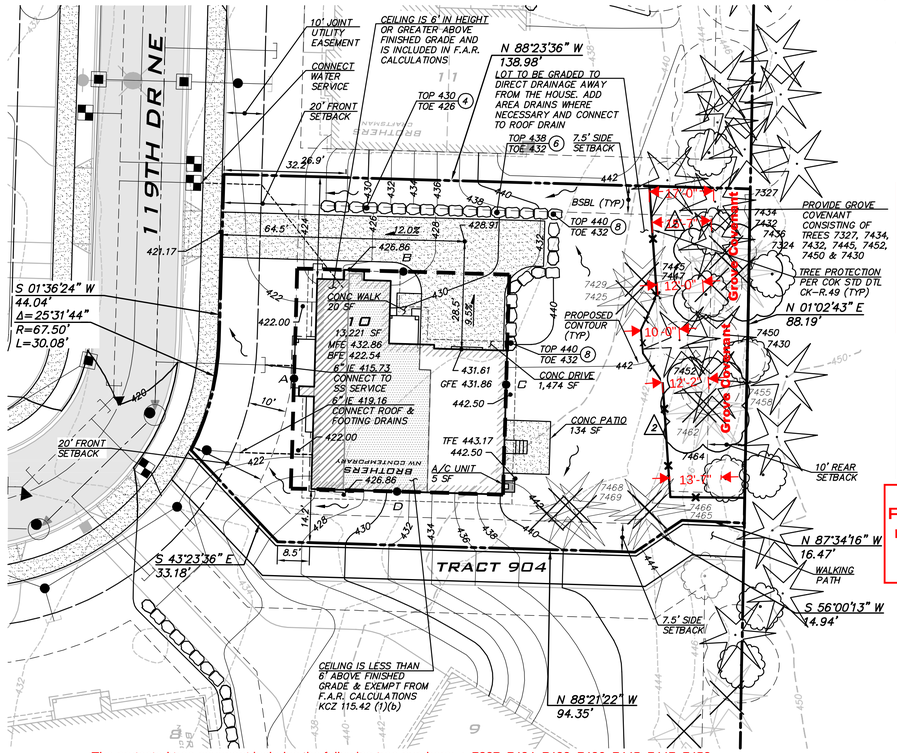
NW 1/4, SE 1/4, SEC 30, TWP 26N, RGE 5E, W.M.



The protected tree covenant includes the following tree numbers: : 7327, 7434, 7432, 7436, 7445, 7447, 7452, 7450, and 7430.

PARCEL DATA

ADDRESS: 4504 119TH DR NE
PARCEL: 108564–0100
GROSS SITE AREA: 13,221 SF (0.30 AC)
ZONING: RS–12.5
SETBACKS: 20' FRONT,
5' SIDE (BOTH SIDE YARDS MUST EQUAL 15'),
10' REAR
PROPOSED USE: DETACHED DWELLING UNITS
SEWER PROVIDED BY: CITY OF KIRKLAND
WATER PROVIDED BY: CITY OF KIRKLAND

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).

Tree Retention Summary	
Total number of trees	25
Total number of viable trees	9
Total number of non-viable trees	16
Total number of viable tree credits	12
Total number of retained tree credits	12
Total number of required tree credits 30 x .30	9
Mitigation	0

FIELD HEIGHT VERIFICATION: Field height verification by contractor required to be submitted to building inspector at subfloor inspection or the slab insulation inspection.

Lot 10	Brother NW Cont	9/13/2019
WALL SEGMENT LETTER	WALL SEGMENT LENGTH (FT)	EX GRADE @ MIDPOINT
A	58.08	437.07
B	56.00	437.35
C	58.08	438.70
D	56.00	439.10
ABE:		438.05
BASEMENT FLOOR ELEVATION (BFE):		422.54
BUILDING HEIGHT ABOVE BFE:		38.45
MAX HEIGHT ABOVE ABE PER ZONE:		25.00
RIDGE ELEVATION:		460.99
MAX RIDGE ELEVATION:		463.05

BASIS OF BEARING

HELD THE BEARING OF NORTH 0°28'49" EAST ALONG THE CENTER LINE OF 116TH AVE NORTHEAST

VERTICAL DATUM

NAVD 88

CONTOUR INTERVAL = 2'

SITE BENCHMARKS

TBM – 40: SET MAG NAIL ON CURB SEAM AT THE SOUTH SIDE OF NE 45 STREET, CLOSE TO THE INTERSECTION WITH 117TH DR NE; N=240176.00; E=1307567.96 ELEV.=366.86

TBM – 41: SET MAG NAIL ON CURB SEAM AT THE SOUTH SIDE OF NE 45 STREET CLOSE TO THE COMMON PROPERTY LINE OF LOT 4 AND LOT 5; N=240167.14; E=1307883.70 ELEV.=382.13

CITY REQUESTED BENCHMARK: BENCHMARK TO BE USE FOR BUILDING HEIGHT VERIFICATION: SSMH #9664, RIM = 344.46. THIS IS LOCATED IN 116TH AVE NE JUST WEST OF THE OLD (SOUTH) ENTRANCE THAT IS TO BE RESTORED TO WETLAND AND WETLAND BUFFER. THIS LOCATION IS SHOWN ON SHEET 2 OF 14 TITLED BRIDLESTONE ESTATES TOPOGRAPHIC SURVEY PREPARED BY TRIAD AND ASSOCIATES.

OWNER

TOLL BROS, INC
8815 122ND AVE NE, STE 200
KIRKLAND, WA 98033
(425) 825–1955
CONTACT: WINSTON TOWNS

N

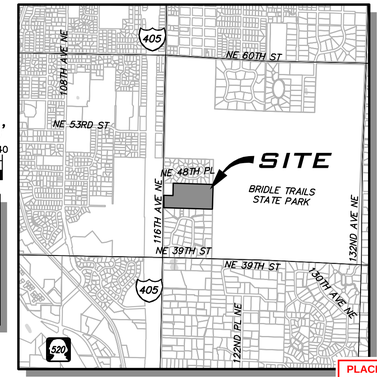
SCALE: 1" = 20'
0 10 20 40

TREE LEGEND

EXISTING TREE TO BE REMOVED

EXISTING TREE TO REMAIN

NOTICE HOURS OF WORK: 7 AM 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



VICINITY MAP

SCALE: 1"=2000'

PLACING MATERIAL NEAR TREES. No person may conduct any activity within the protected area of any tree designated to remain, including but not limited to, operating or parking equipment, placing solvents, storing building material or soil deposits, or dumping concrete washout or other chemicals. During construction no person shall attach any object to any tree designated for protection.

LEGAL DESCRIPTION

LOT 10 OF BRIDGEWOOD ESTATES AT KIRKLAND, A PLAT COMMUNITY, AS PER PLAT RECORDED IN VOLUME 289 OF PLATS, PAGES 54 THROUGH 57, RECORDS OF KING COUNTY AUDITOR; SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON.

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.

TREE PROTECTION RECOMMENDATIONS

TREE PROTECTION MEASURES

THE FOLLOWING TREE PROTECTION MEASURES ARE SPECIFIED IN CHAPTER 95.34, TITLED TREE PROTECTION AND DEVELOPMENT ACTIVITY, OF THE KIRKLAND ZONING CODE:

PRIOR TO DEVELOPMENT ACTIVITY OR INITIATING TREE REMOVAL ON THE SITE, VEGETATED AREAS AND INDIVIDUAL TREES TO BE PRESERVED SHALL BE PROTECTED FROM POTENTIALLY DAMAGING ACTIVITIES PURSUANT TO THE FOLLOWING STANDARDS:

1. PLACING MATERIALS NEAR TREES. NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE PROTECTED AREA OF ANY TREE DESIGNATED TO REMAIN, INCLUDING, BUT NOT LIMITED TO, OPERATING OR PARKING EQUIPMENT, PLACING SOLVENTS, STORING BUILDING MATERIAL OR SOIL DEPOSITS, OR DUMPING CONCRETE WASHOUT OR OTHER CHEMICALS. DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY OBJECT TO ANY TREE DESIGNATED FOR PROTECTION.

2. PROTECTIVE BARRIER. BEFORE DEVELOPMENT, LAND CLEARING, FILLING OR ANY LAND ALTERATION, THE APPLICANT SHALL:
   a. ERECT AND MAINTAIN READILY VISIBLE TEMPORARY PROTECTIVE TREE FENCING ALONG THE LIMITS OF DISTURBANCE WHICH COMPLETELY SURROUNDS THE PROTECTED AREA OF ALL RETAINED TREES OR GROUPS OF TREES. FENCES SHALL BE CONSTRUCTED OF CHAIN LINK AND BE AT LEAST SIX (6) FEET HIGH, UNLESS OTHER TYPE OF FENCING IS AUTHORIZED BY THE PLANNING OFFICIAL.
   b. INSTALL HIGHLY VISIBLE SIGNS SPACED NO FURTHER THAN 15 FEET ALONG THE ENTIRETY OF THE PROTECTIVE TREE FENCE. SAID SIGN MUST BE APPROVED BY THE PLANNING OFFICIAL AND SHALL STATE AT A MINIMUM "TREE PROTECTION AREA, ENTRANCE PROHIBITED" AND PROVIDE THE CITY PHONE NUMBER FOR CODE ENFORCEMENT TO REPORT VIOLATIONS. INCLUDE ON SIGNS "FOR QUESTIONS REGARDING WORK WITHIN TREE PROTECTION ZONE OR TO REPORT DAMAGE TO RETAINED TREES, CALL TONY SHOFFNER, PROJECT CONSULTING ARBORIST, AT (206)755–2871."
   c. PROHIBIT EXCAVATION OR COMPACTION OF EARTH OR OTHER POTENTIALLY DAMAGING ACTIVITIES WITHIN THE BARRIERS; PROVIDED, THAT THE PLANNING OFFICIAL MAY ALLOW SUCH ACTIVITIES APPROVED BY A QUALIFIED PROFESSIONAL AND UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL RETAINED AND PAID FOR BY THE APPLICANT.
   d. MAINTAIN THE PROTECTIVE BARRIERS IN PLACE FOR THE DURATION OF THE PROJECT UNTIL THE PLANNING OFFICIAL AUTHORIZES THEIR REMOVAL.
   e. ENSURE THAT ANY APPROVED LANDSCAPING DONE IN THE PROTECTED ZONE SUBSEQUENT TO THE REMOVAL OF THE BARRIERS SHALL BE ACCOMPLISHED WITH LIGHT MACHINERY OR HAND LABOR.
   f. IN ADDITION TO THE ABOVE, THE PLANNING OFFICIAL MAY REQUIRE THE FOLLOWING:
      1) IF EQUIPMENT IS AUTHORIZED TO OPERATE WITHIN THE CRITICAL ROOT ZONE, COVER THE AREAS ADJOINING THE CRITICAL ROOT ZONE OF A TREE WITH MULCH TO A DEPTH OF AT LEAST SIX (6) INCHES OR WITH PLYWOOD OR SIMILAR MATERIAL IN ORDER TO PROTECT ROOTS FROM DAMAGE CAUSED BY HEAVY EQUIPMENT.
      2) MINIMIZE ROOT DAMAGE BY EXCAVATING A 2–FOOT–DEEP TRENCH, AT EDGE OF CRITICAL ROOT ZONE, TO CLEANLY SEVER THE ROOTS OF TREES TO BE RETAINED.
      3) CORRECTIVE PRUNING PERFORMED ON PROTECTED TREES IN ORDER TO AVOID DAMAGE FROM MACHINERY OR BUILDING ACTIVITY.
      4) MAINTENANCE OF TREES THROUGHOUT CONSTRUCTION PERIOD BY WATERING AND FERTILIZING.

3. GRADE.
   a. THE GRADE SHALL NOT BE ELEVATED OR REDUCED WITHIN THE CRITICAL ROOT ZONE OF TREES TO BE PRESERVED WITHOUT THE PLANNING OFFICIAL'S AUTHORIZATION BASED ON THE RECOMMENDATIONS FROM A QUALIFIED PROFESSIONAL. THE PLANNING OFFICIAL MAY ALLOW COVERAGE OF UP TO ONE–HALF (1/2) OF THE AREA OF THE TREE'S CRITICAL ROOT ZONE WITH LIGHT SOILS (NO CLAY) TO THE MINIMUM DEPTH NECESSARY TO CARRY OUT GRADING OR LANDSCAPING PLANS, IF IT WILL NOT IMPERIL THE SURVIVAL OF THE TREE. AERATION DEVICES MAY BE REQUIRED TO ENSURE THE TREE'S SURVIVAL.
   b. IF THE GRADE ADJACENT TO A PRESERVED TREE IS RAISED SUCH THAT IT COULD SLOUGH OR ERODE INTO THE TREE'S CRITICAL ROOT ZONE, IT SHALL BE PERMANENTLY STABILIZED TO PREVENT SUFFOCATION OF THE ROOTS.
   c. THE APPLICANT SHALL NOT INSTALL AN IMPERVIOUS SURFACE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE TO BE RETAINED WITHOUT THE AUTHORIZATION OF THE PLANNING OFFICIAL. THE PLANNING OFFICIAL MAY REQUIRE SPECIFIC CONSTRUCTION METHODS AND/OR USE OF AERATION DEVICES TO ENSURE THE TREE'S SURVIVAL AND TO MINIMIZE THE POTENTIAL FOR ROOT–INDUCED DAMAGE TO THE IMPERVIOUS SURFACE.
   d. TO THE GREATEST EXTENT PRACTICAL, UTILITY TRENCHES SHALL BE LOCATED OUTSIDE OF THE CRITICAL ROOT ZONE OF TREES TO BE RETAINED. THE PLANNING OFFICIAL MAY REQUIRE THAT UTILITIES BE TUNNELED UNDER THE ROOTS OF TREES TO BE RETAINED IF THE PLANNING OFFICIAL DETERMINES THAT TRENCHING WOULD SIGNIFICANTLY REDUCE THE CHANCES OF THE TREE'S SURVIVAL.
   e. TREES AND OTHER VEGETATION TO BE RETAINED SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. CLEARING OPERATIONS SHALL BE CONDUCTED SO AS TO EXPOSE THE SMALLEST PRACTICAL AREA OF SOIL TO EROSION FOR THE LEAST POSSIBLE TIME. TO CONTROL EROSION, IT IS ENCOURAGED THAT SHRUBS, GROUND COVER AND STUMPS BE MAINTAINED ON THE INDIVIDUAL LOTS, WHERE FEASIBLE.

4. DIRECTIONAL FELLING. DIRECTIONAL FELLING OF TREES SHALL BE USED TO AVOID DAMAGE TO TREES DESIGNATED FOR RETENTION.

5. ADDITIONAL REQUIREMENTS. THE PLANNING OFFICIAL MAY REQUIRE ADDITIONAL TREE PROTECTION MEASURES THAT ARE CONSISTENT WITH ACCEPTED URBAN FORESTRY INDUSTRY PRACTICES.

#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in grove	Health	Defects/Comments	Proposed Action: Retain	Proposed Action: Remove	CRZ/TPZ/LOD Radius in feet: N	W	E	S	Tree credits	Viable tree credits	Retained tree credits
1	7324	Western red cedar	16	16	10			Poor	column of decay root crown to 20', previous top loss, woodpecker activity, carpenter ants		1	10	10	10	10	4		
2	7326	Douglas fir	8	8	8			Fair	Dead wood, broken branch's , moss & lichen, previous top loss, asymmetric canopy west, typical of species, thin canopy		1	8	8	8	8	1		
3	7327	Douglas fir	15	15	16		X	Fair	Dead wood, broken branch's, moss & lichen, asymmetric canopy, et, typical of species	1		16	16	16	16	3.5	3.5	3.5
4	7328	Grand fir	10	10	12 west only			Fair	asymmetric canopy west, typical of species, moss & lichen, dead wood, broken branch's		1	12	12	12	12	1		
5	7425	Douglas fir	17,1 0,4	20	15			Poor	Co-dominant leaders with included bark x3 @ root crown, moss and lichen, asymmetric canopy towards west, free flowing sap, dying, laminated root rot		1	16	16	16	16	6		
6	7426	Douglas fir	6	6	4			Poor	MOSS & LICHEN, previous top loss, thin canopy, laminated root rot?		1	4	4	4	4	1		
7	7429	Douglas fir	12	12	15			Poor	Dying, laminated root rot		1	15	15	15	15	2		
8	7430	Madrona	6	6*	5			OK	Typical of species	1		5	5	5	5	0.5	0.5	0.5
9	7432	Madrona	10	10	10 west only		x	Fair	Lean to west, thin canopy, blight	1		10	10	10	10	1	1	1
10	7433	Douglas fir	13	13	10			Fair	abnormal bark, shedding bark, carpenter ants bark only, moss & lichen, asymmetric canopy to south, previous top loss?		1	10	10	10	10	2.5		
11	7434	Douglas fir	12	12	12		X	Fair	Moss & lichen, abnormal bark, shedding bark, carpenter ants bark only, hanger, dead wood, broken branch's, asymmetric canopy, previous top loss, thin canopy	1		12	12	12	12	2	2	2
12	7435	Madrona	6	6	12			OK	blight, typical of species, lean west	1		12	12	12	12	1	1	1
13	7436	Douglas fir	8	8	4			Fair	moss & lichen, asymmetric canopy south, thin canopy, dead wood, broken branch's		1	4	4	4	4	1		
14	7445	Douglas fir	8	8	8		X	Fair	Dead wood, broken branch's, moss & lichen, typical of species, asysmetric canopy-west	1		8	8	8	8	1	1	1
15	7447	Douglas fir	6	6	5			Poor	laminated root rot?		1	5	5	5	5	1		
16	7450	Douglas fir	10	10	10		X	Fair	moss & lichen, dead wood,, broken branch's, asymmetric canopy to west	1		10	10	10	10	1	1	1
17	7452	Douglas fir	8	8	8		X	Fair	moss & lichen, dead wood, broken branch's, asymmetric canopy to west, typical of species, thin canopy	1		5	5	5	5	1	1	1
18	7455	Douglas fir	9	9	8		X	Fair	Moss & lichen, dead wood, broken branch's, thin canopy, asymmetric canopy to west, Previous top loss	1		8	8	8	8	1	1	1
19	7458	Douglas fir	12	12	14			Poor	Lean towards west, dying from laminated root rot		1	14	14	14	14	2		
20	7462	Douglas fir	10	10	12			Poor	Lean towards west, dying from laminated root rot		1	12	12	12	12	1		
21	7464	Douglas fir	10	10	5			Poor	Typical of species		1	5	5	5	5	1		
22	7465	Douglas fir	8	8	6			Poor	Moss & lichen, thin canopy, dead wood, broken branch's, exposed roots, lean west		1	6	6	6	6	1		
23	7466	Douglas fir	12	12	10			Poor	moss & lichen, exposed roots, dead wood, broken branch's		1	10	10	10	10	2		
24	7468	Douglas fir	14,8	16	0			Poor	Dead		1	0	0	0	0	4		
25	7469	Douglas fir	8	8	0			Poor	Dead		1	0	0	0	0	1		
																9	16	43.5

*shared tree has 1/2 tree credits

Numbers highlighted in yellow were requested by the city to be retained in a

Offsite Trees

#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in grove	Health	Defects/Comments	Proposed Action: Retain	Proposed Action: Remove	CRZ/TPZ/LOD Radius in feet: N	W	E	S
1	7318	Douglas fir	13	13	16		X	Fair	Moss & lichen, self-corrected lean, asymmetric canopy to west, dead wood, broken branchs, carpenter ants bark only, abnormal bark, sb	1		16	16	16	16
2	7319	Douglas fir	14	14	14		X	Fair	Dead wood, broken branchs, abnormal bark, shedding bark, carpenter ants bark only, asymmetric canopy to SW, typical of species, thin canopy	1		14	14	14	14

AMENDED SOILS NOTE

AMENDED SOILS ARE REQUIRED PER COK STD PLAN CK–E.12.

NOTES

1. INSTALL TEMP CONSTRUCTION ENTRANCE AT DRIVEWAY PER COK–E.01.
2. S.D.C. IS STORM DRAIN CONNECTION ELEVATION AT THE HOUSE

BRIDGEWOOD ESTATES F.A.R. CALCULATIONS				F.A.R. - 35% for the RS 12.5 ZONE per KZC except where Design-Based F.A.R. Bonus applied									
DATE	LOT NO.	AREA (SF)	HOUSE PLAN	Allowed	1st Floor	2nd Floor	Garage	Bsmt	Attic	Subtotal	Stairway Credit	TOTAL	%
5/26/2020	10	13,221	Brothers Contemporary	4,627	1,493	1,806	778	490	0	4,567	(100)	4,467	33.8%

Note: No attic area is included in F.A.R. calculations. Truss layout and profiles submitted as supplemental file.

Note: portion of BSMT is buried & exempt from F.A.R.

BRIDGEWOOD ESTATES PROPOSED IMPERVIOUS SURFACE - FOR BSF PERMITTING (EVOLVING TABLE)										5/26/2020
LOT NO.	AREA (SF)	HOUSE PLAN	50% MAX	BLDG (eaves)	DRWY	AC / Walk / Wall (w/in 12" of imp)	Open grid deck (50%)	TOTAL	%	Covenant Amount	Covenant Percentage
1	22,060	Ballinger Craftsman	11,030	3,674	854	52	0	4,580	20.8%	5,500	24.9%
2	14,282	Ballinger Farmhouse	7,141	3,573	1,008	101	0	4,682	32.8%	5,200	36.4%
3	14,983	Putvin Contemporary	7,492	3,809	1,002	135	0	4,946	33.0%	5,900	39.4%
4	13,863	McCartney Shingle	6,932	3,582	538	114	0	4,234	30.5%	5,000	36.1%
5	14,983	Putvin Contemporary	7,492	3,809	665	100	0	4,574	30.5%	5,000	33.4%
6	13,303	Admiralty Craftsman	6,652	3,400	920	121	0	4,441	33.4%	5,000	37.6%
7	17,020	Admiralty Shingle	8,510	3,400	679	81	0	4,160	24.4%	5,000	29.4%
8	16,862	Brothers Contemporary	8,431	2,914	1,736	155	63	4,868	28.9%	5,000	29.7%
9	18,004	Elinor Craftsman	9,002	2,764	1,958	132	0	4,854	27.0%	5,900	32.8%
10	13,221	Brothers Contemporary	6,611	2,926	1,474	159	0	4,559	34.5%	5,000	37.8%
11	13,159	Brothers Craftsman	6,580	2,642	1,561	496	0	4,699	35.7%	5,000	38.0%
12	13,191	Brothers Shingle	6,596	2,576	1,511	203	92	4,382	33.2%	5,000	37.9%
13	13,996	Brothers Contemporary	6,998	2,926	1,360	382	0	4,668	33.4%	5,000	35.7%
14	18,224	Elinor Craftsman	9,112	2,764	2,033	73	0	4,870	26.7%	5,800	31.8%
15	22,147	Putvin Shingle	11,074	3,791	1,851	105	0	5,747	25.9%	6,245	28.2%
16	15,044	Putvin Farmhouse	7,522	3,788	1,013	93	0	4,894	32.5%	6,000	39.9%
17	14,402	Meadows Craftsman	7,201	3,231	591	113	0	3,935	27.3%	5,000	34.7%
18	13,913	McCartney BSMT Farmhouse	6,957	3,527	729	134	0	4,390	31.6%	5,000	35.9%
19	12,866	Blakely Contemporary	6,433	3,391	753	101	0	4,245	33.0%	5,000	38.9%
20	15,572	Putvin Contemporary	7,786	3,809	1,096	155	0	5,060	32.5%	6,000	38.5%
21	13,015	Ballinger Craftsman	6,508	3,674	950	54	0	4,678	35.9%	5,303	40.7%
22	14,051	McCartney Contemporary	7,026	3,573	568	119	0	4,260	30.3%	5,000	35.6%
23	14,927	Putvin Shingle	7,464	3,791	709	95	0	4,595	30.8%	5,900	39.5%
24	14,707	McCartney Contemporary	7,354	3,573	598	1,173	0	5,344	36.3%	5,600	38.1%
25	15,311	McCartney Farmhouse	7,656	3,527	576	114	0	4,217	27.5%	5,800	37.9%
26	13,944	Admiralty Craftsman	6,972	3,400	674	123	0	4,197	30.1%	5,500	39.4%
27	21,314	Putvin Farmhouse	10,657	3,787	1,588	104	0	5,479	25.7%	6,000	28.2%
28	19,483	Putvin Shingle	9,742	3,783	1,962	96	0	5,841	30.0%	6,353	32.6%
29	24,105	Ballinger Contemporary	12,053	3,654	1,124	48	0	4,826	20.0%	6,000	24.9%
30	14,240	Admiralty Shingle	7,120	3,445	994	112	0	4,551	32.0%	5,600	39.3%
31	15,028	McCartney Farmhouse	7,514	3,527	647	112	0	4,286	28.5%	5,800	38.6%
32	16,909	McCartney Contemporary	8,455	3,573	1,323	127	0	5,023	29.7%	6,000	35.5%
33	21,211	Putvin Shingle	10,606	3,791	979	121	0	4,891	23.1%	5,900	27.8%
34	14,222	Ballinger Contemporary	7,111	3,654	646	67	0	4,367	30.7%	5,600	39.4%
35	19,121	McCartney Shingle	9,561	3,582	1,321	111	0	5,014	26.2%	6,000	31.4%
	562,683	*Lot area per Final Plat*	281,342					164,356	29.2%	192,901	34.3%

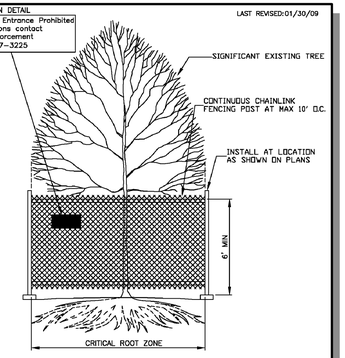
COVENANTS AND RESTRICTIONS: THE TOTAL LOT COVERAGE SHALL BE RESTRICTED AND NOT EXCEED 34.6% OF THE AREA OF THE 35 LOTS TO MEET LID REQUIREMENTS AS PER THE DRAINAGE REPORT AND LSM. HOMEOWNERS MAY ADD ADDITIONAL IMPERVIOUS IF ON LOT BMP ARE ADDED TO ACCOMMODATE INCREASE IN IMPERVIOUS ABOVE THESE CALCULATIONS

FIRE SPRINKLERS NOTE

FIRE SPRINKLERS REQUIRED DUE TO SQUARE FOOTAGE (OVER 5,000 SF).

FENCING SIGN DETAIL
Tree Protection Area, Entrance Prohibited
To report violations contact City Code Enforcement at (425) 587–3225

LAST REVISED:01/30/09



NOTES

1. MINIMUM SIX (6) FOOT HIGH TEMPORARY CHAINLINK FENCE SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE TREE(S). INSTALL FENCE POSTS USING PIER BLOCK ONLY. AVOID POST OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.
2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER ONE (1) INCH DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING, AND COVERED WITH SOIL AS SOON AS POSSIBLE.
3. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON–SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.
4. FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) FEET ALONG THE FENCE. SIGN TO BE MINIMUM 11"X17", AND MADE OF WEATHERPROOF MATERIAL.

CITY OF KIRKLAND
PLAN NO. CK–R.49
TREE PROTECTION

BLUELINE
25 CENTRAL WAY, SUITE 400, KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052
WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: ADAM KAY
PROJECT ENGINEER: YANNICK METS, PE
DESIGNER: NADIA KROUMOVA
ISSUE DATE: 5/26/2020

NO	DATE	BY	REVISION
1	3/24/20	MK	REVISED PER CITY COMMENTS
2	5/8/20	RM	REVISED PER CITY COMMENTS

BSF20-00471 - LOT 10
4504 119TH DR NE
BRIDGEWOOD ESTATES
SINGLE FAMILY SITE PLAN
CITY OF KIRKLAND WASHINGTON

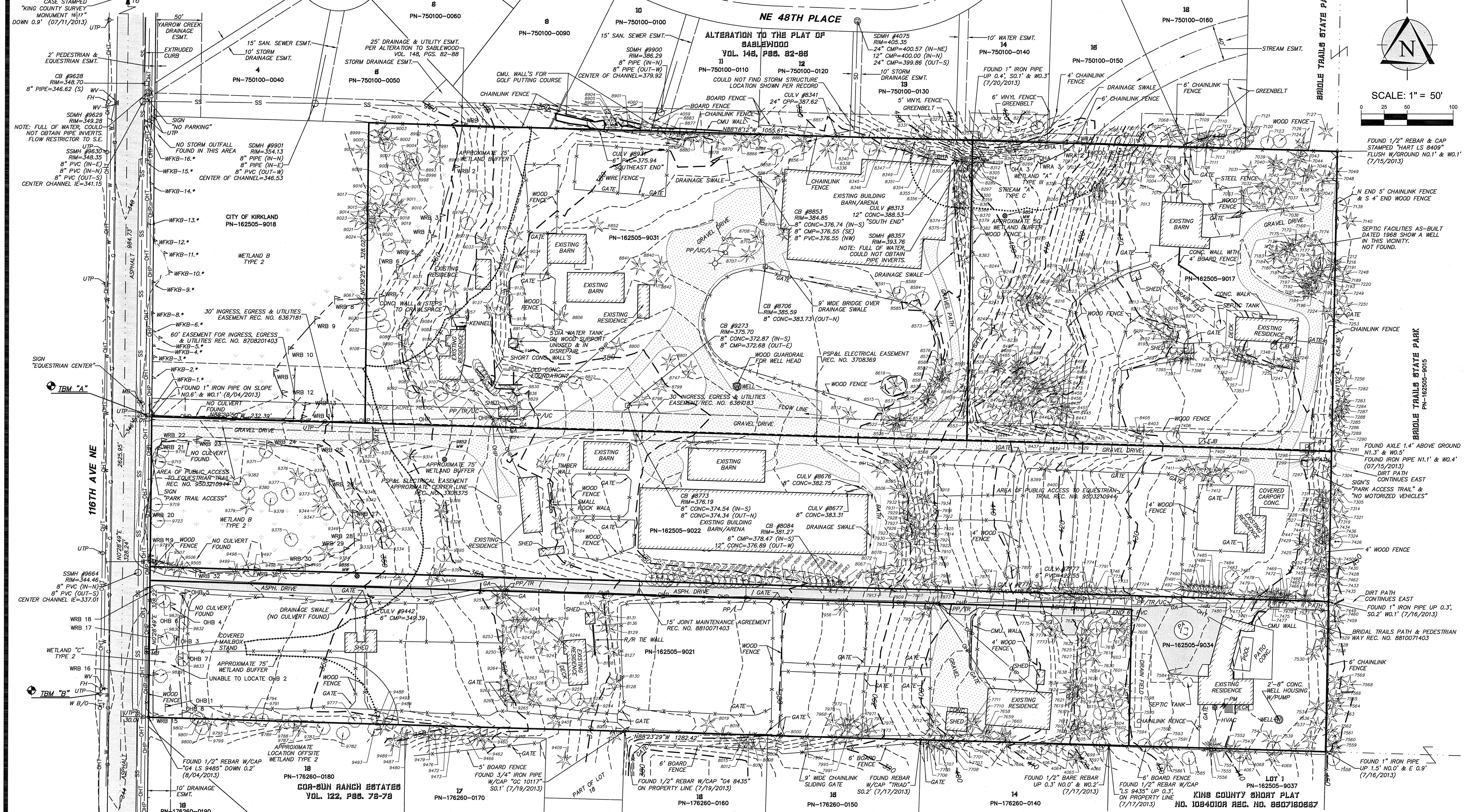
MUST REMAIN ON JOB SITE

City of Kirkland
Reviewed by P. McJunkin
06/27/2020

JOB NUMBER: 16-116
SHEET NAME: SP-10
SHT 1 OF 1

12x24
May 28, 2020 – 2:04pm – User: akay
E:\Projects\16116\dwg\Plot Plans\Lot 10\16116_LOT 10.dwg

POR. NW 1/4, SW 1/4, SEC. 16, TWP. 25 N., RGE. 5 E., W.M.



CONTOUR INTERVAL = 2'

BASIS OF BEARING

HELD THE BEARING OF NORTH 0°28'49" EAST ALONG THE CENTER LINE OF 116TH AVE NORTHEAST

VERTICAL DATUM

NAVD 88

BENCH MARK

ORIGINAL BENCHMARK:
CITY OF BELLEVUE BENCHMARK NO. 91, BRASS DISC BACK OF WALK AT THE SOUTHWEST CORNER BUS SHELTER NORTH SIDE NE 48TH PL. 50'± EAST OF CENTERLINE 116TH AVE NE.
ELEVATION=360.879

TBM "A":
SET R.R. SPIKE ON POWER POLE 0.5' FROM GROUND EAST SIDE 116TH AVE NE AT NORTH EDGE GRAVEL ENTRY TO SITE. POLE NO. X9328/224037/166706
ELEVATION=346.97

TBM "B":
SET R.R. SPIKE ON POWER POLE 1.0' FROM GROUND WEST SIDE 116TH AVE NE OPPOSITE SOUTHWEST CORNER OF SITE. POLE NO. Z75931.
ELEVATION=344.60

LEGAL DESCRIPTION CROOKS PROPERTY (APN'S162505-9022 AND 9031)

LEGAL DESCRIPTION SHOWN IS BASED ON THE TITLE REPORT BY CW TITLE SECOND COMMITMENT FOR TITLE INSURANCE ORDER NO. CS-40101371, DATED JUNE 18, 2013 AT 8:00AM.

PARCEL A:

THAT PORTION OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION NORTH 88°18'48" WEST 1,055.61 FEET FROM THE NORTHEAST CORNER THEREOF;
THENCE SOUTH 88°18'48" EAST 658.25 FEET;
THENCE SOUTH 01°02'42" WEST PARALLEL TO THE EAST LINE OF SAID SUBDIVISION 327.52 FEET TO THE SOUTH LINE THEREOF;
THENCE NORTH 88°21'20" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION 655.90 FEET;
THENCE NORTH TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS PER DRIVEWAY EASEMENT RECORDED UNDER KING COUNTY RECORDING NO. 6367182.

PARCEL B:

THE NORTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN IN KING COUNTY, WASHINGTON,

EXCEPT THE WEST 30 FEET FOR 116TH AVENUE NORTHEAST AS ESTABLISHED IN VOLUME 33 OF COMMISSIONERS RECORDS ON PAGE 175.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS PER DRIVEWAY EASEMENT RECORDED UNDER KING COUNTY RECORDING NO. 6367182.

SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON.

LEGAL DESCRIPTION LORIG PROPERTY (APN 162505-9021)

LEGAL DESCRIPTION SHOWN IS BASED ON THE TITLE REPORT BY CW TITLE COMMITMENT FOR TITLE INSURANCE ORDER NO. CS-40118353, DATED MAY 31, 2013 AT 8:00AM.

THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.;

EXCEPT THE EAST 214 FEET THEREOF;

EXCEPT THE NORTH 15 FEET THEREOF;

AND EXCEPT THE WEST 30 FEET THEREOF FOR 116TH AVE NE AS ESTABLISHED BY ORDER OF ESTABLISHMENT RECORDED IN COUNTY COMMISSIONER'S RECORDS BOOK 33, PAGE 175;

SITUATE IN THE, STATE OF WASHINGTON.

LEGAL DESCRIPTION SOELLING PROPERTY (APN 162505-9017)

LEGAL DESCRIPTION SHOWN IS BASED ON THE TITLE REPORT BY CW TITLE SECOND COMMITMENT FOR TITLE INSURANCE ORDER NO. CS-40107766, DATED MAY 20, 2013 AT 8:00AM.

THE EAST 397.36 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY WASHINGTON;

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS PER DRIVEWAY EASEMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 6367183;

ALSO TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES AS STATUTORY WARRANTY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 8708201403;

SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON.

LEGAL DESCRIPTION

CHAFFEE PROPERTY (APN 162505-9034)

LEGAL DESCRIPTION SHOWN IS BASED ON THE TITLE REPORT BY CHICAGO TITLE COMPANY A.L.T.A. COMMITMENT FOR TITLE INSURANCE ORDER NO. 1365086, DATED MAY 24, 2013 AT 8:00AM.

THE EAST 214 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

TOGETHER WITH THE NORTH 15 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN,IN KING COUNTY, WASHINGTON;

EXCEPT THE EAST 214 FEET THEREOF; AND

EXCEPT THAT PORTION THEREOF LYING WITHIN 116TH AVENUE NORTHEAST.

PIEZOMETER TABLE

	NUMBER	ELEVATION
MW	9852	362.58
MW	9854	400.69
MW	9856	349.01

(ELEVATIONS ARE ON A SCRIBED 'X' ON THE NORTH SIDE OF THE STEEL WELL CASING)

LEGEND

CB	CATCH BASIN (TYP I)	
SDMH	STORM DRAIN MANHOLE (TYP II)	
SSMH	SANITARY SEWER MANHOLE	
FH	FIRE HYDRANT	
WB	WATER BLOWOFF ASSEMBLY	
WELL	WATER WELL	
WM	WATER METER	
WV	WATER VALVE	
EJB	ELECTRICAL JUNCTION BOX	
HVAC	H.V. AIR COND. SYSTEM	
UTP	UTILITY POLE	
PP/UC	POWER POLE w/UNDERGROUND CONDUIT	
PP/TR	POWER POLE w/TRANSFORMER	
PP/TR/UC	POWER POLE w/TRANSFORMER & UNDERGROUND CONDUIT	
PP/L	POWER POLE w/LIGHT	
PP/UC/L	POWER POLE w/UNDERGROUND CONDUIT & LIGHT	
GA	UTILITY POLE ANCHOR	
PM	POWER METER	
PV	POWER VAULT	
ASPH.	ASPHALT	
CMU.	CONCRETE MASONRY UNIT	
CONC.	CONCRETE	
FFE.	FINISH FLOOR ELEVATION	
PA	PLANTER AREA	
	SANITARY SEWER LINE	
SD	STORM DRAIN	
W	WATER LINE	
OHP	POWER OVERHEAD	
P	POWER BURIED	
OHT	COMMUNICATION (CABLE TV OR TEL.)	
G	GAS LINE	
X	FENCE LINE	
	MINOR CONTOURS	
	MAJOR CONTOURS	

TRIAD ASSOCIATES
12112 115th Ave. NE
Kirkland, WA 98034-6929
425.821.8448
425.821.3481 fax
800.488.0756 toll free
www.triadassociates.net
Land Development Consultants

TOPOGRAPHIC SURVEY FOR KLN CONSTRUCTION, INC.
BRIDLE TRAILS
CITY OF KIRKLAND, WASHINGTON

NO.	DATE	REVISION	BY	CK
1	7/30/14	ADDED ADDT'L WETLAND FLAGS AND PIEZOMETERS	LMM	MSH

Roy E. Lewis, PE
PROJECT MANAGER
Mark S. Harrison, PLS
PROJECT SURVEYOR
PROJECT ENGINEER
PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 09/23/2013
SCALE: HORIZ.: 1"=50' VERT.:

MARK S. HARRISON STATE OF WASHINGTON REGISTERED PROFESSIONAL LAND SURVEYOR 21464 07-30-14

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NO. 13-097

SHEET NO. 1 OF 3

13097.DWG TOPO-SH1-092313

MUST REMAIN ON JOB SITE

THE BROTHERS COLLECTION by Toll Brothers
America's Luxury Home Builder™

ALL Welding:

Is required to be done by a WABO certified welder and have Special Inspections by a WABO certified Inspection Agency
or
Be done in a WABO certified fabrication shop.

Have either the special inspection report or the WABO fabrication shop certification available on site for the Building Inspector.

Applicable Codes:

2015 International Residential Code
2015 International Fire Code
2015 International Mechanical Code
2015 International Fuel Gas Code (Natural Gas)
2015 National Fuel Gas Code 58 (Propane)
2015 Uniform Plumbing Code
2015 Washington State Energy Code (IECC)
2017 Washington Cities Electrical Code

ABBREVIATIONS

1R1S	ONE ROD, ONE SHELF
2R2S	TWO RODS, TWO SHELVES
5S	5 SHELVES
AB	ANCHOR BOLT
ABV	ABOVE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPROXIMATE
AYC	ALASKAN YELLOW CEDAR
BB	BOX BEAM
BF	BOTTOM FLUSH
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BOT	BOTTOM
BP	BOTTOM PLATE
BRG	BEARING
BTWN	BETWEEN
BSMT	BASEMENT
B/W	BOTTOM OF WALL
CANT	CANTILEVER
CJ	CONTROL JOINT
CLG.	CEILING
CLJ	CEILING JOIST
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CTR	CENTER
D	DRYER
DB	DROP BEAM
DET	DETAIL
DF	DOUGLAS FIR (SOUTH)
DFL	DOUGLAS FIR LARCH
DIM	DIMENSION
DJ	DOUBLE JOIST
DIA	DIAMETER
DN	DOWN
DS	DOWN SPOUT
DW	DISH WASHER
EA	EACH
EF	EACH FACE
EJ	EXPANSION JOINT
ELECT	ELECTRIC
ELEV	ELEVATION
EN	EDGE NAILING
EQ	EQUAL
ES	EACH SIDE
EW	EACH WAY
FB	FLUSH BEAM
FG	FIBERGLASS
FIN	FINISH
FL	FLOOR
FLSHG	FLASHING
FND	FOUNDATION
FP	FIREPLACE
FT	FOOT
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GLB	GLULAM BEAM
GR	GRADE
GYP	GYPSUM WALL BOARD
H	HARDWOOD
HDG	HOT-DIPPED GALVANIZED
HDR	HEADER
HF	HEM FIR
HGT	HEIGHT
HT	HEIGHT
IN	INCH
JT	JOINT
MAX	MAXIMUM
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
NAO	NOTCH AROUND OPENING
NB	NON-BEARING
NO	NUMBER
NS	NEAR SIDE
OC	ON CENTER
OPP	OPPOSITE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
RAF	RAFTER
REF	REFERENCE
REINF	REINFORCEMENT
REQD	REQUIRED
SF	SQUARE FOOT
SIM	SIMILAR
SPF	SPRUCE PINE FIR
SSD	SEE STRUCTURAL DRAWINGS
STD	STANDARD
STL	STEEL
SYP	SOUTHERN YELLOW PINE
T	TILE
TEMP	TEMPERED
TF	TOP FLUSH
THK	THICK
TJ	TRIPLE JOIST
T.O.	TOP OF
T.O.BM	TOP OF BEAM
T.O.C.	TOP OF CONCRETE
T.O.P.	TOP OF PLATE
T.O.PAD	TOP OF GRADED PAD
T.O.S.	TOP OF STEEL
T.O.SLAB	TOP OF SLAB
T.O.S.F.	TOP OF SUB FLOOR
T.O.W.	TOP OF WALL
TP	TOP PLATE
TR	TRIPLE RAFTER
TS	TUBE STEEL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UPA	UNDER POST ABOVE
UWA	UNDER WALL ABOVE
V	VINYL
VERT	VERTICAL
VIF	VERIFY IN FIELD
W	WASHER
W/	WITH
WC	WESTERN CEDAR
WP	WATERPROOF
WT	WEIGHT
WWF	WELDED WIRE FABRIC
SHN	SHINGLE ELEVATION
FRM	FARMHOUSE ELEVATION
NWC ELEVATION	NW CONTEMPORARY

CODES

DESIGNED PER:	2015 (IRC) INTERNATIONAL RESIDENTIAL CODE (ARCHITECTURAL)
ENGINEERED PER:	2015 (IRC) INTERNATIONAL RESIDENTIAL CODE 2015 (IBC) INTERNATIONAL BUILDING CODE
BUILDING CODES:	2015 INTERNATIONAL FIRE CODE 2015 UNIFORM PLUMBING CODE (AS AMENDED BY THE STATE OF WASHINGTON) 2015 WASHINGTON STATE ENERGY CODE/IECC 2014 NATIONAL ELECTRIC CODE

PROJECT TEAM

ARCHITECT

TOLL ARCHITECTURE
NORTHWEST REGION STUDIO
2557 SW GRAPEVINE PARKWAY,
SUITE #100
GRAPEVINE, TX 76051

PHONE: (817) 329-6710
CONTACT: MICHAEL CLERKIN

STRUCTURAL ENGINEER

TOLL ARCHITECTURE
NORTHWEST REGION STUDIO
2557 SW GRAPEVINE PARKWAY,
SUITE #100
GRAPEVINE, TX 76051

PHONE: (817) 329-6710
CONTACT: ANDREW LIN, P.E.

