAIN MEMBER. 8d - 1.57", 10d - 1.78", 12d - 1.78", 16d - 1.94"
- PROVIDE 1.5" MINIMUM END CLEARANCE AT STRAP TYPE HOLDOWNS IN CORNER APPLICATIONS. FULL VALUES REQUIRE 8" CLEAR FROM CORNER
- SEE 8/S1.2 FOR HOLDOWN PLACEMENT.
- WHERE NOTED CSxx REFER TO SIMPSON CONT. STRAPS (EG CS16) PER SIMPSON - PROVIDE HALF FASTNERS EA SIDE

SCALE: NONE

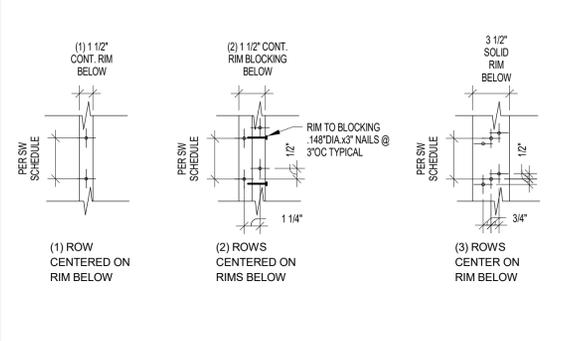
10 HOLDOWN SCHEDULE AND NOTES



SCALE: 3/4" = 1'-0"
11 HDU DETAIL



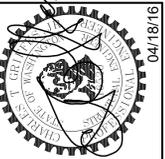
SCALE: 3/4" = 1'-0"
12 STRAP DETAIL



SCALE: 3/4" = 1'-0"
13 BOTTOM PLATE NAILING

City of Kirkland
Reviewed by T Elder
06/01/2016

CT ENGINEERING INC.
Structural Engineers
180 Nickerson Street Suite 302 Seattle, WA 98109
206.285.4512 (V) 206.285.0618 (F)
www.ctengineering.com

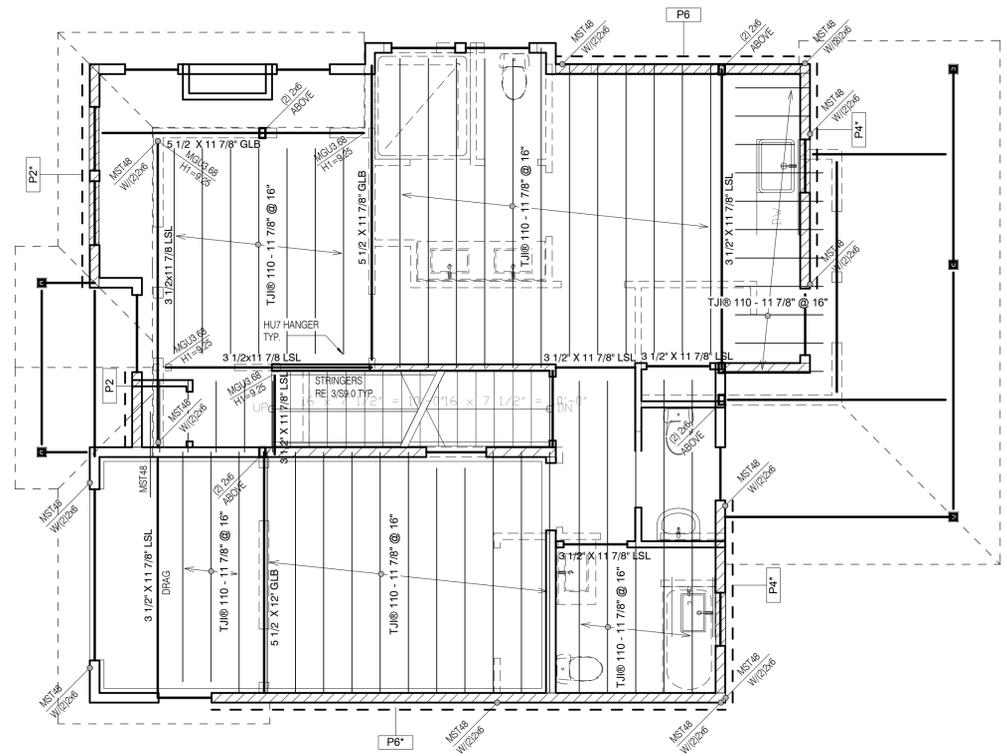
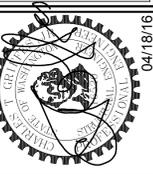


No.	DATE	REVISION
3	05/13/16	Shearwall Schedule Revs

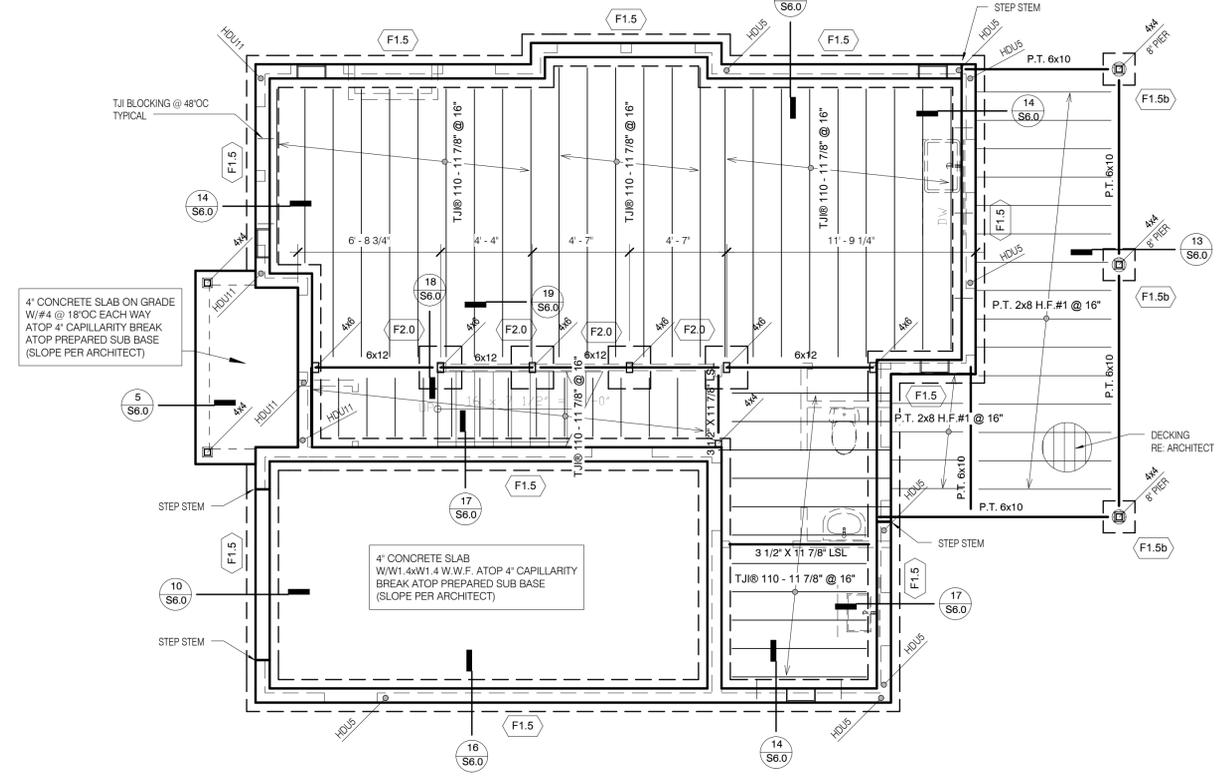
JOB #:	ENG.:	CAD.:	SCALE:	KEY ISSUE DATES:	PERMIT:
15160	RTN	JMA	As Indicated		04/18/16

Shear Wall and Holdown Schedule
Juanita Farmhouse Cottages - Cottage # 4 (Silver Birch)
12652 94th Avenue NE
Kirkland, W.A. 98034

S1.2

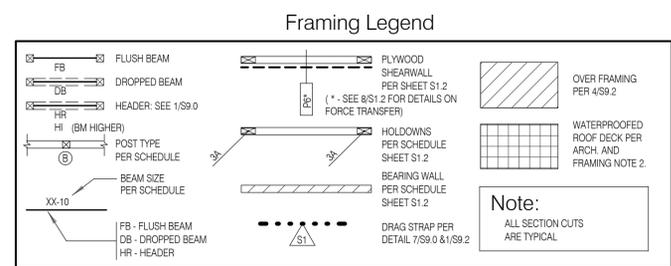


SCALE: 1/4" = 1'-0"
2 L2 Framing C4

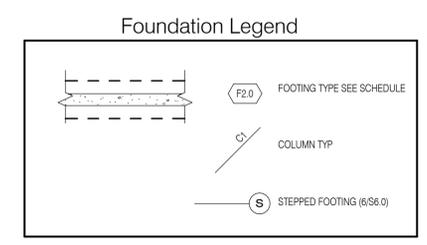


SCALE: 1/4" = 1'-0"
1 L1 Framing and FDN C4

Structural Foundation Schedule				
Type Mark	W	L	H	Comments
F1.0	12"		18"	
F1.5	18"	0"	8"	
F1.5b	18"	18"	8"	
F2.0	24"	24"	10"	



- ### Framing Notes
- ROOF FRAMING - PRE ENGINEERED WOOD TRUSSES AT 24" ON CENTER AND ADDITIONAL FRAMING AS SHOWN ON THE ROOF FRAMING PLAN. SEE SHEET S1.0 AND S1.1 FOR ROOF LOADS AND TRUSS MANUFACTURER REQUIREMENTS.
 - FLOOR FRAMING - 11 7/8 TJI AT SPACING SHOWN IN SCHEDULE TYPICAL UNLESS NOTED OTHERWISE PER PLAN. USE TIT HANGERS TO MATCH JOIST SIZE AT FLUSH FRAMING CONDITIONS. SECURE JOIST TO TOP PLATES WITH (2) 8D WALLS. JOISTS UNDER AND PARALLEL TO BEARING AND SHEARWALLS SHALL BE DOUBLED TYPICAL UNLESS NOTED OTHERWISE. BLOCKING AT BEARING AND SHEARWALLS SHALL BE PER BEARING AND SHEARWALL SCHEDULE. SEE FLOOR JOIST SCHEDULE. FLOOR SHEATHING SHALL BE GLUED AND NAILLED.
 - WALLS INDICATED ARE BELOW THE FRAMING LEVEL.
 - SEE BEARING WALL SCHEDULE ON SHEET S1.2.
 - PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE DESIGNED AND BUILT TO ACCOMMODATE 3/8" PER FLOOR WOOD SHRINKAGE.
 - SEE DETAIL 2/59.0 FOR TYPICAL HEADER/BUNDLED STUD CONSTRUCTION.
 - SEE ARCHITECTURAL FOR DRAFTSTOP AND VENTING LOCATIONS.
 - FRAMING MEMBERS AND SHEATHING SHALL BE PER STRUCTURAL NOTES AS NOTED ON SHEET S1.1.
 - SOME SHEARWALLS REQUIRE 3X FRAMING AT PANEL EDGES. SEE SHEARWALL SCHEDULE ON SHEET S1.2.
 - HANGERS INDICATED ARE AS MANUFACTURED BY SIMPSON STRONG-TIE. PROVIDE JOIST OR BLOCKING ATOP SHEARWALLS.
 - SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS.
 - BUNDLED STUDS FROM THIS LEVEL SHALL BE CONTINUED DOWN TO FOUNDATION OR SUPPORTING BEAM.
 - ALL BEAMS AND HEADERS SHALL HAVE A MINIMUM OF (1) FULL HEIGHT STUD AT EACH END FOR BRACING TYPICAL UNLESS NOTED OTHERWISE.
 - PROVIDE MINIMUM (2) 2X BUNDLED STUDS UNDER EACH BEAM. TYPICAL UNLESS NOTED OTHERWISE.
 - SEE DETAILS ON SHEET S9.0 FOR TYPICAL CORNER FRAMING DETAILS WHERE DIAPHRAGMS REQUIRE DRAGSTRUTS. SEE S9.0 FOR DETAILS.
 - HOLD-DOWNS INDICATED OCCUR AT BASE OF WALL INDICATED - HOLD-DOWNS LOCATED AT FOUNDATION LEVEL ARE SHOWN ON FOUNDATION PLAN AGAIN FOR CLARITY.
 - FOR ROOF OVERFRAMING - REFER TO 4/59.2.

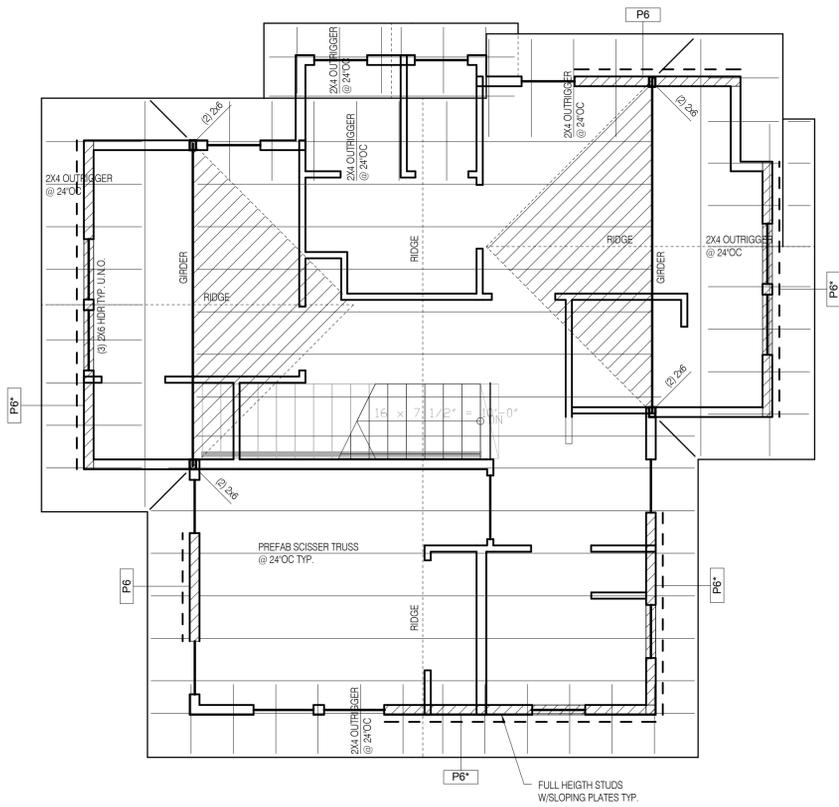


- ### Foundation Notes
- ALL SOIL BEARING SURFACES SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE GEOTECHNICAL ENGINEER PRIOR TO REINFORCING AND CONCRETE PLACEMENT.
 - CENTER INTERIOR FOOTINGS ON WALLS OR COLUMNS. TYPICAL U.N.O.
 - VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
 - SEE ARCHITECTURAL SHEETS FOR WALL AND FLOOR DRAIN LOCATIONS.
 - ALL CONCRETE WALLS SHALL BE 8" THICK. TYPICAL U.N.O.
 - SEE 6/56.0 FOR STEPPED FOOTINGS.
 - TOP OF FOOTING SHALL BE 6" MINIMUM BELOW TOP OF FINISH FLOOR, TYPICAL U.N.O.
 - TOP OF FOOTING ELEVATION VARIES PER PLAN.
- Note:
ALL SECTION CUTS ARE TYPICAL

Note:
PLANS PREPARED USING ARCHITECTURAL BACKGROUNDS RECEIVED 10/13/2015

Foundation & Framing Plan
Juanita Farmhouse Cottages - Cottage # 4 (Silver Birch)
12652 94th Avenue NE
Kirkland, W.A. 98034

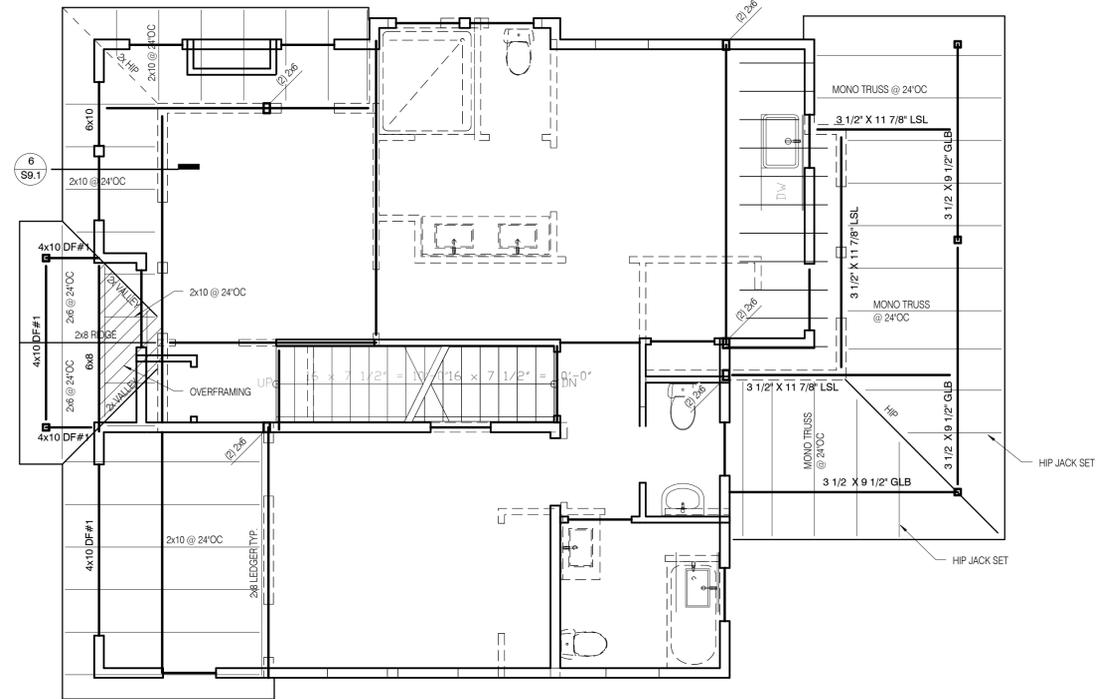
S2.0



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

2

L3 Roof Framing Plan C4

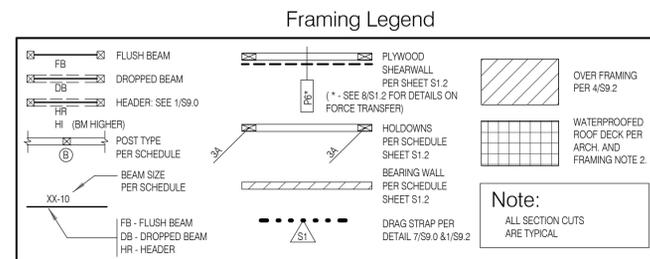


SCALE: 1/4" = 1'-0"