CONTRACTOR / BUILDER

TOLL BROTHERS, INC
NORTHWEST DIVISION
8815 122ND AVE, SUITE #200
KIRKLAND, WA 98033

PHONE: (425) 825-1955
FAX: (425) 825-1565
CONTACT: KELLEY MOLDSTAD

SF CALCULATIONS

NORTHWEST CONTEMPORARY ELEVATION

BASEMENT:	1425 SF
FIRST FLOOR:	1513 SF
SECOND FLOOR:	1813 SF
TOTAL DWELLING:	4751 SF
4 CAR TANDOM GARAGE:	782 SF
COVERED PORCH:	57 SF
DECK:	81 SF
COVERED DECK:	63 SF

STANDARD OPTION

070005:	AIR CONDITIONING SYSTEM
562:	HOME THEATER ROOM FOR FINISHED FLOOR LEVEL
029:	ADDITIONAL BEDROOM
383	OPTIONAL BATH FOR FINISHED LOWER LEVEL

CUSTOM OPTION

----- N/A

SHEET INDEX

ARCHITECTURAL DRAWINGS

SPRINKLERS REQUIRED

Smoke alarms are required in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms and at each story and shall be interconnected per Washington State Amendments IRC R314.

Carbon monoxide alarms are required outside of each sleeping area in the immediate vicinity of the bedrooms and on each level. Washington State Amendments IRC 315.1

CITY USE

12119 REGISTERED ARCHITECT MICHAEL J. CLERKIN STATE OF WASHINGTON

MICHAEL D. WILSON STATE OF WASHINGTON PROFESSIONAL ENGINEER

LEFT HAND SET

AO# 214133 LOT# 0010 BRIDGEWOOD ESTATES, 4504 119TH DR. NE

TOLLARCHITECTURE
PHILADELPHIA · ORLANDO
DALLAS · LOS ANGELES · SEATTLE
2557 Southwest Grapevine Pkwy Suite 100
Grapevine, TX 76051
P 817-329-6710
A Toll Brothers Company

SHEET REVISION INFO
SET REVISION INFO AO-207308 AO-193143

MODEL/PROJECT NAME BROTHERS
ELEVATION NAME NORTHWEST CONTEMPORARY

DRAWN BY - JCT
CHECKED BY - RY
SHEET DATE - 03.10.2020
SCALE 11X17 SHEET: 1/8"=1'-0" 22X34 SHEET: 1/4"=1'-0"

SHEET DESCRIPTION COVER SHEET
SHEET NUMBER C-1
SERIAL NUMBER 1015.0

GENERAL NOTES

1. THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED NOR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT, VERIFY, RESOLVE, AND INSTALL ALL MATERIALS AND EQUIPMENT.
2. ALL CONSTRUCTION SHALL MEET OR EXCEED THE LATEST EDITION OF CODES ADOPTED BY THE WASHINGTON STATE BUILDING CODE COUNCIL (SBCC) & OTHER LOCAL GOVERNING AGENCIES. THESE SHALL INCLUDE BUT ARE NOT LIMITED TO: INTERNATIONAL RESIDENTIAL CODE, INTERNATIONAL BUILDING CODE, INTERNATIONAL MECHANICAL CODE, UNIFORM PLUMBING CODE, NATIONAL ELECTRIC CODE, INTERNATIONAL FIRE CODE, INTERNATIONAL FUEL AND GAS CODE, IEEC / WASHINGTON STATE CODE AND ALL OTHER HEALTH AND SAFETY CODES, ORDINANCES AND REQUIREMENTS ADOPTED BY THE WASHINGTON STATE BUILDING CODE COUNCIL (SBCC).
3. THE ARCHITECT WILL NOT BE OBSERVING THE CONSTRUCTION OF THIS PROJECT, THEREFORE IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR FOR THE QUALITY CONTROL AND THE CONSTRUCTION STANDARDS FOR THIS PROJECT.
4. REFER TO DEVELOPER/BUILDER FOR SOILS REPORT INFORMATION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH ALL RECOMMENDATIONS OF THE SOILS REPORT FOR CONSTRUCTION, GRADING, AND FOUNDATION INSPECTION.
5. THE WATER HEATER TEMPERATURE/PRESSURE RELIEF VALVE SHALL HAVE ATTACHED A PIPE WHICH WILL RUN OUTSIDE THE BUILDING WITH THE END OF THE PIPE BETWEEN 6 AND 24 INCHES ABOVE GRADE AND POINTED DOWN. (U.P.C. SECTION 1007 E)
6. AN EXPANSION TANK SHALL BE INSTALLED IN REQUIRED PER U.P.C. SECTION 1007(C).
7. THE BUILDING OFFICIAL SHALL APPROVE THE LOCATION OF THE ATTIC MECHANICAL UNITS PRIOR TO INSTALLATION.
8. UNDER-FLOOR INSPECTION REQUIRED PRIOR TO LAYING OUT SUB-FLOOR.
9. CLEARANCES OF LISTED APPLIANCES FROM COMBUSTIBLE MATERIALS SHALL BE AS SPECIFIED IN THE LISTING. UNLISTED APPLIANCES CLEARANCES SHALL COMPLY WITH WITH THE INTERNATIONAL MECHANICAL CODE AND THE IRC, CHAPTER 3.
10. PROVIDE A BLACK 6 MIL. THICKNESS POLYETHYLENE (OR APPROVED EQ.) VAPOR BARRIER WHICH SHALL BE LAID OVER THE GROUND WITHIN A CRAWL SPACE.
11. SECTION R302.1 OF THE 2015 IRC GOVERNS USE OF FIRE RATED WALLS RELATIVE TO BUILDING SEPARATION DISTANCES. DUE TO LOCAL JURISDICTIONAL WAIVERS THAT MAY BE AVAILABLE AND MAY RELIEVE SUCH REQUIREMENTS UNDER SOME CIRCUMSTANCES, TOLL BROTHERS INC. HAS SPECIFICALLY INSTRUCTED ARCHITECT NOT TO INCLUDE FIRE RATED WALL DESIGNATIONS ON THESE DOCUMENTS WHERE ARCHITECT WOULD HAVE OTHERWISE SHOWN THEM IN COMPLYING WITH IRC CODE REQUIREMENTS. IN CONSIDERATION OF ARCHITECTS ELIMINATION OF SUCH FIRE WALL DESIGNATIONS, UPON SUBMITTING THESE DOCUMENTS FOR BUILDING PERMIT, TOLL BROTHERS, INC ASSUMES SOLE RESPONSIBILITY FOR DETERMINING IF SUCH WAIVERS AREA VALID AND IN AFFECT IN THE PROJECTS JURISDICTION AT THE TIME OF CONSTRUCTION AND SHALL ASSUME FULL RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH SUBSEQUENT CHANGES TO THESE DOCUMENTS AND/OR WITH ANY CONSTRUCTION CHANGES THAT MAY BE REQUIRED.
12. PROJECTIONS, INCLUDING ROOF OVERHANGS LESS THAN 5 FEET TO THE PROPERTY LINES SHALL BE 1-HR. FIRE RESISTIVE CONSTRUCTION. EXCEPTION: ROOF OVERHANGS SHALL BE PERMITTED TO NOT BE 1-HR. FIRE RESISTIVE RATED PROVIDED FIRE BLOCKING IS PROVIDED FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING AND NO VENT OPENINGS ARE PROVIDED. IRC T.R302.1(1) AMENDED BY WA. STATE. IN THE EVENT SOLID BLOCKING IS EMPLOYED TO MEET THE FIRE SEPARATION DISTANCE PROJECTION REQUIREMENT AS DIRECTED IN IRC TABLE 302.1(1), ALTERNATE VENTILATION CALCULATIONS MUST BE PROVIDED ON THE PLAN OR IN THE FIELD TO ACCOMODATE THE LOSS OF VENTILATION.
13. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS OR BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMBERS OR ALPHABETICAL LETTERS, AND BE A MINIMUM 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF ½ INCH. A MONUMENT, POLE, OR OTHER SIGN OR MEANS SHALL BE ALLOWED IF THE SITE IS ACCESSED BY A PRIVATE ROAD AND ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY.

SITE NOTES

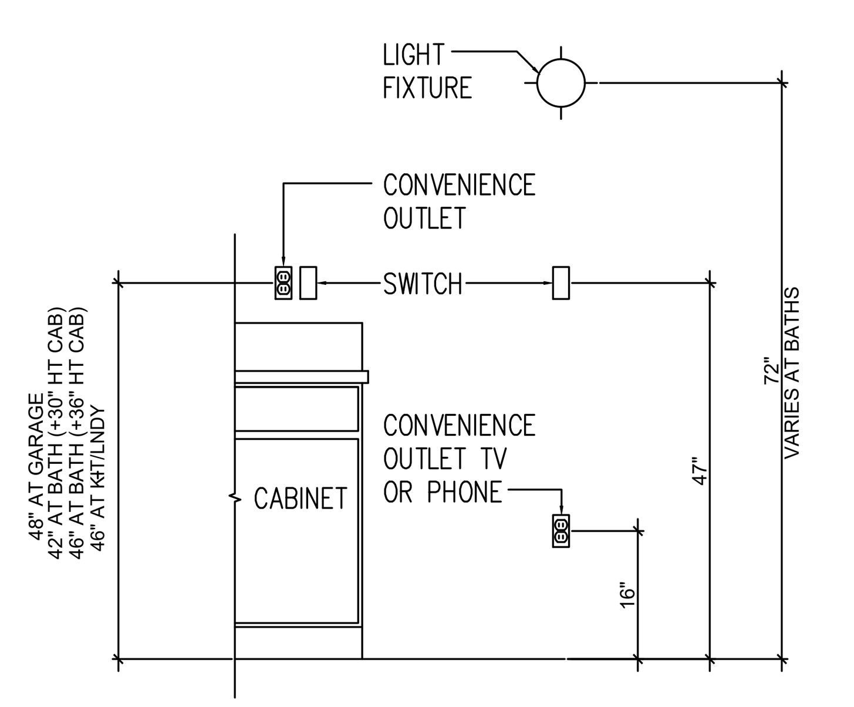
1. THE CONTRACTOR SHALL VERIFY ON SITE ALL GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, AND SUB-STRUCTURES. WHERE DISCREPANCIES OCCUR, CONTACT ARCHITECT.
2. FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
3. ALL ROOF DRAINAGE SHALL BE PIPED TO APPROVED DRAINAGE FACILITY.
4. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT SATURATION OF SOIL ADJACENT TO BUILDING.

MEP NOTES

1. ALL EXHAUST FANS MUST VENT TO THE EXTERIOR AND DUCT WORK SHALL HAVE A SMOOTH, NON COMBUSTIBLE, NON-ABSORBENT SURFACE. REFERENCE IMC (504.2).
2. EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS. REFERENCE IRC (M1502.3).
3. A READILY ACCESSIBLE, AUTOMATIC OR MANUAL SHUT-OFF SWITCH AND THERMOSTAT SHALL BE PROVIDED WITH AT LEAST ONE PROGRAMMABLE THERMOSTAT FOR REGULATING SPACE TEMPERATURES SHALL BE PROVIDED FOR EACH HEATING/COOLING UNIT. REFERENCE IECC/WA STATE CODE (R403).
4. ALL PIPING SHALL BE INSULATED WITH MIN. R-3 INSULATION, PER IECC/WA STATE CODE (R403.5.3).

6. OUTDOOR AIR INLETS SHALL BE SCREENED OR OTHERWISE PROTECTED FROM ENTRY BY INSECTS, LEAVES, OR OTHER MATERIAL. OUTDOOR AIR INLETS SHALL BE LOCATED SO AS NOT TO TAKE AIR FROM THE FOLLOWING AREAS:
   (A) CLOSER THAN 10 FEET FROM AN APPLIANCE VENT OUTLET, UNLESS SUCH VENT OUTLET IS 3 FEET ABOVE THE OUTDOOR AIR INLET.
   (B) WHERE IT WILL PICK UP OBJECTIONABLE ODORS, FUMES, OR FLAMMABLE VAPORS
   (C) A HAZARDOUS OR UNSANITARY LOCATION
   (D) A ROOM OR SPACE HAVING ANY FUEL-BURNING APPLIANCES THEREIN
   (E) CLOSER THAN 10 FEET FROM A VENT OPENING OF A PLUMBING DRAINAGE SYSTEM UNLESS THE VENT OPENING IS AT LEAST 3 FEET ABOVE THE AIR INLET
   (F) ATTIC, CRAWL SPACES, OR GARAGES.
7. WHERE OUTDOOR AIR SUPPLIES ARE SEPARATED FROM EXHAUST POINTS BY DOORS, PROVISIONS SHALL BE MADE TO ENSURE AIR FLOW BY INSTALLATION OF DISTRIBUTION DUCTS, UNDERCUTTING DOORS, INSTALLATION OF GRILLES, TRANSOMS, OR SIMILAR MEANS WHERE PERMITTED BY THE IRC. DOORS SHALL BE UNDERCUT TO A MINIMUM OF ONE-HALF INCH ABOVE THE SURFACE OF THE FINISH FLOOR COVERING.
8. PROVIDE 4" DIA. SMOOTH METAL DRYER VENT W/BACKDRAFT DAMPER TO EXTERIOR AS SHOWN ON PLAN. VENT RUN SHALL COMPLY WITH MFR. SPECIFICATIONS AND THE IMC (504). SEE DETAIL **EXT-17/D-3**
9. ALL TUBS AND SHOWERS SHALL HAVE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROL PER UPC.
10. BATHTUBS AND WHIRLPOOL TUBS SHALL BE PROVIDED WITH A DEVICE THAT CONFORMS TO ASSE 1070 OR CSA B125.3 UNDER THE UPC (SECTION 414.5).

11. ALL AIR DUCTS PENETRATING SEPARATION WALLS OR CEILINGS BETWEEN GARAGE AND LIVING AREAS SHALL BE 26 GA. MIN. (SEE IRC 302.5.2)
12. PROVIDE WATER HEATER ANCHORAGE PER CODE.
13. SEE DETAIL **EXT-15/D-3** FOR TYPICAL UTILITY SERVICE.
14. SEE DETAIL **EXT-102/D-4** FOR TYPICAL PLUMBING PENETRATIONS.
15. HEATING DUCTS IN UNCONDITIONED SPACES ARE TO BE INSULATED TO A MIN. R-8. ALL DUCTWORK SEAM JOINTS ARE TO BE TAPED AND SEALED AND FASTENED WITH A MINIMUM OF FASTENERS. (IECC/WA STATE CODE C403.2.8.2)
16. WHOLE HOUSE VENTILATION TO BE PROVIDED BY MEANS OF A FRESH-AIR INTEGRATED, FORCED AIR FURNACE. VENTILATION CAPACITY SHALL COMPLY WITH IMC SECTION M1507.
17. PROVIDE A FRESH-AIR DAMPER VENTING SYSTEM WITH EXHAUST FANS AT ALL BATHROOMS & LAUNDRY ROOMS (PER OWNER/BUILDER)



TYP. INSTALLATION HEIGHTS

UNLESS OTHERWISE NOTED

LEFT HAND SET

AO# 214133 LOT# 0010 BRIDGEWOOD ESTATES, 4504 119TH DR. NE

SHEET DESCRIPTION: GENERAL NOTES

DRAWN BY - JCT
CHECKED BY - RY
SHEET DATE - 03.10.2020
SCALE: 11X17 SHEET: 1/8"=1'-0" 22X34 SHEET: 1/4"=1'-0"

MODEL/PROJECT NAME: BROTHERS
ELEVATION NAME: NORTHWEST CONTEMPORARY

SHEET REVISION INFO
SET REVISION INFO: AO-207308 AO-193143

TOLLARCHITECTURE
PHILADELPHIA · ORLANDO
DALLAS · LOS ANGELES · SEATTLE
2557 Southwest Grapevine Pkwy Suite 100
Grapevine, TX 76051
P 817-329-6710
A Toll Brothers Company

12119 REGISTERED ARCHITECT MICHAEL J. CLERKIN STATE OF WASHINGTON

MICHAEL D. WILSON STATE OF WASHINGTON PROFESSIONAL ENGINEER

CITY USE

SHEET NUMBER: C-2

SERIAL NUMBER 1015.0

GENERAL STRUCTURAL NOTES

DESIGN CRITERIA

CODE: 2015 IBC/IRC & AMENDMENTS AS ADOPTED BY THE REVIEWING JURISDICTION.
ROOF ....25 PSF SNOW (GROUND), ATTIC TO BE DESIGNED FOR 20 PSF, STORABLE LOADING
FLOORS
RESIDENTIAL.....................40 PSF, DECK LOADING.................60 PSF
BASIC WIND SPEED ....110 MPH, EXPOSURE B
SEISMIC
MAPPED SPECTRAL ACCELERATION, Ss....................1.54
MAPPED SPECTRAL ACCELERATION, S1....................0.52
SOIL SITE CLASS...D

GENERAL CONDITIONS

1. THE CONTRACTOR SHALL EXAMINE THE STRUCTURAL DRAWINGS AND SHALL NOTIFY THE STRUCTURAL ENGINEER OF ANY DISCREPANCIES HE MAY FIND BEFORE PROCEEDING WITH THE WORK.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT/ENGINEER SHALL IMMEDIATELY BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
3. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
4. IN CASE OF CONFLICT, NOTES AND DETAILS OF THESE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER THE "GENERAL NOTES" AND/OR "STANDARD DETAILS".
5. IF A SPECIFIC DETAIL IS NOT SHOWN FOR ANY PART OF THE WORK, THE CONSTRUCTION SHALL BE THE SAME AS FOR SIMILAR WORK.
6. WORKING DIMENSIONS SHALL NOT BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THESE DRAWINGS.
7. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND THE STRUCTURAL ENGINEER OF ANY CONDITION WHICH IN HIS OPINION MIGHT ENDANGER THE STABILITY OF THE STRUCTURE OR CAUSE DISTRESS TO THE STRUCTURE.
8. THE CONTRACTOR SHALL SUPERVISE AND DIRECT HIS WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. PROVIDE ADEQUATE SHORING AND BRACING OF ALL STRUCTURAL MEMBERS DURING CONSTRUCTION.
9. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE, AND ALL OTHER REGULATING AGENCIES EXERCISING AUTHORITY OVER ANY PORTION OF THE WORK.
10. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE THE NOTES, DRAWINGS, AND/OR SPECIFICATIONS DIFFER, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
11. REFER TO THE ARCHITECTURAL DRAWINGS FOR INFORMATION NOT COVERED BY THESE GENERAL NOTES OR THE STRUCTURAL DRAWINGS.
12. NOTIFY ENGINEER OF ALL FIELD CHANGES PRIOR TO INSTALLATION.
13. DISCREPANCIES FOUND BETWEEN STRUCTURAL DRAWINGS AND OTHER DOCUMENTS ARE TO BE NOTED IN WRITING TO THE ENGINEER PRIOR TO CONSTRUCTION.
14. ALL CONSTRUCTION SHALL BE DONE WITH MATERIALS, METHODS, AND WORKMANSHIP ACCEPTED AS GOOD PRACTICE BY THE CONSTRUCTION INDUSTRY IN CONFORMANCE TO THE PROVISIONS OF THE "INTERNATIONAL BUILDING CODE" (IBC), AND STANDARDS REFERENCED THEREIN.

FOUNDATION

1. FOUNDATION DESIGN PARAMETERS ASSUMED PER GEOTECHNICAL REPORT:
FOOTING BEARING PRESSURE: 2000 PSF
LATERAL EARTH PRESSURE:
ACTIVE: 35 PCF (FREE) 50 PCF (RESTRAINED)
PASSIVE: 250 PCF
COEFFICIENT OF BASE FRICTION: 0.30
2. SUBGRADE PREPARATION, DRAINAGE PROVISIONS, AND OTHER RELEVANT SOIL CONSIDERATIONS ARE TO BE IN ACCORDANCE WITH THE JURISDICTIONAL REQUIREMENTS.
3. ALL FOUNDATIONS ARE TO BEAR ON COMPETENT NATIVE SOILS OR STRUCTURAL FILL. STRUCTURAL FILL IS TO BE COMPACTED TO 95% DENSITY PER ASTM D-1557.
4. SPECIAL INSPECTIONS, REVIEW OF SLOPE STABILITY CONCERNS, SUBSURFACE DRAINAGE, AND GROUND WATER CONSIDERATIONS, AS REQUIRED, PER GEOTECH REPORT.

CONCRETE

1. REFERENCE STANDARDS: ACI-301, ACI-318, IBC.
MINIMUM CONCRETE STRENGTH (28 DAYS):
FOOTINGS & FOUNDATION WALLS.......2,500 PSI – 5 SACK MIX
SLAB-ON-GRADE............2,500 PSI – 5 SACK MIX
SLAB-ON-GRADE............EXPOSED WEATHERING SURFACES.........3,000 PSI
AIR-ENTRAINMENT 2.5% TO 5.5% FOR EXPOSED CONCRETE.
2. MIXING: COMPLY WITH ACI-301. DO NOT EXCEED THE AMOUNT OF WATER SPECIFIED IN THE APPROVED MIX. PROPORTIONS OF AGGREGATE TO CEMENT SHALL BE SUCH AS TO PRODUCE A DENSE WORKABLE MIX WHICH CAN BE PLACED WITHOUT SEGREGATION OR EXCESS FREE SURFACE WATER
3. PLACING: COMPLY WITH ACI-301. PROVIDE A 3/4 INCH CHAMFER ALL EXPOSED CONCRETE EDGES, UNLESS INDICATED OTHERWISE ON ARCHITECTURAL DRAWINGS.
4. SLUMP: 4" PLUS OR MINUS ONE INCH. DO NOT ADD WATER TO MIX TO INCREASE SLUMP. GREATER SLUMP, ACCELERATED SET, OR HIGH EARLY STRENGTH MAY BE ACHIEVED BY USING APPROVED ADMIXTURES.
5. CURING: COMPLY WITH ACI-301. KEEP CONCRETE MOIST FOR SEVEN DAYS MINIMUM.
6. JOINTING: PROVIDE ADEQUATE JOINTING TO MINIMIZE EFFECTS OF VOLUME CHANGE. JOINTS SHOWN MAY BE ADJUSTED AT CONTRACTOR'S OPTION, WITH PRIOR APPROVAL FROM ENGINEER.
7. WEATHER EXTREMES: COMPLY WITH ACI 305R FOR HOT WEATHER. COMPLY WITH ACI 306R FOR COLD WEATHER.
8. WATER/CEMENT RATIO SHALL NOT EXCEED 0.50 (BY WEIGHT), TYPICAL.

REINFORCING STEEL

1. REFERENCE STANDARDS: ACI "DETAILING MANUAL" (SP-66); CRSI MANUAL OF STANDARD PRACTICE (MSP-1)
2. MATERIALS:
REINFORCING STEEL: ASTM A615: GRADE 40 (#4 OR SMALLER), OR GRADE 60 (#5 OR LARGER)
3. SPLICES:
LAP CONTINUOUS REINFORCING BARS 48 BAR DIAMETERS, UNLESS OTHERWISE NOTED. PROVIDE CORNER BARS FOR ALL HORIZONTAL REINFORCEMENT.
4. COVER:
FOOTINGS ....3 INCHES
SLABS...................2 INCHES
5. FORMED SURFACES:
WEATHER FACE ...1-1/2 INCHES, #5 BARS AND SMALLER 2 INCHES, # 6 BARS AND LARGER
INTERIOR FACE ...3/4 INCH FOR SLABS AND WALLS 1-1/2 INCHES FOR BEAMS AND COLUMNS

STRUCTURAL AND MISC. STEEL

1. REFERENCE STANDARDS: DESIGN, FABRICATION AND ERECTION ARE TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".
2. MATERIALS:
BOLTS – ASTM A307, UNLESS OTHERWISE NOTED
WF BEAMS – ASTM A572-50 (Fy = 50,000 PSI)
ALL OTHER STEEL – ASTM A36 (Fy = 36,000 PSI)
MECHANICAL ANCHORS – USE SIMPSON WEDGE-ALL (ESR-1396)

STRUCTURAL STEEL WELDING

1. CONFORM TO THE AWS CODES D1.1 AND D1.3., AND USE ONLY CERTIFIED WELDERS. WELDS NOT SPECIFIED ARE TO BE 1/4" CONTINUOUS FILLET MINIMUM. USE DRY E70 ELECTRODES.

DIMENSIONAL LUMBER

1. MEET REQUIREMENTS OF PS 20-70 AND NATIONAL GRADING RULES FOR SOFTWOOD DIMENSIONAL LUMBER. BEAR STAMP OF WWPA.
2. MINIMUM DIMENSIONAL LUMBER GRADES TO BE:

WALL STUDS:	2x, HF STUD GRADE, 3x HF #2
WALL PLATES:	2x HF STANDARD GRADE
	2x, 3x PRESSURE TREATED HF STANDARD GRADE AT FOUNDATION
JOISTS	2x6 HF STUD GRADE
	2x8 AND UP HF #2
BEAMS, HEADERS:	6x DF#2; 4x DF#2, WWPA GRADING.
POSTS;	4x, 6x, DF #2
LUMBER NOT NOTED TO BE HF #2.	

3. PROVIDE STANDARD CUT WASHERS FOR NUTS BEARING AGAINST WOOD, AND 1/4"x3" SQUARE PLATE WASHERS FOR ALL ANCHOR BOLTS.
4. ALL SILLS OR PLATES RESTING ON CONCRETE OR MASONRY, WHICH IS IN CONTACT WITH OR RESTING ON FOUNDATIONS, SHALL BE PRESSURE TREATED HEM FIR OR BETTER. ALL BEARING WALL PLATES SHALL HAVE 5/8"ø ANCHOR BOLTS PLACED A MAXIMUM 9" FROM THE END OF A PLATE AND SPACED AT INTERVALS SHOWN ON THE SHEARWALL SCHEDULE (MAXIMUM 4'-0" O.C. SPACING).
5. CAST-IN-PLACE ANCHOR BOLTS SHALL HAVE A MINIMUM 7" EMBEDMENT. ALTERNATE 5/8"ø EXPANSION ANCHORS SHALL BE HILTI KWIK BOLT II ANCHORS EMBED 7", OR APPROVED ALTERNATE.
6. BOLTS IN WOOD BEAMS SHALL NOT BE LESS THAN 7 DIAMETERS FROM THE END AND 4 DIAMETERS FROM THE EDGE OF THE MEMBER.
7. NAILS: NAILING IN ACCORDANCE WITH IBC TABLE 2304.10.1. 16D NAILS MAY BE 16D SINKERS (0.148 x 3-1/4") UNLESS NOTED OTHERWISE.
8. PRESSURE TREATED WOOD: ALL NAILS INTO PT WOOD SHALL BE HOT DIPPED GALVANIZED PER ASTM A153 OR STAINLESS STEEL. ALL METAL CONNECTORS IN CONTACT WITH PT WOOD SHALL BE HOT DIPPED GALVANIZED AND MEET ASTM A653 CLASS G185 (1.85 oz OF ZINC PER SQ FT MINIMUM) OR TYPE 304 / 316 STAINLESS STEEL. SIMPSON Z-MAX CONNECTORS MEET THIS REQUIREMENT. FASTENERS AND CONNECTORS USED TOGETHER SHALL BE OF THE SAME TYPE (E.G. HOT DIPPED NAILS WITH HOT DIPPED HANGERS)

MANUFACTURED TIMBER

PRODUCT	APPLICATION	WIDTHS
LSL RIMBOARD (1.3E)	RIMBOARD OR STAIR STRINGER	1 ¼"
TIMBERSTRAND LSL (1.3E)	HEADER, BEAM, OR COLUMN < 9" DEPTH	3 ½"
TIMBERSTRAND LSL (1.55E)	RIMBOARD, HEADER, OR < 9" DEPTH BEAM	1 ¾",3 ½"
TIMBERSTRAND LSL (1.3E)	WALL STUD 2X4 &2X6	1 ½"
(1.5E)	WALL STUD > 2X6	1 ½"
MICROLLAM LVL (1.9E)	HEADER, BEAM	1 ¾"
PARALLAM PSL (2.0E)	HEADER, BEAM	3 ½", 5 ¼", 7"
PARALLAM PSL (1.8E)	COLUMN	3 ½", 5 ¼", 7"

WOOD STRUCTURAL CONNECTIONS

1. ALL FRAMING ANCHORS, POST CAPS, BASES, HANGERS, STRAPS, ETC., SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY OR ENGINEER APPROVED EQUAL.

BRICK VENEER ANCHORAGE

1. D/A 2135 SEISMIC VENEER ANCHORS BY DUR-O-WAL OR APPROVED EQUAL AT WOOD STUD WALL.
2. D/A 5213 SEISMIC VENEER ANCHORS BY DUR-O-WAL OR APPROVED EQUAL AT CONCRETE WALL.
3. PLACE ANCHORS AT 16" O.C. VERTICAL AND 18" HORIZONTAL. PROVIDE #9 GA HORIZONTAL JOINT REINFORCING WIRE. ATTACH TO WOOD STUDS WITH #8 SCREWS AND TO CONCRETE WITH 1/4"ø EXPANSION ANCHORS.

WOOD TRUSSES

1. SUBMIT SHOP DRAWINGS AND CALCULATIONS STAMPED, SIGNED AND DATED BY A WASHINGTON STATE LICENSED STRUCTURAL ENGINEER TO ENGINEER OF RECORD FOR REVIEW. CALCULATIONS TO INCLUDE TRUSS END BEARING AND UPLIFT. TRUSS PLATES TO BE ICBO APPROVED. TOP CHORDS ARE TO BE DF #2 OR BETTER.
2. TRUSSES MUST NOT BE CUT OR MODIFIED, CONSULT THE TRUSS SUPPLIER FOR ANY CHANGES NECESSARY.
3. INSTALL BRIDGING, WEB AND CHORD BRACING AND X BRACING REQUIRED BY THE TRUSS FABRICATOR AND TPI PUBLICATION "BRACING WOOD TRUSSES: COMMENTARY AND RECOMMENDATIONS".
4. BLOCKING: PROVIDE 2X4 FLAT BLOCKING AT 24" ON CENTER BETWEEN TRUSSES TO CARRY PARTITION WALLS WHERE PARALLEL TO TRUSSES. NAIL BLOCKING WITH (2) 16D EACH END.
5. PROVIDE ADDITIONAL TRUSSES AS REQUIRED BY FABRICATOR TO CARRY ALL CONCENTRATED LOADS AND MECHANICAL UNITS. GENERAL CONTRACTOR IS TO PROVIDE LOCATIONS AND WEIGHTS TO TRUSS FABRICATOR. PROVIDE PLATFORM STRINGERS AS REQUIRED BY TRUSS FABRICATOR BETWEEN TRUSSES WHERE CONCENTRATED LOADS, MECHANICAL UNITS, AND SPRINKLER MAINS OCCUR. TRUSS FABRICATOR SHALL SPECIFY CONNECTION OF STRINGERS TO TRUSSES.
6. ATTIC TRUSSES AT FAU TO PROVIDE 30" MIN CLEAR HEAD HEIGHT. (SEE TRUSS PLAN FOR LOCATION) DESIGN BOTTOM CHORD OF TRUSSES AT FURNACE PLATFORM FOR:
DEAD LOAD.............................6 PSF LIVE LOAD.............................20 PSF
7. TRUSS HANDLING: TEMPORARY SHORING AND BRACING OF TRUSSES DURING ERECTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
8. PRIOR TO FABRICATION OF TRUSSES, TWO COPIES OF THE FOLLOWING MATERIALS BEARING THE APPROVAL OF THE DESIGNER (IN THE FORM OF "SHOP DRAWING APPROVAL" OR SEPARATE LETTER) MUST BE SUBMITTED TO THE BUILDING OFFICIAL FOR REVIEW: (1) TRUSS LAYOUT DRAWINGS; AND (2) TRUSS CALCULATIONS AND DETAILS SHOWING AXIAL AND BENDING STRESSES AND JOINT DESIGN, CLEARLY INDICATING THAT DESIGNS CONFORM TO THE LATEST IBC (2303.4.1). INCLUDE TRUSS END BEARING AND UPLIFT. (3) TRUSS TO TRUSS HANGER DESIGN

GLU-LAMINATED TIMBER

1. GLU-LAMINATED WOOD BEAMS, DOUGLAS FIR COAST REGION, KILN DRIED, AITC SPECIFICATION 24F-V4 FOR SIMPLE SPANS (TYPICAL), AND 24F-V8 FOR CANTILEVER-SPANS (WHERE SPECIFIED). PROVIDE AITC STAMP ON TIMBER AND SUBMIT CERTIFICATE TO ARCHITECT AND ENGINEER. MATERIALS MUST BE OBTAINED FROM AN AITC APPROVED FABRICATOR. ALL GLU-LAM BEAMS SHALL FIT SNUG AND TIGHT IN THEIR CONNECTIONS AND DEVELOP FULL BEARING AS INDICATED. NO SUBSTITUTION OF OTHER SPECIES. GLU-LAM ADHESIVE TO BE "WET- USE" TYPE. PROVIDE 2000 FT RADIUS CAMBER, U.N.O.
2. MANUFACTURER'S CERTIFICATE SHALL BE PRESENTED TO THE BUILDING INSPECTOR PRIOR TO INSTALLATION.

WOOD SHEATHING

1. ROOF SHEATHING: 7/16" MINIMUM THICKNESS APA RATED PRP-108 PERFORMANCE STANDARD, EDGE SEALED PANELS DESIGNED TO SPAN 24 INCHES EITHER PARALLEL OR PERPENDICULAR TO LONG AXIS OF PANEL WITH 35 PSF LIVE LOAD. LAY UP WITH MINIMUM 1/8" CLEAR BETWEEN PANELS TO ALLOW FOR EXPANSION. NAIL 6 INCHES ON CENTER ALONG EDGES, AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. USE 10D COMMON NAILS, U.N.O. PROVIDE EXP-1 RATING.
2. FLOOR SHEATHING: 3/4" NOMINAL APA RATED PANELS, PRP-108 PERFORMANCE STANDARD, NAILED AND GLUED. CONFORM TO IBC IDENTIFICATION INDEX 40/20 FOR SUPPORTS TO 20 INCHES ON CENTER. ADHESIVES ARE TO CONFORM TO APA SPECIFICATION AFG-01. PROVIDE T&G EDGES AT LONG PANEL EDGES. LAY UP WITH MINIMUM 1/8" CLEAR BETWEEN PANELS TO ALLOW FOR EXPANSION. NAIL 6 INCHES ON CENTER AT END SUPPORTS AND 10 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. USE 10D COMMON NAILS. PROVIDE EXP-1 RATING.
3. WOOD SHEARWALL SHEATHING: PLYWOOD OR OSB APA RATED PRP-108 PERFORMANCE STANDARD PER IBC STD 23-2 OR 23-3 TYPE C-C OR C-D. USE EXTERIOR ADHESIVES. USE 8d COMMON NAILS. PROVIDE EXP-1 RATING. ALL VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER STUDS. HORIZONTAL JOINTS SHALL OCCUR OVER BLOCKING EQUAL IN SIZE TO THE STUDDING. REFER TO SHEAR WALL SCHEDULE FOR PANEL THICKNESS.
4. NAILING SPECIFICATIONS: CONFORM TO IBC SECTION 2304.10 "CONNECTIONS AND FASTENERS."UNO ON PLANS, NAILING PER TABLE 2304.10.1, AND FOR ROOF/FLOOR DIAPHRAGMS AND SHEARWALLS SHALL BE PER DRAWINGS. NAILS SHALL BE DRIVEN FLUSH AND SHALL NOT FRACTURE THE SURFACE OF SHEATHING. ALTERNATE NAILS MAY BE USED BUT ARE SUBJECT TO REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER. SUBSTITUTION OF STAPLES FOR THE NAILING OF RATED SHEATHING IS SUBJECT TO REVIEW BY THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

SHOP DRAWINGS AND SUBMITTALS

1. SUBMIT 2 SETS OF PRINTS AND 1 SET OF REPRODUCIBLES FOR REVIEW FOR:
A) REINFORCING STEEL C) GLU-LAMINATED BEAMS
B) MISCELLANEOUS STEEL D) PRE-MANUFACTURED WOOD TRUSSES
2. SUBMIT 3 COPIES FOR REVIEW PRIOR TO FABRICATION FOR:
A) CONCRETE DESIGN MIX
B) CONCRETE INSERTS
C) EPOXY ADHESIVES

INSPECTIONS

1. REFERENCE STANDARDS: IBC 110.
INSPECTIONS ARE TO BE PERFORMED BY THE BUILDING OFFICIAL. INSPECTIONS REQUIRED ARE AS FOLLOWS:
2. SOIL: VERIFY SUBGRADE IS DRY DENSE AND DOES NOT HAVE STANDING WATER PRIOR TO POURING FOOTINGS.
3. CONCRETE: INSPECTIONS REQUIRED ONLY FOR DESIGN MIXES SPECIFIED GREATER THAN 2500 PSI. TAKE CONCRETE CYLINDERS AS REQUIRED. VERIFY SLUMP AND STRENGTH.
4. REINFORCING: VERIFY ALL REINFORCING IS PLACED IN ACCORDANCE WITH APPROVED PLANS. CHECK FOR REQUIRED COVER, SIZE AND GRADE.
5. WOOD: DIAPHRAGM NAILING, BLOCKING AND HOLD-DOWN CONNECTIONS.

ALTERNATES:

1. ALTERNATE ASSEMBLIES AND MATERIALS WILL BE CONSIDERED FOR REVIEW. ENGINEER MAY REQUEST PAYMENT FOR REVIEW; CONTRACTOR WILL BEAR BURDEN FOR ADDITIONAL PAYMENT AT NO ADDITIONAL COST TO OWNER.

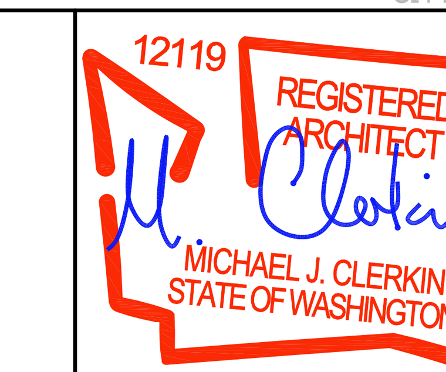
SETTLEMENT SHRINKAGE:

1. DUE TO CROSS GRAIN WOOD SHRINKAGE, THIS BUILDING IS EXPECTED TO SETTLE APPROXIMATELY 3/8 INCH PER STORY. ALL PLUMBING AND MECHANICAL DUCTS SHALL BE DESIGNED WITH FLEXIBLE JOINTS OR OTHERS MEANS TO APPROPRIATELY ACCOMMODATE THIS NORMAL SETTLEMENT. ALL INTERIOR AND EXTERIOR SHEATHING AND FINISHES SHALL BE INSTALLED SUCH THAT NO DAMAGE WILL OCCUR. SHRINKAGE IS EXPECTED IN THE DEPTH OF THE FLOOR PLATES AND NOT IN THE LENGTH OF THE WALL STUDS.

JOBSITE SAFETY:

1. THE ENGINEER AND/OR ARCHITECT HAVE NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND/OR CONSTRUCTION REVIEW SERVICES RELATED TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR THE CONTRACTOR TO PERFORM HIS WORK. THE UNDERTAKING OF PERIODIC SITE VISITS BY THE ENGINEER AND/OR ARCHITECT SHALL NOT BE CONSTRUED AS SUPERVISION OF ACTUAL CONSTRUCTION NOR MAKE HIM RESPONSIBLE FOR PROVIDING A SAFE PLACE FOR THE PERFORMANCE OF WORK BY THE CONTRACTOR, SUBCONTRACTORS, SUPPLIERS OR THEIR EMPLOYEES, OR FOR ACCESS, VISITS, USE, WORK, TRAVEL, OR OCCUPANCY BY ANY PERSON.

CITY USE



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LEFT HAND SET | AO# 214133 | LOT# 0010 | BRIDGEWOOD ESTATES, 4504 119TH DR. NE

SHEET REVISION INFO
SET REVISION INFO
AO-207308 AO-193143

MODEL/PROJECT NAME
BROTHERS
ELEVATION NAME
NORTHWEST CONTEMPORARY

DRAWN BY - JCT
CHECKED BY - RY
SHEET DATE - 03.10.2020
SCALE
11X17 SHEET: 1/8"=1'-0"
22X34 SHEET: 1/4"=1'-0"

SHEET DESCRIPTION
STRUCTURAL GENERAL NOTES
SHEET NUMBER
C-3
SERIAL NUMBER 1015.0

2015 IECC / WA STATE CODE REQUIREMENTS - 2015 IRC / IMC WA STATE REQUIREMENTS

IECC / WA STATE R401.3 CERTIFICATE

A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM, OR AN APPROVED LOCATION INSIDE THE BUILDING. WHEN LOCATED ON AN ELECTRICAL PANEL, THE CERTIFICATE SHALL NOT COVER OR OBSTRUCT THE VISIBILITY OF THE CIRCUIT DIRECTORY LABEL, SERVICE DISCONNECT LABEL OR OTHER REQUIRED LABELS. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION (SLAB, BELOW-GRADE WALL, AND/OR FLOOR) AND DUCTS OUTSIDE CONDITIONED SPACES; U-FACTORS FOR FENESTRATION AND THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF FENESTRATION, AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING. WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, THE CERTIFICATE SHALL LIST THE VALUE COVERING THE LARGEST AREA. THE CERTIFICATE SHALL LIST THE TYPES AND EFFICIENCIES OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT. WHERE A GAS-FIRED UNVENTED ROOM HEATER, ELECTRIC FURNACE, OR BASEBOARD ELECTRIC HEATER IS INSTALLED IN THE RESIDENCE, THE CERTIFICATE SHALL LIST "GAS-FIRED UNVENTED ROOM HEATER," "ELECTRIC FURNACE" OR "BASEBOARD ELECTRIC HEATER," AS APPROPRIATE. AN EFFICIENCY SHALL NOT BE LISTED FOR GAS-FIRED UNVENTED ROOM HEATERS, ELECTRIC FURNACES OR ELECTRIC BASEBOARD HEATERS.

R402.1.1 INSULATION AND FENESTRATION CRITERIA

THE BUILDING THERMAL ENVELOP SHALL MEET THE REQUIREMENTS OF TABLE R402.1.1 BASED ON THE CLIMATE ZONE SPECIFIED IN CHAPTER 3.

TABLE R402.1.1

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	5 AND MARINE 4
FENESTRATION U-FACTOR[b]	0.28
SKYLIGHT[b] U-FACTOR	0.50
GLAZED FENESTRATION SHGC[b, e]	NR
CEILING R-VALUE[k]	49
WOOD FRAME WALL[a, m, n] R-VALUE	21 int
MASS WALL R-VALUE[l]	21/21
FLOOR R-VALUE	38
BELOW GRADE[c, m] WALL R-VALUE	10/15/21 int + TB
SLAB[d] R-VALUE & DEPTH	10, 2 ft

* REFERENCE CASE

a. R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. WHEN INSULATION IS INSTALLED IN A CAVITY WHICH IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE COMPRESSED R-VALUE OF INSULATION FROM APPENDIX TABLE A101.4 SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.

b. THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION.
EXCEPTION: SKYLIGHTS MAY BE EXCLUDED FROM GLAZED FENESTRATION SHGC REQUIREMENTS IN CLIMATE ZONES 1 THROUGH 3 WHERE THE SHGC FOR SUCH SKYLIGHTS DOES NOT EXCEED 0.30.

c. "10/15/21 + TB" MEANS R-10 CONTINUOUS INSULATION ON THE EXTERIOR OF THE WALL, OR R-15 ON THE CONTINUOUS INSULATION ON THE INTERIOR OF THE WALL, OR R-21 CAVITY INSULATION PLUS A THERMAL BREAK BETWEEN THE SLAB AND THE BASEMENT WALL AT THE INTERIOR OF THE BASEMENT WALL PLUS R-5 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE WALL. "10/15/21 + TB" SHALL BE PERMITTED TO BE MET WITH R-13 CAVITY INSULATION ON THE INTERIOR OF THE BASEMENT WALL. "TB"MEANS THERMAL BREAK BETWEEN FLOOR SLAB AND BASEMENT WALL.

d. R-10 CONTINUOUS INSULATION IS REQUIRED UNDER HEATED SLAB ON GRADE FLOORS. SEE R402.2.9.1.

e. THERE ARE NO SHGC REQUIREMENTS IN THE MARINE ZONE.

f. RESERVED.

g. RESERVED.

h. RESERVED.

i. THE SECOND R-VAULE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.

j. RESERVED.

k. FOR SINGLE RAFTER-OR JOIST-VAULTED CEILINGS, THE INSULATION MAY BE REDUCED TO R-38I.

n. LOG AND SOLID TIMBER WALLS WITH A MINIMUM AVERAGE THICKNESS OF 3.5 INCHES ARE EXEMPT FROM THE
INSULATION REQUIREMENT.

R402.2.3 EAVE BAFFLE

FOR AIR PERMEABLE INSULATIONS IN VENTED ATTICS, A BAFFLE SHALL BE INSTALLED ADJACENT TO SOFFIT AND EAVE VENTS. BAFFLES SHALL MAINTAIN AN OPENING EQUAL OR GREATER THAN THE SIZE OF THE VENT. THE BAFFLE SHALL EXTEND OVER THE TOP OF THE ATTIC INSULATION. THE BAFFLE SHALL BE PERMITTED TO BE ANY SOLID MATERIAL.
WSEC R402.2.3

R403.3.1 INSULATION (PRESCRIPTIVE).

SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATE TO A MINIMUM OF R-8 WHERE 3 INCHES (76mm) IN DIAMETER AND GREATER AND R-6 WHERE LESS THAN 3 INCHES (76mm) IN DIAMETER. SUPPLY AND RETURN DUCTS IN OTHER PORTIONS OF THE BUILDING SHALL BE INSULATED TO A MINIMUM OF R-6 WHERE 3 INCHES (76mm) IN DIAMETER OR GREATER AND R-4.2 WHERE LESS THAN 3" (76mm) IN DIAMETER.

EXCEPTION: DUCTS OR PORTIONS THEREOF LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOP. IECC/WA STATE R403.3.1.

R403.3 DUCTS

DUCTS AND AIR HANDLERS SHALL BE IN ACCORDANCE WITH SECTIONS R403.3.1 THROUGH R403.3.5.

INSULATION FLAME SPREAD AND SMOKE DENSITY RATING:
INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS AND VAPOR-PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR-CEILING, ROOF-CEILING, AND WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE-DEVELPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723. R302.10.1.

EXCEPTIONS:
1. WHEN SUCH MATERIALS ARE INSTALLED IN CONCEALED SPACES, THE FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX LIMITATIONS DO NOT APPLY TO THE FACINGS, PROVIDED THAT THE FACING IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURACE OF THE CEILING, FLOOR, OR WALL FINISH.
2. CELLULOSE LOOSE-FILL INSULATION, WHICH IS NOT SPARAY APPLIED, COMPLYING WITH THE REQUIREMENTS OF SECTION R302.10.3, SHALL ONLY BE REQUIRED TO MEET THE SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.
3. FOAM PLASTICS SHALL BE PERMITTED AS INTERIOR FINISH AND SHALL BE SPECIFICALLY APPROVED ON THE BASIS OF ONE OF THE FOLLOWING APPROVED TESTS: NFPA 286 WITH THE ACCEPTANCE CRITERIA OF SECTION R302.9.4 FM A4880, UL 1040 OR UL 1715 OR FIRE TESTS RELATED TO ACTUAL END-USE CONFIGURATIONS. APROVAL SHALL BE BASED ON THE ACTUAL END-USE CONFIGURATION AND SHALL BE PERFORMED ON THE FINISHED FOAM PLASTIC ASSEMBLY IN THE MAXIMUM THICKNESS INTENDED FOR USE.

R403.7 EQUIPMENT SIZING AND EFFICIENCY RATING

HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODOLOGIES. SIZING CALCULATIONS SHALL BE AVAILABLE AT THE JOB SITE AND PROVIDED TO THE COUNTY BUILDING INSPECTOR

FURNACE

PROPOSED HEATING SYSTEM:	FORCED AIR UNIT
HEATING SYSTEM TYPE:	GAS
MAKE:	PER PLAT SPEC'S
MODEL:	PER PLAT SPEC'S
SYSTEM EFFICIENCY:	94% AFUE
MODIFIED EFFICIENCY:	T.B.D.
HEATING LOAD (AT 44° F DT):	T.B.D.
SYSTEM SIZE:	T.B.D.
MAXIMUM SIZE @ 150%:	REFER TO ENERGY CALCULATION SHEETS FOR MAX. BTU

IRC M1507.4 (IMC 403.3.2.3) LOCAL EXHAUST

LOCAL EXHAUST SYSTEMS SHALL BE PROVIDED IN KITCHENS, BATHROOMS AND TOILET ROOMS AND SHALL HAVE THE CAPACITY TO EXHAUST THE MINIMUM AIRFLOW RATE DETERMINED IN ACCORDANCE WITH TABLE 403.3.2.3.

IRC TABLE M1507.4 (IMC TABLE 403.3.2.3.)

MINIMUM REQUIRED LOCAL EXHAUST RATES FOR GROUP R-2, R-3, AND R-4 OCCUPANCIES

AREA TO BE EXHAUSTED	EXHAUST RATES
KITCHENS	100 cfm INTERMITTENT OR 25 cfm CONT.
BATHROOMS-TOILET ROOMS	MECHANICAL EXHAUST CAPACITY OF 50 cfm INTERMITTENT OR 20 cfm CONT.

IECC / WA STATE CODE R403.6 MECHANICAL VENTILATION (MANDATORY)

THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE OR INTERNATIONAL MECHANICAL CODE, AS APPLICABLE, OR WITH OTHER APPROVED MEANS OF VENTILATION. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.

R403.6.1 WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM FAN EFFICACY:
MECHANICAL VENTILATION SYSTEM FANS SHALL MEET THE EFFICACY REQUIREMENTS OF TABLE R403.6.1.
EXCEPTION: WHERE MECHANICAL VENTILATION FANS ARE INTEGRAL TO TESTED AND LISTED HVAC EQUIPMENT, THEY SHALL BE POWERED BY AN ELECTRONICALLY COMMUTATED MOTOR.

TABLE M1507.3.3(1) (CONTINUOUSLY OPERATING SYSTEMS)

* WHOLE HOUSE VENTILATION TO BE PROVIDED BY MEANS OF A FRESH-AIR INTEGRATED, FORCED AIR FURNACE. SEE REFERENCE TABLE M1507.3.3(1) FOR VENTILATION CAPACITY. *

2015 INTERNATIONAL RESIDENTIAL CODE TABLE M1507.3.3(1) (INTERMITTENT)

MINIMUM VENTILATION RATES FOR DWELLINGS FOUR STORIES OR LESS, Q

	NUMBER OF BEDROOMS								
FLOOR AREA (S.Q.F.T.)	0	1	2	3	4	5	6	7	>7
< 1500	30	30	45	45	60	60	75	75	90
1501 TO 3000	45	45	60	60	75	75	90	90	105
3001 TO 4500	60	60	75	75	90	90	105	105	120
4501 TO 6000	75	75	90	90	105	105	120	120	135
6001 TO 7500	90	90	105	105	120	120	135	135	150
> 7501	105	105	120	120	135	135	150	150	165

2015 INTERNATIONAL RESIDENTIAL CODE TABLE M1507.3.3(2)

	INTERMITTENT WHOLE HOUSE VENTILATION RATE FACTORS[a,b]		FAN SPECIFIED
	RUN-TIME % IN EACH 4-HOUR SEGMENT	RATE MULTIPLIER FACTOR	MINIMUM SIZE CFM
	25% (1HR EVERY 4-HRS; 6HRS/DAY)	4	105 420
	33% (1HR 20MIN EVERY 4HRS; 8HRS/DAY)	3	105 315
	50% (2HR EVERY 4HRS; 12HRS/DAY)	2	105 210
	66% (2HR 40MIN EVERY 4HRS; 16HRS/DAY)	1.5	105 157.5
	75% (3HR EVERY 4HRS; 18HRS/DAY)	1.3	105 136.5
	100% (CONTINUOUSLY OPERATING)	1.0	105 105

NOTE: INTERMITTENT FAN TIMER SETTING TO MATCH CALIBRATED CFM

a. FOR VENTILATION SYSTEM RUN TIME VALUES BETWEEN THOSE GIVEN, THE FACTORS ARE PERMITTED TO BE DETERMINED BY INTERPOLATION.

b. EXTRAPLATION BEYOND THE TABLE IS PROHIBITED.

IRC TABLE N 1103.6.1 (IMC TABLE 403.6.1)

MECHANICAL VENTILATION SYSTEM FAN EFFICACY

FAN LOCATION	AIR FLOW RATE MINIMUM (CFM)	MINIMUM EFFICACY (CFM/WATT)	AIR FLOW RATE MAXIMUM (CFM)
RANGE HOOD	ANY	2.8 CFM/WATT	ANY
IN LINE FAN	ANY	2.8 CFM/WATT	ANY
BATHROOM, UTILITY ROOM	10	1.4 CFM/WATT	<90
BATHROOM, UTILITY ROOM	90	2.8 CFM/WATT	ANY

IECC / WA STATE R402 BUILDING THERMAL ENVELOPE

DOORS AND WINDOWS GENERAL:
EXTERIOR DOORS AND WINDOWS SHALL BE DESIGNED TO LIMIT AIR LEAKAGE INTO OR FROM THE BUILDING ENVELOPE. SITE-CONSTRUCTED DOORS AND WINDOWS SHALL BE SEALED IN ACCORDANCE WITH TABLES R303.1.3(2) , R303.1.3(3), R303.1.3(4), & R303.1.3(5).

SEALS AND WEATHERSTRIPPING:

A. EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF AND WALL PANELS; OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH WALLS, FLOORS AND ROOFS; AND ALL OTHER OPENINGS IN THE BUILDING ENVELOPE AND ALL OTHER OPENINGS BETWEEN UNITS SHALL BE SEALED, CAULKED, GASKETED OR WEATHERSTRIPPED TO LIMIT AIR LEAKAGE. OTHER EXTERIOR JOINTS AND SEAMS SHALL BE SIMILARLY TREATED, OR TAPED, OR COVERED WITH MOISTURE VAPOR PERMEABLE HOUSEWRAP.

B. ALL EXTERIOR DOORS OR DOORS SERVING AS ACCESS TO AN ENCLOSED UNHEATED AREA SHALL BE WEATHERSTRIPPED TO LIMIT LEAKAGE AROUND THEIR PERIMETER WHEN IN A CLOSED POSITION.

C. SITE BUILT WINDOWS ARE EXEMPT FROM TESTING BUT SHALL BE MADE TIGHT FITTING. FIXED LIGHTS SHALL HAVE GLASS RETAINED BY STOPS WITH SEALANT OR CAULKING ALL AROUND. OPERATING SASH SHALL HAVE WEATHERSTRIPPING WORKING AGAINST OVERLAPPING TRIM AND A CLOSER/LATCH WHICH WILL HOLD THE SASH CLOSED. THE WINDOW FRAME TO FRAMING CRACK SHALL BE MADE TIGHT WITH CAULKING, OVERLAPPING MEMBRANE OR OTHER APPROVED TECHNIQUE.

D. OPENINGS THAT ARE REQUIRED TO BE FIRE RESISTIVE ARE EXEMPT FROM THIS SECTION.

E. RECESSED LIGHTING FIXTURES TO LIMIT AIR LEAKAGE PER IECC/WA SECTION R402.4.4

IECC / WA STATE R402.4 AIR LEAKAGE (MANDATORY)

THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R402.4.1 THROUGH R402.4.4.

R402.4.1.2 THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 5 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCALS). WHERE REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. ONCE VISUAL INSPECTION HAS CONFIRMED SEALING (SEE TABLE R402.4.1.1), OPERABLE WINDOWS AND DOORS MANUFACTURED BY SMALL BUSINESS SHALL BE PERMITTED TO BE SEALED OFF AT THE FRAME PRIOR TO THE TEST.

DURING TESTING:
1. EXTERIOR WINDOWS AND DOORS, FIREPLACE AND STOVE DOORS SHALL BE CLOSED, BUT NOT SEALED, BEYOND THE INTENDED WEATHERSTRIPPING OR OTHER INFILTRATION CONTROL MEASURES;

2. DAMPERS INCLUDING EXHAUST, INTAKE, MAKEUP AIR, BACKDRAFT AND FLUE DAMPERS SHALL BE CLOSED, BUT NOT SEALED BEYOND INTENDED INFILTRATION CONTROL MEASURES;

3. INTERIOR DOORS, IF INSTALLED AT THE TIME OF THE TEST, SHALL BE OPEN, ACCESS HATCHES TO CONDITIONED CRAWL SPACES AND CONDITIONED ATTICS SHALL BE OPEN;

4. EXTERIOR OPENINGS FOR CONTINUOUS VENTILATION SYSTEMS AND HEAT RECOVERY VENTILATORS SHALL BE CLOSED AND SEALED;

5. HEATING AND COOLING SYSTEMS, IF INSTALLED AT THE TIME OF THE TEST, SHALL BE TURNED OFF; AND

6. SUPPLY AND RETURN REGISTERS, IF INSTALLED AT THE TIME OF THE TEST, SHALL BE FULLY OPEN.

R402.4.2 FIREPLACES. NEW WOOD-BURNING FIREPLACES SHALL HAVE TIGHT-FITTING FLUE DAMPERS AND OUTDOOR COMBUSTION AIR.

R402.4.3 AIR LEAKAGE OF FENESTRATION. WINDOWS, SKYLIGHTS AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER SQUARE FOOT (1.5 L/S/M2), AND SWINGING DOORS NO MORE THAN 0.5 CFM PER SQUARE FOOT (2.6 L/S/M2), WHEN TESTED ACCORDING TO NFRC 400 OR AAMA/WDMA/CSA 101/I.S.2/A440 BY AN ACCREDITED, INDEPENDENT LABORATORY AND LISTED AND LABELED BY THE MANUFACTURER.
EXCEPTIONS:
1. FIELD-FABRICATED FENESTRATION PRODUCTS (WINDOWS, SKYLIGHTS AND DOORS).
2. CUSTOM EXTERIOR FENESTRATION PRODUCTS MANUFACTURED BY A SMALL BUSINESS PROVIDED THEY MEET THE APPLICABLE PROVISIONS OF CHAPTER 24 OF THE INTERNATIONAL BUILDING CODE.
3. CUSTOM EXTERIOR WINDOWS AND DOORS MANUFACTURED BY A SMALL BUSINESS PROVIDED THEY MEET THE APPLICABLE PROVISIONS OF CHAPTER 24 OF THE INTERNATIONAL BUILDING CODE. ONCE VISUAL INSPECTION HAS CONFIRMED THE PRESENCE OF A GASKET, OPERABLE WINDOWS AND DOORS MANUFACTURED BY SMALL BUSINESS SHALL BE PERMITTED TO BE SEALED OFF AT THE FRAME PRIOR TO THE TEST.

R402.4.4 RECESSED LIGHTING FIXTURES SHALL BE INSTALLED WITH A GASKET OR CAULK BETWEEN THE FIXTURE AND CEILING TO PREVENT AIR LEAKAGE.

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SHEET REVISION INFO
AO-207308 AO-193143

MODEL/PROJECT NAME
BROTHERS
ELEVATION NAME
NORTHWEST CONTEMPORARY

LEFT HAND SET | AO# 214133 | 2 | LOT# 0010 | BRIDGEWOOD ESTATES, 4504 119TH DR. NE

DRAWN BY JCT
CHECKED BY RY
SHEET DATE 03.10.2020
SCALE 11X17 SHEET: 1/8"=1'-0" 22X34 SHEET: 1/4"=1'-0"

SHEET DESCRIPTION
2015 IECC/WASHINGTON STATE CODE

SHEET NUMBER EN-1

SERIAL NUMBER 1015.0

2015 IECC / WA STATE CODE REQUIREMENTS - 2015 IRC / IMC WA STATE REQUIREMENTS

IECC / WA STATE R403 SYSTEMS

R403.1.1 PROGRAMMABLE THERMOSTAT. WHERE THE PRIMARY HEATING SYSTEM IS A FORCED-AIR FURNACE, AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY. THE THERMOSTAT SHALL ALLOW FOR, AT A MINIMUM A 5-2 PROGRAMMABLE SCHEDULE (WEEKDAYS/WEEKENDS) AND BE CAPABLE OF PROVIDING AT LEAST TWO PROGRAMMABLE SETBACK PERIODS PER DAY. THIS THERMOSTAT SHALL INCLUDE THE CAPABILITY TO SET BACK OR TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPERATURES DOWN TO 55F (13C) OR UP TO 85F (29C). THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED BY THE MANUFACTURER WITH A HEATING TEMPERATURE SET POINT NO HIGHER THAN 70F (21C) AND A COOLING TEMPERATURE SET POINT NO LOWER THAN 78F (26C). THE THERMOSTAT AND/OR CONTROL SYSTEM SHALL HAVE AN ADJUSTABLE DEADBAND OF NOT LESS THAN 10F.

R403.1.2 HEAT PUMP SUPPLEMENTARY HEAT (MANDATORY). UNITARY AIR COOLED HEAT PUMPS SHALL INCLUDE CONTROLS THAT MINIMIZE SUPPLEMENTAL HEAT USAGE DURING START-UP, SET-UP, AND DEFROST CONDITIONS.

R403.2.2 SEALING (MANDATORY). DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH EITHER THE IMC OR IRC, AS APPLICABLE.

DUCTS SHALL BE LEAK TESTED IN ACCORDANCE WITH WSU RS-33, USING THE MAXIMUM DUCT LEAKAGE RATES SPECIFIED IN SECTION R403.2.2.

IECC / WA STATE 403.5.3 PIPING INSULATION

PIPE INSULATION: ALL PIPING SHALL BE THERMALLY INSULATED IN ACCORDANCE WITH SECTION R403.5.3.

ALL WATER PIPES SHALL BE INSULATED TO R-3 MIN. AND IN ACCORDANCE WITH UPC/WA STATE AMENDMENTS.

IECC / WA STATE 403.5 SERVICE HOT WATER SYSTEMS

ENERGY CONSERVATION MEASURES FOR SERVICE HOT WATER SYSTEMS SHALL BE IN ACCORDANCE WITH SECTIONS R403.5.1 & R403..5.

DOMESTIC WATER HEATING EQUIPMENT SHALL COMPLY WITH THE APPLICABLE EFFICIENCIES. ALL ELECTRIC WATER HEATERS IN UNHEATED SPACES OR ON CONCRETE FLOORS SHALL BE PLACED ON AN INCOMPRESSIBLE, INSULATED SURFACE WITH A MINIMUM THERMAL RESISTANCE OF R-10. (IECC/WA STATE R403.4.3)

PROVIDE 2.5 GPM FLOW RESTRICTORS ON SHOWERS, TUBS, AND LAVATORIES.

MOISTURE CONTROL

AN APPROVED VAPOR RETARDER SHALL BE INSTALLED ON THE WARM SIDE (IN WINTER) OF INSULATION.

VAPOR RETARDERS TO BE THE FOLLOWING:
FLOOR: EXT. T&G PLYWOOD
WALLS (ABV. GRADE): KRAFT-FACED BATTS
WALLS (BELOW GRADE): APPROVED PVA PAINT (1.0 PERM MAX.)
CEILING: KRAFT-FACED BATTS
GROUND COVER: A GROUND COVER OF 6 MIL (0.006 INCH THICK) BLACK POLYETHYLENE OR APPROVED EQUAL SHALL BE LAID OVER THE GROUND WITHIN CRAWL SPACES. THE GROUND COVER SHALL BE OVERLAPPED 12 INCHES MINIMUM AT THE JOINTS AND SHALL EXTEND TO THE FOUNDATION WALL.

EXHAUST SYSTEMS CHAPTER 15 OF THE IRC

SECTION M1502.4.6 WHERE THE EXHAUST DUCT EQUIVALENT LENGTH EXCEEDS 35 FEET (10688mm), THE EQUIVALENT LENGTH OF THE EXHAUST DUCT SHALL BE IDENTIFIED ON A PERMANENT LABEL OR TAG. THE LABEL OR TAG SHALL BE LOCATED WITHIN 6 FEET (1829 mm) OF THE EXHAUST DUCT CONNECTION.

SECTION M1502.4.7 EXHAUST DUCT REQUIRED. WHERE SPACE FOR A CLOTHES DRYER IS PROVIDED, AN EXHAUST DUCT SYSTEM SHALL BE INSTALLED. WHERE THE CLOTHES DRYER IS NOT INSTALLED AT THE TIME OF OCCUPANCY THE EXHAUST DUCT SHALL BE CAPPED OR PLUGGED IN THE SPACE IN WHICH IT ORIGINATES AND IDENTIFIED AND MARKED "FUTURE USE".

DUCT SYSTEMS - GENERAL:

DUCT SYSTEMS SERVING HEATING, COOLING AND VENTILATION EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION AND ACCA MANUAL D THE APPLIANCE MANUFACTURER'S INSTALLATION INSTRUCTIONS OR OTHER APPROVED METHODS.

DUCT LEAKAGE TESTING:

DUCTS SHALL BE LEAK TESTED IN ACCORDANCE WITH RS-33, USING THE MAXIMUM DUCT LEAKAGE RATES SPECIFIED IN WSEC SECTION 403.3.3 WSEC KING COUNTY -15- DDES--2009

DUCT JOINTS, SEAMS AND CONNECTIONS:

LONGITUDINAL AND TRANSVERSE JOINTS, SEAMS CONNECTIONS IN METALLIC AND NONMETALLIC DUCTS SHALL BE CONSTRUCTED AS SPECIFIED IN SMACNA HVAC DUCT CONSTRUCTION STANDARDS-METAL AND FLEXIBLE AND NAIMA FIBROUS GLASS DUCT CONSTRUCTION STANDARDS. JOINTS LONGITUDINAL AND TRANSVERSE SEAMS, AND CONNECTIONS IN DUCTWORK SHALL BE SECURELY FASTENED AND SEALED WITH WELDS, GASKETS, MASTICS (ADHESIVES), MASTIC-PLUS-EMBEDDED-FABRIC SYSTEMS, LIQUID SEALANTS OR TAPES. TAPE AND MASTICS USED TO SEAL FIBROUS GLASS DUCTWORK SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 181A AND SHALL BE MARKED "181A-P" FOR PRESSURE-SENSITIVE TAPE,. "181 A-M" FOR MASTIC OR "181 A-H" FOR HEAT-SENSITIVE TAPE.

TAPES AND MASTICS USED TO SEAL METALLIC AND FLEXIBLE AIR DUCTS AND FLEXIBLE AIR CONNECTORS SHALL COMPLY WITH UL 181B AND SHALL BE MARKED "181 B-FX" FOR PRESSURE-SENSITIVE TAPE OR "181 BM" FOR MASTIC. DUCT CONNECTIONS TO FLANGES OF AIR DISTRIBUTION SYSTEM EQUIPMENT SHALL BE SEALED AND MECHANICALLY FASTENED. MECHANICAL FASTENERS FOR USE WITH FLEXIBLE NONMETALLIC AIR DUCTS SHALL COMPLY WITH UL 181B AND SHALL BE MARKED 181B-C. CRIMP JOINTS FOR ROUND METALLIC DUCTS SHALL HAVE A CONTACT LAP OF NOT LESS THAN 1 INCH (25 mm) AND SHALL BE MECHANICALLY FASTENED BY MEANS OF NOT LESS THAN THREE SHEET-METAL SCREWS OR RIVETS EQUALLY SPACED AROUND THE JOINT.

CLOSURE SYSTEMS USED TO SEAL THE DUCTWORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS' INSTRUCTIONS.

EXCEPTIONS:

1. SPRAY POLYURETHANE FOAM SHALL BE PERMITTED TO BE APPLIED WITHOUT ADDITIONAL JOINT SEALS.
2. WHERE A DUCT CONNECTION IS MADE THAT IS PARTIALLY INACCESSIBLE, THREE SCREWS OR RIVETS SHALL BE EQUALLY SPACED ON THE EXPOSED PORTION OF THE JOINT SO AS TO PREVENT A HINGE EFFECT.
3. FOR DUCTS HAVING A STATIC PRESSURE CLASSIFICATION OF LESS THAN 2 INCH (25 mm) AND THE MALE END OF THE DUCT SHALL EXTEND INTO THE ADJOINING DUCT IN THE DIRECTION OF AIRFLOW.

IECC / WA STATE CODE R403.3 DUCT LEAKAGE (MANDATORY)

THE TOTAL LEAKAGE OF THE DUCTS, WHEN MEASURED IN ACCORDANCE WITH SECTION R403.3.3, SHALL BE AS FOLLOWS:

1. ROUGH-IN TEST: TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. (25 PASCALS) ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTER BOOTS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST. IF THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST, TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 3 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA.
2. POST-CONSTRUCTION TEST: LEAKAGE TO OUTDOORS SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA OR A TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. (25 PASCALS) ACROSS THE ENTIRE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTER BOOTS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.

DUCTS WITHIN ENCLOSED CEILING / FLOOR ASSEMBLES SHALL MAINTAIN THE REQUIRED R-VALUE BETWEEN THE DUCT AND THE EXTERIOR OR UNCONDITIONED SURFACE. INSULATION SHALL NOT BE DISPLACED OR COMPRESSED. WSEC R402.2.7(3).

IECC / WA STATE CODE R404 ELECTRICAL POWER AND LIGHTING SYSTEMS

R404.1 LIGHTING EQUIPMENT (MANDATORY):
A MINIMUM OF 75 PERCENT OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

R404.1.1 LIGHTING EQUIPMENT (MANDATORY):
FUEL GAS LIGHTING SYSTEMS SHALL NOT HAVE CONTINUOUSLY BURNING PILOT LIGHTS.

CHAPTER 4 (TABLE 406.2) ENERGY EFFICIENCY REQUIREMENTS FOR THIS PROJECT:
2. MEDIUM DWELLING UNITS (NOT INCLUDED IN #1 OR #3) = 3.5 MINIMUM CREDITS.

1a.	EFFICIENT BUILDING ENVELOP 1a: PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE R402.1.1 WITH THE FOLLOWING MODIFICATIONS: VERTICAL FENESTRATION U = 0.28 FLOOR R-38 SLAB ON GRADE R-10 PERIMETER AND UNDER ENTIRE SLAB BELOW GRADE SLAB R-10 PERIMETER AND UNDER ENTIRE SLAB OR COMPLIANCE BASE ON SECTION R402.1.4: REDUCE TOE TOTAL UA BY 5%.	0.5
3a.[b]	HIGH EFFICIENCY HVAC EQUIPMENT 3a: GAS, ~~PROPANE OR OIL-FIRED~~ FURNACE WITH MINIMUM AFUE OF 94% OR ~~GAS, PROPANE OR OIL-FIRED BOILER WITH MINIMUM AFUE OF 92%~~ TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE HEATING EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT EFFICIENCY.	1.0
5a.	EFFICIENT WATER HEATING 5a: ALL SHOWERHEAD AND KITCHEN SINK FAUCETS INSTALLED IN THE HOUSE SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS.[c] TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE MAXIMUM FLOW RATES FOR ALL SHOWERHEADS, KITCHEN SINK FAUCET, AND OTHER LAVATORY FAUCETS.	0.5
5c.	EFFICIENT WATER HEATING 5c: WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING: GAS, ~~PROPANE OR OIL~~ WATER HEATER WITH A MINIMUM EF OF 0.91	1.5

CITY USE

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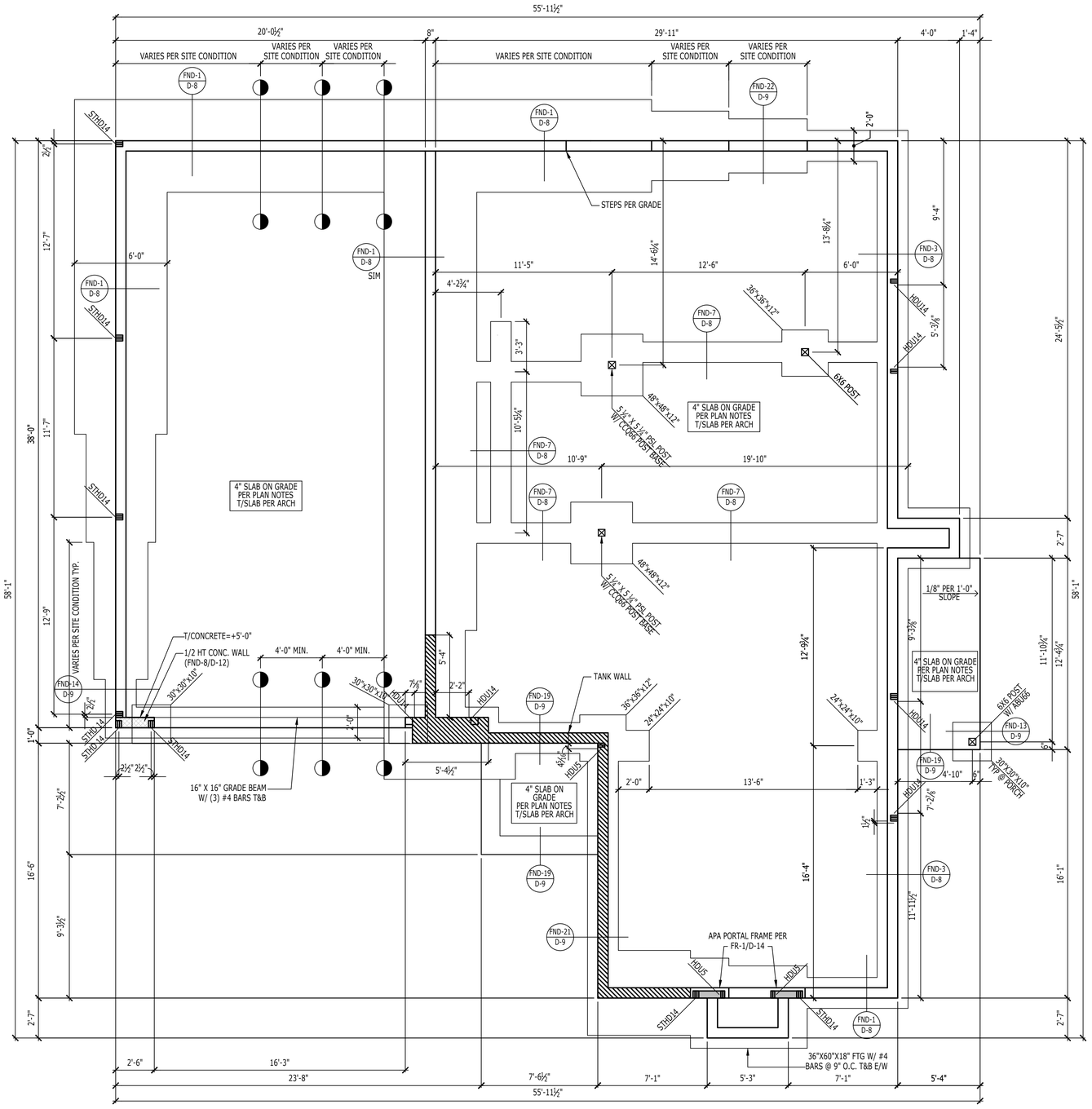
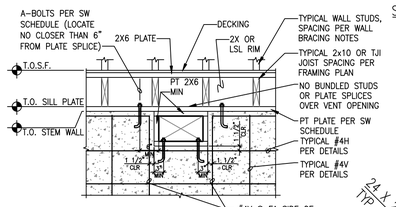
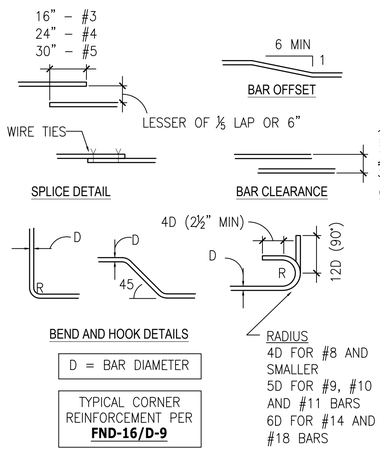
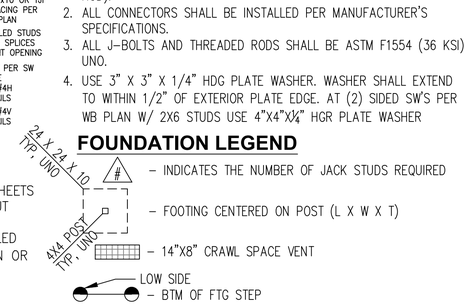
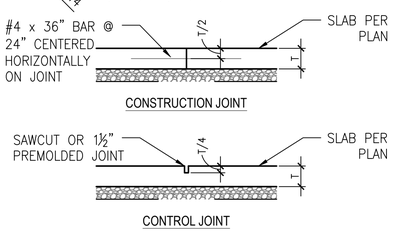
SHEET REVISION INFO
SET REVISION INFO AO-207308 AO-193143
MODEL/PROJECT NAME BROTHERS
ELEVATION NAME NORTHWEST CONTEMPORARY
DRAWN BY - JCT
CHECKED BY - RY
SHEET DATE - 03.10.2020
SCALE 11X17 SHEET: 1/8"=1'-0" 22X34 SHEET: 1/4"=1'-0"
SHEET DESCRIPTION 2015 IECC/WASHINGTON STATE CODE
SHEET NUMBER EN-2
SERIAL NUMBER 1015.0











FOUNDATION PLAN

NORTHWEST CONTEMPORARY

NORTH

FOUNDATION NOTES

1. REFER TO STANDARD CONSTRUCTION DETAIL SHEETS FOR STANDARD CONSTRUCTION DETAILS. VERIFY ALL DIMENSIONS WITH ARCH.
2. FOUNDATION DIMENSIONS ARE TO OUTSIDE FACE OF CONCRETE STEM WALL/FACE OF STUD OR CENTER OF INDIVIDUAL FOOTING.
3. PROVIDE FOOTING DRAINS AROUND PERIMETER OF BUILDING.
4. FOOTINGS ARE TO BEAR ON COMPETENT NATIVE SOIL OR STRUCTURAL FILL CAPABLE OF SUPPORTING THE ASSUMED BEARING PRESSURE PER GENERAL NOTES.
5. PROVIDE #4 CORNER BAR FOR EACH HORIZONTAL BAR. LAP 2'–0" MIN. REFER TO DETAIL **FND-16/D-9**
6. ALL FASTENERS IN CONTACT WITH FIRE–RETARDANT OR PRESSURE–TREATED WOOD SHALL BE HDG PER ASTM A653 (G185) OR IN ACCORD– ANCE WITH THE MANUFACTURER'S SPECIFICATION.
7. REFER TO DETAIL **FND-4/D-8** FOR TYPICAL FOOTING STEP. (WHERE APPLICABLE)
8. REFER TO DETAIL **FND-20/D-9** FOR TYPICAL PONY WALL DETAIL. (WHERE APPLICABLE)
9. STHD HOLDOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HD HOLDOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT. REFER TO DETAILS **FND-15/D-9**, **FND-23/D-9** AND **FND-26/D-11** FOR INSTALLATION.

HOLDOWN SCHEDULE			
MODEL	ANCHOR	EMBEDMENT	END POST
CS16/CS14	–	–	1–2X EA
MST#	–	–	2–2X OR 3X
STHD14(RJ)	–	–	2–2X OR 3X
HDU2	5/8" TR	RE: FND–23	2–2X OR 3X
HDU5	5/8" TR	RE: FND–23	2–2X
HDU8	7/8" TR	RE: FND–23	3–2X
HDU11	1" TR	RE: FND–23	6X6
HDU14	1" TR	RE: FND–23	6X6
HD19	1 1/4" TR	RE: FND–23	6X6

NOTE:
1. ALL THREADED RODS (TR) SHALL BE ASTM F1554 (36 KSI) UNO.
2. ALL MATERIAL BY SIMPSON OR EQ (EXCEPT THREADED ROD).
3. ALL CONNECTORS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
4. RJ=RIM JOIST APPLICATION.

SILL ANCHORAGE
1. ALL MATERIAL BY SIMPSON OR EQ (EXCEPT J–BOLT AND THREADED ROD).
2. ALL CONNECTORS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
3. ALL J–BOLTS AND THREADED RODS SHALL BE ASTM F1554 (36 KSI) UNO.
4. USE 3" X 3" X 1/4" HDG PLATE WASHER. WASHER SHALL EXTEND TO WITHIN 1/2" OF EXTERIOR PLATE EDGE. AT (2) SIDED SW'S PER WB PLAN W/ 2X6 STUDS USE 4"X4"X¼" HGR PLATE WASHER

NOTES
1. CRAWLSPACE VENTILATION PER ARCHITECTURAL SHEETS
2. DO NOT LOCATE VENT WITHIN TANK WALL WITHOUT REVIEW BY EOR
3. CONTRACTOR TO LOCATE VENTS TO AVOID BUNDLED STUDS/POSTS/POINT LOADS FROM ABOVE PER PLAN OR TO AVOID CONFLICT W/HOLDOWNS PER PLAN.

CRAWL SPACE VENT BLOCK OUT

SPLICE DETAIL

BAR OFFSET

BAR CLEARANCE

BEND AND HOOK DETAILS

D = BAR DIAMETER

TYPICAL CORNER REINFORCEMENT PER **FND-16/D-9**

RADIUS
4D FOR #8 AND SMALLER
5D FOR #9, #10 AND #11 BARS
6D FOR #14 AND #18 BARS

FOUNDATION LEGEND

△#	– INDICATES THE NUMBER OF JACK STUDS REQUIRED
24 X 24 X 10 TYP, UNO / 4X4 POST TYP, UNO	– FOOTING CENTERED ON POST (L X W X T)
▦	– 14"X8" CRAWL SPACE VENT
LOW SIDE ◐—◐	– BTM OF FTG STEP
▨	– TANK WALL (TOP OF WALL, NOT TO STEP WITHIN HATCHED REGION)
STHD14	– HOLDOWN BY SIMPSON (STHD/HDU/HD, TYP)

CONSTRUCTION JOINT

CONTROL JOINT

NOTES:
1. REFERENCE NOTE 3 BELOW OR PLAN FOR CONSTRUCTION / CONTROL JOINT LOCATIONS.
2. USE EARLY–ENTRY DRY–CUT SAW AS SOON AS PRACTICAL. SAWCUT ALONG SHORT DIRECTION OF POUR FIRST.
3. PROVIDE CONSTRUCTION / CONTROL JOINT TO ENCLOSE APPROXIMATE SQUARE AREAS OF 225 SF MAX, WITH A MAXIMUM PANEL RATIO OF 1.3 TO 1.0.