1

L2b Lower Roof Framing C4

Note:
PLANS PREPARED USING
ARCHITECTURAL BACKGROUNDS
RECEIVED 10/13/2015



Framing Notes

- ROOF FRAMING - PRE ENGINEERED WOOD TRUSSES AT 24" ON CENTER AND ADDITIONAL FRAMING AS SHOWN ON THE ROOF FRAMING PLAN. SEE SHEET S1.0 AND S1.1 FOR ROOF LOADS AND TRUSS MANUFACTURER REQUIREMENTS.
- FLOOR FRAMING - 11 7/8" TJ AT SPACING SHOWN IN SCHEDULE TYPICAL UNLESS NOTED OTHERWISE PER PLAN. USE 117" HANGERS TO MATCH JOIST SIZE AT FLUSH FRAMING CONDITIONS. SECURE JOIST TO TOP PLATES WITH (2) 8D NAILS. JOISTS UNDER AND PARALLEL TO BEARING AND SHEARWALLS SHALL BE DOUBLED TYPICAL UNLESS NOTED OTHERWISE. BLOCKING AT BEARING AND SHEARWALLS SHALL BE PER BEARING AND SHEARWALL SCHEDULE. SEE FLOOR JOIST SCHEDULE. FLOOR SHEATHING SHALL BE GULLED AND NAILED.
- WALLS INDICATED ARE BELOW THE FRAMING LEVEL.
- SEE BEARING WALL SCHEDULE ON SHEET S1.2.
- PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS SHALL BE DESIGNED AND BUILT TO ACCOMMODATE 3/8" PER FLOOR WOOD SHRINKAGE.
- SEE DETAIL 2/S9.0 FOR TYPICAL HEADER/BUNDLED STUD CONSTRUCTION.
- SEE ARCHITECTURAL FOR DRAFTSTOP AND VENTING LOCATIONS.
- FRAMING MEMBERS AND SHEATHING SHALL BE PER STRUCTURAL NOTES AS NOTED ON SHEET S1.1.
- SOME SHEARWALLS REQUIRE 3X FRAMING AT PANEL EDGES. SEE SHEARWALL SCHEDULE ON SHEET S1.2.
- HANGERS INDICATED ARE AS MANUFACTURED BY SIMPSON STRONG-TIE.
- PROVIDE JOIST OR BLOCKING ATOP SHEARWALLS.
- SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS.
- BUNDLED STUDS FROM THIS LEVEL SHALL BE CONTINUED DOWN TO FOUNDATION OR SUPPORTING BEAM.
- ALL BEAMS AND HEADERS SHALL HAVE A MINIMUM OF (1) FULL HEIGHT STUD AT EACH END FOR BRACING TYPICAL UNLESS NOTED OTHERWISE.
- PROVIDE MINIMUM (2) 2X BUNDLED STUDS UNDER EACH BEAM, TYPICAL UNLESS NOTED OTHERWISE.
- SEE DETAILS ON SHEET S9.0 FOR TYPICAL CORNER FRAMING DETAILS.
- WHERE DIAPHRAGMS REQUIRE DRAGSTRUTS. SEE S9.0 FOR DETAILS.
- HOLDOWNS INDICATED OCCUR AT BASE OF WALL INDICATED - HOLDOWNS LOCATED AT FOUNDATION LEVEL ARE SHOWN ON FOUNDATION PLAN AGAIN FOR CLARITY.
- FOR ROOF OVERFRAMING - REFER TO 4/S9.2.

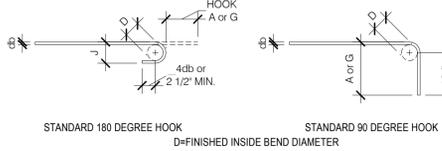
Roof Framing Plan
Juanita Farmhouse Cottages - Cottage # 4 (Silver Birch)
12652 94th Avenue NE
Kirkland, W.A. 98034

S2.1

BAR SIZE	f _c =3000 PSI			f _c =4000 PSI			f _c =5000 PSI		
	Ld	OTHER BARS LAP SPLICE	TOP BARS LAP SPLICE	Ld	OTHER BARS LAP SPLICE	TOP BARS LAP SPLICE	Ld	OTHER BARS LAP SPLICE	TOP BARS LAP SPLICE
#3	16"	21"	28"	14"	18"	24"	13"	17"	22"
#4	22"	28"	37"	19"	25"	32"	17"	22"	29"
#5	27"	36"	46"	24"	31"	40"	21"	28"	36"
#6	33"	43"	56"	28"	37"	48"	25"	33"	43"
#7	48"	62"	81"	42"	54"	70"	37"	48"	63"
#8	55"	71"	93"	47"	62"	80"	42"	55"	72"
#9	62"	80"	104"	53"	69"	90"	48"	62"	81"
#10	68"	89"	116"	59"	77"	100"	53"	69"	90"
#11	75"	98"	127"	65"	85"	110"	58"	76"	99"

- LAP SPLICE SCHEDULE NOTES:
- TENSION LAP SPLICE SHOWN ABOVE FOR CONCRETE COVER GREATER THAN OR EQUAL TO BAR DIAMETER AND CENTER TO CENTER SPACING GREATER THAN OR EQUAL TO TWO BAR DIAMETERS (SPACING AND COVER CASE). TENSION LAP SPLICE SHOWN ABOVE ARE CLASS B SPLICES.
 - "OTHER BARS" ARE ALL VERTICAL BARS AND HORIZONTAL BARS WITH LESS THAN 12" OF CONCRETE CAST BELOW THE BAR.
 - "TOP BARS" ARE HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE CAST BELOW THE BARS.
 - COMPRESSION LAP SPLICES SHALL BE 30 BAR DIAMETERS MIN. U.N.O. ON THE DRAWINGS
 - DEVELOPMENT LENGTH (Ld) IS "OTHER BARS", CLASS A.

BAR SIZE	D	STANDARD 180 DEGREE HOOK			STANDARD 90 DEGREE HOOK		
		D	A OR G	J	D	A OR G	A OR G
#3	6db	2 1/4"	5"	3"	#3	2 1/4"	6"
#4	6db	3"	6"	4"	#4	3"	8"
#5	6db	3 3/4"	7"	5"	#5	3 3/4"	10"
#6	6db	4 1/2"	8"	6"	#6	4 1/2"	1'-0"
#7	6db	5 1/4"	10"	7"	#7	5 1/4"	1'-2"
#8	6db	6"	11"	8"	#8	6"	1'-4"
#9	8db	9 1/2"	1'-3"	11 3/4"	#9	9 1/2"	1'-7"
#10	8db	10 3/4"	1'-5"	1'-1 1/4"	#10	10 3/4"	1'-10"
#11	8db	12"	1'-7"	1'-2 3/4"	#11	12"	2'-0"
#14	10db	18 1/4"	2'-3"	1'-9 3/4"	#14	18 1/4"	2'-7"
#18	10db	24"	3'-0"	2-4 1/2"	#18	24"	3'-5"

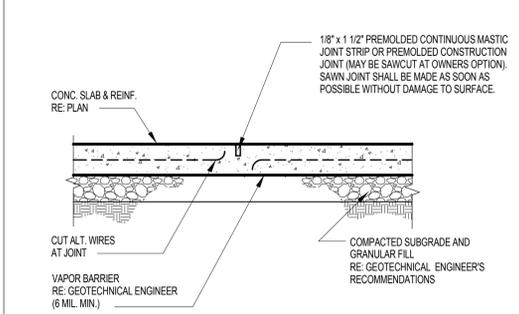


2 STANDARD HOOK DETAILS

NO.	CONCRETE EXPOSURE	MINIMUM COVER (INCHES)
(b)	CONCRETE EXPOSED TO EARTH OR WEATHER NO. 6 THROUGH NO. 18 BARS AND SMALLER	2" 1 1/2"
(c)	CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND SLABS, WALLS, JOISTS, NO. 14 AND NO. 18 BARS AND SMALLER	1 1/2" 3/4"
	PRIMARY REINFORCEMENT, TIES, STRIPUPS, SPIRALS, SHELLS, FOLDED PLATE MEMBERS NO. 6 BAR AND LARGER NO. 5 BAR, W31 OR D31 WIRE, AND SMALLER	1 1/2" 3/4"
		1 1/2" 3/4"
		1 1/2" 3/4"

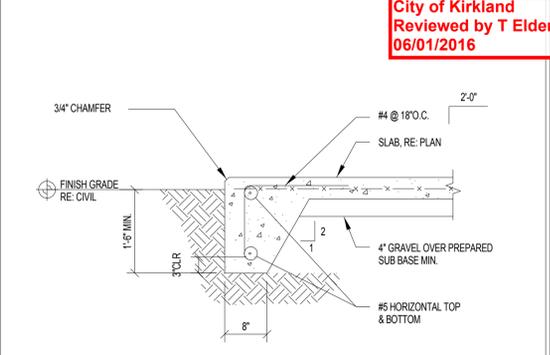
NOTES: THE ABOVE MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR DEFORMED REINFORCING BARS, BUT SHALL NOT BE LESS THAN THAT REQUIRED TO PROVIDE FIRE PROTECTION - SEE DETAIL 13 THIS SHEET.

3 C.I.P. CONCRETE PROTECTION FOR REINFORCEMENT



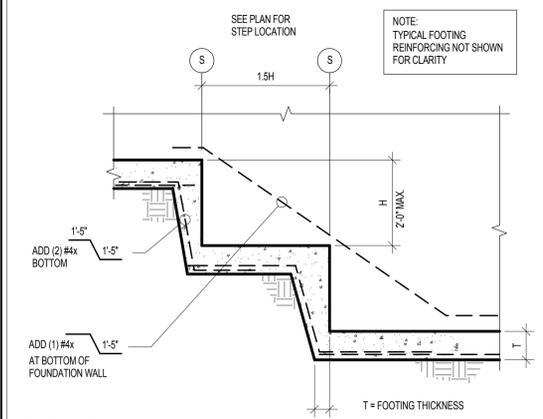
PROVIDE CONTROL OR CONSTRUCTION JOINTS IN SLABS ON GRADE TO BREAK UP SLAB INTO RECTANGULAR AREAS OF 400 SQUARE FEET OR LESS. AREAS SHALL BE APPROX. SQUARE AND HAVE NO ACUTE ANGLES. JOINT LOCATIONS SHALL BE APPROVED BY THE ARCHITECT.

4 TYPICAL SHRINKAGE CONTROL JOINT (S.J.)

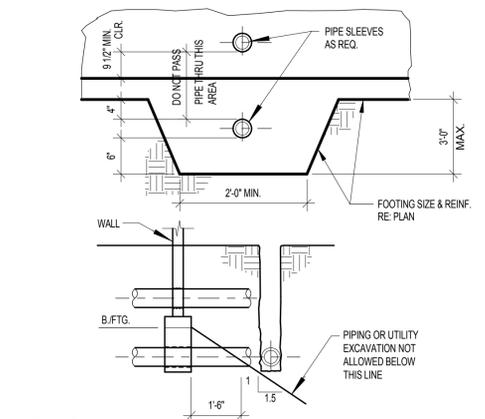


5 TYPICAL TURNED DOWN EDGE AT EXTERIOR APRON

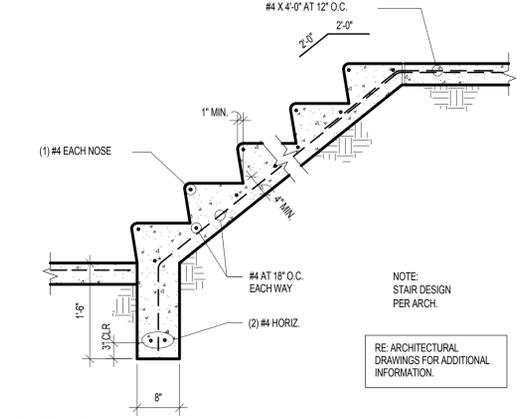
1 TYPICAL LAP SPLICE SCHEDULE



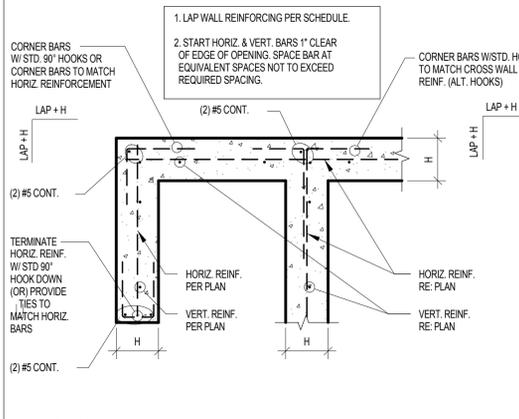
6 TYPICAL STEPPED FOOTING



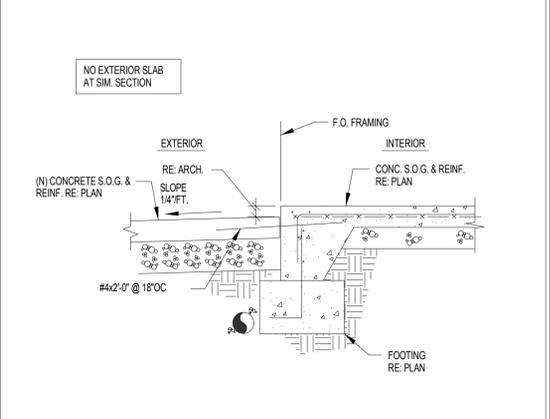
7 TYPICAL WALL PENETRATION



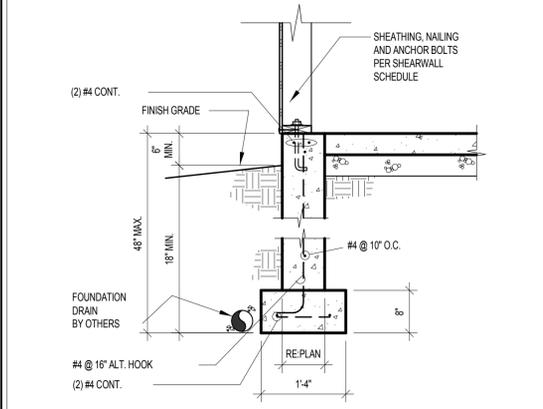
8 TYPICAL STAIR ON GRADE



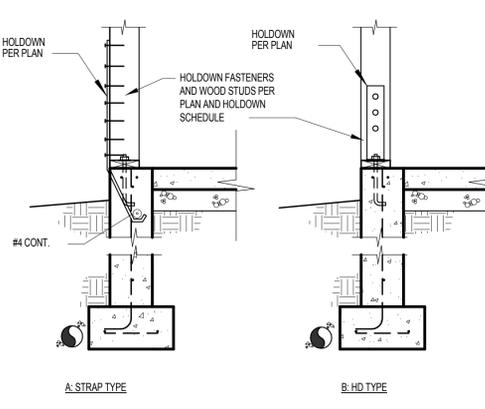
9 SINGLE CURTAIN WALL REINF. PLACEMENT



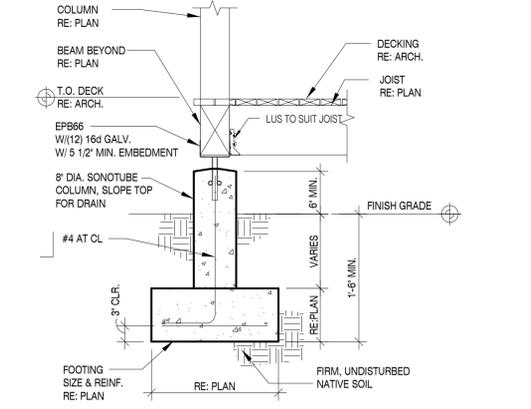
10 INTERIOR SLAB AT EXTERIOR SLAB



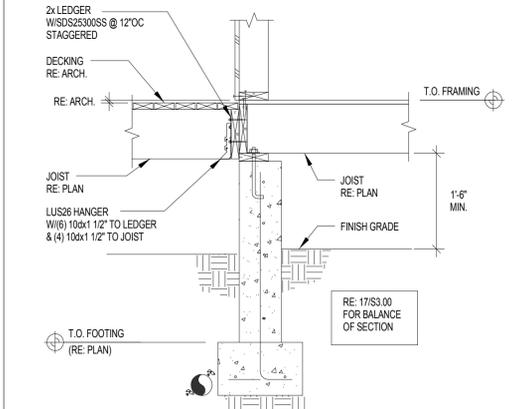
11 EXTERIOR FOOTING SECTION



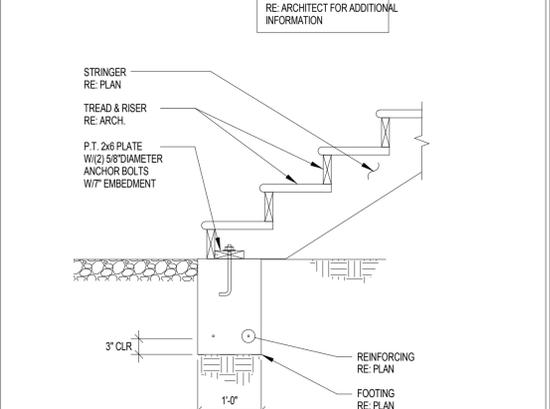
12 EXTERIOR HOLDDOWN



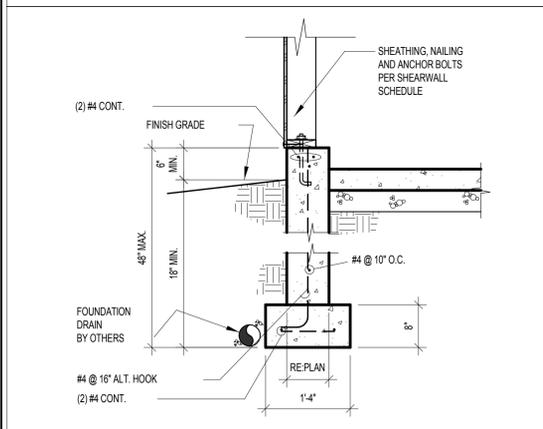
13 TYPICAL DECK GUARD STANCHION



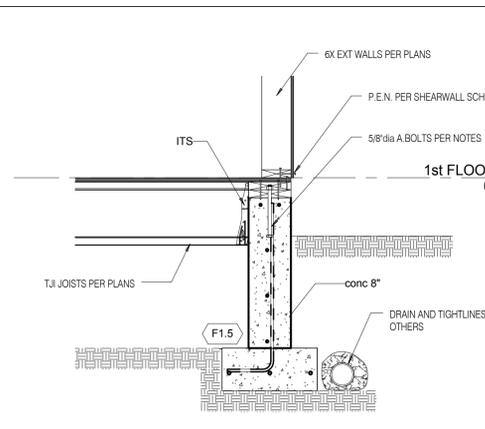
14 TYPICAL DECK AT PERIMETER FOOTING