CITY USE

12119
REGISTERED ARCHITECT
M. Clerkin
MICHAEL J. CLERKIN
STATE OF WASHINGTON

MICHAEL D. WILSON
56780

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A Toll Brothers Company

LEFT HAND SET
AO# 214133 △2 LOT# 0010 BRIDGEWOOD ESTATES, 4504 119TH DR. NE

SHEET REVISION INFO

SET REVISION INFO
AO-207308 AO-193143

MODEL/PROJECT NAME
BROTHERS
ELEVATION NAME
NORTHWEST CONTEMPORARY

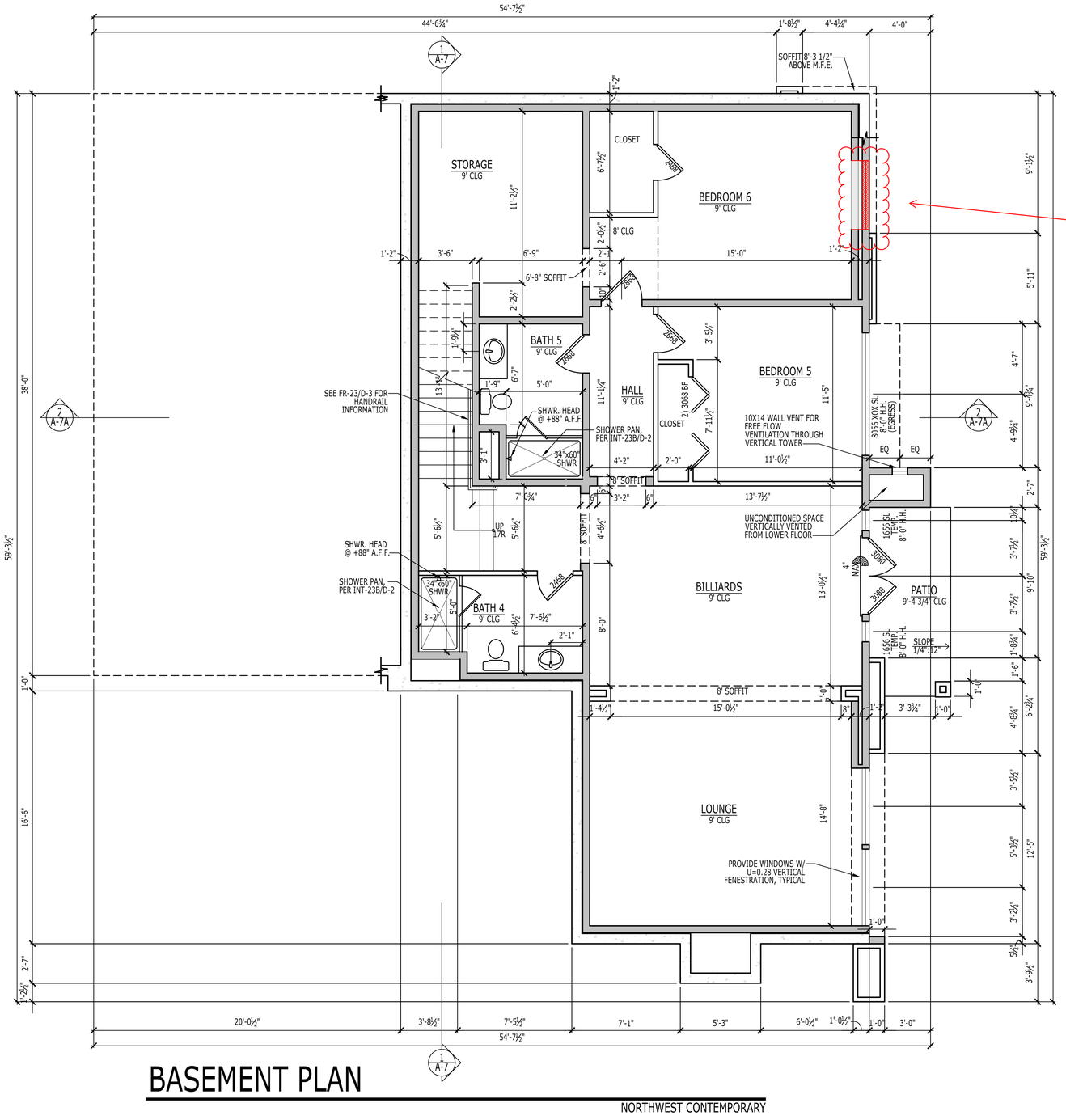
SHEET DESCRIPTION
FOUNDATION FLOOR PLAN

DRAWN BY - JCT
CHECKED BY - RY
SHEET DATE - 03.10.2020

SCALE
11X17 SHEET: 1/8"=1'-0"
22X34 SHEET: 1/4"=1'-0"

SHEET NUMBER
A-0

SERIAL NUMBER
1015.0



NORTH

BASEMENT PLAN

NORTHWEST CONTEMPORARY

SPRINKLERS REQUIRED

Smoke alarms are required in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms and at each story and shall be interconnected per Washington State Amendments IRC R314.

Carbon monoxide alarms are required outside of each sleeping area in the immediate vicinity of the bedrooms and on each level. Washingtton State Amendments IRC 315.1

WALK IN SHOWER RECEPTORS MUST COMPLY WITH STATE AMENDED 2015 UPC 408.5 -408.7

Applicable Codes:

2015 International Residential Code
2015 International Fire Code
2015 International Mechanical Code
2015 International Fuel Gas Code (Natural Gas)
2015 National Fuel Gas Code 58 (Propane)
2015 Uniform Plumbing Code
2015 Washington State Energy Code (IECC)
2017 Washington Cities Electrical Code

FLOOR PLAN GENERAL NOTES:

1. ALL DIMENSIONS ARE TO ROUGH FRAMING MEMBERS.
2. ALL WALLS SHALL BE 2X4 AND "SHADED" WALLS SHALL BE 2X6 U.N.O. IN THE FLOOR, FRAMING, OR WALL BRACING PLANS HEREIN.
3. BOTTOM PLATES @ FIRST FLOOR/BASEMENT WALLS SHOULD BE PRESSURE TREATED.
4. ALL WALLS ENCLOSING CONDITIONED SPACE SHALL BE 2x6 (U.N.O.) AND ALL UNDER-PINNING (WHERE OCCURS) SHALL BE 2x6 MINIMUM @ 16" O.C.
5. ALL DIMENSIONS AT WINDOWS ARE TO THE CENTERLINE.
6. ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER IRC (R308).
7. ALL REQUIREMENTS FOR BUILDING ENVELOPE TO COMPLY WITH IECC/WA STATE CODE (R402 & TABLE 402.1.3) REGARDING ALL PRESCRIPTIVE REQUIREMENTS FOR SINGLE FAMILY RESIDENTIAL PER CLIMATE ZONE MARINE 4C. FOR EFFICIENT BUILDING ENVELOPE REQUIREMENTS, SEE TABLE 406.2, NOTE 1A, SHEET EN-2.
8. ENTRY STEPS SHALL HAVE SUFFICIENT GRADE BUILT UP AROUND THEM SO THE MAXIMUM NUMBER OF STAIR RISERS DOES NOT EXCEED 3, WITH A MAXIMUM STAIR RISER HEIGHT OF 7.75".
9. ALL STAIRS/STEPS SHALL HAVE MIN. 10.0" TREADS & MAX. 7.75" RISERS PER IRC (R311.7.5). MINIMUM HEADROOM OF 6'-8" ABOVE STAIRWAYS PER IRC SECTION R311.7.2.
10. HANDRAILS SHALL BE TYPE II & HAVE A FINISHED RAILING (H) OF 34"-38" ABOVE NOSING, NAILERS SHALL BE INSTALLED FOR ALL HANDRAILS. SEE DETAIL **FR-23** & **FR-24/D-3**
11. PROVIDE ACOUSTICAL PIPE WRAP AT ALL SECOND FLOOR WASTE LINES. REFER **EXT-101/D-3** TYP. DETAIL SHEET.
12. FLOOR ELEVATIONS AT REQUIRED EGRESS DOORS SHALL COMPLY WITH IRC (R311.3.1).
13. EGRESS WINDOW: MAX. SILL HEIGHT OF NOT MORE THAN 44" ABOVE FLOOR (IRC R310.2.2), MIN. NET CLEAR OPENING OF 5.7 SQUARE FEET (IRC R310.2.1), MIN. NET CLEAR HEIGHT OPENING SHALL BE 24" (IRC R310.2.1), AND MIN. NET CLEAR WIDTH OPENING SHALL BE 20" (IRC R310.2.1).
14. WINDOW FALL PROTECTION REQUIRED FOR OPERABLE WINDOWS WITH SILLS LESS THAN 24" ABOVE FINISHED FLOOR ON THE INTERIOR SIDE AND GREATER THAN 72" ABOVE FINISHED GRADE ON THE EXTERIOR SIDE.
15. TILE INSTALLATION SHALL COMPLY W/APPLICABLE SECTIONS OF THE TILE COUNCIL OF AMERICA'S "HANDBOOK FOR CERAMIC TILE INSTALLATION" AND ITS REFERENCED STANDARDS.
16. ALL COUNTERS, TUB DECKS & WALLS AT TUBS & SHOWERS SHALL HAVE SMOOTH, HARD, NON-ABSORBENT SURFACE O/CEMENTITIOUS BACKER BOARD AND MOISTURE RESISTANT UNDERLAYMENT. UNDERLAYMENT AT TUB & SHOWER WALLS SHALL BE TO A HGT OF +7'-0" MIN. ABOVE DRAIN INLET. REF. IRC (R307) & IBC (1210).
17. ALL TUBS & SHOWERS; 120 DEGREE HOT WATER LIMITATION MIXING VALVES COMPLYING WITH ASSE 1070 CR OR CSA B125.3 ARE REQUIRED FOR TUBS PER UPC 409.1.
20. ALL SHOWER HEADS AND KITCHEN FAUCETS INSTALLED IN THE HOUSE SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS, PER TABLE 406.2, NOTE 5C, SHEET EN-2. ALL TOILETS TO BE 1.6 GPF MAX.
21. SOURCE SPECIFIC FAN SIZES SHALL BE AS FOLLOWS: 50 CFM MIN. TYPICAL @ BATHROOMS, LAUNDRY, ETC.; 100 CFM MIN. @ KITCHENS.

CITY USE

12119 REGISTERED ARCHITECT MICHAEL J. CLERKIN STATE OF WASHINGTON

MICHAEL D. WILSON STATE OF WASHINGTON 28150 REGISTERED PROFESSIONAL ENGINEER

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P 817-329-6710
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LEFT HAND SET | AO# 214133 | LOT# 0010 | BRIDGEWOOD ESTATES, 4504 119TH DR. NE

SHEET REVISION INFO

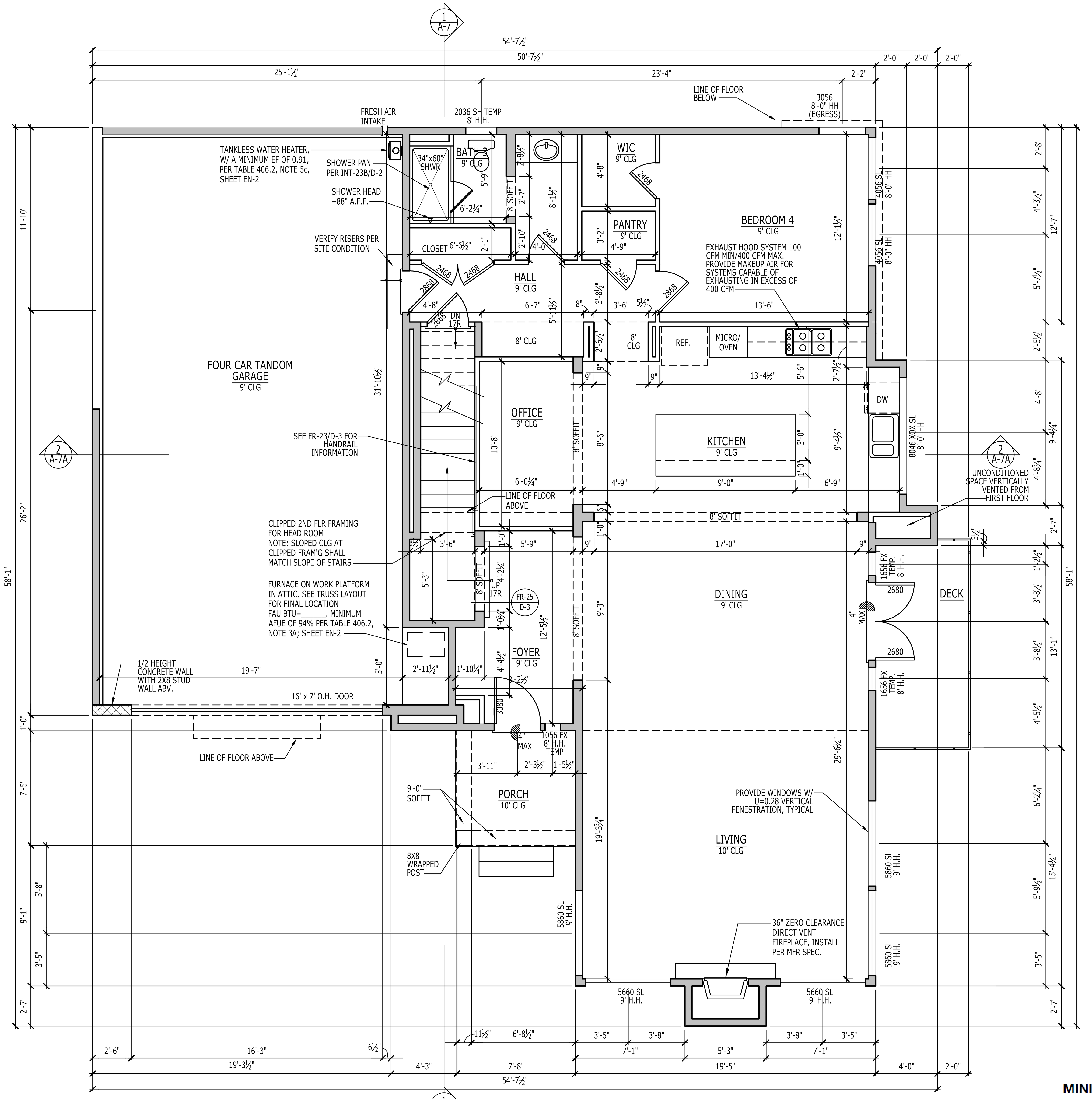
SET REVISION INFO
AO-207308 AO-193143

MODEL/PROJECT NAME
BROTHERS
ELEVATION NAME
NORTHWEST CONTEMPORARY

DRAWN BY - JCT
CHECKED BY - RY
SHEET DATE - 03.10.2020
SCALE
11X17 SHEET: 1/8"=1'-0"
22X34 SHEET: 1/4"=1'-0"

SHEET DESCRIPTION
BASEMENT FLOOR PLAN
SHEET NUMBER A-1

SERIAL NUMBER 1015.0



FIRST FLOOR PLAN

NORTHWEST CONTEMPORARY

NORTH

FLOOR PLAN GENERAL NOTES:

1. ALL DIMENSIONS ARE TO ROUGH FRAMING MEMBERS.
2. ALL WALLS SHALL BE 2X4 AND "SHADED" WALLS SHALL BE 2X6 U.N.O. IN THE FLOOR, FRAMING, OR WALL BRACING PLANS HEREIN.
3. BOTTOM PLATES @ FIRST FLOOR/BASEMENT WALLS SHOULD BE PRESSURE TREATED.
4. ALL WALLS ENCLOSING CONDITIONED SPACE SHALL BE 2x6 (U.N.O.) AND ALL UNDER-PINNING (WHERE OCCURS) SHALL BE 2x6 MINIMUM @ 16" O.C.
5. ALL DIMENSIONS AT WINDOWS ARE TO THE CENTERLINE.
6. ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER IRC (R308).
7. ALL REQUIREMENTS FOR BUILDING ENVELOPE TO COMPLY WITH IECC/WA STATE CODE (R402 & TABLE 402.1.3) REGARDING ALL PRESCRIPTIVE REQUIREMENTS FOR SINGLE FAMILY RESIDENTIAL PER CLIMATE ZONE MARINE 4C. FOR EFFICIENT BUILDING ENVELOPE REQUIREMENTS, SEE TABLE 406.2, NOTE 1A, SHEET EN-2.
8. ENTRY STEPS SHALL HAVE SUFFICIENT GRADE BUILT UP AROUND THEM SO THE MAXIMUM NUMBER OF STAIR RISERS DOES NOT EXCEED 3, WITH A MAXIMUM STAIR RISER HEIGHT OF 7.75".
9. ALL STAIRS/STEPS SHALL HAVE MIN. 10.0" TREADS & MAX. 7.75" RISERS PER IRC (R311.7.5). MINIMUM HEADROOM OF 6'-8" ABOVE STAIRWAYS PER IRC SECTION R311.7.2.
10. ALL BALUSTERS AND RAIL SPACES SHOULD BE SPACED SO THAT A 4" DIA. SPHERE CANNOT PASS THROUGH. TYP. AT ALL HANDRAILS/GUARDRAILS.
11. HANDRAILS SHALL BE TYPE II & HAVE A FINISHED RAILING (H) OF 34"-38" ABOVE NOSING, NAILERS SHALL BE INSTALLED FOR ALL HANDRAILS. SEE DETAIL **FR-23** & **FR-24/D-3**
12. TANKLESS WATER HEATER - COMBUSTION AIR VENT TO OUTSIDE & PRESSURE RELIEF VALVE TO OUTSIDE.(IRC SECT. P2804. ANCHOR PER INTERNATIONAL FUEL GAS CODE 305.1, IRC M1307.2/P2801.7 & THE UPC).
13. PROVIDE ACOUSTICAL PIPE WRAP AT ALL SECOND FLOOR WASTE LINES. REFER **EXT-101/D-3** TYP. DETAIL SHEET.
14. FLOOR ELEVATIONS AT REQUIRED EGRESS DOORS SHALL COMPLY WITH IRC (R311.3.1).
15. EGRESS WINDOW: MAX. SILL HEIGHT OF NOT MORE THAN 44" ABOVE FLOOR (IRC R310.2.2), MIN. NET CLEAR OPENING OF 5.7 SQUARE FEET (IRC R310.2.1), MIN. NET CLEAR HEIGHT OPENING SHALL BE 24" (IRC R310.2.1), AND MIN. NET CLEAR WIDTH OPENING SHALL BE 20" (IRC R310.2.1).
16. WINDOW FALL PROTECTION REQUIRED FOR OPERABLE WINDOWS WITH SILLS LESS THAN 24" ABOVE FINISHED FLOOR ON THE INTERIOR SIDE AND GREATER THAN 72" ABOVE FINISHED GRADE ON THE EXTERIOR SIDE.
17. GARAGES SHALL BE SEPARATED BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD ON CEILING AND 1/2" GYPSUM BOARD ON WALLS WITH A MIN. 20 MINUTE FIRE RATED SELF CLOSING DOOR. UNDERSIDE OF ALL STAIRS TO RECEIVE MIN. 1/2" GYPSUM BOARD. (IRC R302.5-302.7)
18. TILE INSTALLATION SHALL COMPLY W/APPLICABLE SECTIONS OF THE TILE COUNCIL OF AMERICA'S "HANDBOOK FOR CERAMIC TILE INSTALLATION" AND ITS REFERENCED STANDARDS.
19. ALL COUNTERS, TUB DECKS & WALLS AT TUBS & SHOWERS SHALL HAVE SMOOTH, HARD, NON-ABSORBENT SURFACE O/CEMENTITIOUS BACKER BOARD AND MOISTURE RESISTANT UNDERLAYMENT. UNDERLAYMENT AT TUB & SHOWER WALLS SHALL BE TO A HGT OF +7'-0" MIN. ABOVE DRAIN INLET. REF. IRC (R307) & IBC (1210).
20. ALL TUBS & SHOWERS; 120 DEGREE HOT WATER LIMITATION MIXING VALVES COMPLYING WITH ASSE 1070 CR OR CSA B125.3 ARE REQUIRED FOR TUBS PER UPC 409.1.
20. ALL SHOWER HEADS AND KITCHEN FAUCETS INSTALLED IN THE HOUSE SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS, PER TABLE 406.2, NOTE 5C, SHEET EN-2. ALL TOILETS TO BE 1.6 GPF MAX.
21. BUILT-IN DOUBLE OVEN OR BUILT-IN OVEN/MICROWAVE ABOVE (VERIFY VENTILATION & DIMENSIONS W/ MFR, 50 CFM MIN)
22. RANGE W/ HOOD, LIGHT AND FAN ABOVE, VENT TO EXTERIOR & PROVIDE BACKDRAFT DAMPER (100 CFM MIN/400 CFM MAX). MAKE UP AIR REQUIRED FOR FANS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CFM. IRC (M1503.4)
23. SOURCE SPECIFIC FAN SIZES SHALL BE AS FOLLOWS: 50 CFM MIN. TYPICAL @ BATHROOMS, LAUNDRY, ETC.; 100 CFM MIN. @ KITCHENS.

WALK IN SHOWER RECEPTORS MUST COMPLY WITH STATE AMENDED 2015 UPC 408.5 -408.7

Smoke alarms are required in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms and at each story and shall be interconnected per Washington State Amendments IRC R314.

Carbon monoxide alarms are required outside of each sleeping area in the immediate vicinity of the bedrooms and on each level. Washington State Amendments IRC 315.1

SPRINKLERS REQUIRED

Applicable Codes:

2015 International Residential Code
2015 International Fire Code
2015 International Mechanical Code
2015 International Fuel Gas Code (Natural Gas)
2015 National Fuel Gas Code 58 (Propane)
2015 Uniform Plumbing Code
2015 Washington State Energy Code (IECC)
2017 Washington Cities Electrical Code

MINIMUM FIREPLACE CLEARANCES

AREA	TO COMBUSTIBLES (in inches)
CLEARANCE TO CEILING	30
COMBUSTIBLE/NON-COMBUSTIBLE FLOOR	0
SIDES OF APPLIANCE	0
FRONT OF APPLIANCE	36

CITY USE

12119 REGISTERED ARCHITECT MICHAEL J. CLERKIN STATE OF WASHINGTON

MICHAEL D. WILSON STATE OF WASHINGTON 56780 PROFESSIONAL ENGINEER

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AO# 214133 LOT# 0010 BRIDGEWOOD ESTATES, 4504 119TH DR. NE

SHEET REVISION INFO

SET REVISION INFO
AO-207308 AO-193143

MODEL/PROJECT NAME
BROTHERS
ELEVATION NAME
NORTHWEST CONTEMPORARY

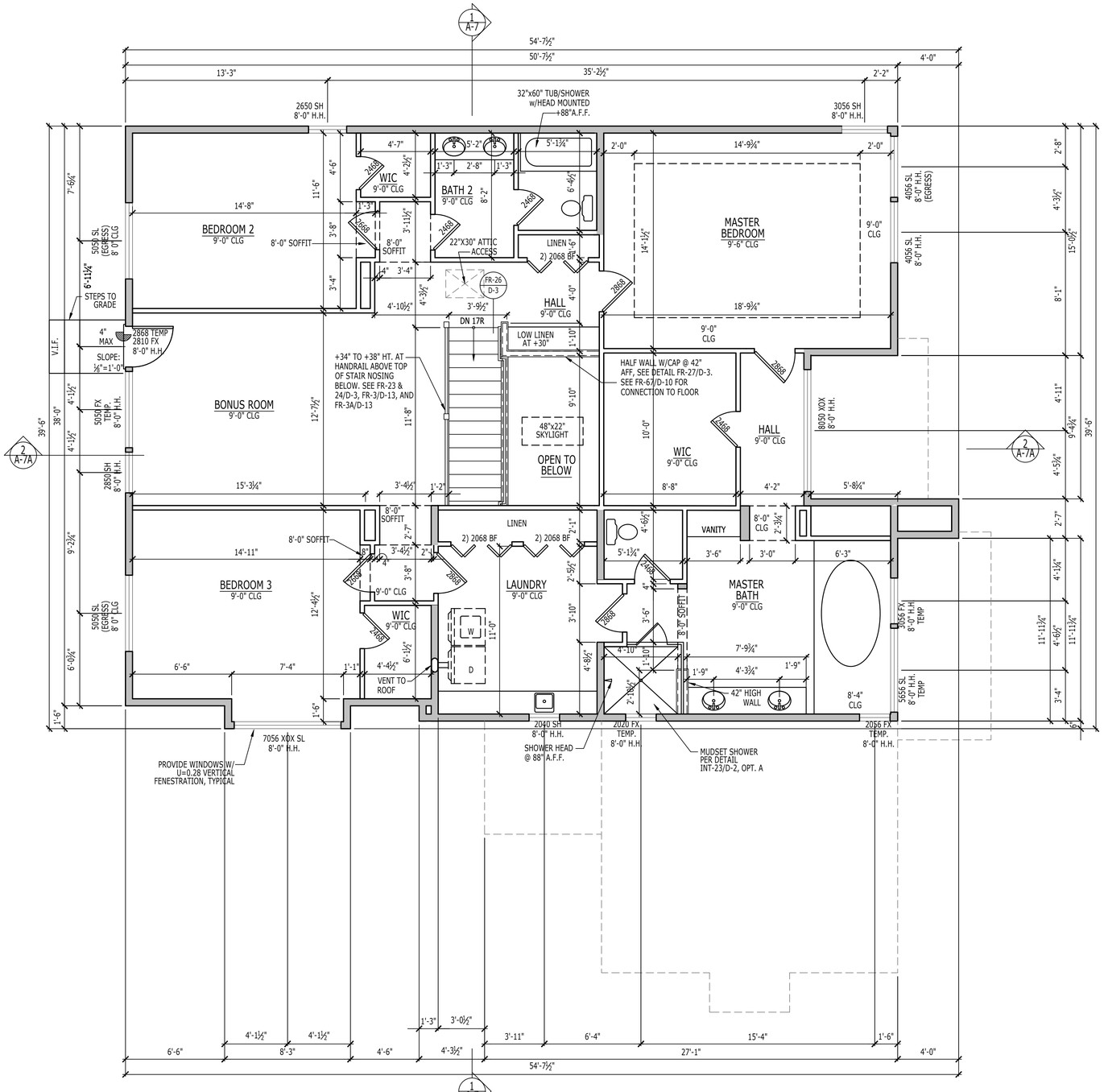
DRAWN BY - JCT
CHECKED BY - RY
SHEET DATE - 03.10.2020
SCALE
11X17 SHEET: 1/8"=1'-0"
22X34 SHEET: 1/4"=1'-0"

LEFT HAND SET

SHEET DESCRIPTION
FIRST FLOOR PLAN

SHEET NUMBER
A-2

SERIAL NUMBER 1015.0



SECOND FLOOR PLAN

NORTHWEST CONTEMPORARY

NORTH

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5. ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER IRC (R308).
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8. ALL STAIRS/STEPS SHALL HAVE MIN. 10.0" TREADS & MAX. 7.75" RISERS PER IRC (R311.7.5). MINIMUM HEADROOM OF 6'-8" ABOVE STAIRWAYS PER IRC SECTION R311.7.2.
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10. HANDRAILS SHALL BE TYPE II & HAVE A FINISHED RAILING (H) OF 34"-38" ABOVE NOSING, NAILERS SHALL BE INSTALLED FOR ALL HANDRAILS. SEE DETAIL **FR-23** & **FR-24/D-3**
11. PROVIDE ACOUSTICAL PIPE WRAP AT ALL SECOND FLOOR WASTE LINES. REFER **EXT-101/D-3** TYP. DETAIL SHEET.
12. EGRESS WINDOW: MAX. SILL HEIGHT OF NOT MORE THAN 44" ABOVE FLOOR (IRC R310.2.2), MIN. NET CLEAR OPENING OF 5.7 SQUARE FEET (IRC R310.2.1), MIN. NET CLEAR HEIGHT OPENING SHALL BE 24" (IRC R310.2.1), AND MIN. NET CLEAR WIDTH OPENING SHALL BE 20" (IRC R310.2.1).
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16. ALL TUBS & SHOWERS; 120 DEGREE HOT WATER LIMITATION MIXING VALVES COMPLYING WITH ASSE 1070 CR OR CSA B125.3 ARE REQUIRED FOR TUBS PER UPC 409.1.
20. ALL SHOWER HEADS AND KITCHEN FAUCETS INSTALLED IN THE HOUSE SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS, PER TABLE 406.2, NOTE 5C, SHEET EN-2. ALL TOILETS TO BE 1.6 GPF MAX.
21. SOURCE SPECIFIC FAN SIZES SHALL BE AS FOLLOWS: 50 CFM MIN. TYPICAL @ BATHROOMS, LAUNDRY, ETC.; 100 CFM MIN. @ KITCHENS.

CITY USE

12119 REGISTERED ARCHITECT MICHAEL J. CLERKIN STATE OF WASHINGTON

MICHAEL D. WILSON STATE OF WASHINGTON 19152 REGISTERED PROFESSIONAL ENGINEER

TOLLARCHITECTURE
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Grapevine, TX 76051
P 817-329-6710
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SHEET REVISION INFO
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SET REVISION INFO
AO-207308 AO-193143
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MODEL/PROJECT NAME
BROTHERS
ELEVATION NAME
NORTHWEST CONTEMPORARY

DRAWN BY - JCT
CHECKED BY - RY
SHEET DATE - 03.10.2020
SCALE
11X17 SHEET: 1/8"=1'-0"
22X34 SHEET: 1/4"=1'-0"

LEFT HAND SET | AO# 214133 | LOT# 0010 | BRIDGEWOOD ESTATES, 4504 119TH DR. NE

SHEET DESCRIPTION
SECOND FLOOR PLAN

SHEET NUMBER A-3

SERIAL NUMBER 1015.0

FLOOR FRAMING NOTES

1. REFER TO STANDARD CONSTRUCTION DETAIL SHEETS FOR TYPICAL CONSTRUCTION DETAILS. VERIFY ALL DIMENSIONS WITH ARCH.
2. DESIGN LOADS
   FLOOR LIVE LOAD = 40 PSF. DECK LIVE LOAD = 60 PSF.
3. JOIST LOCATION AND SPACING PER PLAN.
4. ALL BEAMS AND HEADERS SHALL BE SUPPORTED BY MIN ONE STUD BELOW EACH END, UNLESS NOTED OTHERWISE ON THE PLANS AS # WHICH INDICATES THE NUMBER OF STUDS BELOW EACH END, SEE TYPICAL HEADER DETAIL **FR-27/D-11**.
5. ALL ENGINEERED MECHANICAL CONNECTIONS (HANGERS) SHALL BE SELECTED PER THE TABLE BELOW UNO.

TYPICAL JOIST HANGER SCHEDULE			
TJI210			
11 7/8"	2-PLY 11 7/8"	14"	2-PLY 14"
IUS2.06/11.88	MIU 4.28/11	IUS2.06/14	MIU 4.28/14
2X10			
1-PLY		2-PLY	
LUS210		LUS210-2	

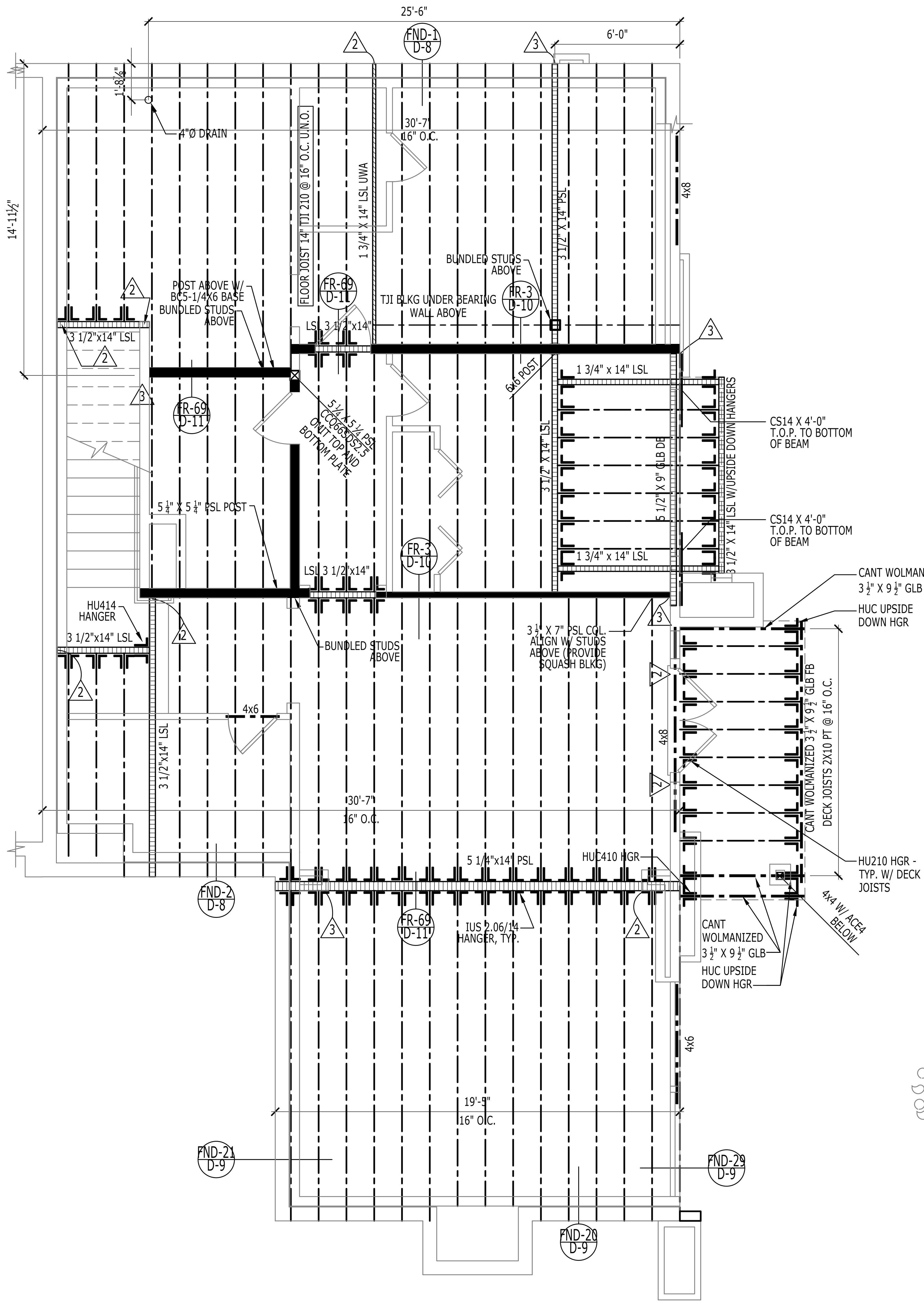
TYPICAL BEAM HANGER SCHEDULE				
LVL / LSL / PSL				
	1 3/4"	3 1/2"	5 1/4"	7"
11 7/8"	HUS1.81/10	HHUS410	HGUS5.50/12	HGUS7.25/12
14"	HUS1.81/10	HHUS410	HGUS5.50/14	HGUS7.25/14

NOTE:
1. ALL CONNECTORS SHALL BE MANUFACTURED BY SIMPSON OR EQ.
2. ALL CONNECTORS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

6. ALL POST ABOVE THE FLOOR FRAMING SHALL BE BLOCKED WITHIN THE FLOOR DEPTH (VERTICAL GRAIN BLKG/CRUSH BLKG) TO TOP OF BEAM OR POST BELOW. BLOCKING SHALL MATCH WIDTH OF POST ABOVE AND FULL FLOOR DEPTH.
7. REFER TO WB SHEETS FOR SHEAR WALL DESIGNATIONS AND HOLD DOWN LOCATIONS.
8. LAMINATE ENGINEERED LUMBER OR SOLID SAWN MEMBERS/JOISTS. SIMILAR TO DETAIL **FR-69/D-11**, 2-PLY BEAM.
9. TYPICAL HEADER DETAIL **FR-27/D-11**.
10. SEE **FR-4/D-10** FOR DROPPED BEAM @ CUT PLATES DETAIL.
11. SEE SHEET D-12 FOR STRONG-WALLS, 1/2 HEIGHT CONCRETE WALLS & MISC SHEAR-WALL DETAILS.
12. SEE **FR-5/D-10** FOR SHEAR/DRAG BEAM TO WALL PLATE CONNECTION.
13. NON BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
14. ALL MEMBERS IN FLOOR SYSTEM TO BE FRAMED FLUSH, UNLESS NOTED OTHERWISE.
15. ALL STRUCTURAL HEADERS TO BE ASSUMED LOW, UNLESS NOTED OTHERWISE.
16. PROVIDE BUNDLED STUDS TO MATCH NUMBERS AND LOCATION OF BUNDLED STUDS ABOVE.