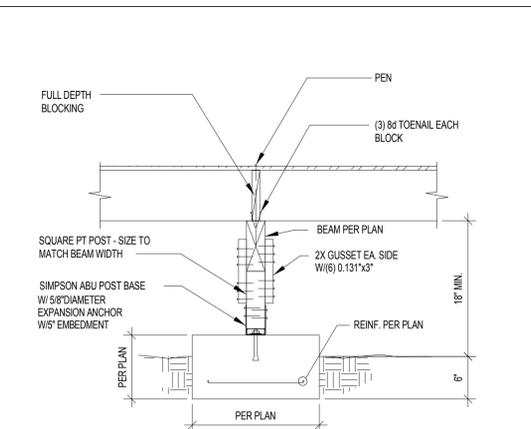
15 TYPICAL STAIR AT SLAB



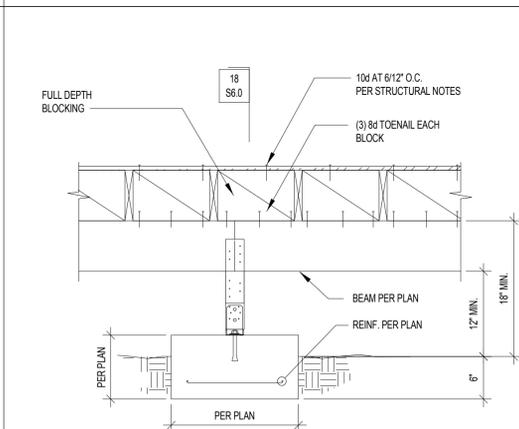
16 GARAGE FOOTING



17 DETAIL



18 TYPICAL INTERIOR FOOTING



19 TYPICAL INTERIOR FOOTING

City of Kirkland
Reviewed by T Elder
06/01/2016

CT ENGINEERING INC.
Structural Engineers
180 Nickerson Street Suite 302 Seattle, WA 98109
206.285.4512 (V) 206.285.0618 (F)
www.ctengineering.com



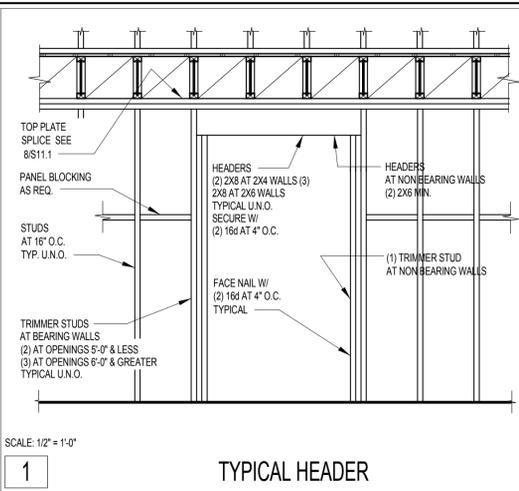
No.	DATE

REVISION	DATE

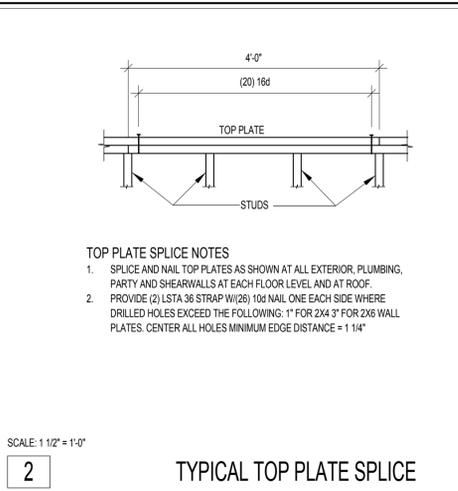
JOB #:	15160
ENG.:	RTN
CAD.:	JMA
SCALE:	3/4" = 1'-0"
KEY ISSUE DATES:	
PERMIT:	04/18/16

Concrete Details
Juanita Farmhouse Cottages - Cottage #4 (Silver Birch)
12652 94th Avenue NE
Kirkland, W.A. 98034

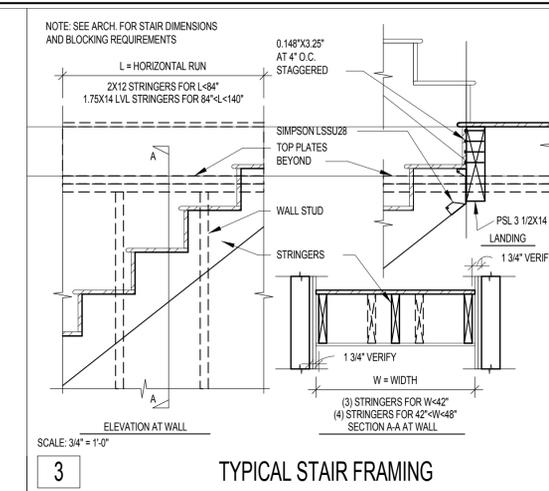
S6.0



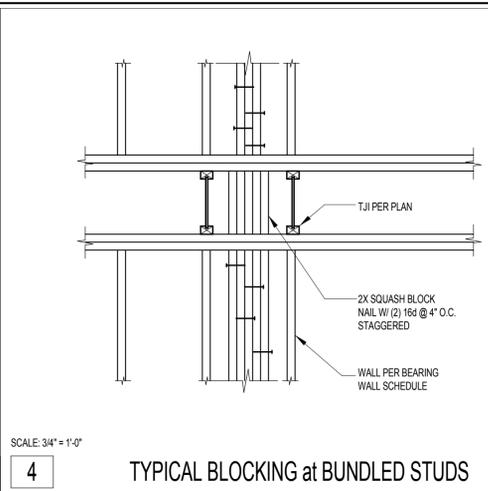
1 TYPICAL HEADER
SCALE: 1/2" = 1'-0"



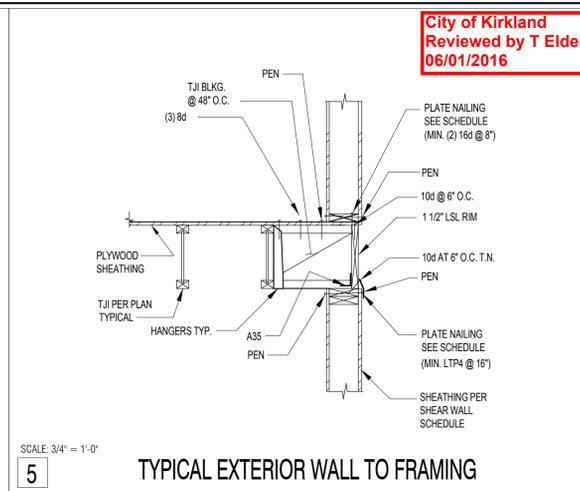
2 TYPICAL TOP PLATE SPLICE
SCALE: 1 1/2" = 1'-0"



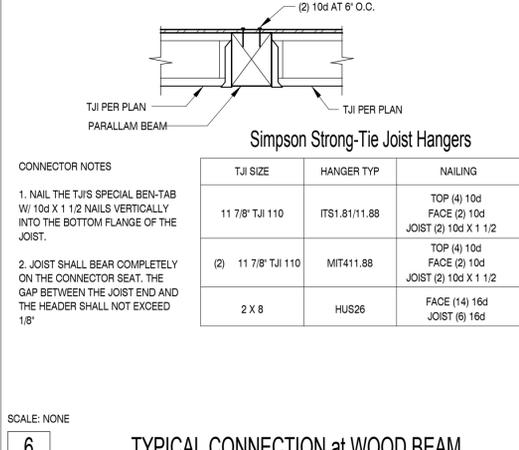
3 TYPICAL STAIR FRAMING
SCALE: 3/4" = 1'-0"



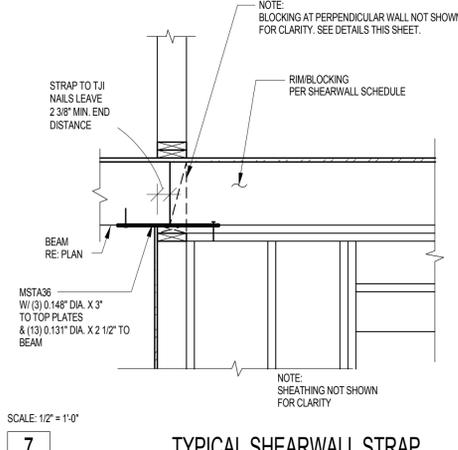
4 TYPICAL BLOCKING at BUNDLED STUDS
SCALE: 1/4" = 1'-0"



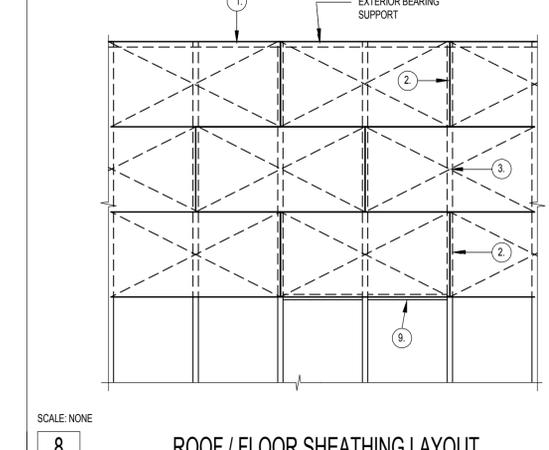
5 TYPICAL EXTERIOR WALL TO FRAMING
SCALE: 3/4" = 1'-0"