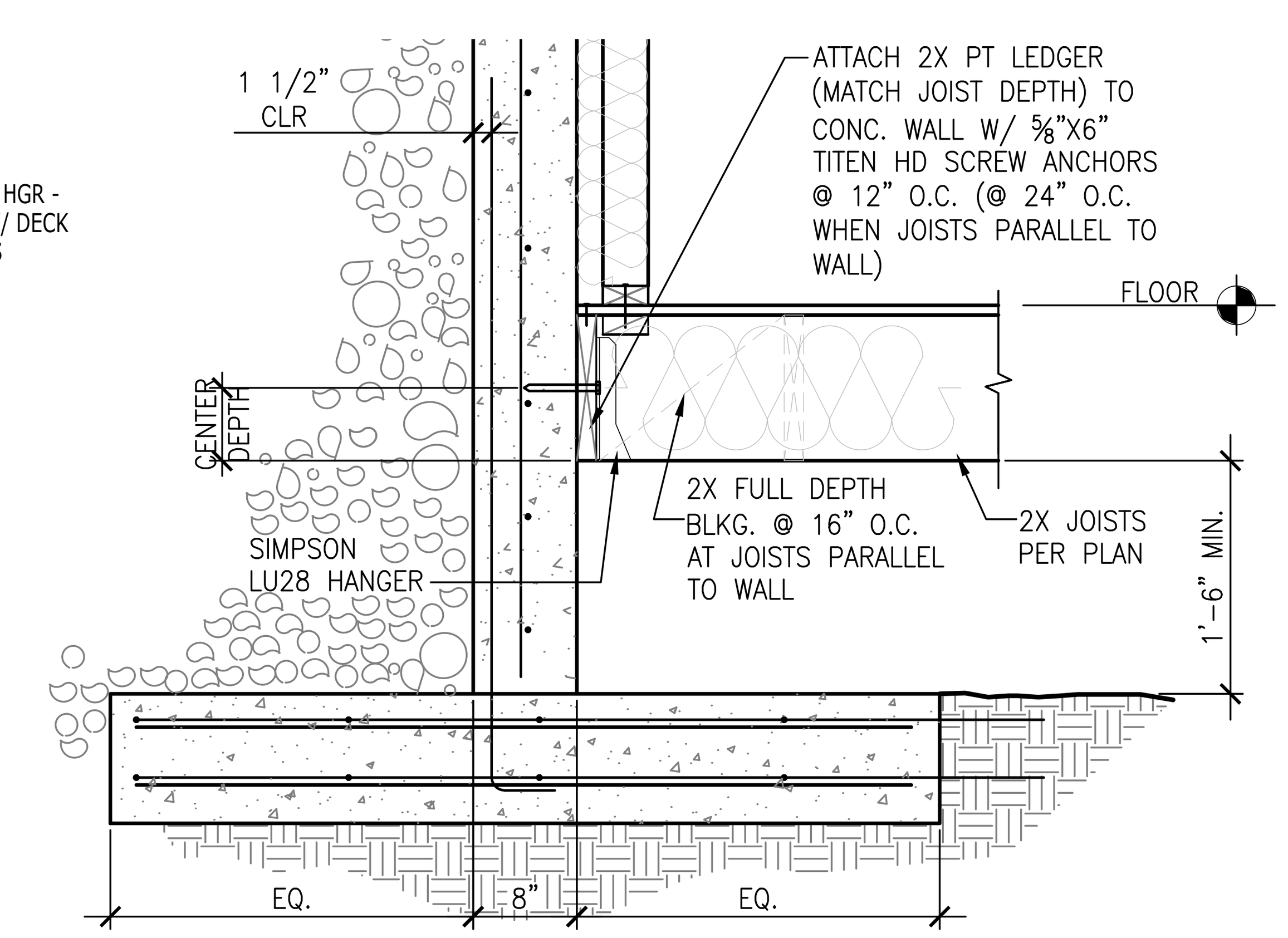
FRAMING LEGEND

- INDICATES THE NUMBER OF JACK STUDS REQUIRED, CONT. TO FDN/BEAM (REFER TO NOTE 4)
- OVER-FRAMING BY OTHERS (OR PER **FR-64/D-11**)
- HVAC EQUIPMENT (REFER TO MECHANICAL PLAN)
- TRUSS SPAN DIRECTION
- W10X15 – STEEL BEAM (BEAM SIZE VARIES PER PLAN)
- GT – GIRDER TRUSS
- HEADER
- I-JOIST
- 1 3/4 LSL (SINGLE) BEAM
- GLULAM, LSL, PSL (3 1/8-7" WIDE) BEAM
- BEARING WALL
- STRAP (SEE **FR-25/D-11** AND/OR **FR-71/D-12**)
- LOW ROOF



FIRST FLOOR FRAMING PLAN

NORTHWEST CONTEMPORARY

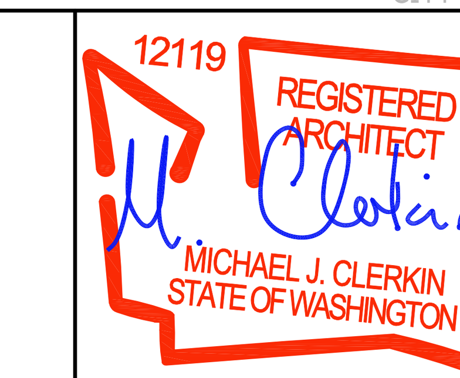


SEE FND-1/D-8 FOR BASEMENT WALL SECTION

1 A-4.1 FLOOR CONNECTION TO CONCRETE WALL

SCALE: NTS

CITY USE



TOLL ARCHITECTURE
PHILADELPHIA · ORLANDO
DALLAS · LOS ANGELES · SEATTLE
2557 Southwest Grapevine Pkwy Suite 100
Grapevine, TX 76051
P 817-329-6710
A Toll Brothers Company

SHEET REVISION INFO

SET REVISION INFO
AO-207308 AO-193143

MODEL/PROJECT NAME
BROTHERS
ELEVATION NAME
NORTHWEST CONTEMPORARY

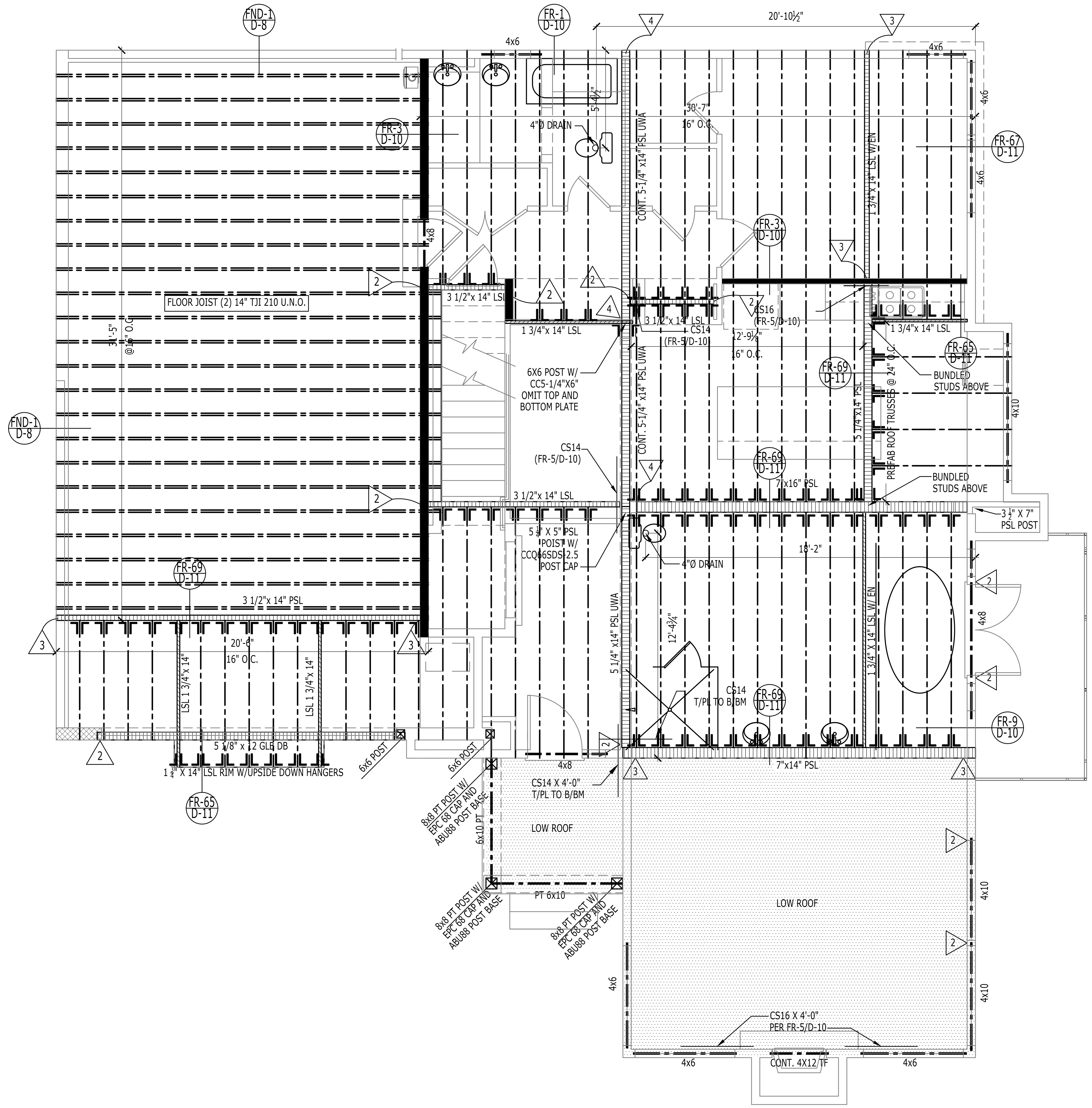
DRAWN BY - JCT
CHECKED BY - RY
SHEET DATE - 03.10.2020
SCALE
11X17 SHEET: 1/8"=1'-0"
22X34 SHEET: 1/4"=1'-0"

LEFT HAND SET AO# 214133 LOT # 0010 BRIDGEWOOD ESTATES, 4504 119TH DR. NE

SHEET DESCRIPTION
FIRST FLOOR FRAMING PLAN

SHEET NUMBER
A-4.1

SERIAL NUMBER 1015.0



NORTH

SECOND FLOOR FRAMING PLAN

NORTHWEST CONTEMPORARY

FLOOR FRAMING NOTES

1. REFER TO STANDARD CONSTRUCTION DETAIL SHEETS FOR TYPICAL CONSTRUCTION DETAILS. VERIFY ALL DIMENSIONS WITH ARCH.
2. DESIGN LOADS
   FLOOR LIVE LOAD = 40 PSF. DECK LIVE LOAD = 60 PSF.
3. JOIST LOCATION AND SPACING PER PLAN.
4. ALL BEAMS AND HEADERS SHALL BE SUPPORTED BY MIN ONE STUD BELOW EACH END, UNLESS NOTED OTHERWISE ON THE PLANS AS # WHICH INDICATES THE NUMBER OF STUDS BELOW EACH END, SEE TYPICAL HEADER DETAIL **FR-27/D-11**.
5. ALL ENGINEERED MECHANICAL CONNECTIONS (HANGERS) SHALL BE SELECTED PER THE TABLE BELOW UNO.

TYPICAL JOIST HANGER SCHEDULE			
TJI210			
11 7/8"	2-PLY 11 7/8"	14"	2-PLY 14"
IUS2.06/11.88	MIU 4.28/11	IUS2.06/14	MIU 4.28/14
2X10			
1-PLY		2-PLY	
LUS210		LUS210-2	

TYPICAL BEAM HANGER SCHEDULE				
LVL / LSL / PSL				
	1 3/4"	3 1/2"	5 1/4"	7"
11 7/8"	HUS1.81/10	HHUS410	HGUS5.50/12	HGUS7.25/12
14"	HUS1.81/10	HHUS410	HGUS5.50/14	HGUS7.25/14

NOTE:
1. ALL CONNECTORS SHALL BE MANUFACTURED BY SIMPSON OR EQ.
2. ALL CONNECTORS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

6. ALL POST ABOVE THE FLOOR FRAMING SHALL BE BLOCKED WITHIN THE FLOOR DEPTH (VERTICAL GRAIN BLKG/CRUSH BLKG) TO TOP OF BEAM OR POST BELOW. BLOCKING SHALL MATCH WIDTH OF POST ABOVE AND FULL FLOOR DEPTH.
7. REFER TO WB SHEETS FOR SHEAR WALL DESIGNATIONS AND HOLD DOWN LOCATIONS.
8. LAMINATE ENGINEERED LUMBER OR SOLID SAWN MEMBERS/JOISTS. SIMILAR TO DETAIL **FR-69/D-11**, 2-PLY BEAM.
9. TYPICAL HEADER DETAIL **FR-27/D-11**.
10. SEE **FR-4/D-10** FOR DROPPED BEAM @ CUT PLATES DETAIL.
11. SEE SHEET D-12 FOR STRONG-WALLS, 1/2 HEIGHT CONCRETE WALLS & MISC SHEAR-WALL DETAILS.
12. SEE **FR-5/D-10** FOR SHEAR/DRAG BEAM TO WALL PLATE CONNECTION.
13. NON BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
14. ALL MEMBERS IN FLOOR SYSTEM TO BE FRAMED FLUSH, UNLESS NOTED OTHERWISE.
15. ALL STRUCTURAL HEADERS TO BE ASSUMED LOW, UNLESS NOTED OTHERWISE.
16. PROVIDE BUNDLED STUDS TO MATCH NUMBERS AND LOCATION OF BUNDLED STUDS ABOVE.

FRAMING LEGEND

- \# – INDICATES THE NUMBER OF JACK STUDS REQUIRED, CONT. TO FDN/BEAM (REFER TO NOTE 4)
- – OVER-FRAMING BY OTHERS (OR PER **FR-64/D-11**)
- – HVAC EQUIPMENT (REFER TO MECHANICAL PLAN)
- – TRUSS SPAN DIRECTION
- W10X15 – STEEL BEAM (BEAM SIZE VARIES PER PLAN)
- GT – GIRDER TRUSS
- – HEADER
- – I-JOIST
- – 1 3/4 LSL (SINGLE) BEAM
- – GLULAM, LSL, PSL (3 1/8–7" WIDE) BEAM
- – BEARING WALL
- – STRAP (SEE **FR-25/D-11** AND/OR **FR-71/D-12**)
- –LOW ROOF

CITY USE

LEFT HAND SET

AO# 214133 LOT# 0010 BRIDGEWOOD ESTATES, 4504 119TH DR. NE

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SHEET REVISION INFO

SET REVISION INFO
AO-207308 AO-193143

MODEL/PROJECT NAME
BROTHERS
ELEVATION NAME
NORTHWEST CONTEMPORARY

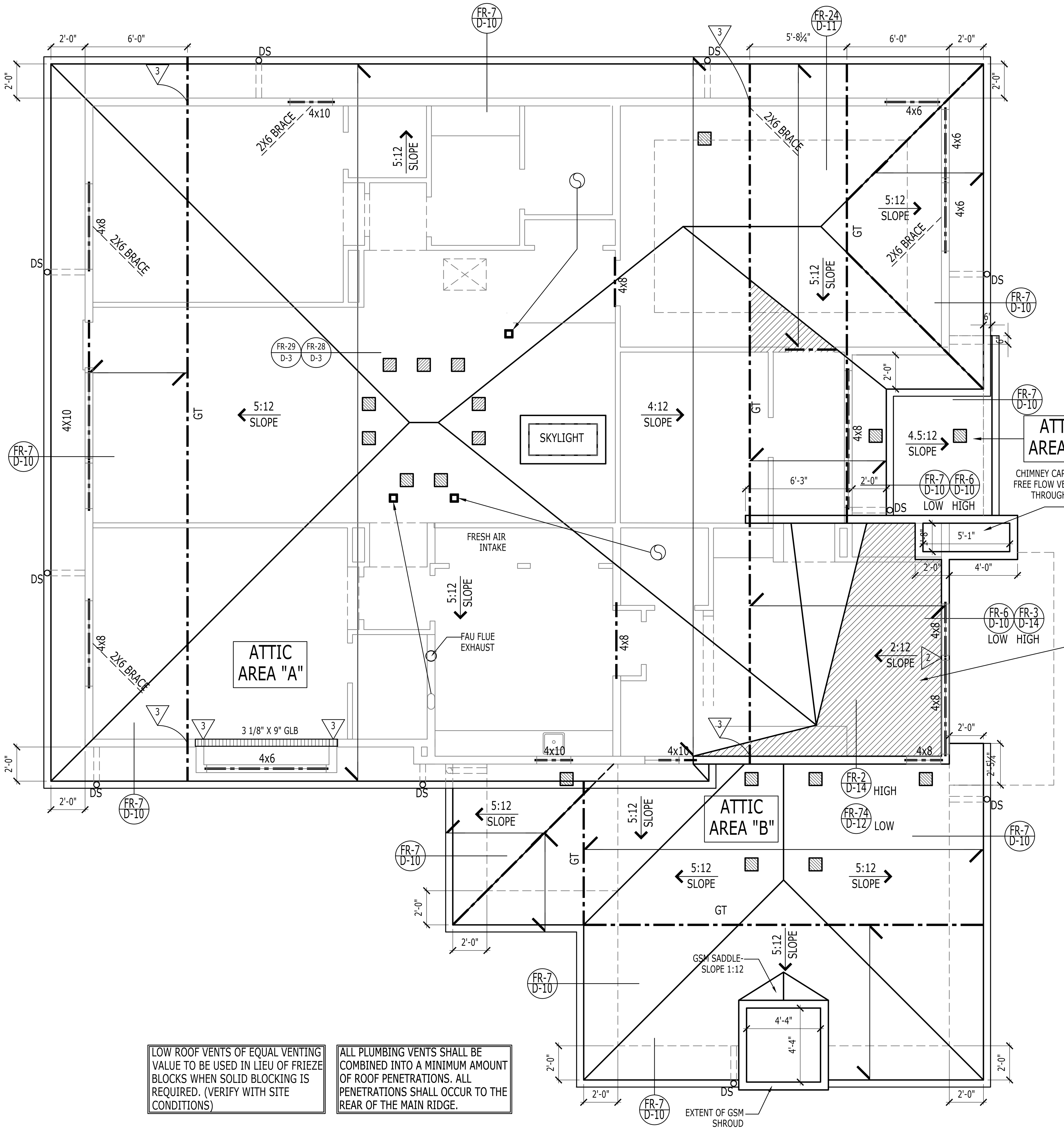
DRAWN BY - JCT
CHECKED BY - RY
SHEET DATE - 03.10.2020

SCALE
11X17 SHEET: 1/8"=1'-0"
22X34 SHEET: 1/4"=1'-0"

SHEET DESCRIPTION
SECOND FLOOR FRAMING PLAN

SHEET NUMBER
A-4.2

SERIAL NUMBER 1015.0



FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12), UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12), UNDERLAYMENT SHALL BE TWO LAYERS APPLIED IN THE FOLLOWING MANNER: APPLY A 19-INCH STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES. STARTING AT THE EAVE, APPLY 36-INCH-WIDE SHEETS OF UNDERLAYMETN, OVERLAPPING SUCCESSIVE SHEETS 19 INCHES. DISTORTIONS IN THE UNDERLAYMENT SHALL NO INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL.

ROOF FRAMING PLAN

NORTHWEST CONTEMPORARY

NORTH

W.A. ATTIC VENTILATION CALCULATION NOTES

DATE: 5.11.2020 | PREPARED BY: ROWENA YOUNG

BTHR - NW CONT - ATTIC AREA "A"

APPLICABLE CODE REQUIREMENT: IRC 2012

ROOFING MATERIAL ⦿ COMPOSITE ○ TILE

A.	TOTAL AREA TO BE VENTED:		1911 x 144 =		275184
B.	HIGH VENTS	Net Free Area		Venting Provided	Area
	Roof Vent	50	in²	9 x 50	450
C.	LOW VENTS	Net Free Area		Venting Provided	Area
	Roof Vent	50	in²	20 x 50	1000
	Frieze Block (3) 2" Ø HOLES PER BIRD BLOCK	3.5	in² / lf	160 x 3.5	560
D.	TOTAL VENTING PROVIDED				2010

OPTION1. STANDARD REQUIRED VENTS (A/150)

E.	CODE MINIMUM TOTAL VENT AREA	1835

WA

OPTION2. REDUCED REQUIRED VENTS (A/300)

F.	CODE MINIMUM TOTAL VENT AREA		917
G.	Total HIGH Vents Provided		450
	Options For Additional High Venting As Required		
	Ridge	21	lf
	Louver	8	count
	Gable	5	count
H.	Total LOW Vents Provided		1560
	Options For Additional Low Venting As Required		
	Continuous Soffit	-42	lf
	Smart	-40	count
	Louver	-8	count
	Frieze Block	-102	lf

W.A. ATTIC VENTILATION CALCULATION NOTES

DATE: 5.11.2020 | PREPARED BY: ROWENA YOUNG

BTHR - NW CONT - ATTIC AREA "C"

APPLICABLE CODE REQUIREMENT: IRC 2012

ROOFING MATERIAL ⦿ COMPOSITE ○ TILE

A.	TOTAL AREA TO BE VENTED:		75 x 144 =		10800
B.	HIGH VENTS	Net Free Area		Venting Provided	Area
	Roof Vent	50	in²	2 x 50	100
C.	LOW VENTS	Net Free Area		Venting Provided	Area
	Roof Vent	50	in²	2 x 50	100
	Frieze Block (3) 2" Ø HOLES PER BIRD BLOCK	3.5	in² / lf	27 x 3.5	94.5
D.	TOTAL VENTING PROVIDED				294.5

OPTION1. STANDARD REQUIRED VENTS (A/150)

E.	CODE MINIMUM TOTAL VENT AREA	72

WA

OPTION2. REDUCED REQUIRED VENTS (A/300)

F.	CODE MINIMUM TOTAL VENT AREA		36
G.	Total HIGH Vents Provided		100
	Options For Additional High Venting As Required		
	Ridge	1	lf
	Louver	1	count
	Gable	1	count
H.	Total LOW Vents Provided		194.5
	Options For Additional Low Venting As Required		
	Continuous Soffit	-3	lf
	Smart	-2	count
	Louver	-1	count
	Frieze Block	-5	lf

W.A. ATTIC VENTILATION CALCULATION NOTES

DATE: 5.11.2020 | PREPARED BY: ROWENA YOUNG

BTHR - NW CONT - ATTIC AREA "B"

APPLICABLE CODE REQUIREMENT: IRC 2012

ROOFING MATERIAL ⦿ COMPOSITE ○ TILE

A.	TOTAL AREA TO BE VENTED:		377 x 144 =		54288
B.	HIGH VENTS	Net Free Area		Venting Provided	Area
	Roof Vent	50	in²	5 x 50	250
C.	LOW VENTS	Net Free Area		Venting Provided	Area
	Roof Vent	50	in²	1 x 50	50
	Frieze Block (3) 2" Ø HOLES PER BIRD BLOCK	3.5	in² / lf	60 x 3.5	210
D.	TOTAL VENTING PROVIDED				510

OPTION1. STANDARD REQUIRED VENTS (A/150)

E.	CODE MINIMUM TOTAL VENT AREA	362

WA

OPTION2. REDUCED REQUIRED VENTS (A/300)

F.	CODE MINIMUM TOTAL VENT AREA		181
G.	Total HIGH Vents Provided		250
	Options For Additional High Venting As Required		
	Ridge		lf
	Louver		count
	Gable		count
H.	Total LOW Vents Provided		260
	Options For Additional Low Venting As Required		
	Continuous Soffit		lf
	Smart		count
	Louver		count
	Frieze Block		lf

ROOF FRAMING NOTES

1. REFER TO STANDARD CONSTRUCTION DETAIL SHEETS FOR STANDARD CONSTRUCTION DETAILS. VERIFY ALL DIMENSIONS WITH ARCH.
2. ROOF TRUSSES TO BE SPACED @ 24" MAX.
3. ROOF TRUSSES TO BE DESIGNED FOR: DEAD LOAD = 15 PSF (SHINGLES) LIVE LOAD = 25 PSF
4. STUD SPACING IS 16" O.C. FOR ALL WALLS, UNO PER PLAN ON WB SHEETS
5. REFER TO DETAIL **FR-27/D-11** FOR TYPICAL HEADER FRAMING.
6. ALL TRUSSES SHALL BE CONNECTED TO THE TOP PLATE WITH (1) H2.5A TIE UNO. ALL GIRDER TRUSSES SHALL BE ATTACHED TO THE TOP PLATE WITH (2) H2.5A TIE UNO.
7. ASPHALT SHINGLES SHALL COMPLY WITH ASTM D7158 OR ASTM D3161.
8. SEE DETAIL **FR-64/D-11** FOR TYPICAL OVERFRAMING, UNLESS BY OTHERS.
9. SEE **FR-66/D-11** FOR TYPICAL COMMON TRUSS TO GT DETAIL.
10. SEE **FR-5/D-10** FOR SHEAR/DRAG TRUSS TO WALL PLATE CONNECTION.
11. NON BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.

FRAMING LEGEND

- INDICATES THE NUMBER OF JACK STUDS REQUIRED, "3" MIN @ GT, TYP UNO (REFER TO NOTE 6)
- OVER-FRAMING BY OTHERS (OR PER **FR-64/D-11**)
- TRUSS SPAN DIRECTION
- GT – GIRDER TRUSS
- HEADER
- 1 3/4 LSL (SINGLE) BEAM
- GLULAM, LSL, PSL (3 1/8-7" WIDE) BEAM
- BEARING WALL
- FAU LOCATION (SEE C-3, WD TRUSS, #6)

ROOF PLAN GENERAL NOTES:

1. GABLE END VENTS SHALL BE CEDAR U.O.N.
2. OVERHANG DIMENSIONS ARE AS FOLLOWS:
   EAVE: 12" U.O.N SEE ROOF PLAN
   RAKE: 12" U.O.N. SEE ROOF PLAN
3. ROOFING MATERIAL SHALL BE CLASS "A" COMPOSITIONAL SHINGLES W/30 LB. FELT OVER 1/2" CDX PLYWOOD SHEATHING.
4. ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY. SEE CIVIL DWGS.
5. ATTIC VENTILATION SHALL BE PROVIDED AS PER IRC (SECTION R806). REFER TO VENTING REQUIREMENTS ON C-2 SHEET.
6. ALL PLUMBING VENTS SHALL BE COMBINED INTO A MINIMUM AMOUNT OF ROOF PENETRATIONS THAT SHALL OCCUR TO THE REAR OF THE MAIN RIDGE. SEE DETAILS (**EXT-23** & **24/D-4**.)
7. TRUSS MFR. SHALL SUBMIT STRUCTURAL CALCULATIONS AND SHOP DRAWINGS TO THE ARCHITECT AND BUILDING DEPT. PRIOR TO FABRICATION.
8. WALL AND/OR PROJECTIONS LESS THAN 5 FT TO PROPERTY LINES: PROJECTIONS INCLUDING ROOF OVERHANGS LESS THAN 5 FT TO THE PROPERTY LINES SHALL BE 1-HR. FIRE RESISTIVE CONSTRUCTION. EXCEPTION: ROOF OVERHANGS SHALL BE PERMITTED TO NOT BE 1 HR. FIRE RESISTIVE RATED PROVIDED FIRE BLOCKING IS PROVIDED FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING AND NOT VENT OPENINGS ARE PROVIDED. IRC T.R3021(1) AMENDED BY WA.
9. MECHANICAL AND GRAVITY OUTDOOR AIR INTAKE OPENINGS SHALL BE LOCATED NOT LESS THAN 10 FT FROM ANY HAZARDOUS OR NOXIOUS CONTAMINANT SOURCE, SUCH AS VENT; OR INTAKE OPENINGS SHALL BE LOCATED NOT LESS THAN 3 FT BELOW CONTAMINANT SOURCES WHERE SUCH SOURCES ARE LOCATED WITHIN 10 FT OF THE OPENING. (IMC 401.4)
10. SEISMIC SUPPORT AND ATTACHMENT: IN ATTIC FURNACE INSTALLATIONS, WHERE THE UNIT IS NOT RIGIDLY ATTACHED TO THE STRUCTURE, LATERAL BRACING MUST BE PROVIDED – TYPICALLY STRAPS RUNNING AT A 45 DEGREE ANGLE FROM EACH CORNER OF THE UNIT TO RIGID FRAMING MEMBERS AND TIGHT ENOUGH TO PREVENT HORIZONTAL MOVEMENT. CONCERNS ABOUT VIBRATION MUST BE ADDRESSED WITH ISOLATION DEVICES, NOT BY OMITTING REQUIRED SUPPORTS. SEE IRC SECTION M1307.2 FOR SEISMIC SUPPORT AND ATTACHMENT OF A FURNACE INSTALLED WITHIN ATTIC TRUSSES.

APPLIANCE IN THE ATTIC:
ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN OPENING AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW THE REMOVAL OF THE LARGEST APPLIANCE. THE PASSAGEWAY SHALL BE NOT LESS THAN 30" HIGH AND 22" WIDE AND NOT MORE THAT 20 FT IN LENGTH MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL BE CONTINUOUS SOLID FLOORING NOT LESS THAN 24" WIDE. A LEVEL SERVICE SPACE NOT LESS 30" DEEP AND 30" WIDE SHALL BE PRESENT AT THE FRONT OR SERVICE SIDE OF THE APPLIANCE. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE A MINIMUM OF 22" BY 30" AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE.
EXCEPTIONS:
1. THE PASSAGEWAY AND LEVEL SERVICE SPACE ARE NOT REQUIRED WHERE THE APPLIANCE IS CAPABLE OF BEING SERVICED AND REMOVED THROUGH THE REQUIRED OPENING.
2. WHERE THE PASSAGEWAY IS UNOBSTRUCTED AND NOT LESS THAN 6' HIGH AND 22" WIDE FOR ITS ENTIRE LENGTH THE PASSAGEWAY SHALL NOT BE GREATER THAN 50' IN LENGTH.
ELECTRICAL REQUIREMENTS:
A LUMINAIRE CONTROLLED SWITCH LOCATED AT THE REQUIRED PASSAGEWAY OPENING AND RECEPTACLE OUTLET SHALL BE PROVIDED AT OR NEAR THE APPLIANCE LOCATION IN ACCORDANCE WITH IRC M1305.1.3.1

ROOF PLAN LEGEND:

- AF-50 ROOF VENT (50 SQ. IN. / .347 SQ. FT.)
- STRIP VENT
- DS – DOWNSPOUT

CITY USE

12119 REGISTERED ARCHITECT MICHAEL J. CLERKIN STATE OF WASHINGTON

MICHAEL D. WILSON STATE OF WASHINGTON 56780 REGISTERED PROFESSIONAL ENGINEER

LEFT HAND SET

AO# 214133 2 LOT# 0010 BRIDGEWOOD ESTATES, 4504 119TH DR. NE

TOLLARCHITECTURE
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SHEET REVISION INFO

SET REVISION INFO AO-207308 AO-193143

MODEL/PROJECT NAME BROTHERS

ELEVATION NAME NORTHWEST CONTEMPORARY

DRAWN BY - JCT

CHECKED BY - RY

SHEET DATE - 03.10.2020

SCALE 11X17 SHEET: 1/8"=1'-0" 22X34 SHEET: 1/4"=1'-0"

SHEET DESCRIPTION ROOF FRAMING PLAN

SHEET NUMBER A-4R

SERIAL NUMBER 1015.0

LEFT ELEVATION (NORTH)

NORTHWEST CONTEMPORARY

EXTERIOR ELEVATION NOTES:

1. REFER TO "STANDARD CONSTRUCTION DETAIL" BINDER FOR ALL DETAILS.
2. ALL CANTILEVER AREAS MUST BE PROPERLY FINISHED AND SEALED ON UNDERSIDE.
3. FLASHING TO BE INSTALLED AS REQUIRED. ALL FLASHING SHEET METAL, VENT STACKS & PIPES SHOULD BE COVERED TO MATCH MATERIAL TO WHICH THEY ARE ATTACHED OR FROM WHICH THEY PROJECT.
4. REFER TO DETAIL **EXT-21/D-4** FOR TYPICAL FLASHING AT WALL OPENINGS.
5. REFER TO DETAIL **EXT-20** & **22/D-4** FOR TYPICAL WALL PENETRATIONS.
6. SEE FLOOR PLANS FOR GLAZING INFORMATION.
7. EXTERIOR FINISH SHALL BE AS NOTED ON ELEVATIONS, INSTALLED PER MFR'S SPECS OVER BUILDING PAPER (U.N.O.).
8. STONE SHALL BE BY INSTALL PER MFR'S SPECIFICATIONS (WHERE APPLICABLE).
9. CLOSED EXTERIOR SOFFITS & CEILINGS SHALL BE SMOOTH CEMENTITIOUS BOARD SIDING OVER BUILDING PAPER U.O.N.
10. ALL MASONRY AND STONE VENEERS SHALL HAVE PRESSURE TREATED PLYWOOD BACKING. (WHERE APPLICABLE)
11. HOUSE ADDRESS SIGN TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET. REF. IRC (319.1) OR IBC (501.2).
12. IF PROVIDED, CHIMNEYS SHALL TERMINATE A MINIMUM OF 2'-0" ABOVE HIGHEST PORTION OF THE BUILDING WITHIN 10'-0". A MINIMUM OF 3'-0" WHERE IT PENETRATES THE ROOF. CHIMNEYS SHALL BE FLASHED AS REQUIRED.
13. FOR RAKE PROJECTIONS AT EXTERIOR WALLS, SEE DETAIL **EXT-28/D-5**.
14. FOR EAVE PROJECTIONS AT EXTERIOR WALLS, SEE DETAIL **EXT-31/D-5**.

FRONT ELEVATION (WEST)

NORTHWEST CONTEMPORARY

1 A-5

WDW. SHELF

SCALE: 3"=1'-0"

CITY USE

12119
REGISTERED ARCHITECT
MICHAEL J. CLERKIN
STATE OF WASHINGTON
M. Clerkin

MICHAEL D. WILSON
56780

TOLLARCHITECTURE
PHILADELPHIA · ORLANDO
DALLAS · LOS ANGELES · SEATTLE
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A Toll Brothers Company

SHEET REVISION INFO

SET REVISION INFO
AO-207308 AO-193143

MODEL/PROJECT NAME
BROTHERS
ELEVATION NAME
NORTHWEST CONTEMPORARY

DRAWN BY - JCT
CHECKED BY - RY
SHEET DATE - 03.10.2020

SCALE
11X17 SHEET: 1/8"=1'-0"
22X34 SHEET: 1/4"=1'-0"

BRIDGEWOOD ESTATES, 4504 119TH DR. NE

LOT # 0010

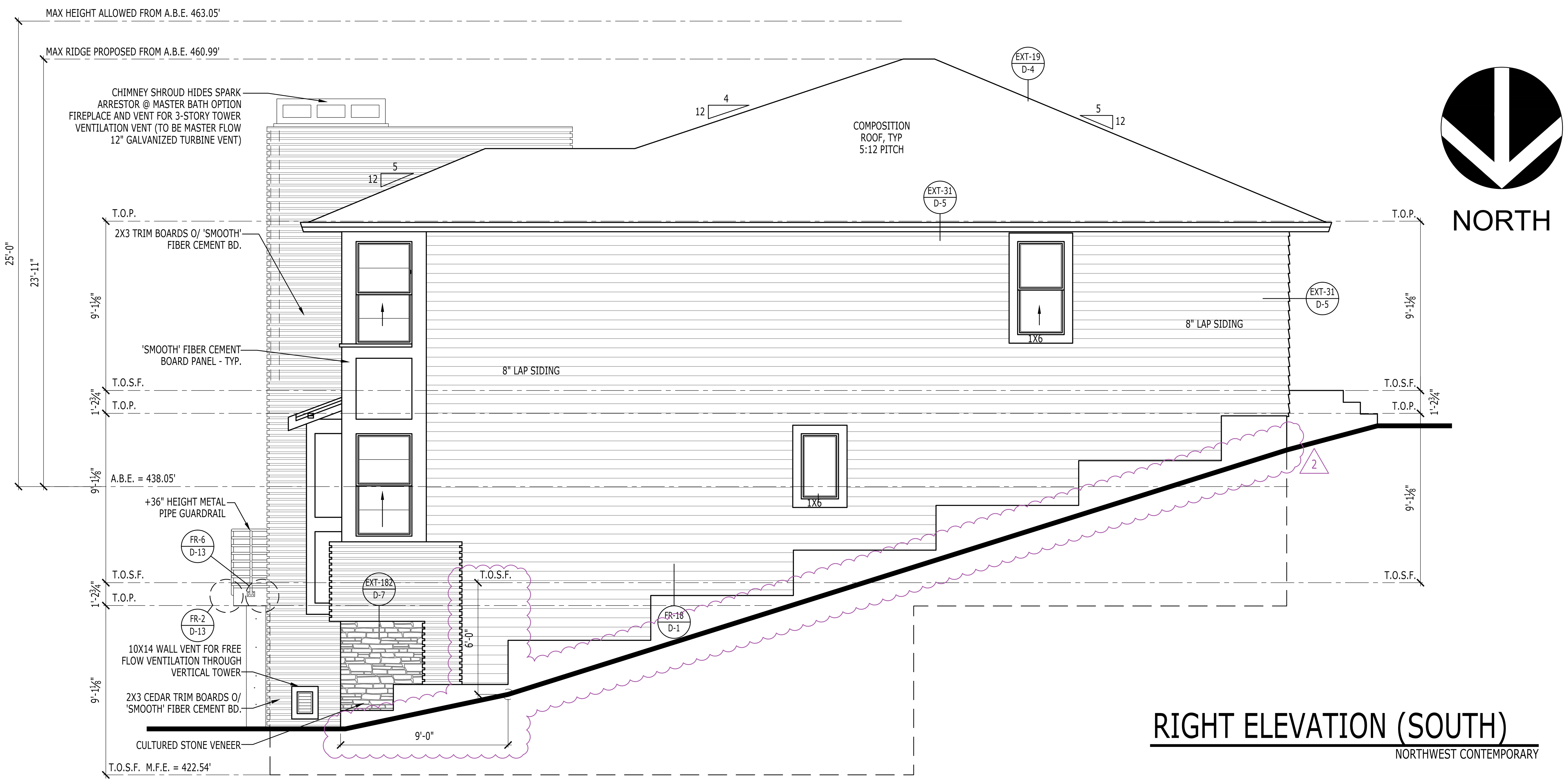
AO# 214133 2

LEFT HAND SET

SHEET DESCRIPTION
ELEVATIONS

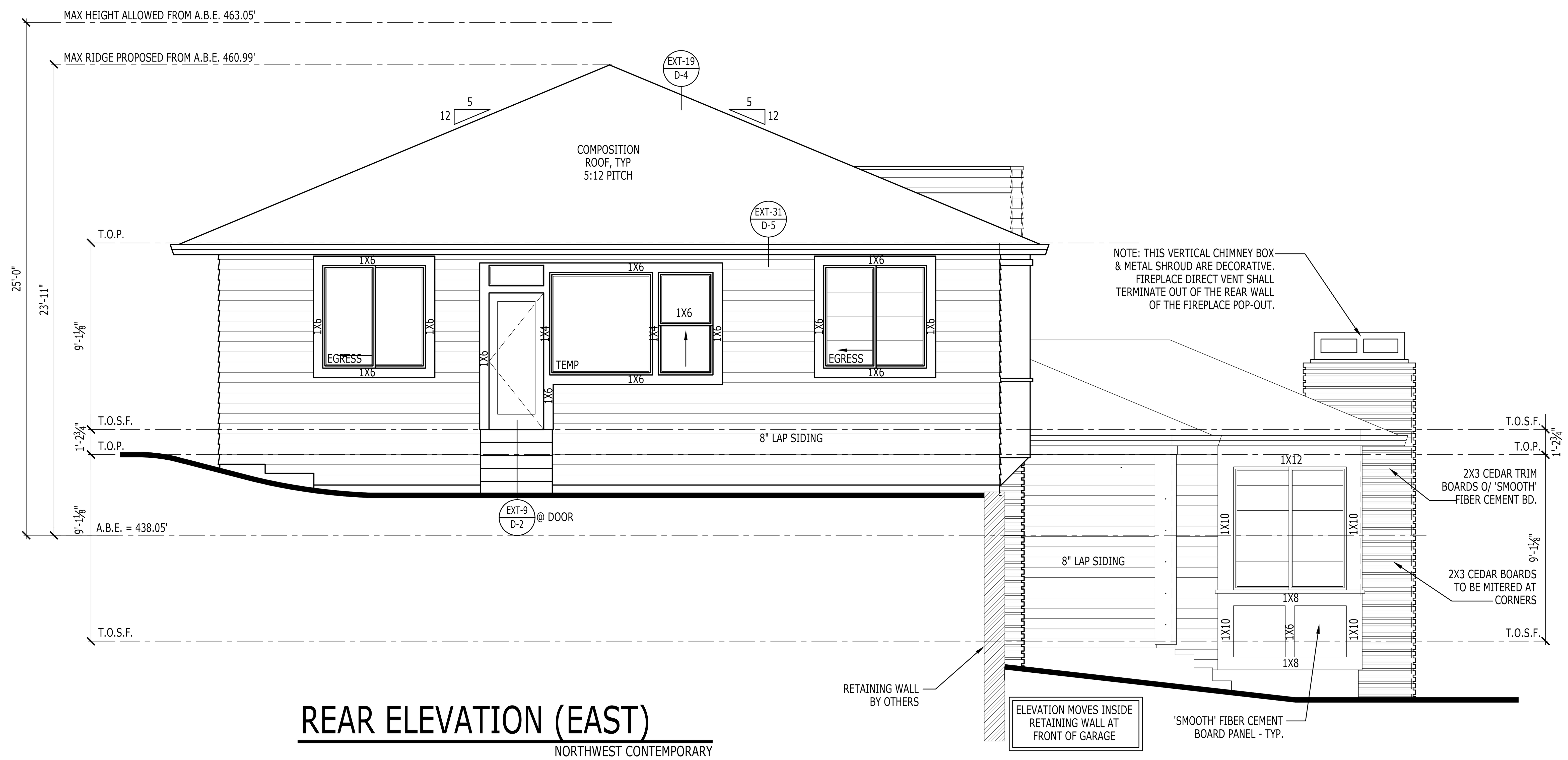
SHEET NUMBER
A-5

SERIAL NUMBER 1015.0



RIGHT ELEVATION (SOUTH)

NORTHWEST CONTEMPORARY



REAR ELEVATION (EAST)

NORTHWEST CONTEMPORARY

EXTERIOR ELEVATION NOTES:

1. REFER TO "STANDARD CONSTRUCTION DETAIL" BINDER FOR ALL DETAILS.
2. ALL CANTILEVER AREAS MUST BE PROPERLY FINISHED AND SEALED ON UNDERSIDE.
3. FLASHING TO BE INSTALLED AS REQUIRED. ALL FLASHING SHEET METAL, VENT STACKS & PIPES SHOULD BE COVERED TO MATCH MATERIAL TO WHICH THEY ARE ATTACHED OR FROM WHICH THEY PROJECT.
4. REFER TO DETAIL **EXT-21/D-4** FOR TYPICAL FLASHING AT WALL OPENINGS.
5. REFER TO DETAIL **EXT-20** & **22/D-4** FOR TYPICAL WALL PENETRATIONS.
6. SEE FLOOR PLANS FOR GLAZING INFORMATION.
7. EXTERIOR FINISH SHALL BE AS NOTED ON ELEVATIONS, INSTALLED PER MFR'S SPECS OVER BUILDING PAPER (U.N.O.).
8. STONE SHALL BE BY INSTALL PER MFR'S SPECIFICATIONS (WHERE APPLICABLE).
9. CLOSED EXTERIOR SOFFITS & CEILINGS SHALL BE SMOOTH CEMENTITIOUS BOARD SIDING OVER BUILDING PAPER U.O.N.
10. ALL MASONRY AND STONE VENEERS SHALL HAVE PRESSURE TREATED PLYWOOD BACKING. (WHERE APPLICABLE)
11. HOUSE ADDRESS SIGN TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET. REF. IRC (319.1) OR IBC (501.2).
12. IF PROVIDED, CHIMNEYS SHALL TERMINATE A MINIMUM OF 2'-0" ABOVE HIGHEST PORTION OF THE BUILDING WITHIN 10'-0". A MINIMUM OF 3'-0" WHERE IT PENETRATES THE ROOF. CHIMNEYS SHALL BE FLASHED AS REQUIRED.
13. FOR RAKE PROJECTIONS AT EXTERIOR WALLS, SEE DETAIL **EXT-28/D-5**.
14. FOR EAVE PROJECTIONS AT EXTERIOR WALLS, SEE DETAIL **EXT-31/D-5**.