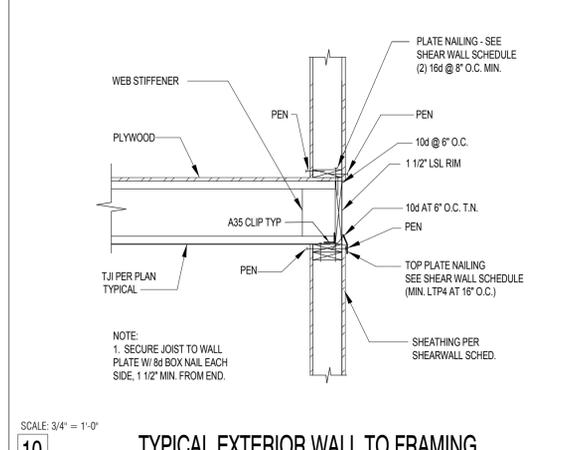
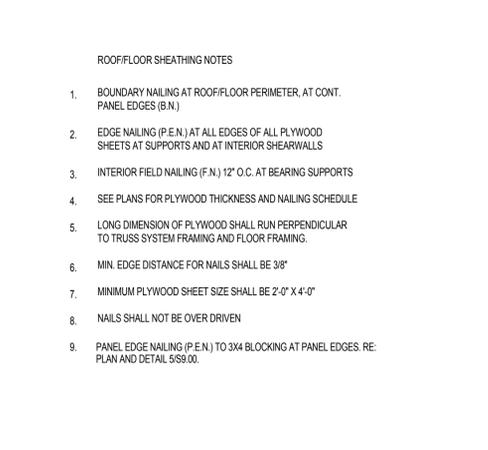
6 TYPICAL CONNECTION at WOOD BEAM
SCALE: NONE



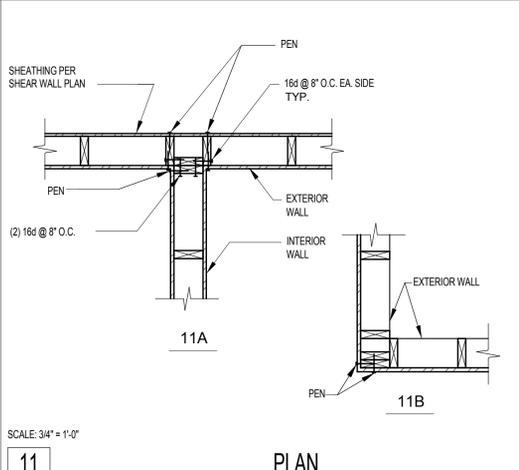
7 TYPICAL SHEARWALL STRAP
SCALE: 1/2" = 1'-0"



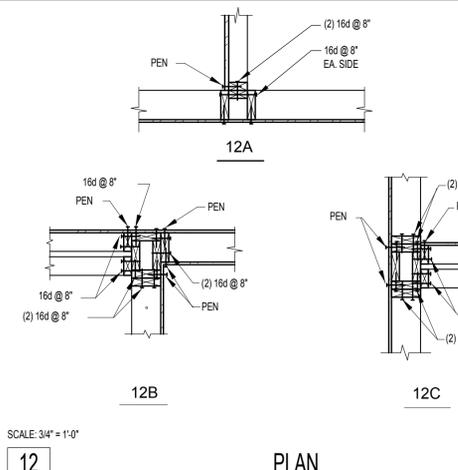
8 ROOF / FLOOR SHEATHING LAYOUT
SCALE: NONE



10 TYPICAL EXTERIOR WALL TO FRAMING
SCALE: 3/4" = 1'-0"



11 PLAN
SCALE: 3/4" = 1'-0"



12 PLAN
SCALE: 3/4" = 1'-0"

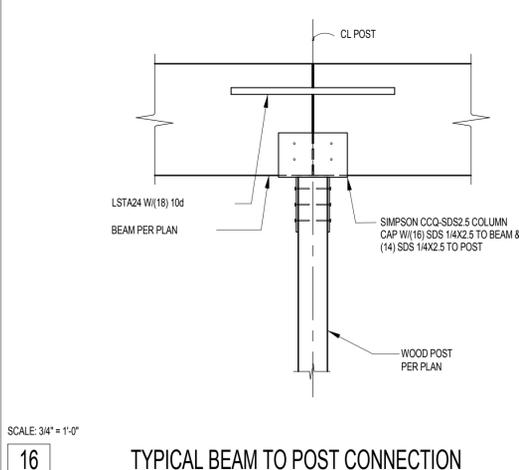
HANGER SCHEDULE

MARK	HANGER TYPE	TOP	FACE	JOIST	ALLOWABLE LOAD (POUNDS)	BEAM/JOIST
BH1	HGLTV4	(6) 16d	(12) 16d	(6) 16d	8665	GL 3 1/2X9 1/2
BH2	LGU3.62	---	(16) SDS 14X2 1/2	(12) SDS 14X2 1/2	6400	GL 3 1/2X11 7/8
BH3	HGLTV6	(6) 16d	(12) 16d	(6) 16d	8665	GL 5 7/8X9 1/2
BH4	HGLTV6	(6) 16d	(12) 16d	(6) 16d	8665	GL 5 7/8X11 7/8
BH5	HGLTV4	(6) 16d	(12) 16d	(6) 16d	8665	GL 3 1/2X16
BH6	HHGU5.5	(44) SDS 14X2 1/2		(28) SDS 14X2 1/2	16,700	GL 5 7/8X16

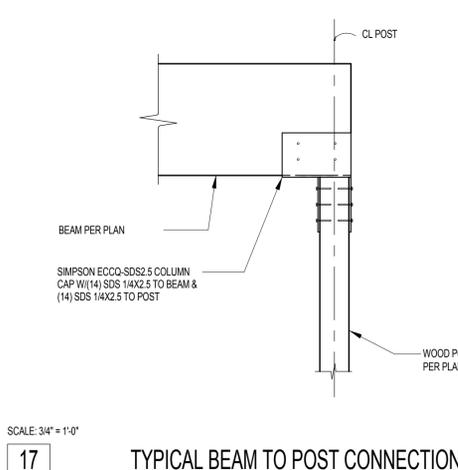
HANGER SCHEDULE NOTES:

- HANGERS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC.
- USE ALL SPECIFIED FASTENERS
- BEAM MUST BE CUT TO FIT SECURELY AGAINST HEADER AND BEAR COMPLETELY ON THE CONNECTOR SEAT.
- ALLOW 1/16" CLEARANCE BETWEEN THE END OF TJI JOIST AND SUPPORT MEMBER OR HANGER.

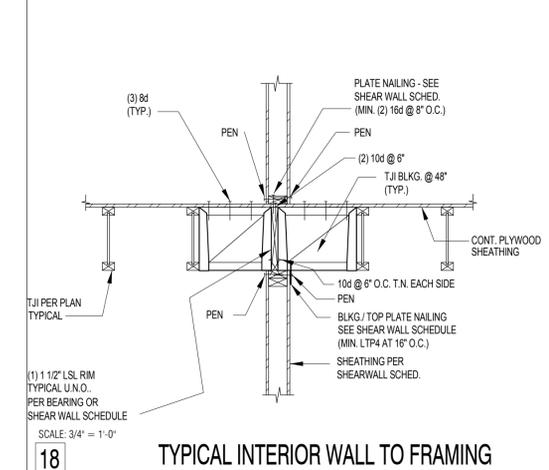
13 HANGER SCHEDULE
SCALE: NONE



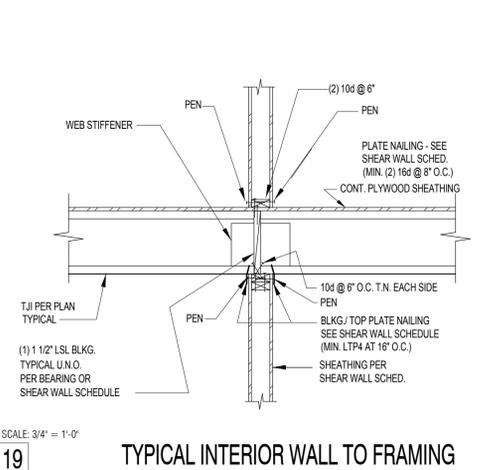
16 TYPICAL BEAM TO POST CONNECTION
SCALE: 3/4" = 1'-0"



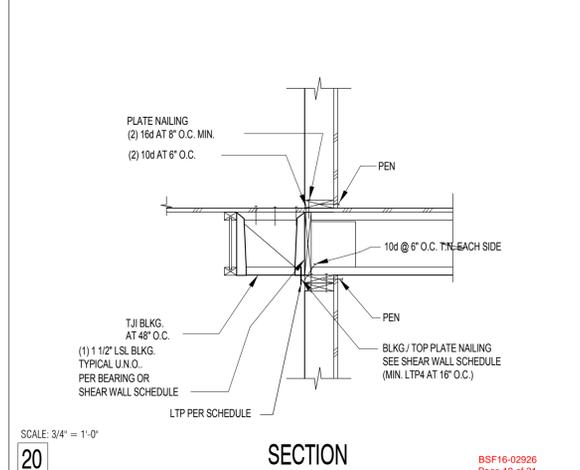
17 TYPICAL BEAM TO POST CONNECTION
SCALE: 3/4" = 1'-0"