CITY USE

12119 REGISTERED ARCHITECT MICHAEL J. CLERKIN STATE OF WASHINGTON

MICHAEL D. WILSON STATE OF WASHINGTON 56780 PROFESSIONAL ENGINEER

LEFT HAND SET AO# 214133 LOT# 0010 BRIDGEWOOD ESTATES, 4504 119TH DR. NE

TOLL ARCHITECTURE
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2557 Southwest Grapevine Pkwy Suite 100
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A Toll Brothers Company

SHEET REVISION INFO

SET REVISION INFO AO-207308 AO-193143

MODEL/PROJECT NAME: BROTHERS

ELEVATION NAME: NORTHWEST CONTEMPORARY

DRAWN BY - JCT

CHECKED BY - RY

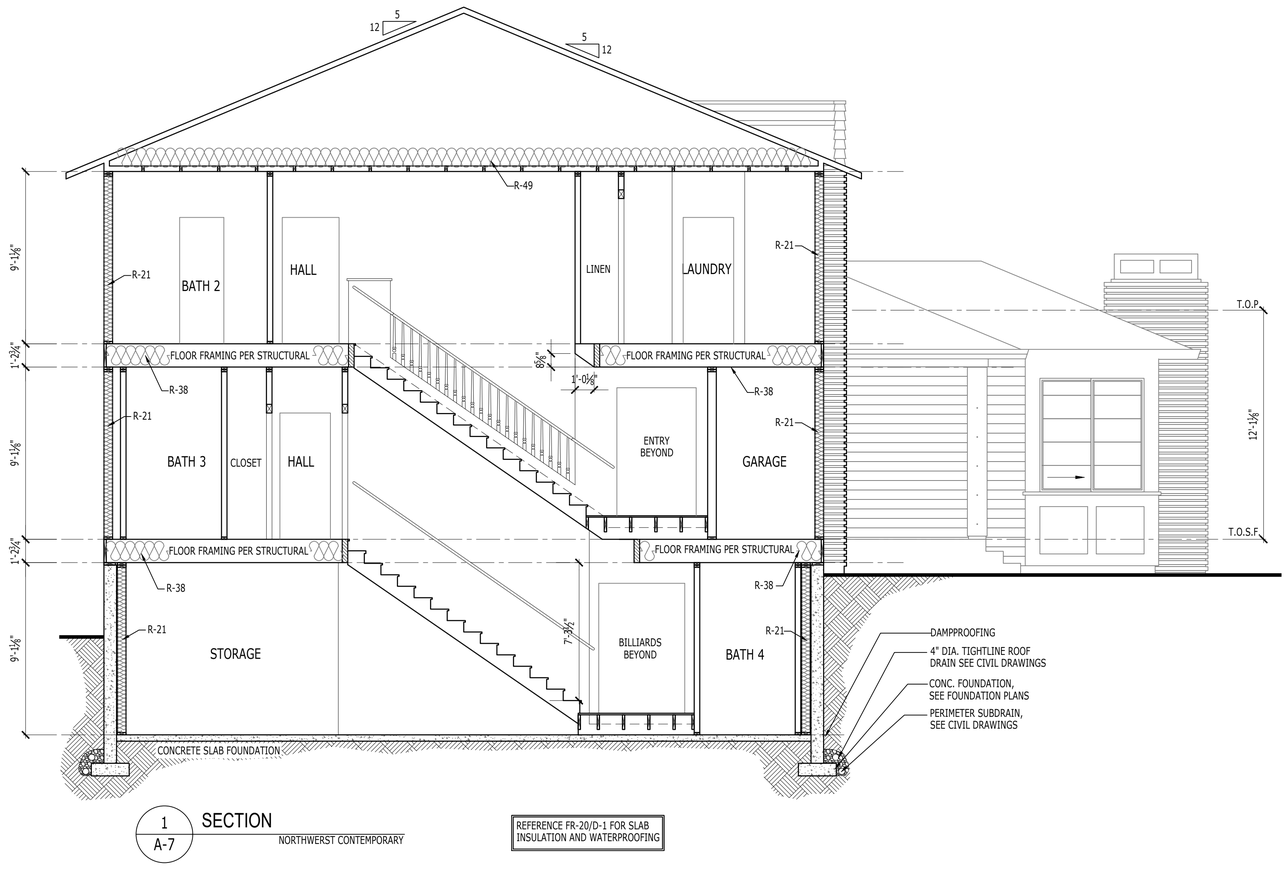
SHEET DATE - 03.10.2020

SCALE: 11X17 SHEET: 1/8"=1'-0" 22X34 SHEET: 1/4"=1'-0"

SHEET DESCRIPTION: ELEVATIONS

SHEET NUMBER: A-5A

SERIAL NUMBER 1015.0



1 / A-7 SECTION
NORTHWERST CONTEMPORARY

REFERENCE FR-20/D-1 FOR SLAB INSULATION AND WATERPROOFING

NORTH

BUILDING SECTION NOTES:

1. REFER TO FLOOR, CEILING, AND ROOF FRAMING FOR ALL FRAMING SIZES. SECTIONS ARE FOR ILLUSTRATION PURPOSES ONLY.
2. DRYWALL ON INTERIOR SIDE.
3. 3/4" T&G PLYWOOD/OSB SUB-FLOORING ON FRAMING.
4. PROVIDE 5/8" GYP. BOARD AT ALL CEILING (U.N.O.).
5. ROOF SHEATHING:
   COMPOSITION SHINGLES STANDARD. LOT SPECIFIC TRUSS LAYOUT AND ENGINEERING TO BE PROVIDED FOR EACH LOT.
6. SEE THE ENERGY CALCULATIONS FOR INSULATION REQUIREMENTS. INSULATION, WHERE REQUIRED, SHALL MEET OR EXCEED THE IECC/WA STATE CODE (R402.2.9 & TABLE 402.1.1).
   INSULATION: R-21 WALLS
   R-38 FLOORS
   R-49 CEILINGS
   R-10/15 BSMT WALLS EXTERIOR
   R-21+TB BSMT WALLS INTERIOR
   U-FACTORS: DOORS/WINDOWS = 0.28
   SKY LIGHTS = 0.50
7. MIN. R-38 INSULATION TO BE APPLIED TO UNDERSIDE OF STAIRS EXPOSED TO UNCONDITIONED SPACES. INSTALL AS REQUIRED DEPENDANT UPON TYPE/METHOD. TYPE/METHOD TO BE DETERMINED BY OTHERS/MANUFACTURER SPECS.
8. TAPER INSULATION AT EAVE BLOCKS TO ALLOW AIR PASSAGE, VENT BAFFLES AT EAVES SHALL BE RIGID MATERIAL, RESISTANT TO WIND DRIVEN MOISTURE EXTENDING AT LEAST 6" ABOVE NONCOMPRESSED INSULATION AND 12" ABOVE LOOSE INSULATION AND SHALL PROVIDE A 1"MIN. AIR SPACE BETWEEN ROOF SHEATHING AND INSULATION. (REF. IECC/WA STATE CODE R402.2.3)
9. CANTILEVERED FLOOR ASSEMBLIES BELOW CONDITIONED SPACE SHALL BE INSULATED PER IECC/WA STATE CODE (R402 & TABLE R402.4.1.1).
10. ALL INSULATION MATERIALS SHALL COMPLY WITH IRC (R309.2) REGARDING FLAME SPREAD AND SMOKE DENSITY REQUIREMENTS.
11. FIREBLOCKING WILL BE PROVIDED IN ACCORDANCE WITH IRC (R302.11).
12. FOR BEAMS, HEADERS, JOISTS, RAFTERS, AND TRUSSES – REFER TO STRUCTURAL FRAMING DRAWINGS.
13. ALL EXTERIOR JOINTS SHALL BE SEALED, CAULKED, GASKETED, OR WEATHERSTRIPPED TO LIMIT AIR LEAKAGE PER IECC/WA STATE CODE (R402.4) AT THE FOLLOWING LOCATIONS: WINDOWS AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF, OPENINGS AT PENETRATION OF UTILITY SERVICES AND ALL OTHER OPENINGS IN THE BUILDING ENVELOPE.
14. PROVIDE VENTILATION BETWEEN FRAMED AREAS AND MAIN ATTIC AREAS.
15. ENTRY STEPS SHALL HAVE SUFFICIENT GRADE BUILT UP AROUND THEM SO THE MAX. NUMBER OF STAIR RISERS DOES NOT EXCEED 3, WITH A MAX. RISER HEIGHT OF 7.75".
16. VAPOR RETARDERS SHALL BE INSTALLED ON THE WARM (INTERIOR) SIDE OF THE WALL INSULATION, PER IECC/ WA STATE REQUIREMENTS.
17. HEADERS LOCATED IN EXTERIOR WALLS ARE REQUIRED TO BE PROVIDED WITH A MINIMUM OF R-10 INSULATION. (REFERENCE TABLE R402.1.1, FOOTNOTE K, OF THE IECC/WA STATE REQUIREMENTS)
18. ATTIC VENTILATION BAFFLE: FOR AIR PERMEABLE INSULATIONS IN VENTED ATTICS, A BAFFLE SHALL BE INSTALLED ADJACENT TO SOFFIT AND EAVE VENTS. BAFFLES SHALL MAINTAIN AN OPENING EQUAL OR GREATER THAN THE SIZE OF THE VENT. THE BAFFLE SHALL EXTEND OVER THE TOP OF THE ATTIC INSULATION. THE BAFFLE SHALL BE PERMITTED TO BE ANY SOLID MATERIAL. WHEN EAVE VENTS ARE INSTALLED, BAFFLING OF THE VENT OPENINGS SHALL BE PROVIDED SO AS TO DEFLECT THE INCOMING AIR ABOVE THE SURFACE OF THE INSULATION. BAFFLES SHALL BE RIGID MATERIAL, RESISTANT TO WIND DRIVEN MOISTURE. BAFFLES FOR CEILING INSULATION SHALL MEET THE IRC SECTION 806.3 WITH A MINIMUM 1" AIR SPACE BETWEEN ROOF SHEATHING AND INSULATION. WHEN FEASIBLE, THE BAFFLES SHALL BE INSTALLED FROM THE TOP OF THE OUTSIDE OF THE EXTERIOR WALL, EXTENDING INWARD, TO A POINT 6 INCHES VERTICALLY ABOVE THE HEIGHT OF NON-COMPRESSED BATT INSULATION, AND 12 INCHES VERTICALLY ABOVE LOOSE FILL INSULATION. WSEC R402.2.3
19. FLOOR INSULATION: DUCTS WITHIN ENCLOSED CEILING/FLOOR ASSEMBLIES SHALL MAINTAIN THE REQUIRED R-VALUE BETWEEN THE DUCT AND EXTERIOR OR UNCONDITIONED SPACE. INSULATION SHALL NOT BE DISPLACED OR COMPRESSED. WSEC R402.2.7 & R403.3.3.

CITY USE

12119 REGISTERED ARCHITECT MICHAEL J. CLERKIN STATE OF WASHINGTON

MICHAEL D. WILSON STATE OF WASHINGTON 28150 REGISTERED PROFESSIONAL ENGINEER

TOLLARCHITECTURE
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A Toll Brothers Company

LEFT HAND SET | AO# 214133 | LOT# 0010 | BRIDGEWOOD ESTATES, 4504 119TH DR. NE

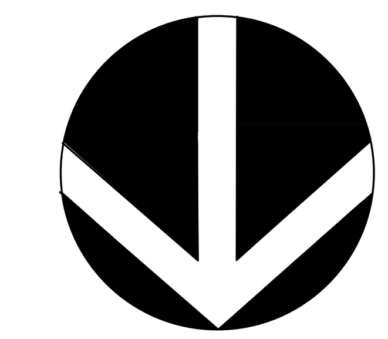
SHEET REVISION INFO
SET REVISION INFO AO-207308 AO-193143

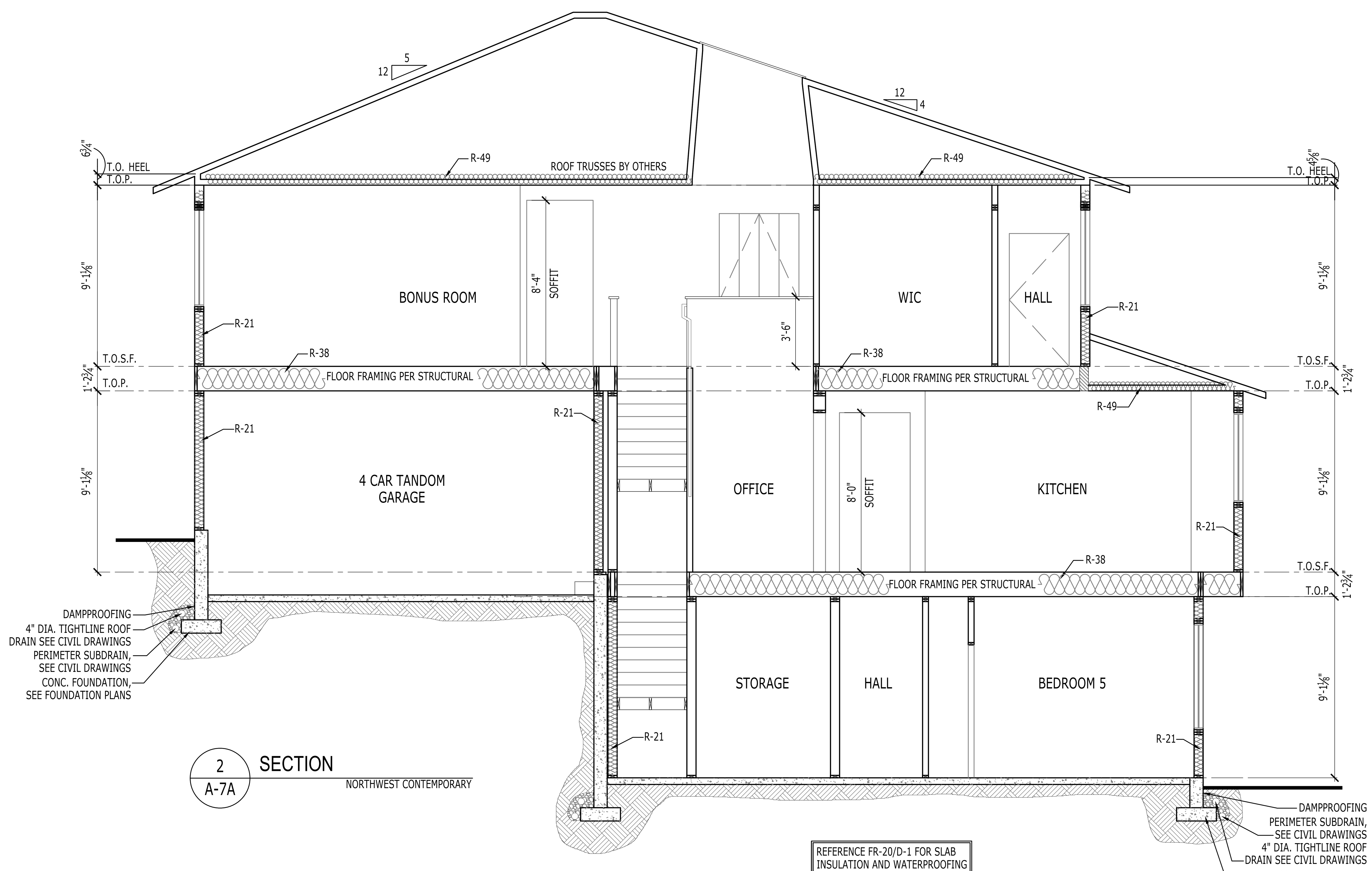
MODEL/PROJECT NAME BROTHERS
ELEVATION NAME NORTHWEST CONTEMPORARY

DRAWN BY - JCT
CHECKED BY - RY
SHEET DATE - 03.10.2020
SCALE 11X17 SHEET: 1/8"=1'-0" 22X34 SHEET: 1/4"=1'-0"

SHEET DESCRIPTION SECTIONS
SHEET NUMBER A-7

SERIAL NUMBER 1015.0





2
A-7A
SECTION
NORTHWEST CONTEMPORARY

BUILDING SECTION NOTES:

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2. DRYWALL ON INTERIOR SIDE.
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CITY USE

12119 REGISTERED ARCHITECT MICHAEL J. CLERKIN STATE OF WASHINGTON

MICHAEL D. WILSON STATE OF WASHINGTON 56780 PROFESSIONAL ENGINEER

LEFT HAND SET | AO# 214133 LOT# 0010 BRIDGEWOOD ESTATES, 4504 119TH DR. NE

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SHEET REVISION INFO

SET REVISION INFO
AO-207308 AO-193143

MODEL/PROJECT NAME
BROTHERS

ELEVATION NAME
NORTHWEST CONTEMPORARY

DRAWN BY - JCT
CHECKED BY - RY
SHEET DATE - 03.10.2020

SCALE
11X17 SHEET: 1/8"=1'-0"
22X34 SHEET: 1/4"=1'-0"

SHEET DESCRIPTION
SECTIONS

SHEET NUMBER
A-7A

SERIAL NUMBER 1015.0

DATE: Monday, May 11, 2020 - 7:13:13 pm

ELECTRICAL NOT REVIEWED

BASEMENT ELECTRICAL PLAN

NORTHWEST CONTEMPORARY

M/E/P LEGEND:

$	SWITCH
$3	3-WAY SWITCH
$4	4-WAY SWITCH
◁	DATA JACK
◀	TELEPHONE JACK
TV	T.V. CABLE JACK
⊙	DOOR BELL
○□	CHIME
⊗SD	110V SMOKE DETECTOR INTERCONNECTED W/BATTERY BACK UP
●CM	CARBON MONOXIDE DETECTOR
GFI	GROUND FAULT INTERRUPTER (GFI) DUPLEX OUTLET
WP/GFI	WP/GFI DUPLEX RECEPTACLE
⊖	110V DUPLEX OUTLET
⊜	220V OUTLET
●	SPLIT DUPLEX ½ HOT
GD	GARAGE DOOR OPENER
Ⓓ	CONNECTION TO APPLIANCE OR EQUIPMENT AS PER MANUFACTURER'S SPECIFICATION
⊠	EXHAUST FAN – VENT TO EXTERIOR
◐	COMBINATION LIGHT & EXHAUST FAN – VENT TO EXTERIOR
⌖	CEILING MOUNTED LIGHT FIXTURE
⌖WP	WATERPROOF OR MOISTURE RESISTANT CEILING MOUNTED LIGHT FIXTURE
⌖	WALL SCONCE LIGHT FIXTURE
⌖WP	WATERPROOF OR MOISTURE RESISTANT WALL SCONCE LIGHT FIXTURE
Ⓡ	RECESSED INCANDESCENT LIGHT FIXTURE
ⓇWP	WATERPROOF OR MOISTURE RESISTANT RECESSED CAN LIGHT FIXTURE
▭	WALL MOUNTED LIGHT FIXTURE
▨	FLUORESCENT STRIP LIGHT OR UNDER CABINET FIXTURE
⊕	PENDANT LIGHT FIXTURE
┼	DUAL (HOT & COLD) WATER STUBS @ FIXTURE
◆	GAS STUB
EMP	ELECTRICAL MAIN PANEL
MEC	MEC (MASTER ELECTRONIC CONTROL) SUB PANEL
HB	HOSE BIB
CT	WHOLE HOUSE FAN CONTROL TIMER

ELECTRICAL GENERAL NOTES

1. ELECTRICAL LAYOUT SUBJECT TO CHANGE PER BUILDER AND/OR HOMEOWNER. ANY CHANGES MUST STILL COMPLY WITH 2014 NEC OR CURRENT ADOPTED CODE.
2. UNLESS NOTED OTHERWISE, SET THE BOTTOM OF WALL BOXES @ THE FOLLOWING HEIGHTS ABOVE SUBFLOOR:

DUPLEX RECEPTACLES AND PHONE JACKS:	14"
DUPLEX RECEPTACLES OVER COUNTER–TOPS AND BEHIND REFRIGERATORS:	48"
DUPLEX RECEPTACLE FOR RANGE:	10"
DUPLEX RECEPTACLE FOR MICROWAVE:	78"
DUPLEX RECEPTACLE IN POWDER ROOMS OR OVER VANITIES:	38"
SWITCHES AND OTHER WALL MOUNTED CONTROLS:	48"
THERMOSTAT:	60"
FIXTURES OVER VANITIES:	80"
OPTION #475 WALL SCONCES:	72"

3. PROVIDE G.F.I. CIRCUITS IN KITCHENS, BATHROOMS, GARAGE, EXTERIOR LOCATIONS, AND AT WHIRLPOOL, WHERE APPLICABLE, PROVIDE TRIP RESET RECEPTACLES WHERE NOTED. KITCHEN G.F.I. RECEPTACLES SHALL NOT BE WIRED IN SERIES WITH OTHER G.F.I. LOCATIONS.
4. ALL EXTERIOR OUTLETS SHALL BE WATERPROOF, NEMA 3R FOAM LINERS PROVIDED AND INSTALLED BY SUBCONTRACTOR AT ALL EXTERIOR WALL SWITCHES AND RECEPTACLES.
5. REFER TO BUYERS DIAGRAM FOR TELEPHONE AND CABLE LOCATIONS.
6. ALL 120–VOLT, SINGLE PHASE, 15– AND 20– AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN FAMILY, DINING, LIVING, BED, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC–FAULT CIRCUIT INTERRUPTER, COMINATION–TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
7. RECESSED LIGHTING FIXTURES WHICH ARE INSTALLED IN THE BUILDING ENVELOPE, RECESSED LIGHTING FIXTURES SHALL BE TYPE IC RATED AND CERTIFIED UNDER ASTM E283 TO HAVE NO MORE THAN 2.0 CFM AIR MOVEMENT FROM THE CONDITIONED SPACE TO THE CEILING CAVITY. THE LIGHTING FIXTURE SHALL BE TESTED AT 75 PASCALS OR 1.57 LBS./SQ. FT. PRESSURE DIFFERENCE AND HAVE A LABEL ATTACHED SHOWING COMPLIANCE WITH THIS TEST METHOD. RECESSED LIGHTING FIXTURES SHALL BE INSTALLED WITH A GASKET OR CAULK BETWEEN THE FIXTURE AND CEILING TO PREVENT AIR LEAKAGE. SECTION 502.4.4 WSEC.
8. LIGHTS FIXTURES LABELED "WP" SHALL SUITABLE FOR WET OR DAMP LOCATIONS (PER NEC 410.4)
9. PROVIDE A MINIMUM OF 2–20 AMP CIRCUITS TO KITCHEN COUNTERTOPS FOR SMALL APPLIANCES PER NEC 220.
10. SEE DETAIL **EXT-15/D-3** FOR TYPICAL UTILITY SERVICE.
11. * SMOKE ALARMS SHALL BE INSTALLED (PER IRC 314 &/OR IBC 907.2.11).
    * CARBON MONOXIDE ALARMS SHALL BE INSTALLED PER IRC (R315 & IBC 908.7).
12. SOURCE SPECIFIC FAN SIZES SHALL BE LOCATED AS FOLLOWS: 50 CFM MIN. TYPICAL @ BATHROOMS, LAUNDRY ROOMS, ETC. 100 CFM MIN. @ KITCHENS. 97.5 CFM MIN. WITH USE OF WHOLE HOUSE FAN.
13. PROVIDE A FRESH–AIR DAMPER VENTING SYSTEM WITH EXHAUST FANS AT ALL BATHROOMS & LAUNDRY ROOMS (PER OWNER/BUILDER)
14. ALL PERMANENTLY INSTALLED LAMPS IN EXTERIOR LIGHTING FIXTURES SHALL BE HIGH–EFFICACY LAMPS.
15. HIGH EFFICACY LIGHTING: 75 PERCENT OF ALL INTERIOR LIGHTING SHALL BE HIGH EFFICACY FIXTURES.
16. ALL MECHANICAL EXHAUST SYSTEMS MUST VENT TO THE EXTERIOR. THE AIR SHALL BE DISCHARGED TO A LOCATION FROM WHICH IT CANNOT AGAIN BE READILY DRAWN IN BY A VENTILATING SYSTEM. AIR SHALL NOT BE EXHAUSTED INTO AN ATTIC, CRAWLSPACE, OR BE DIRECTED ONTO WALKWAYS. IMC SECTION 504.4 & IRC M1501.1.
17. DRYER DUCT EXHAUST SHALL TERMINATE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS. IMC 501.3 & IRC M1502.3.
18. ALL PIPING SHALL BE INSULATED. R403.4 OF IECC/WA STATE. REFER TO **EXT-102/D-4** FOR PIPE PENETRATION.
19. MECHANICAL/HOUSE VENTILATION TO BE PROVIDED BY MEANS OF A FORCED AIR FURNACE. R403.6 OF IECC/WA STATE. BUILDER/OWNER TO SPECIFY VENTILATION SYSTEM.
20. FUEL GAS LIGHTING SYSTEMS (GAS FIREPLACES, STOVES, OVENS) SHALL NOT HAVE CONTINUOUSLY BURNING PILOT LIGHTS. R404.1.1 OF IECC/WA STATE.

CITY USE

12119
REGISTERED ARCHITECT
M. Clerkin
MICHAEL J. CLERKIN
STATE OF WASHINGTON

MICHAEL D. WILSON
56780

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LEFT HAND SET
AO# 214133 2 LOT# 0010 BRIDGEWOOD ESTATES, 4504 119TH DR. NE

SHEET REVISION INFO

SET REVISION INFO
AO-207308 AO-193143

MODEL/PROJECT NAME
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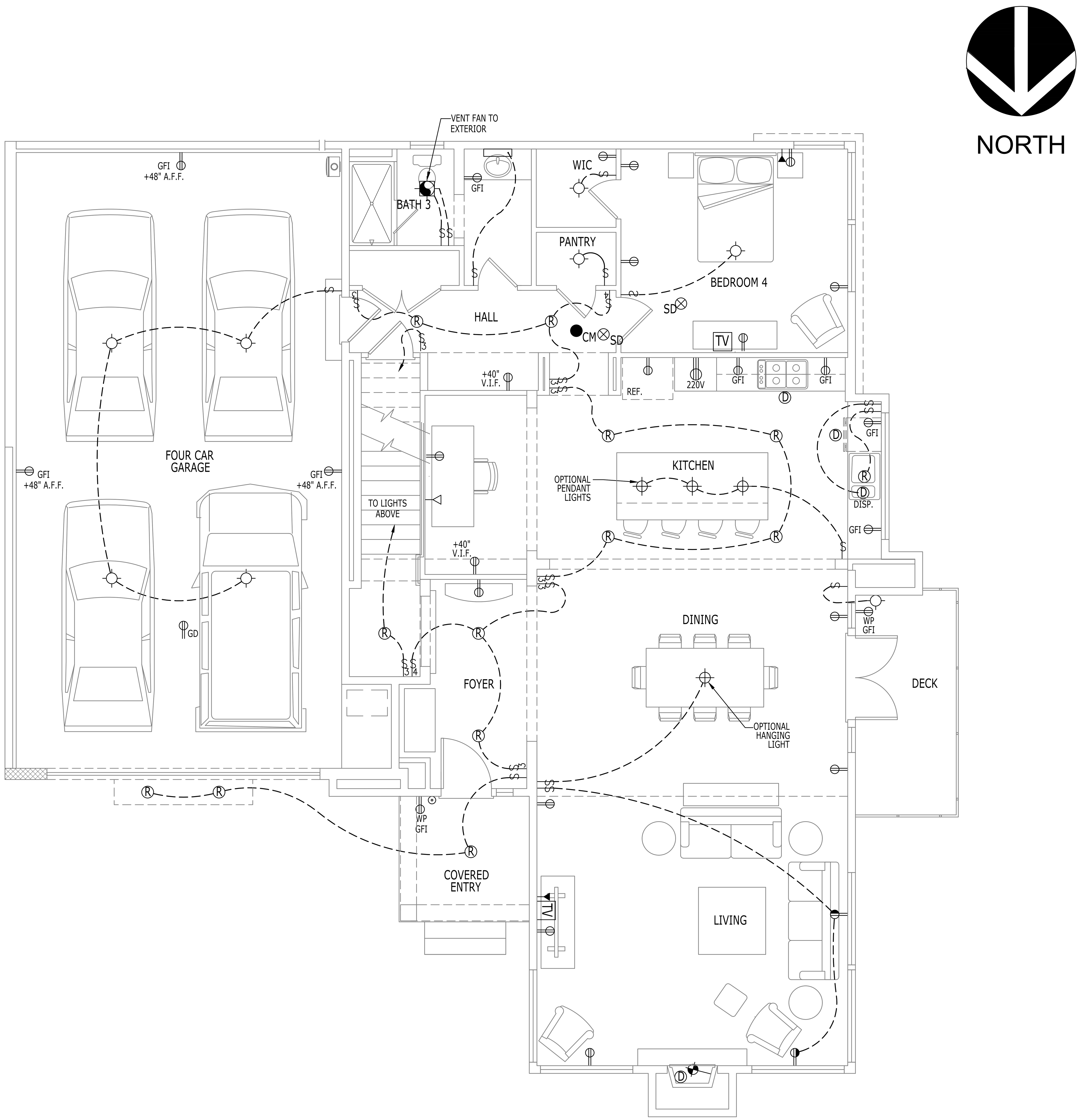
ELEVATION NAME
NORTHWEST CONTEMPORARY

DRAWN BY - JCT
CHECKED BY - RY
SHEET DATE - 03.10.2020
SCALE
11X17 SHEET: 1/8"=1'-0"
22X34 SHEET: 1/4"=1'-0"

SHEET DESCRIPTION
BASEMENT FLOOR ELECTRICAL PLAN

SHEET NUMBER
E-0

SERIAL NUMBER
1015.0



FIRST FLOOR ELECTRICAL PLAN

NORTHWEST CONTEMPORARY

ELECTRICAL NOT REVIEWED

M/E/P LEGEND:

S	SWITCH
S3	3-WAY SWITCH
S4	4-WAY SWITCH
	DATA JACK
	TELEPHONE JACK
TV	T.V. CABLE JACK
	DOOR BELL
	CHIME
SD	110V SMOKE DETECTOR INTERCONNECTED W/BATTERY BACK UP
CM	CARBON MONOXIDE DETECTOR
GFI	GROUND FAULT INTERRUPTER (GFI) DUPLEX OUTLET
WP/GFI	WP/GFI DUPLEX RECEPTACLE
	110V DUPLEX OUTLET
	220V OUTLET
	SPLIT DUPLEX ½ HOT
GD	GARAGE DOOR OPENER
D	CONNECTION TO APPLIANCE OR EQUIPMENT AS PER MANUFACTURER'S SPECIFICATION
	EXHAUST FAN – VENT TO EXTERIOR
	COMBINATION LIGHT & EXHAUST FAN – VENT TO EXTERIOR
	CEILING MOUNTED LIGHT FIXTURE
WP	WATERPROOF OR MOISTURE RESISTANT CEILING MOUNTED LIGHT FIXTURE
	WALL SCONCE LIGHT FIXTURE
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	WALL MOUNTED LIGHT FIXTURE
	FLUORESCENT STRIP LIGHT OR UNDER CABINET FIXTURE
	PENDANT LIGHT FIXTURE
	DUAL (HOT & COLD) WATER STUBS @ FIXTURE
	GAS STUB
EMP	ELECTRICAL MAIN PANEL
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4. ALL EXTERIOR OUTLETS SHALL BE WATERPROOF, NEMA 3R FOAM LINERS PROVIDED AND INSTALLED BY SUBCONTRACTOR AT ALL EXTERIOR WALL SWITCHES AND RECEPTACLES.
5. REFER TO BUYERS DIAGRAM FOR TELEPHONE AND CABLE LOCATIONS.
6. ALL 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN FAMILY, DINING, LIVING, BED, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
7. RECESSED LIGHTING FIXTURES WHICH ARE INSTALLED IN THE BUILDING ENVELOPE, RECESSED LIGHTING FIXTURES SHALL BE TYPE IC RATED AND CERTIFIED UNDER ASTM E283 TO HAVE NO MORE THAN 2.0 CFM AIR MOVEMENT FROM THE CONDITIONED SPACE TO THE CEILING CAVITY. THE LIGHTING FIXTURE SHALL BE TESTED AT 75 PASCALS OR 1.57 LBS./SQ. FT. PRESSURE DIFFERENCE AND HAVE A LABEL ATTACHED SHOWING COMPLIANCE WITH THIS TEST METHOD. RECESSED LIGHTING FIXTURES SHALL BE INSTALLED WITH A GASKET OR CAULK BETWEEN THE FIXTURE AND CEILING TO PREVENT AIR LEAKAGE. SECTION 502.4.4 WSEC.
8. LIGHTS FIXTURES LABELED "WP" SHALL SUITABLE FOR WET OR DAMP LOCATIONS (PER NEC 410.4)
9. PROVIDE A MINIMUM OF 2-20 AMP CIRCUITS TO KITCHEN COUNTERTOPS FOR SMALL APPLIANCES PER NEC 220.
10. SEE DETAIL **EXT-15/D-3** FOR TYPICAL UTILITY SERVICE.
11. * SMOKE ALARMS SHALL BE INSTALLED (PER IRC 314 &/OR IBC 907.2.11).
    * CARBON MONOXIDE ALARMS SHALL BE INSTALLED PER IRC (R315 & IBC 908.7).
12. SOURCE SPECIFIC FAN SIZES SHALL BE LOCATED AS FOLLOWS: 50 CFM MIN. TYPICAL @ BATHROOMS, LAUNDRY ROOMS, ETC. 100 CFM MIN. @ KITCHENS. 97.5 CFM MIN. WITH USE OF WHOLE HOUSE FAN.
13. PROVIDE A FRESH-AIR DAMPER VENTING SYSTEM WITH EXHAUST FANS AT ALL BATHROOMS & LAUNDRY ROOMS (PER OWNER/BUILDER)
14. ALL PERMANENTLY INSTALLED LAMPS IN EXTERIOR LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
15. HIGH EFFICACY LIGHTING: 75 PERCENT OF ALL INTERIOR LIGHTING SHALL BE HIGH EFFICACY FIXTURES.
16. ALL MECHANICAL EXHAUST SYSTEMS MUST VENT TO THE EXTERIOR. THE AIR SHALL BE DISCHARGED TO A LOCATION FROM WHICH IT CANNOT AGAIN BE READILY DRAWN IN BY A VENTILATING SYSTEM. AIR SHALL NOT BE EXHAUSTED INTO AN ATTIC, CRAWLSPACE, OR BE DIRECTED ONTO WALKWAYS. IMC SECTION 504.4 & IRC M1501.1.
17. DRYER DUCT EXHAUST SHALL TERMINATE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS. IMC 501.3 & IRC M1502.3.
18. ALL PIPING SHALL BE INSULATED. R403.4 OF IECC/WA STATE. REFER TO **EXT-102/D-4** FOR PIPE PENETRATION.
19. MECHANICAL/HOUSE VENTILATION TO BE PROVIDED BY MEANS OF A FORCED AIR FURNACE. R403.6 OF IECC/WA STATE. BUILDER/OWNER TO SPECIFY VENTILATION SYSTEM.
20. FUEL GAS LIGHTING SYSTEMS (GAS FIREPLACES, STOVES, OVENS) SHALL NOT HAVE CONTINUOUSLY BURNING PILOT LIGHTS. R404.1.1 OF IECC/WA STATE.

CITY USE

12119 REGISTERED ARCHITECT MICHAEL J. CLERKIN STATE OF WASHINGTON

MICHAEL D. WILSON STATE OF WASHINGTON 56780 REGISTERED PROFESSIONAL ENGINEER

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A Toll Brothers Company

LEFT HAND SET | AO# 214133 △2 | LOT # 0010 | BRIDGEWOOD ESTATES, 4504 119TH DR. NE

SHEET REVISION INFO: ---- ---- ----

SET REVISION INFO: AO-207308 AO-193143

MODEL/PROJECT NAME: BROTHERS

ELEVATION NAME: NORTHWEST CONTEMPORARY

DRAWN BY - JCT

CHECKED BY - RY

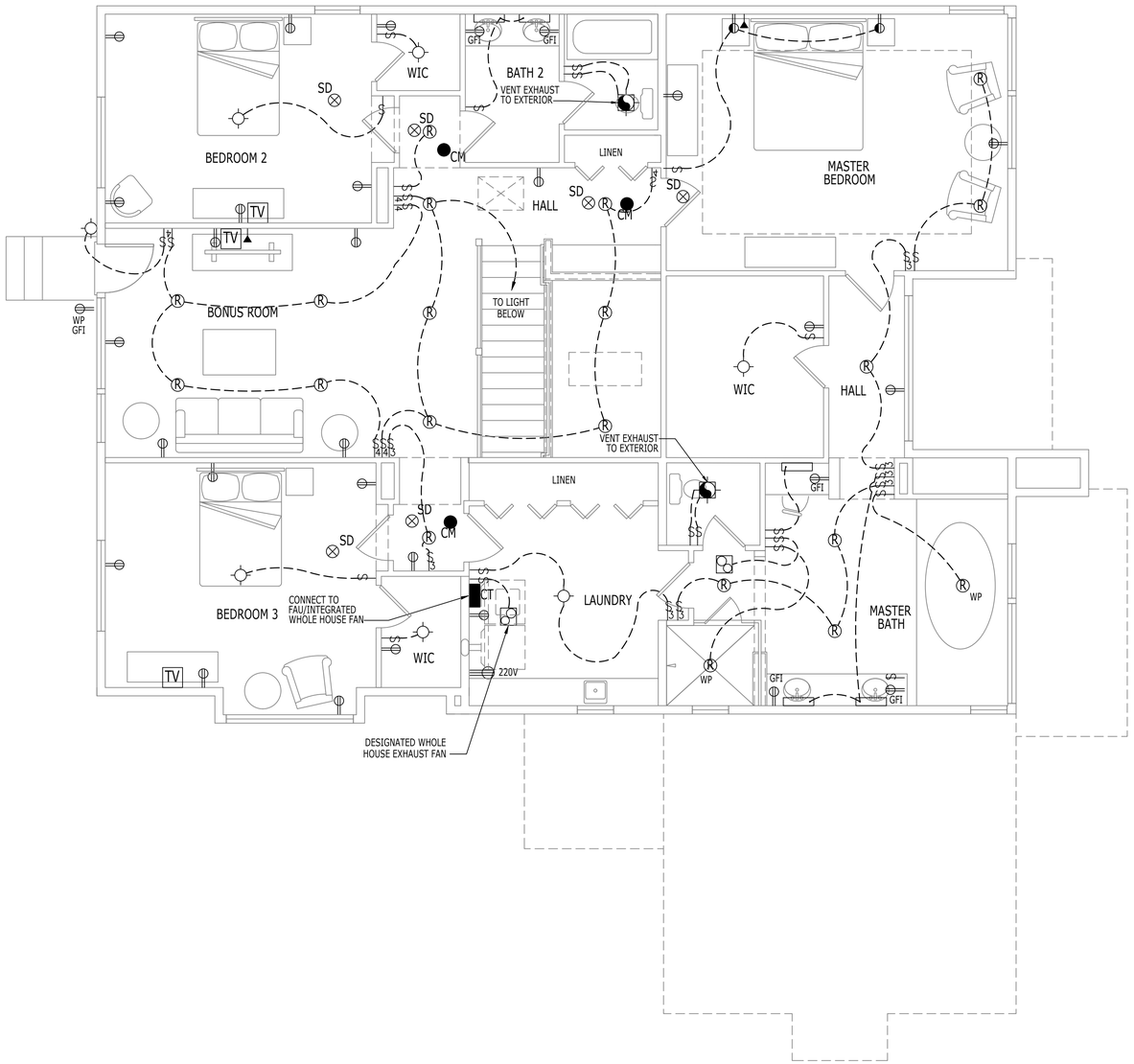
SHEET DATE - 03.10.2020

SCALE: 11X17 SHEET: 1/8"=1'-0" 22X34 SHEET: 1/4"=1'-0"

SHEET DESCRIPTION: FIRST FLOOR ELECTRICAL PLAN

SHEET NUMBER: E-1

SERIAL NUMBER: 1015.0



NORTH

SECOND FLOOR ELECTRICAL PLAN

NORTHWEST CONTEMPORARY

ELECTRICAL NOT REVIEWED

M/E/P LEGEND:

- SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DATA JACK
- TELEPHONE JACK
- T.V. CABLE JACK
- DOOR BELL
- CHIME
- SD — 110V SMOKE DETECTOR INTERCONNECTED W/BATTERY BACK UP
- CM — CARBON MONOXIDE DETECTOR
- GFI — GROUND FAULT INTERRUPTER (GFI) DUPLEX OUTLET
- WP/GFI — WP/GFI DUPLEX RECEPTACLE
- 110V DUPLEX OUTLET
- 220V OUTLET
- SPLIT DUPLEX ½ HOT
- GD — GARAGE DOOR OPENER
- D — CONNECTION TO APPLIANCE OR EQUIPMENT AS PER MANUFACTURER'S SPECIFICATION
- EXHAUST FAN – VENT TO EXTERIOR
- COMBINATION LIGHT & EXHAUST FAN – VENT TO EXTERIOR
- CEILING MOUNTED LIGHT FIXTURE
- WP — WATERPROOF OR MOISTURE RESISTANT CEILING MOUNTED LIGHT FIXTURE
- WALL SCONCE LIGHT FIXTURE
- WP — WATERPROOF OR MOISTURE RESISTANT WALL SCONCE LIGHT FIXTURE
- R — RECESSED INCANDESCENT LIGHT FIXTURE
- R WP — WATERPROOF OR MOISTURE RESISTANT RECESSED CAN LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- FLUORESCENT STRIP LIGHT OR UNDER CABINET FIXTURE
- PENDANT LIGHT FIXTURE
- DUAL (HOT & COLD) WATER STUBS @ FIXTURE
- GAS STUB
- EMP — ELECTRICAL MAIN PANEL
- MEC — MEC (MASTER ELECTRONIC CONTROL) SUB PANEL
- HB — HOSE BIB
- CT — WHOLE HOUSE FAN CONTROL TIMER

ELECTRICAL GENERAL NOTES

1. ELECTRICAL LAYOUT SUBJECT TO CHANGE PER BUILDER AND/OR HOMEOWNER. ANY CHANGES MUST STILL COMPLY WITH 2014 NEC OR CURRENT ADOPTED CODE.
2. UNLESS NOTED OTHERWISE, SET THE BOTTOM OF WALL BOXES @ THE FOLLOWING HEIGHTS ABOVE SUBFLOOR:
   - DUPLEX RECEPTACLES AND PHONE JACKS: 14"
   - DUPLEX RECEPTACLES OVER COUNTER-TOPS AND BEHIND REFRIGERATORS: 48"
   - DUPLEX RECEPTACLE FOR RANGE: 10"
   - DUPLEX RECEPTACLE FOR MICROWAVE: 78"
   - DUPLEX RECEPTACLE IN POWDER ROOMS OR OVER VANITIES: 38"
   - SWITCHES AND OTHER WALL MOUNTED CONTROLS: 48"
   - THERMOSTAT: 60"
   - FIXTURES OVER VANITIES: 80"
   - OPTION #475 WALL SCONCES: 72"
3. PROVIDE G.F.I. CIRCUITS IN KITCHENS, BATHROOMS, GARAGE, EXTERIOR LOCATIONS, AND AT WHIRLPOOL, WHERE APPLICABLE, PROVIDE TRIP RESET RECEPTACLES WHERE NOTED. KITCHEN G.F.I. RECEPTACLES SHALL NOT BE WIRED IN SERIES WITH OTHER G.F.I. LOCATIONS.
4. ALL EXTERIOR OUTLETS SHALL BE WATERPROOF, NEMA 3R FOAM LINERS PROVIDED AND INSTALLED BY SUBCONTRACTOR AT ALL EXTERIOR WALL SWITCHES AND RECEPTACLES.
5. REFER TO BUYERS DIAGRAM FOR TELEPHONE AND CABLE LOCATIONS.
6. ALL 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN FAMILY, DINING, LIVING, BED, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
7. RECESSED LIGHTING FIXTURES WHICH ARE INSTALLED IN THE BUILDING ENVELOPE, RECESSED LIGHTING FIXTURES SHALL BE TYPE IC RATED AND CERTIFIED UNDER ASTM E283 TO HAVE NO MORE THAN 2.0 CFM AIR MOVEMENT FROM THE CONDITIONED SPACE TO THE CEILING CAVITY. THE LIGHTING FIXTURE SHALL BE TESTED AT 75 PASCALS OR 1.57 LBS./SQ. FT. PRESSURE DIFFERENCE AND HAVE A LABEL ATTACHED SHOWING COMPLIANCE WITH THIS TEST METHOD. RECESSED LIGHTING FIXTURES SHALL BE INSTALLED WITH A GASKET OR CAULK BETWEEN THE FIXTURE AND CEILING TO PREVENT AIR LEAKAGE. SECTION 502.4.4 WSEC.
8. LIGHTS FIXTURES LABELED "WP" SHALL SUITABLE FOR WET OR DAMP LOCATIONS (PER NEC 410.4)
9. PROVIDE A MINIMUM OF 2-20 AMP CIRCUITS TO KITCHEN COUNTERTOPS FOR SMALL APPLIANCES PER NEC 220.
10. SEE DETAIL **EXT-15/D-3** FOR TYPICAL UTILITY SERVICE.
11. * SMOKE ALARMS SHALL BE INSTALLED (PER IRC 314 &/OR IBC 907.2.11).
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12. SOURCE SPECIFIC FAN SIZES SHALL BE LOCATED AS FOLLOWS: 50 CFM MIN. TYPICAL @ BATHROOMS, LAUNDRY ROOMS, ETC. 100 CFM MIN. @ KITCHENS. 97.5 CFM MIN. WITH USE OF WHOLE HOUSE FAN.
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18. ALL PIPING SHALL BE INSULATED. R403.4 OF IECC/WA STATE. REFER TO **EXT-102/D-4** FOR PIPE PENETRATION.
19. MECHANICAL/HOUSE VENTILATION TO BE PROVIDED BY MEANS OF A FORCED AIR FURNACE. R403.6 OF IECC/WA STATE. BUILDER/OWNER TO SPECIFY VENTILATION SYSTEM.
20. FUEL GAS LIGHTING SYSTEMS (GAS FIREPLACES, STOVES, OVENS) SHALL NOT HAVE CONTINUOUSLY BURNING PILOT LIGHTS. R404.1.1 OF IECC/WA STATE.