18 TYPICAL INTERIOR WALL TO FRAMING
SCALE: 3/4" = 1'-0"



19 TYPICAL INTERIOR WALL TO FRAMING
SCALE: 3/4" = 1'-0"



20 SECTION
SCALE: 3/4" = 1'-0"

City of Kirkland
Reviewed by T Elder
06/01/2016

CT ENGINEERING INC.
Structural Engineers
180 Nickerson Street Suite 302 Seattle, WA 98109
206.285.4512 (V) 206.285.0618 (F)
www.ctengineering.com

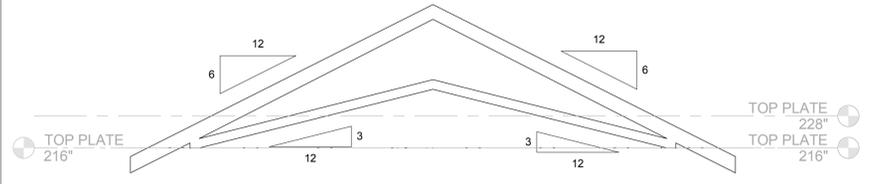
04/18/16

No.	REVISION	DATE

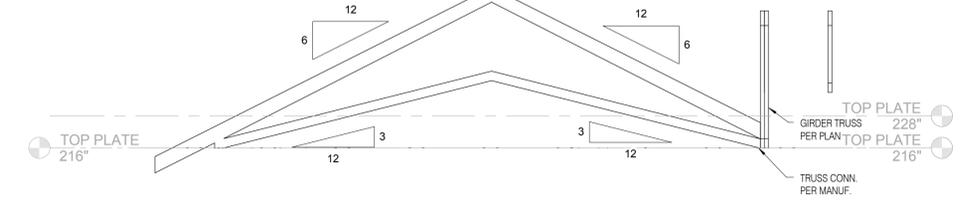
JOB #:	15160
ENG.:	RTN
CAD.:	JMA
SCALE:	3/4" = 1'-0"
KEY ISSUE DATES:	
PERMIT:	04/18/16

Wood Framing Details
Juanita Farmhouse Cottages - Cottage #4 (Silver Birch)
12652 94th Avenue NE
Kirkland, W.A. 98034

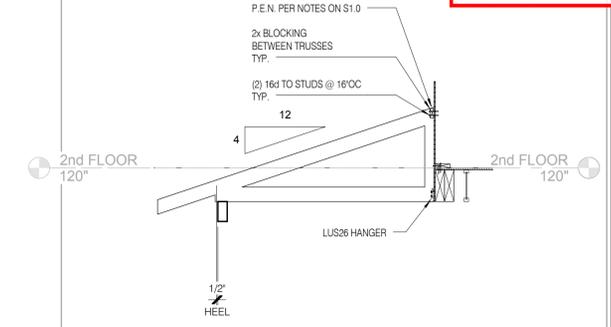
S9.0



SCALE: 3/8" = 1'-0"
1 TRUSS PROFILE

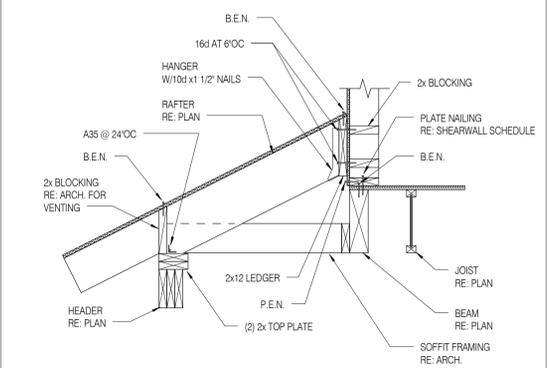


SCALE: 3/8" = 1'-0"
2 TRUSS PROFILE



SCALE: 3/8" = 1'-0"
3 TRUSS PROFILE

City of Kirkland
 Reviewed by T Elder
 06/01/2016



SCALE: 3/4" = 1'-0"
6 LOWER ROOF DIAPHRAGM

CT ENGINEERING INC.
 Structural Engineers
 180 Nicholson Street Suite 302 Seattle, WA 98109
 206.285.4512 (V) 206.285.0618 (F)
 www.ctengineering.com



No.	REVISION	DATE

JOB #: 15160
 ENG: Designer
 CAD: Author
 SCALE: As Indicated
 KEY ISSUE DATES:
 PERMIT: 04/18/16

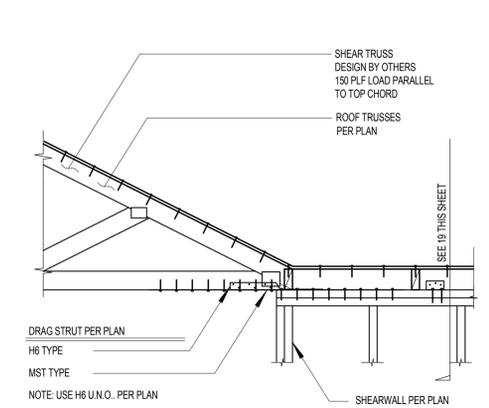
Wood Framing Details
 Juanita Farmhouse Cottages - Cottage #4 (Silver Birch)
 12652 94th Avenue NE
 Kirkland, WA 98034

S9.1

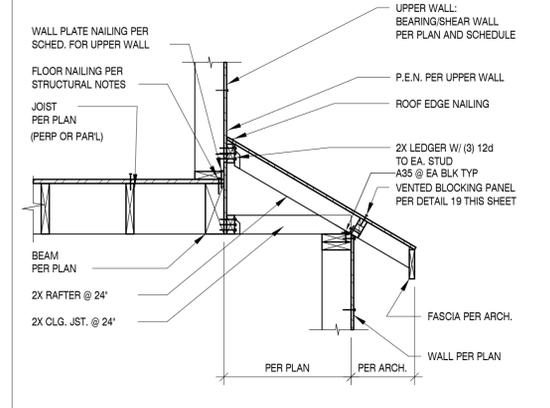


No.	REVISION	DATE

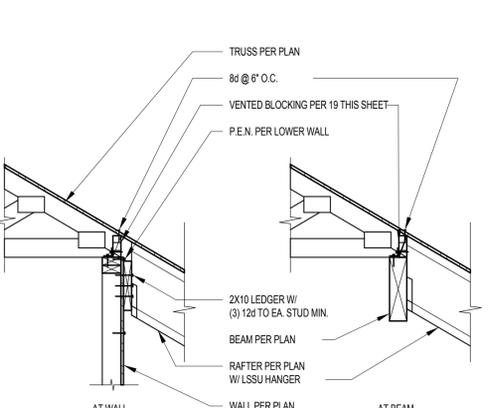
JOB #:	15160
ENG.:	RTN
CAD.:	JMA
SCALE:	3/4" = 1'-0"
KEY ISSUE DATES:	
PERMIT:	04/18/16