CITY USE

12119 REGISTERED ARCHITECT MICHAEL J. CLERKIN STATE OF WASHINGTON

MICHAEL D. WILSON STATE OF WASHINGTON 38152 REGISTERED PROFESSIONAL ENGINEER

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A Toll Brothers Company

LEFT HAND SET | AO# 214133 △2 | LOT# 0010 | BRIDGEWOOD ESTATES, 4504 119TH DR. NE

SHEET REVISION INFO
SET REVISION INFO AO-207308 AO-193143

MODEL/PROJECT NAME: BROTHERS
ELEVATION NAME: NORTHWEST CONTEMPORARY

DRAWN BY: JCT
CHECKED BY: RY
SHEET DATE: 03.10.2020
SCALE: 11X17 SHEET: 1/8"=1'-0" 22X34 SHEET: 1/4"=1'-0"

SHEET DESCRIPTION: SECOND FLOOR ELECTRICAL PLAN
SHEET NUMBER: E-2

SERIAL NUMBER 1015.0

BASEMENT WALL BRACING PLAN

NORTHWEST CONTEMPORARY

NORTH

WALL BRACING NOTES

1. ALL PANEL EDGES TO OCCUR OVER STUDS, PLATES, RIMS OR HORIZONTAL BLOCKING. TYPICAL WALL STUDS: 2X6 @ 16"O.C (≤10'), 2X6 @ 12"O.C (>10' UNO PER PLAN).
2. NAIL INTERMEDIATE SUPPORTS AT 12" O.C.
3. PROVIDE PANEL EDGE NAILING IN EACH MULTIPLE STUD SPECIFIED AT END OF WALL, MIN (2) 2X END STUDS.
4. DO NOT PENETRATE STUDS LESS THAN 1 3/8"
5. PANEL EDGE STUDS INDICATE THE MINIMUM STUD WIDTH AT ABUTTING PANEL EDGES. (2)2x STUDS ARE AN ACCEPTABLE ALTERNATE FOR 3x STUDS. (2)2x STUDS ARE TO BE NAILED TOGETHER WITH (2) ROWS 16d AT 6" O.C.
6. LTP4 INSTALLED OVER PLYWOOD SHALL USE 8d COMMON NAILS (.131ø x 2.5") LTP4 INSTALLED DIRECTLY AGAINST FRAMING MAY USE 8d SHORT (.131x 1.5") RBC INSTALLED DIRECTLY AGAINST FRAMING USE 10d SHORT (.148x 1.5")
7. WINDOW STRAP INDICATES THAT A WINDOW IS INCORPORATED WITHIN THE SHEAR WALL. REFER TO DETAIL **FR-25/D-11** FOR FRAMING AROUND WINDOW.
8. STRAP HOLDOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HD HOLDOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT. REFER TO DETAILS **FND-23/D-9**, **FND-26/D-11**, **FR-70/D-12**, AND **FR-75/D-12** FOR INSTALLATION. SEE SHEET A-0 FOR HOLDOWN SCHEDULE.
9. (2)2x AT END OF SHEARWALLS SHALL BE NAILED W/ (2) ROWS 10d COMMON AT 6" O.C., ADJ. NAILS ON OPPOSITE FACE W/ ROW SPACING AT 2".
10. OPENING IN DIAPHRAGM PER **FR-71/D-12**. STRAP TYPE PER PLAN, AS IT OCCURS.
11. SEE SHEET **D-12** FOR STRONG-WALLS, 1/2 HEIGHT CONCRETE WALLS & MISC SHEAR-WALL DETAILS.

BRACING LEGEND

STHD14 (EXAMPLE) – HOLDOWN BY SIMPSON (STHD/MST/HDU/HD, TYP)

X KING – INDICATES THE NUMBER OF KING STUDS (1 KING STUD MINIMUM TYPICAL). SEE DETAIL **FR-27/D-11**.

- - - - – INDICATES OSB BRACING PANEL (SW# – SHEAR WALL MARK)

—— – HORIZONTAL STRAP (EXTENSION BEYOND OPENING, INCHES) (REFER TO NOTE 7)

TYPICAL SHEAR TRANSFER @ SLAB

FOR SHEAR TRANSFER @ TWO SIDED SHEAR-WALL SEE DETAIL **FND-2/D-8**

TYPICAL SHEAR TRANSFER @ RIM JOIST

ELEVATION TOP PLATE SPLICE

SHEAR WALL SCHEDULE X=SW TYPE

WALL	SHEATHING	PANEL EDGE NAILING (COMMON OR GALV BOX NAILS)	PANEL EDGE STUDS	ANCHOR BOLTS 5/8"ø EMBED 7"	RIM CONNECTION AT MUD SILL/ PLATE	RIM CONNECTION AT ROOF EAVE TOP PLATE	RIM CONNECTION AT SILL PLATE (SINKER NAIL .148ø x 3 1/4")
SW6	7/16" APA PLY ONE SIDE	8d AT 6" O.C.	2x	48" O.C. IN 2x PLATE	LTP4 AT 24" O.C.	RBC AT 16" O.C.	16d AT 6" O.C.
SW4	7/16" APA PLY ONE SIDE	8d AT 4" O.C.	2x	32" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 12" O.C.	16d AT 4" O.C.
SW3	7/16" APA PLY ONE SIDE	8d AT 3" O.C.	3x	16" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 8" O.C.	16d AT 3" O.C.
SW2	7/16" APA PLY ONE SIDE	8d AT 2" O.C.	3x	12" O.C. IN 2x PLATE	LTP4 AT 12" O.C.	RBC AT 8" O.C.	16d AT 2" O.C.
2W4	7/16" APA PLY TWO SIDES	8d AT 4" O.C. EA SIDE	3x	24" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 4" O.C.
2W3	7/16" APA PLY TWO SIDES	8d AT 3" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 3" O.C.
2W2	7/16" APA PLY TWO SIDES	8d AT 2" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 12" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 2" O.C.

NOTE: FOR NON-SHEAR WALL, PROVIDE ANCHOR BOLTS @ 72" O.C.

CITY USE

12119 REGISTERED ARCHITECT
M. Clerkin
MICHAEL J. CLERKIN
STATE OF WASHINGTON

MICHAEL D. WILSON
56780

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SHEET REVISION INFO

SET REVISION INFO
AO-207308 AO-193143

MODEL/PROJECT NAME
BROTHERS
ELEVATION NAME
NORTHWEST CONTEMPORARY

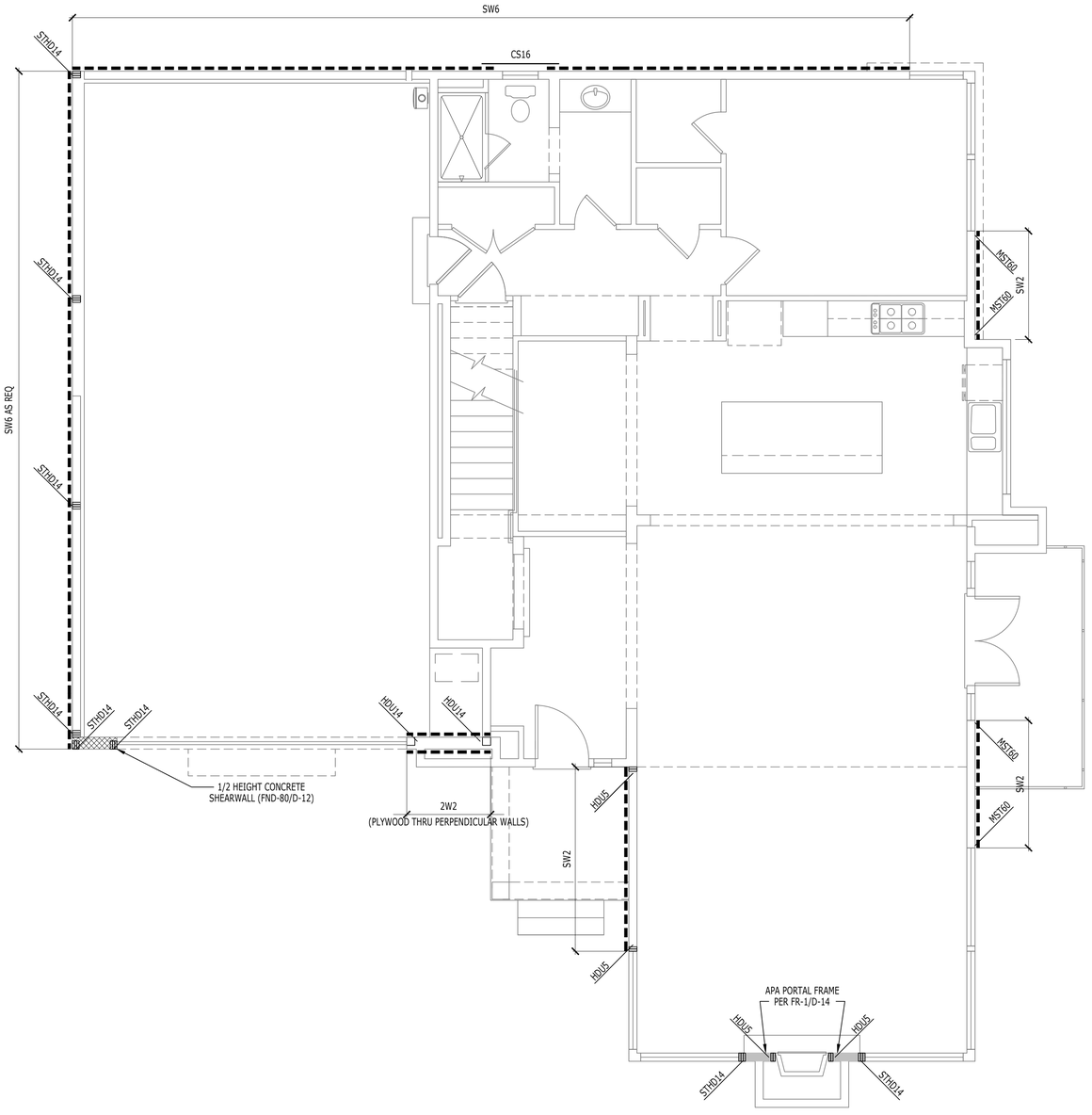
LEFT HAND SET
AO# 214133 2 LOT# 0010 BRIDGEWOOD ESTATES, 4504 119TH DR. NE

DRAWN BY - JCT
CHECKED BY - RY
SHEET DATE - 03.10.2020
SCALE
11X17 SHEET: 1/8"=1'-0"
22X34 SHEET: 1/4"=1'-0"

SHEET DESCRIPTION
BASEMENT WALL BRACING PLAN

SHEET NUMBER
WB-0

SERIAL NUMBER
1015.0



FIRST FLOOR WALL BRACING PLAN

NORTHWEST CONTEMPORARY

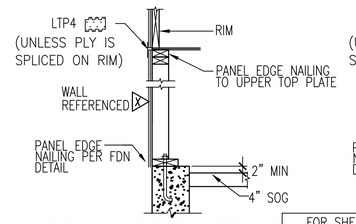
NORTH

WALL BRACING NOTES

1. ALL PANEL EDGES TO OCCUR OVER STUDS, PLATES, RIMS OR HORIZONTAL BLOCKING. TYPICAL WALL STUDS: 2X6 @ 16"O.C (≤10'), 2X6 @ 12"O.C (>10' UNO PER PLAN).
2. NAIL INTERMEDIATE SUPPORTS AT 12" O.C.
3. PROVIDE PANEL EDGE NAILING IN EACH MULTIPLE STUD SPECIFIED AT END OF WALL, MIN (2) 2X END STUDS.
4. DO NOT PENETRATE STUDS LESS THAN 1 3/8"
5. PANEL EDGE STUDS INDICATE THE MINIMUM STUD WIDTH AT ABUTTING PANEL EDGES. (2)2x STUDS ARE AN ACCEPTABLE ALTERNATE FOR 3x STUDS. (2)2x STUDS ARE TO BE NAILED TOGETHER WITH (2) ROWS 16d AT 6" O.C.
6. LTP4 INSTALLED OVER PLYWOOD SHALL USE 8d COMMON NAILS (.131ø x 2.5") LTP4 INSTALLED DIRECTLY AGAINST FRAMING MAY USE 8d SHORT (.131x 1.5") RBC INSTALLED DIRECTLY AGAINST FRAMING USE 10d SHORT (.148x 1.5")
7. WINDOW STRAP INDICATES THAT A WINDOW IS INCORPORATED WITHIN THE SHEAR WALL. REFER TO DETAIL **FR-25/D-11** FOR FRAMING AROUND WINDOW.
8. STRAP HOLDOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HD HOLDOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT. REFER TO DETAILS **FND-23/D-9**, **FND-26/D-11**, **FR-70/D-12** AND **FR-75/D-12** FOR INSTALLATION. SEE SHEET A-0 FOR HOLDOWN SCHEDULE.
9. (2)2x AT END OF SHEARWALLS SHALL BE NAILED W/ (2) ROWS 10d COMMON AT 6" O.C., ADJ. NAILS ON OPPOSITE FACE W/ ROW SPACING AT 2".
10. OPENING IN DIAPHRAGM PER **FR-71/D-12** STRAP TYPE PER PLAN, AS IT OCCURS.
11. SEE SHEET **D-12** FOR STRONG-WALLS, 1/2 HEIGHT CONCRETE WALLS & MISC SHEAR-WALL DETAILS.

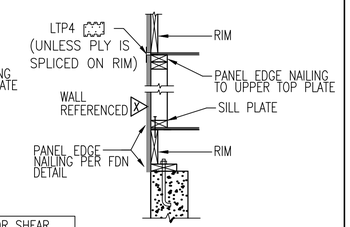
BRACING LEGEND

- STHD14 (EXAMPLE) – HOLDOWN BY SIMPSON (STHD/MST/HDU/HD, TYP)
- X KING – INDICATES THE NUMBER OF KING STUDS (1 KING STUD MINIMUM TYPICAL). SEE DETAIL **FR-27/D-11**
- – – – – INDICATES OSB BRACING PANEL (SW# – SHEAR WALL MARK)
- ——— HORIZONTAL STRAP (EXTENSION BEYOND OPENING, INCHES) (REFER TO NOTE 7)

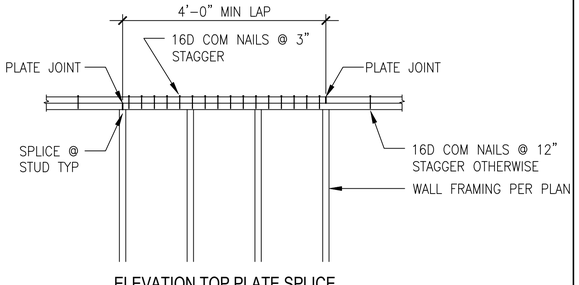


TYPICAL SHEAR TRANSFER @ SLAB

FOR SHEAR TRANSFER @ TWO SIDED SHEAR-WALL SEE DETAIL **FND-2/D-8**



TYPICAL SHEAR TRANSFER @ RIM JOIST



ELEVATION TOP PLATE SPLICE

SHEAR WALL SCHEDULE ▷=SW TYPE

WALL	SHEATHING	PANEL EDGE NAILING (COMMON OR GALV BOX NAILS)	PANEL EDGE STUDS	ANCHOR BOLTS 5/8"ø EMBED 7"	RIM CONNECTION: AT MUD SILL/ PLATE	RIM CONNECTION: AT ROOF EAVE TOP PLATE	RIM CONNECTION: AT SILL PLATE (SINKER NAIL .148ø x 3 1/4")
SW6	7/16" APA PLY ONE SIDE	8d AT 6" O.C.	2x	48" O.C. IN 2x PLATE	LTP4 AT 24" O.C.	RBC AT 16" O.C.	16d AT 6" O.C.
SW4	7/16" APA PLY ONE SIDE	8d AT 4" O.C.	2x	32" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 12" O.C.	16d AT 4" O.C.
SW3	7/16" APA PLY ONE SIDE	8d AT 3" O.C.	3x	16" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 8" O.C.	16d AT 3" O.C.
SW2	7/16" APA PLY ONE SIDE	8d AT 2" O.C.	3x	12" O.C. IN 2x PLATE	LTP4 AT 12" O.C.	RBC AT 8" O.C.	16d AT 2" O.C.
2W4	7/16" APA PLY TWO SIDES	8d AT 4" O.C. EA SIDE	3x	24" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 4" O.C.
2W3	7/16" APA PLY TWO SIDES	8d AT 3" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 3" O.C.
2W2	7/16" APA PLY TWO SIDES	8d AT 2" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 12" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 2" O.C.

NOTE: FOR NON-SHEAR WALL, PROVIDE ANCHOR BOLTS @ 72" O.C.

CITY USE

12119 REGISTERED ARCHITECT MICHAEL J. CLERKIN STATE OF WASHINGTON

MICHAEL D. WILSON STATE OF WASHINGTON 38150 REGISTERED PROFESSIONAL ENGINEER

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SHEET REVISION INFO

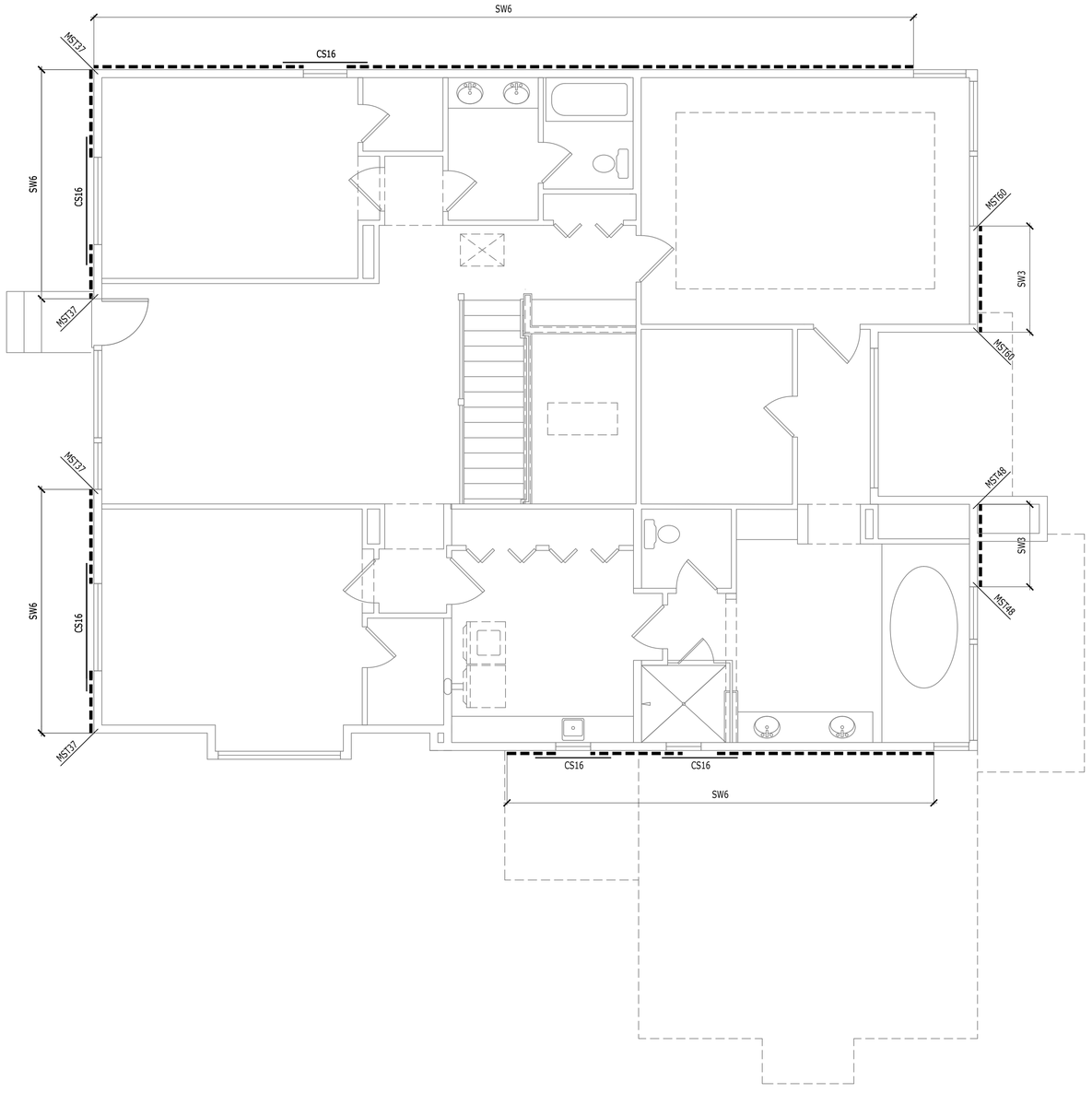
SET REVISION INFO AO-207308 AO-193143

MODEL/PROJECT NAME BROTHERS
ELEVATION NAME NORTHWEST CONTEMPORARY

DRAWN BY · JCT
CHECKED BY · RY
SHEET DATE · 03.10.2020
SCALE 11X17 SHEET: 1/8"=1'-0" 22X34 SHEET: 1/4"=1'-0"

SHEET DESCRIPTION FIRST FLOOR WALL BRACING PLAN
SHEET NUMBER WB-1

SERIAL NUMBER 1015.0



SECOND FLOOR WALL BRACING PLAN

NORTHWEST CONTEMPORARY

NORTH

WALL BRACING NOTES

1. ALL PANEL EDGES TO OCCUR OVER STUDS, PLATES, RIMS OR HORIZONTAL BLOCKING. TYPICAL WALL STUDS: 2X6 @ 16"O.C (≤10'), 2X6 @ 12"O.C (>10' UNO PER PLAN).
2. NAIL INTERMEDIATE SUPPORTS AT 12" O.C.
3. PROVIDE PANEL EDGE NAILING IN EACH MULTIPLE STUD SPECIFIED AT END OF WALL, MIN (2) 2X END STUDS.
4. DO NOT PENETRATE STUDS LESS THAN 1 3/8"
5. PANEL EDGE STUDS INDICATE THE MINIMUM STUD WIDTH AT ABUTTING PANEL EDGES. (2)2x STUDS ARE AN ACCEPTABLE ALTERNATE FOR 3x STUDS. (2)2x STUDS ARE TO BE NAILED TOGETHER WITH (2) ROWS 16d AT 6" O.C.
6. LTP4 INSTALLED OVER PLYWOOD SHALL USE 8d COMMON NAILS (.131ø x 2.5") LTP4 INSTALLED DIRECTLY AGAINST FRAMING MAY USE 8d SHORT (.131x 1.5") RBC INSTALLED DIRECTLY AGAINST FRAMING USE 10d SHORT (.148x 1.5")
7. WINDOW STRAP INDICATES THAT A WINDOW IS INCORPORATED WITHIN THE SHEAR WALL. REFER TO DETAIL **FR-25/D-11** FOR FRAMING AROUND WINDOW.
8. STRAP HOLDOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HD HOLDOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT. REFER TO DETAILS **FND-23/D-9**, **FND-26/D-11**, **FR-70/D-12** AND **FR-75/D-12** FOR INSTALLATION. SEE SHEET A-0 FOR HOLDOWN SCHEDULE.
9. (2)2x AT END OF SHEARWALLS SHALL BE NAILED W/ (2) ROWS 10d COMMON AT 6" O.C., ADJ. NAILS ON OPPOSITE FACE W/ ROW SPACING AT 2".
10. OPENING IN DIAPHRAGM PER **FR-71/D-12** STRAP TYPE PER PLAN, AS IT OCCURS.
11. SEE SHEET **D-12** FOR STRONG-WALLS, 1/2 HEIGHT CONCRETE WALLS & MISC SHEAR-WALL DETAILS.

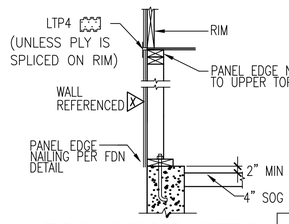
BRACING LEGEND

STHD14 (EXAMPLE) – HOLDOWN BY SIMPSON (STHD/MST/HDU/HD, TYP)

X KING – INDICATES THE NUMBER OF KING STUDS (1 KING STUD MINIMUM TYPICAL). SEE DETAIL **FR-27/D-11**

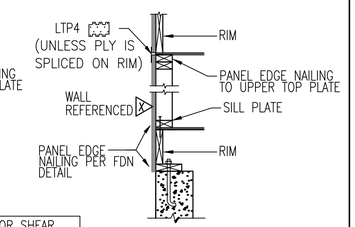
– INDICATES OSB BRACING PANEL (SW# – SHEAR WALL MARK)

– HORIZONTAL STRAP (EXTENSION BEYOND OPENING, INCHES) (REFER TO NOTE 7)

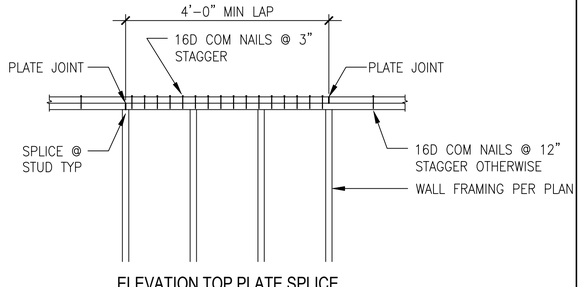


TYPICAL SHEAR TRANSFER @ SLAB

FOR SHEAR TRANSFER @ TWO SIDED SHEAR-WALL SEE DETAIL **FND-2/D-8**



TYPICAL SHEAR TRANSFER @ RIM JOIST



ELEVATION TOP PLATE SPLICE

SHEAR WALL SCHEDULE ▷=SW TYPE

WALL	SHEATHING	PANEL EDGE NAILING (COMMON OR GALV BOX NAILS)	PANEL EDGE STUDS	ANCHOR BOLTS 5/8"ø EMBED 7"	RIM CONNECTION: AT MUD SILL/ PLATE	RIM CONNECTION: AT ROOF EAVE TOP PLATE	RIM CONNECTION: AT SILL PLATE (SINKER NAIL .148ø x 3 1/4")
SW6	7/16" APA PLY ONE SIDE	8d AT 6" O.C.	2x	48" O.C. IN 2x PLATE	LTP4 AT 24" O.C.	RBC AT 16" O.C.	16d AT 6" O.C.
SW4	7/16" APA PLY ONE SIDE	8d AT 4" O.C.	2x	32" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 12" O.C.	16d AT 4" O.C.
SW3	7/16" APA PLY ONE SIDE	8d AT 3" O.C.	3x	16" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 8" O.C.	16d AT 3" O.C.
SW2	7/16" APA PLY ONE SIDE	8d AT 2" O.C.	3x	12" O.C. IN 2x PLATE	LTP4 AT 12" O.C.	RBC AT 8" O.C.	16d AT 2" O.C.
2W4	7/16" APA PLY TWO SIDES	8d AT 4" O.C. EA SIDE	3x	24" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 4" O.C.
2W3	7/16" APA PLY TWO SIDES	8d AT 3" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 3" O.C.
2W2	7/16" APA PLY TWO SIDES	8d AT 2" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 12" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 2" O.C.

NOTE: FOR NON-SHEAR WALL, PROVIDE ANCHOR BOLTS @ 72" O.C.

CITY USE

12119 REGISTERED ARCHITECT MICHAEL J. CLERKIN STATE OF WASHINGTON

MICHAEL D. WILSON STATE OF WASHINGTON 28150 REGISTERED PROFESSIONAL ENGINEER

TOLL ARCHITECTURE
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DALLAS · LOS ANGELES · SEATTLE
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Grapevine, TX 76051
P 817-329-6710
A Toll Brothers Company

LEFT HAND SET | AO# 214133 | LOT# 0010 | BRIDGEWOOD ESTATES, 4504 119TH DR. NE

SHEET REVISION INFO

SET REVISION INFO AO-207308 AO-193143

MODEL/PROJECT NAME BROTHERS
ELEVATION NAME NORTHWEST CONTEMPORARY

DRAWN BY - JCT
CHECKED BY - RY
SHEET DATE - 03.10.2020
SCALE 11X17 SHEET: 1/8"=1'-0" 22X34 SHEET: 1/4"=1'-0"

SHEET DESCRIPTION SECOND FLOOR WALL BRACING PLAN
SHEET NUMBER WB-2

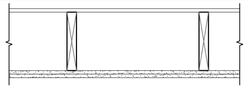
SERIAL NUMBER 1015.0

GA FILE NO. FC 5406
FROM: GA-600-2012 FIRE RESISTANCE DESIGN MANUAL

WOOD JOISTS, GYPSUM WALLBOARD

BASE LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO 2x10 WOOD JOISTS 24" O.C. WITH 1 1/4" TYPE 'W' OR 'S' DRYWALL SCREWS 24" O.C. FACE LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO JOISTS WITH 1 7/8" TYPE 'W' OR 'S' DRYWALL SCREWS 12" O.C. AT JOINTS AND INTERMEDIATE JOISTS AND 1 1/2" TYPE 'G' DRYWALL SCREWS 12" O.C. PLACED 2" BACK ON EITHER SIDE OF END JOINTS. JOINTS OFFSET 24" FROM BASE LAYER JOINTS. WOOD JOISTS SUPPORTING 1/2" PLYWOOD WITH EXTERIOR GLUE APPLIED AT RIGHT ANGLES TO JOISTS WITH 8d NAILS. CEILING PROVIDES ONE HOUR FIRE RESISTANCE PROTECTION FOR FRAMING, INCLUDING TRUSSES.

1 HOUR FIRE	35 TO 39 STC SOUND



APROX. WEIGHT: 5 PSF
FIRE TEST: FM FC 172, 2-25-72
ITS, 8-6-98
SOUND TEST: ESTIMATED
SEE PLANS FOR FINISH MATERIALS

FR-13 / D-1 1-HR FIRE RATED WOOD JOISTS FLOOR/CEILING

SCALE: NTS

GA FILE NO. WP 3640 FROM:
GA-600-2012 FIRE RESISTANCE DESIGN MANUAL

GYPSUM WALLBOARD, WOOD STUDS

ONE LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF EITHER 2x3 OR 2x4 WOOD STUDS, TURNED FLAT WISE, 24" O.C. WITH 6d CEMENT-COATED NAILS, 1 7/8" LONG, 0.0915" SHANK, 1/4" HEADS, 7" O.C. (NLB)

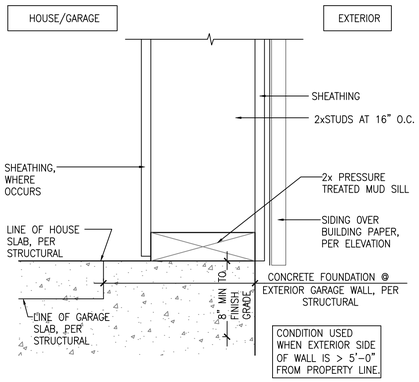
NOTE:
WHEN THIS CONDITION OCCURS AS THE END TRUSS OF A ONE-HOUR EXTERIOR WALL, VERTICAL 2x BLOCKING MUST BE EITHER MANUFACTURED INTO THE NON-BEARING ROOF TRUSS OR APPLIED IN THE FIELD @ 24" O.C. (SEE BELOW FOR NAILING INSTRUCTIONS)

1 HOUR FIRE

THICKNESS: 2 7/8"
APROX. WEIGHT: 7 PSF
FIRE TEST:
UL. 9-12-96,
DESIGN U338
UL. DESIGN U338

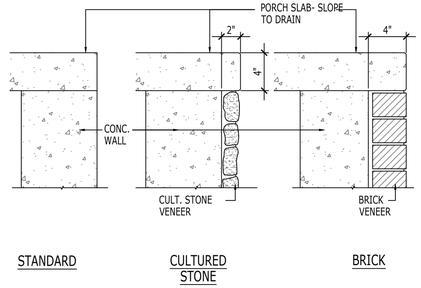
FR-14 / D-1 1-HR FIRE RATED WOOD FRAMED WALLS/PARTITIONS

SCALE: NTS



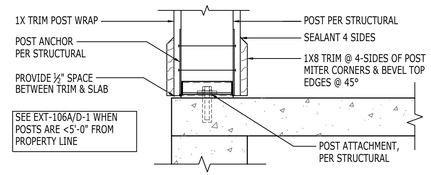
FR-18 / D-1 WALL SILL PLATE - (TYPICAL)

SCALE: 3"=1'-0"



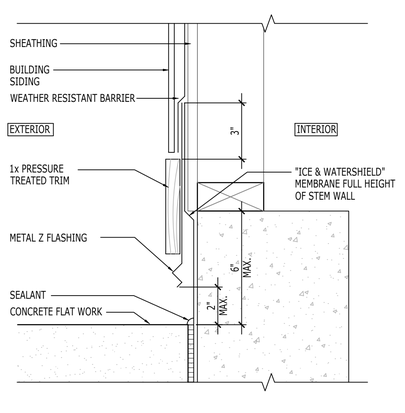
EXT-13 / D-1 PORCH SLAB EDGE

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



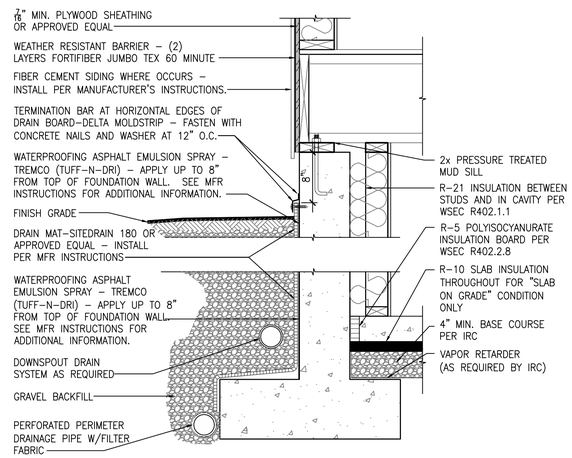
EXT-106 / D-1 POST DETAIL @ BASE (TYPICAL)

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



EXT-12 / D-1 PORCH EDGE @ WALL

SCALE: 3"=1'-0"



FR-20 / D-1 WATERPROOFING & SLAB INSULATION - BASEMENT

SCALE: 1"=1'-0"

CITY USE

12119 REGISTERED ARCHITECT
MICHAEL J. CLERKIN
STATE OF WASHINGTON

MICHAEL D. WILSON
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER

TOLL ARCHITECTURE
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DALLAS · LOS ANGELES · SEATTLE
2557 Southwest Grapevine Pkwy Suite 100
Grapevine, TX 76051
P 817-329-6710
A Toll Brothers Company

SHEET REVISION INFO
SET REVISION INFO

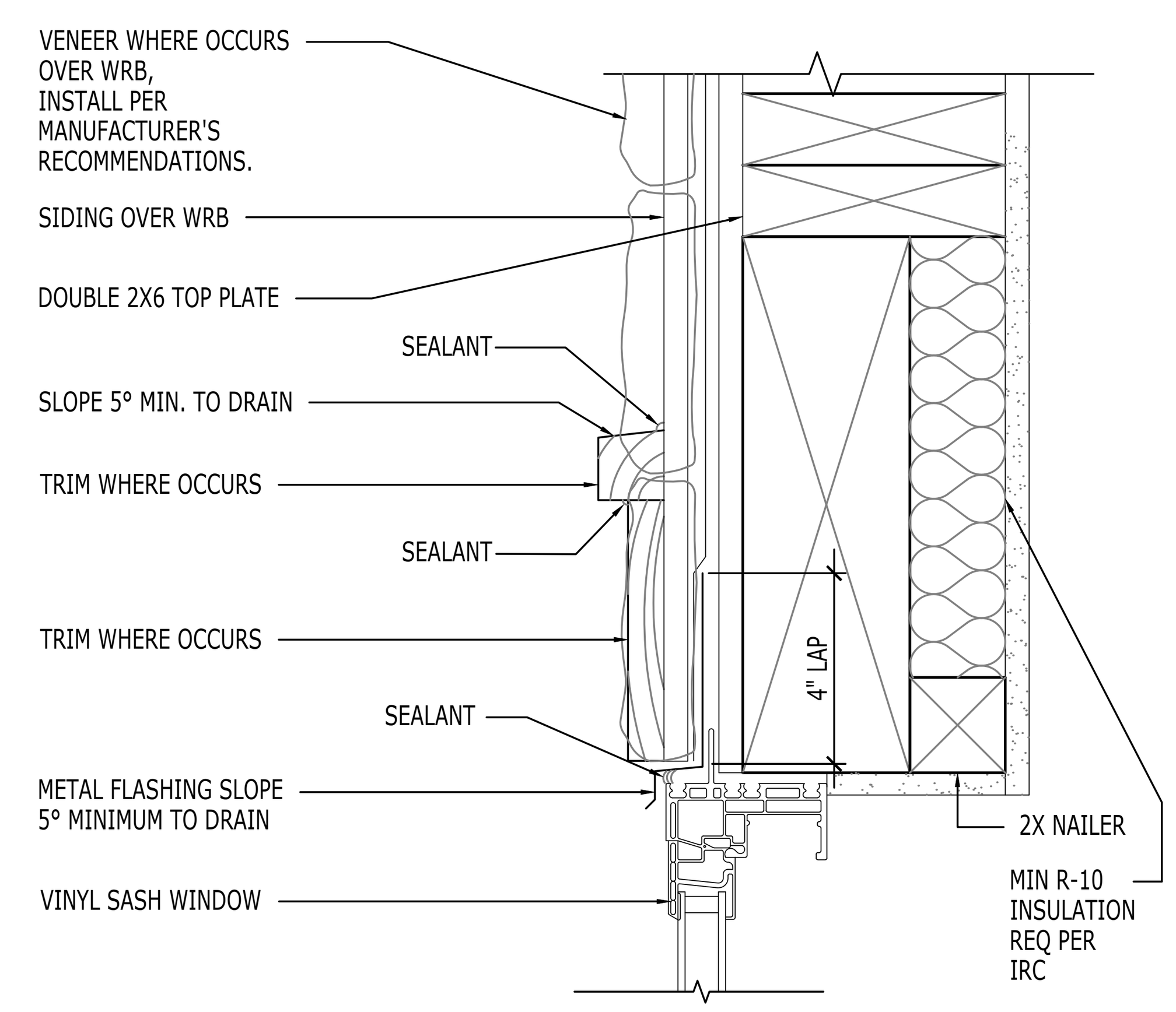
MODEL/PROJECT NAME: ALL
ELEVATION NAME: ALL

DRAWN BY -
CHECKED BY -
SHEET DATE -
SCALE: 11X17 SHEET: 1/8"=1'-0" 22X34 SHEET: 1/4"=1'-0"