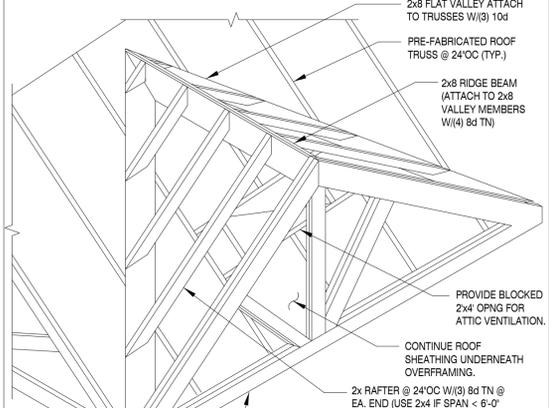
1 TYPICAL DRAG STRUT TO TRUSS



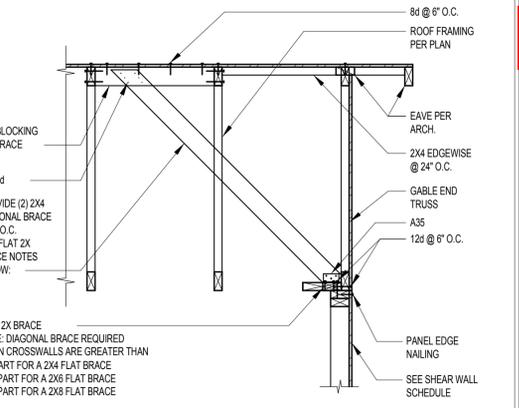
2 DETAIL



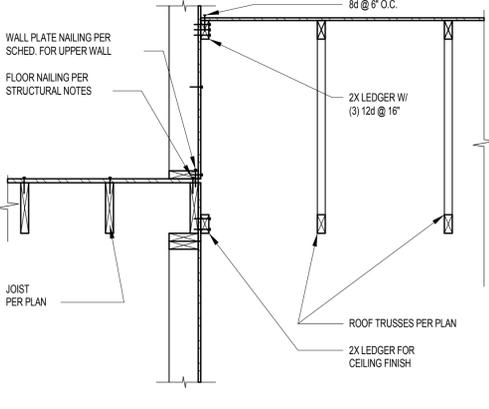
3 TRUSS/RAFTER DETAIL



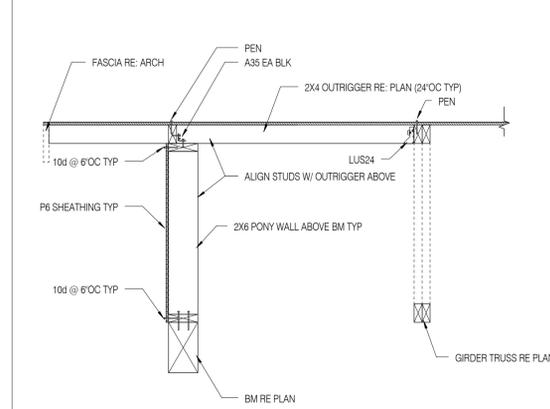
4 OVERFRAMING DETAIL



5 TYPICAL TRUSS BRACING at END WALLS



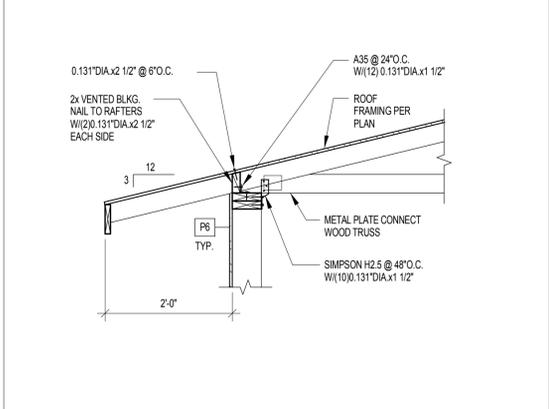
6 LEDGER at LOW ROOF



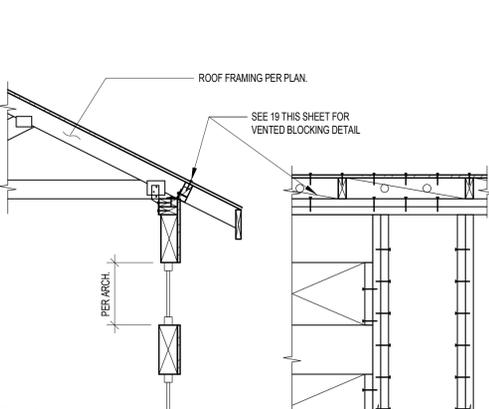
7 DETAIL



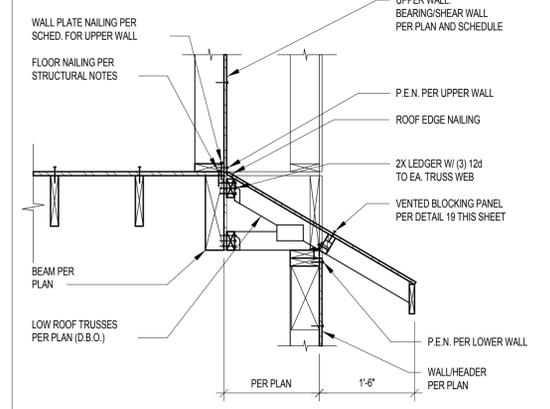
9 EXTERIOR WALL at ROOF



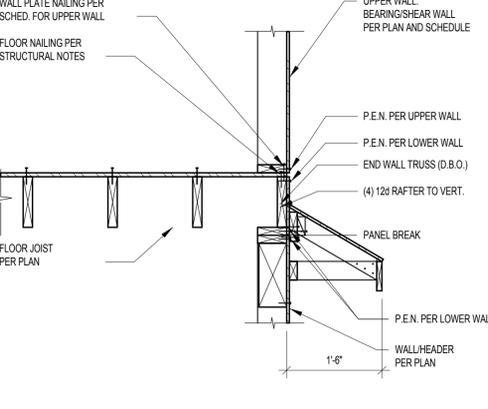
10 TYPICAL TRUSS BRACING at END WALLS



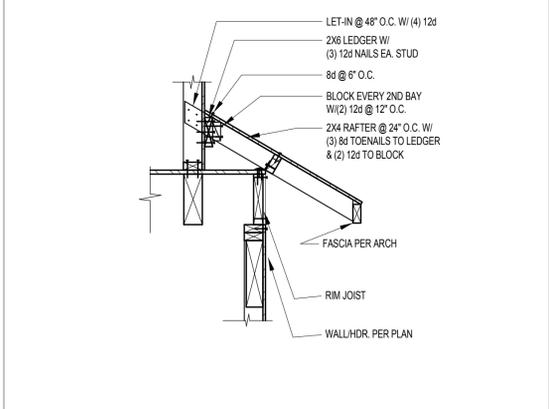
11 HEADER at BALLOON FRAMING



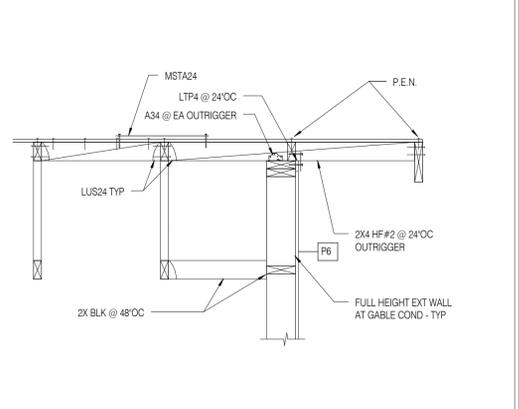
12 LOW ROOF at GARAGE



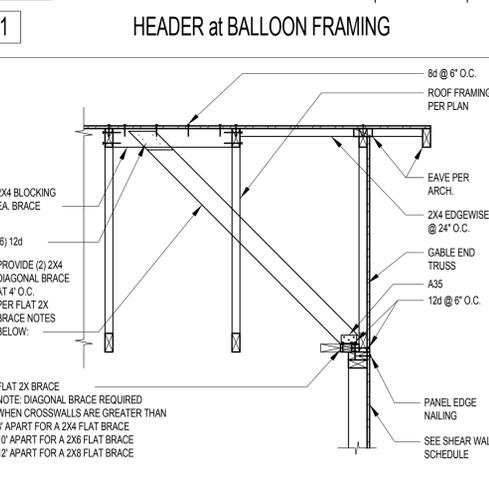
13 LOW ROOF at GARAGE



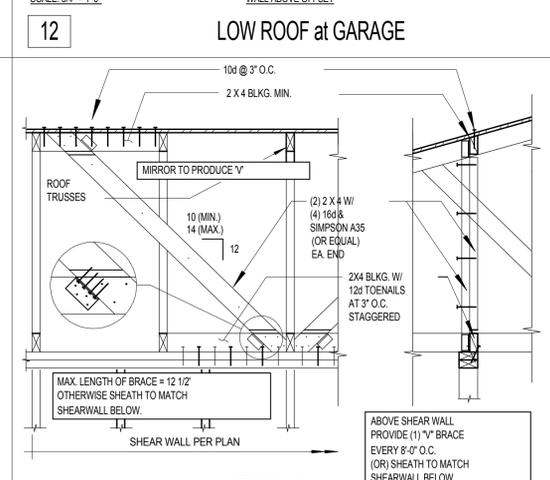
14 LOW ROOF at GARAGE



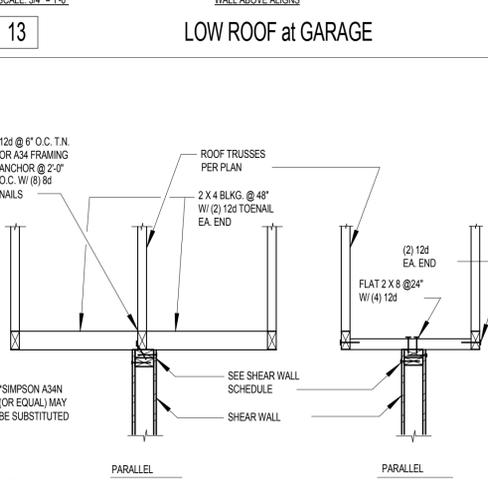
15 TYP EXT WALL @ GABLE END



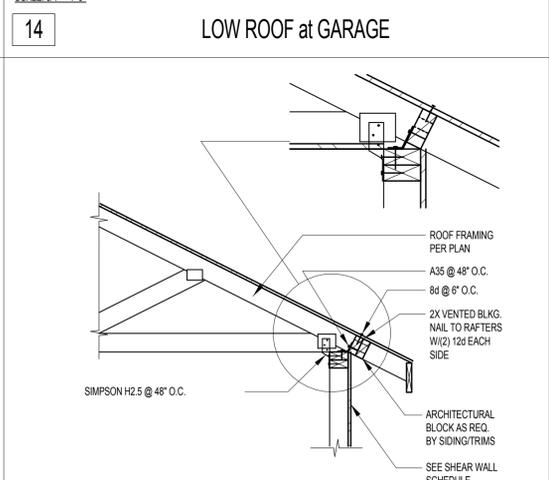
16 TRUSS BRACING at END WALLS



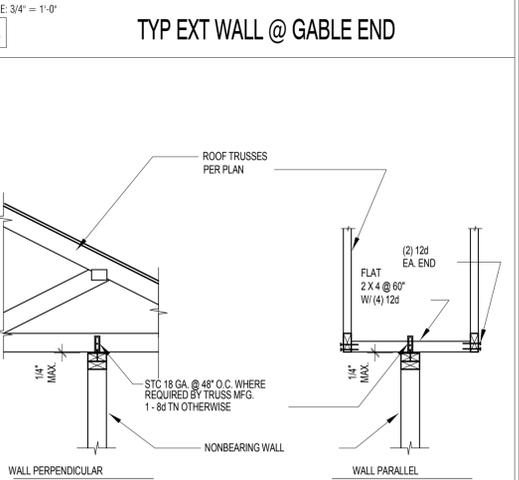
17 SHEARWALL TO TRUSS



18 SHEARWALL TO TRUSS



19 EXTERIOR WALL at ROOF



20 NONBEARING WALL SUPPORT