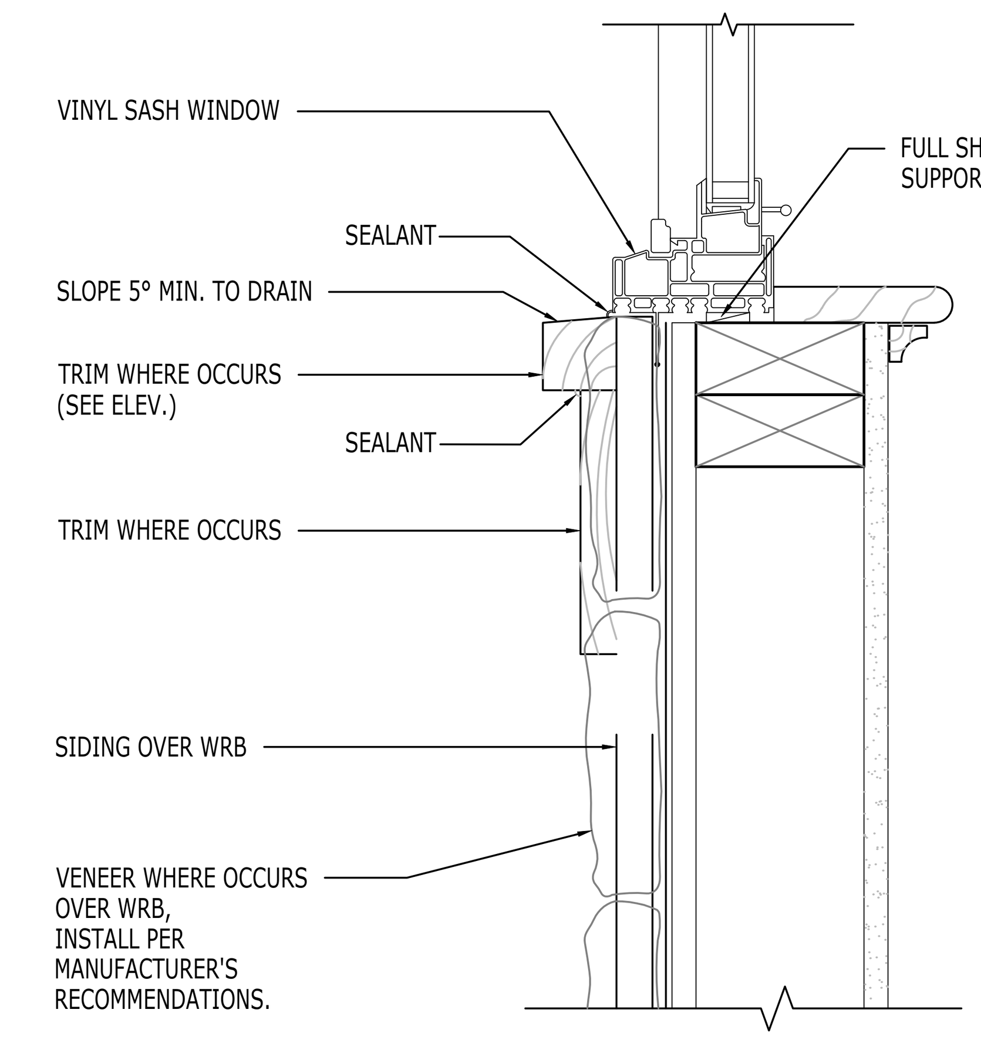
R/L HAND SET

SHEET DESCRIPTION: ARCHITECTURAL DETAILS
SHEET NUMBER: D-1

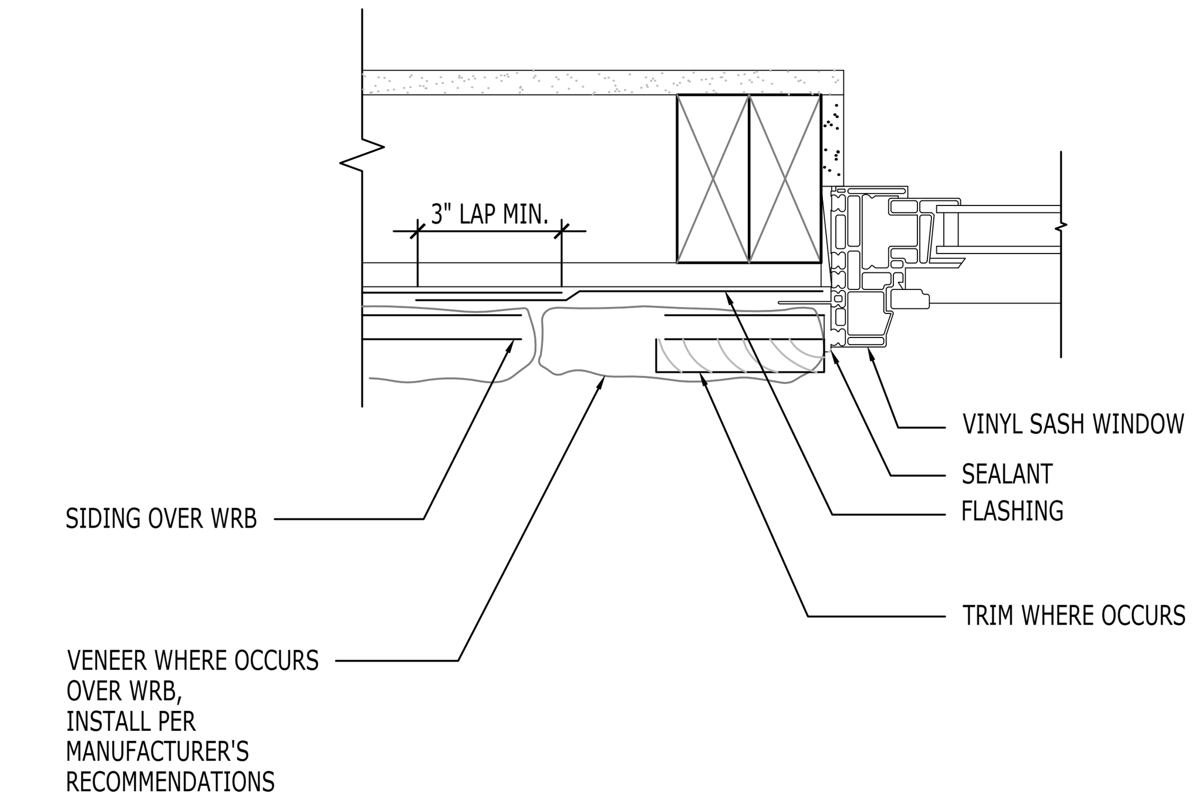
SERIAL NUMBER



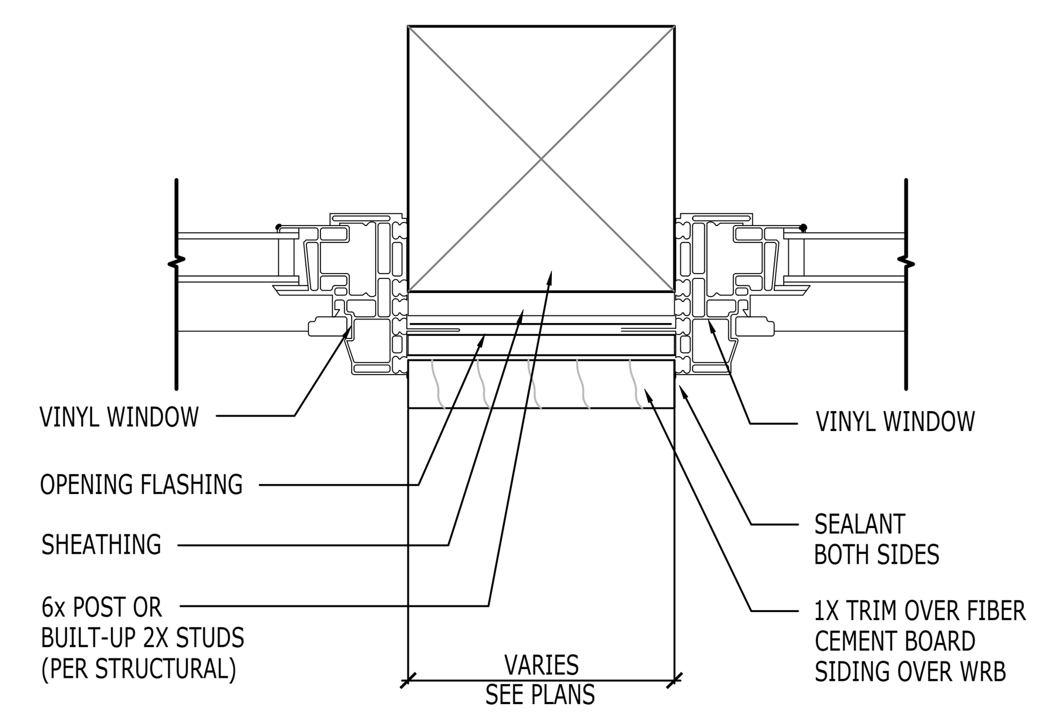
EXT-2 D-2 WINDOW HEAD DETAIL - (TYPICAL)
SCALE: 3"=1'-0"



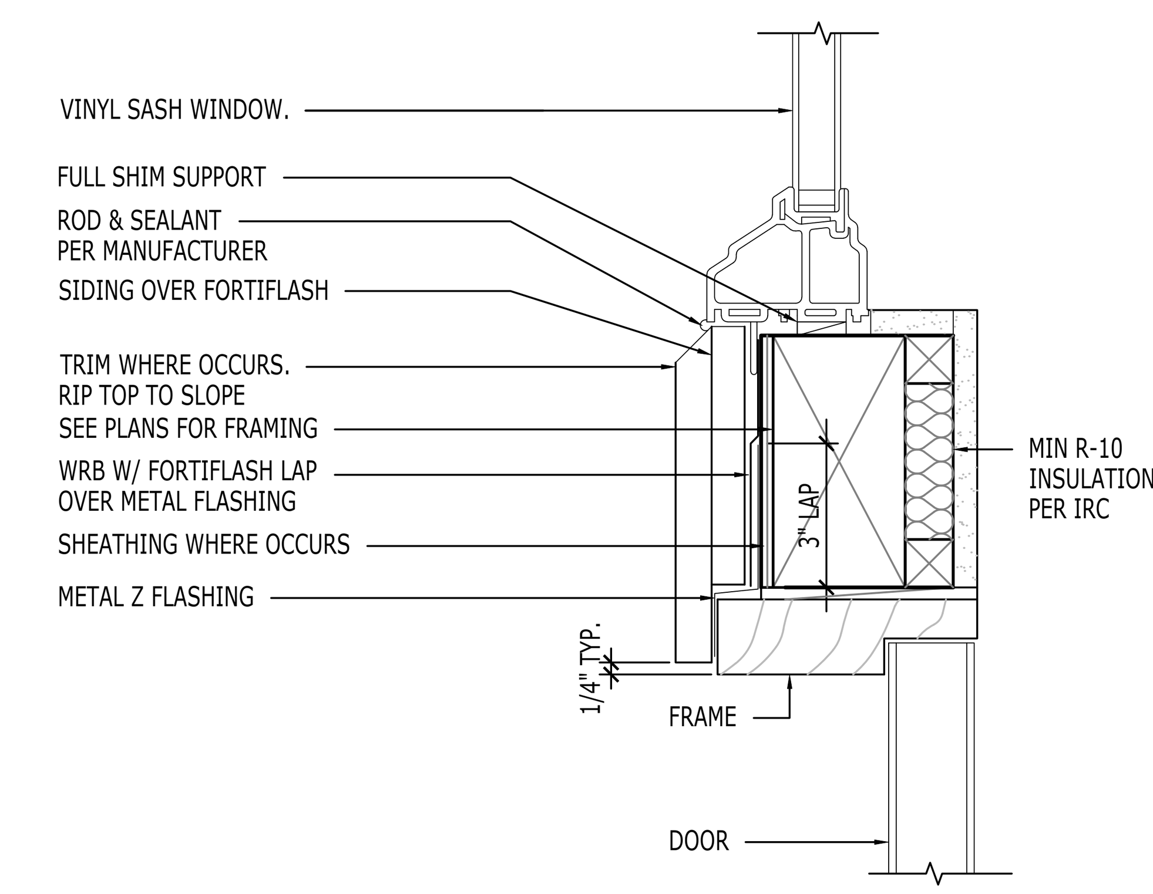
EXT-3 D-2 WINDOW SILL DETAIL - (TYPICAL)
SCALE: 3"=1'-0"



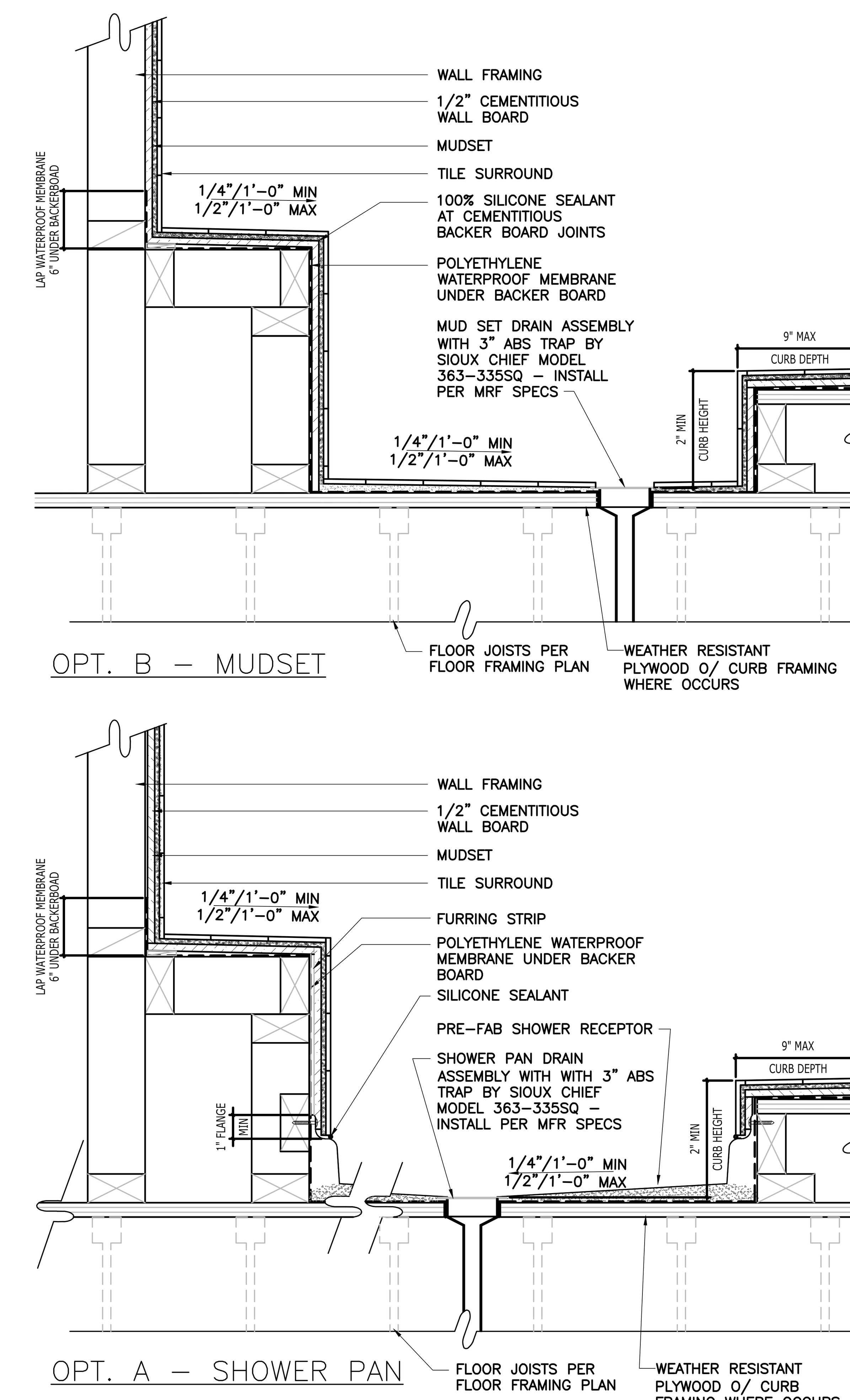
EXT-4 D-2 WINDOW JAMB DETAIL - TYPICAL
SCALE: 3"=1'-0"



EXT-6 D-2 MULLION BETWEEN WINDOWS - (TYPICAL)
SCALE: 3"=1'-0"

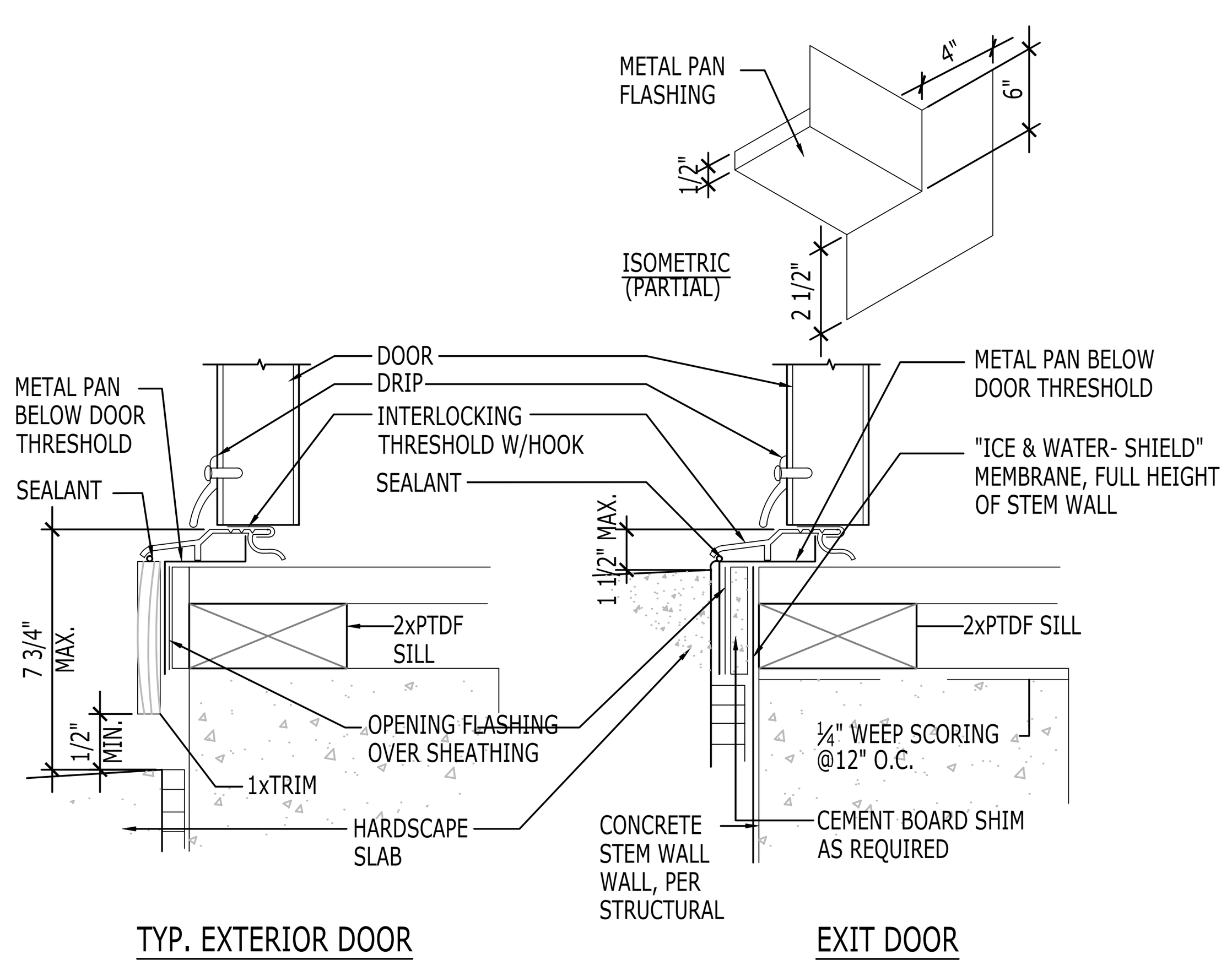


EXT-7 D-2 TRANSOM DETAIL - (TYPICAL)
SCALE: 3"=1'-0"

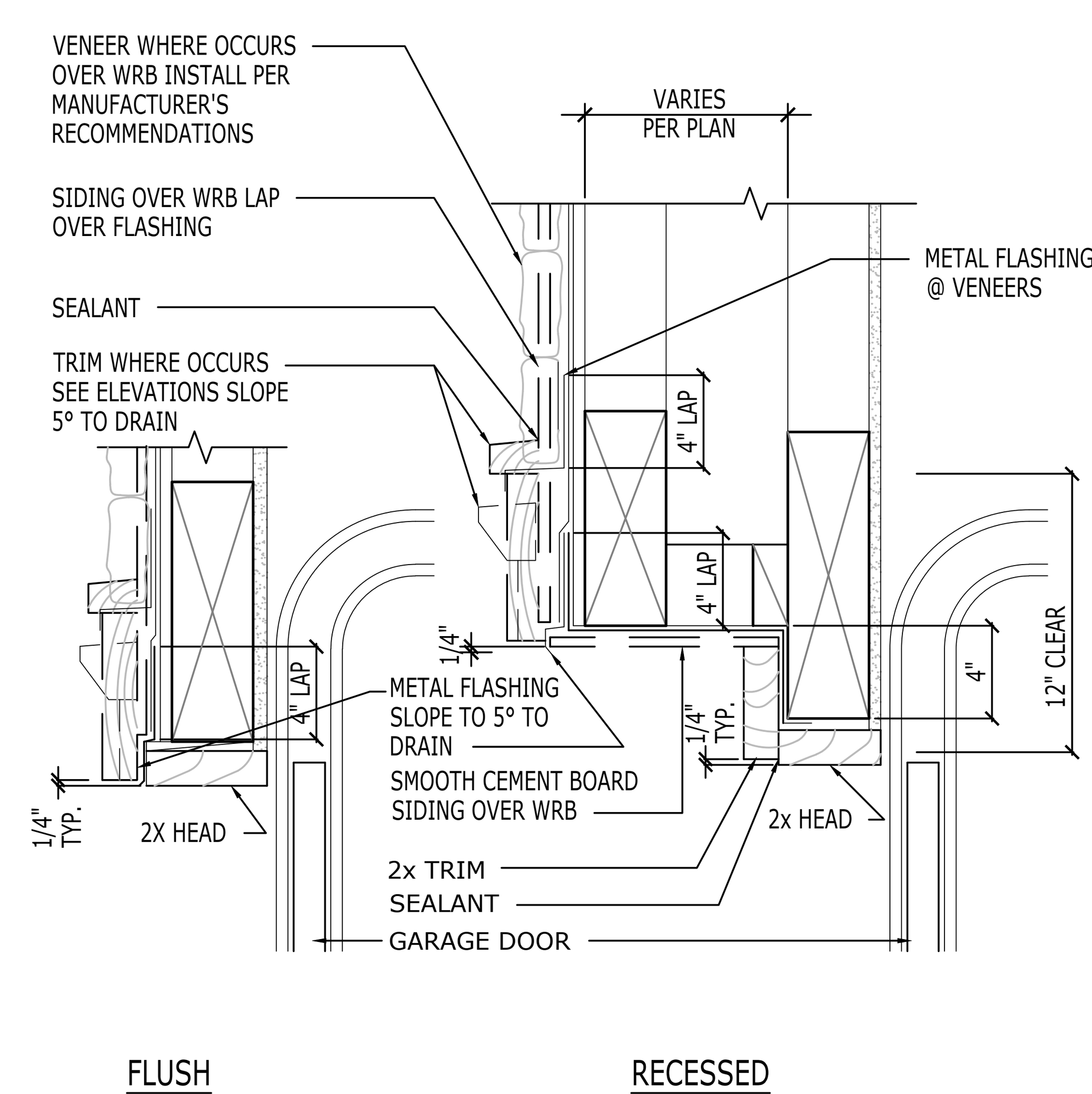


INSTALLATION AND/OR DIMENSIONING OF SHOWER COMPONENTS SHALL BE PER 2015 UPC SECTION 408.5 AND 408.7 AND AS AMENDED BY THE STATE OF WASHINGTON

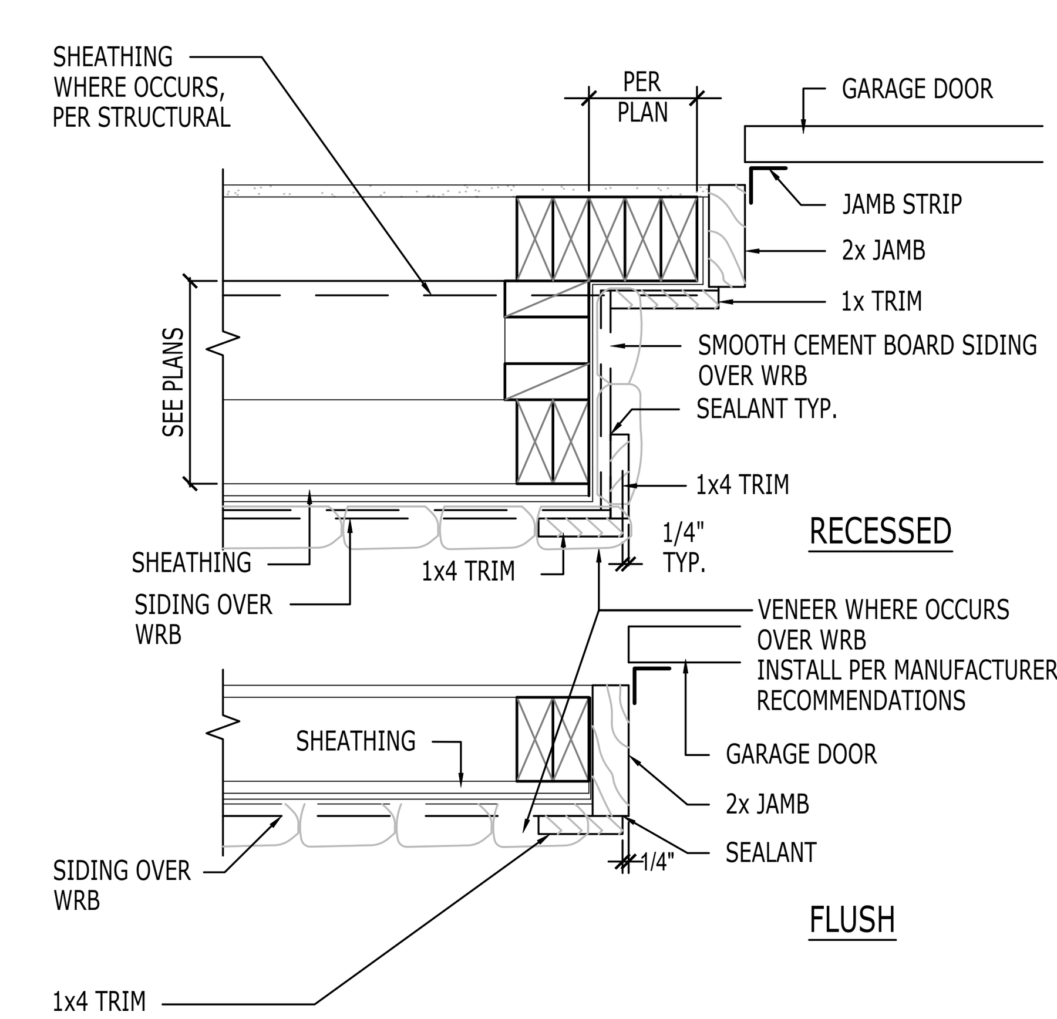
INT-23 D-2 TILE SURROUND @ SHOWER
NTS



EXT-9 D-2 INSWINGING DOOR SILL
SCALE: 3"=1'-0"



EXT-10 D-2 GARAGE DOOR HEAD - (TYPICAL)
SCALE: 1 1/2"=1'-0"



EXT-11 D-2 GARAGE DOOR JAMB - (TYPICAL)
SCALE: 1 1/2"=1'-0"

CITY USE

12119 REGISTERED ARCHITECT MICHAEL J. CLERKIN STATE OF WASHINGTON

MICHAEL D. WILSON STATE OF WASHINGTON 56780 REGISTERED PROFESSIONAL ENGINEER

TOLL ARCHITECTURE
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Grapevine, TX 76051
P. 817-329-6710
A Toll Brothers Company

SHEET REVISION INFO

SET REVISION INFO

MODEL/PROJECT NAME
ALL
ELEVATION NAME
ALL

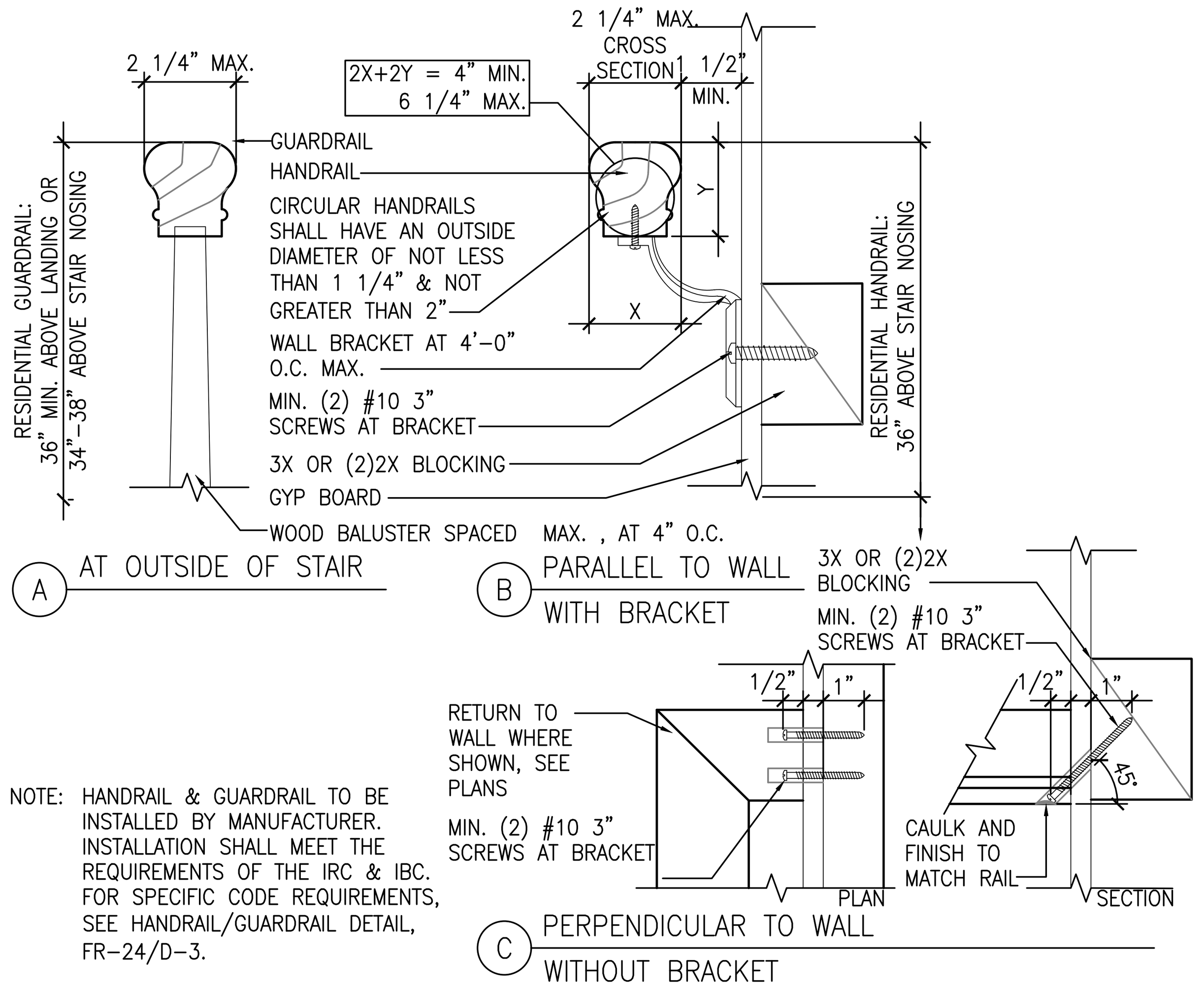
DRAWN BY -
CHECKED BY -
SHEET DATE -
SCALE
11X17 SHEET: 1/8"=1'-0"
22X34 SHEET: 1/4"=1'-0"

R/L HAND SET

SHEET DESCRIPTION
ARCHITECTURAL DETAILS

SHEET NUMBER
D-2

SERIAL NUMBER



NOTE: HANDRAIL & GUARDRAIL TO BE INSTALLED BY MANUFACTURER. INSTALLATION SHALL MEET THE REQUIREMENTS OF THE IRC & IBC. FOR SPECIFIC CODE REQUIREMENTS, SEE HANDRAIL/GUARDRAIL DETAIL, FR-24/D-3.

FR-23 D-3 HANDRAIL/GUARDRAIL CONNECTIONS

HANDRAILS AND GUARDRAILS SHALL BE CONSTRUCTED SUCH THAT:

GUARDRAILS SHALL NOT BE LESS THAN 36" IN HEIGHT. HANDRAILS SHALL NOT BE LESS THAN 34" OR MORE THAN 38" IN HEIGHT ABOVE THE STAIR NOSING

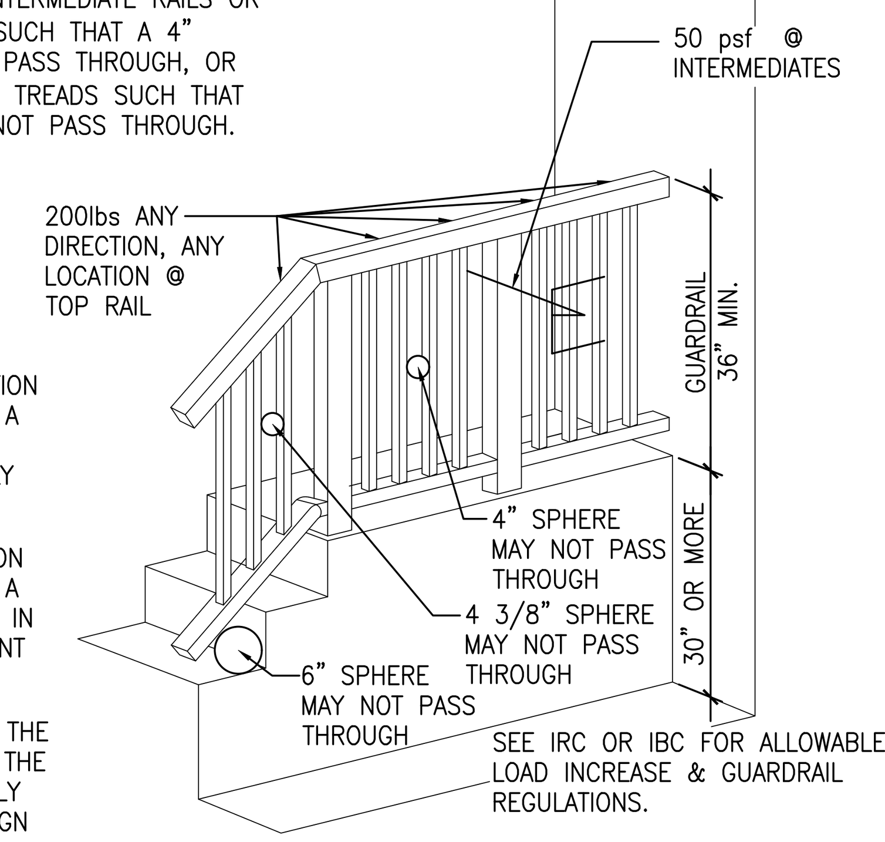
OPEN RAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH, OR 3/8" 4 AT SIDES OF STAIR TREADS SUCH THAT A DIAMETER SPHERE CANNOT PASS THROUGH.

THE TRIANGULAR OPENINGS AT STAIR TREAD, RISER, & BOTTOM SHALL BE SUCH THAT A 6" DIAMETER SPHERE CANNOT PASS THROUGH.

THE GUARDRAIL CONSTRUCTION SHALL BE ABLE TO RESIST A LOAD OF 50 LBS. PER SQ. FOOT APPLIED HORIZONTALLY AT INTERMEDIATES.

THE HANDRAIL CONSTRUCTION SHALL BE ABLE TO RESIST A LOAD OF 200 LBS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP RAIL.

THIS DIAGRAM ILLUSTRATES THE SPECIFIC REQUIREMENT OF THE BUILDING CODE AND IS ONLY AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

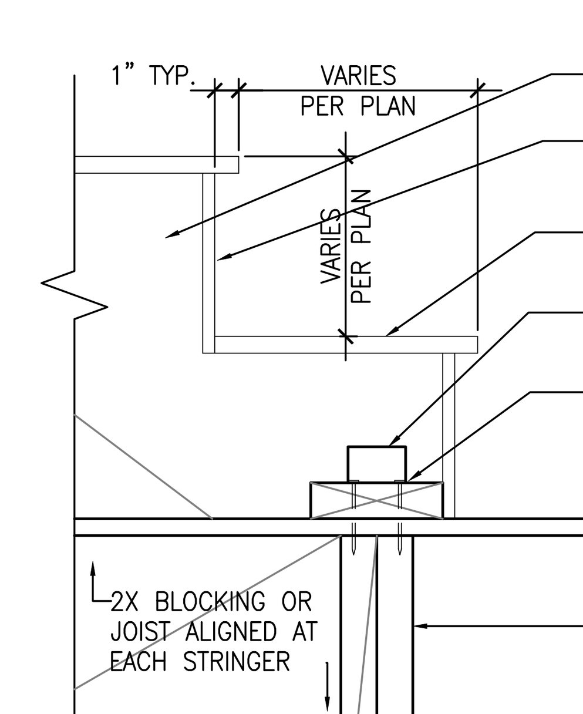


FR-24 D-3 HANDRAIL/GUARDRAIL

NTS

NOTE: HEADROOM CLEARANCE REQUIREMENT @ STAIRWAY PER IRC

NOTE: FOR STAIRS WIDER THAN 3'-0" STRINGERS SHALL BE AT 16" O.C. MAX.

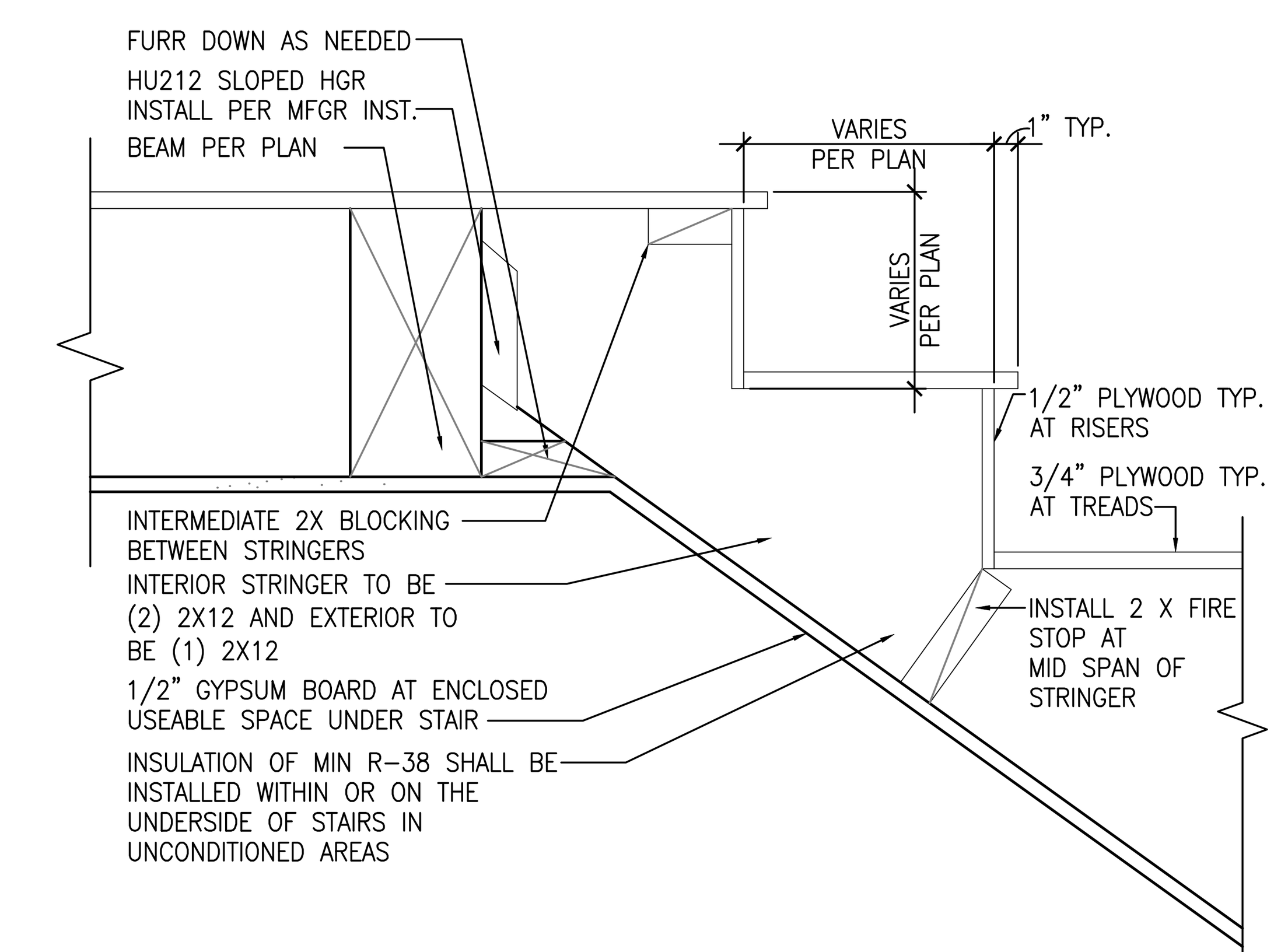


FR-25 D-3 STRINGER TO FLOOR - OPTION A

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

NOTE: HEADROOM CLEARANCE REQUIREMENT @ STAIRWAY PER IRC

NOTE: STRINGERS SHALL BE AT 16" O.C. MAX.



FR-26 D-3 STRINGER TO FLOOR/LANDING - OPTION B

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

DRYER DUCT COMPARISON				
DUCT SIZE	STATIC PRESSURE LOSS P/100'(a)	TOTAL EQUIV. LENGTH (b)	TOTAL STATIC PRESSURE LOSS	TOTAL EQUIV. LENGTH WHICH GENERATES THE SAME STATIC PRESSURE DROP (c)
4"	1.25'	35'	0.425	35 FT.
5"	0.41"	35'	0.425	104 FT.
6"	0.17"	35'	0.425	250 FT.

FITTING CALCULATIONS (d)	
FITTING TYPE	LINEAL EQUIVALENT
90 DEGREE ELBOW	10 FT/ELBOW
STRAIGHT DUCT RUN	ACTUAL DUCT LENGTH

DRYER DUCT DESIGN METHOD:

1. SKETCH SCHEMATIC DRYER DUCT RUN FROM LOCATION OF DRYER TO TERMINATION (AVOID SHARP ANGLE TURNS AND TRANSITIONS IF POSSIBLE.
2. MEASURE LENGTH OF DUCT RUN.
3. CALCULATE NUMBER OF FITTINGS REQUIRED.
4. USE Air Conditioning Contractors of America's MANUAL D TO DETERMINE EQUIVALENT LENGTHS OF REQUIRED FITTINGS.
5. ADD TOTAL STRAIGHT RUN DUCTING AND EQUIVALENT LENGTHS OF ALL FITTINGS TO DETERMINE TOTAL EQUIVALENT LENGTH OF DUCT RUN.
6. IF TOTAL EQUIVALENT LENGTH <35 FT. USE 4" DUCT. IF 35 FT. <TOTAL EQUIVALENT LENGTH <104 FT. USE 5" DUCT. IF 103 FT. <TOTAL EQUIVALENT LENGTH >250 FT. USE 6' DUCT.
7. USE Air Conditioning Contractors of America SQUARE TO ROUND CONVERSION CHART TO DETERMINE SIZE OF ANY RECTANGLE DUCT RUNS.

a) ASSUMES 150 CFM & SHEET METAL ROUND DUCT WORK.

b) BASED ON 15 FT. RUN WITH TWO 90 DEGREE ELBOWS (IRC G2439). (ALSO SEE IMC SECTION 504).

c) THE TOTAL EQUIVALENT DUCT LENGTH THAT CAN BE INSTALLED WITHOUT EXCEEDING 0.425 TOTAL STATIC PRESSURE LOSS. FOR EXAMPLE, 250 EQUIVALENT FEET OF THE 6" ROUND DUCT WORK CAN BE INSTALLED AND HAVE THE SAME PERFORMANCE AS 35 EQUIVALENT FEET OF 4" ROUND DUCT WORK.

d) EQUIVALENT LENGTH OF FITTINGS BASED ON THE SMACNA HVAC DUCT DESIGN CALCULATOR BASE CASE IS ASSUMED TO BE A 4" DIAMETER ROUND SHEET METAL DUCT WITH A LENGTH OF 15 FEET AND TWO 90 DEGREE ELBOWS (Per IRC Section G2439) TOTAL EQUIVALENT DUCT LENGTH IS 35 FEET. AVERAGE AIR FLOW IS 150 CFM.

e) STATIC PRESSURE FORMULA FOR 4" DUCT;

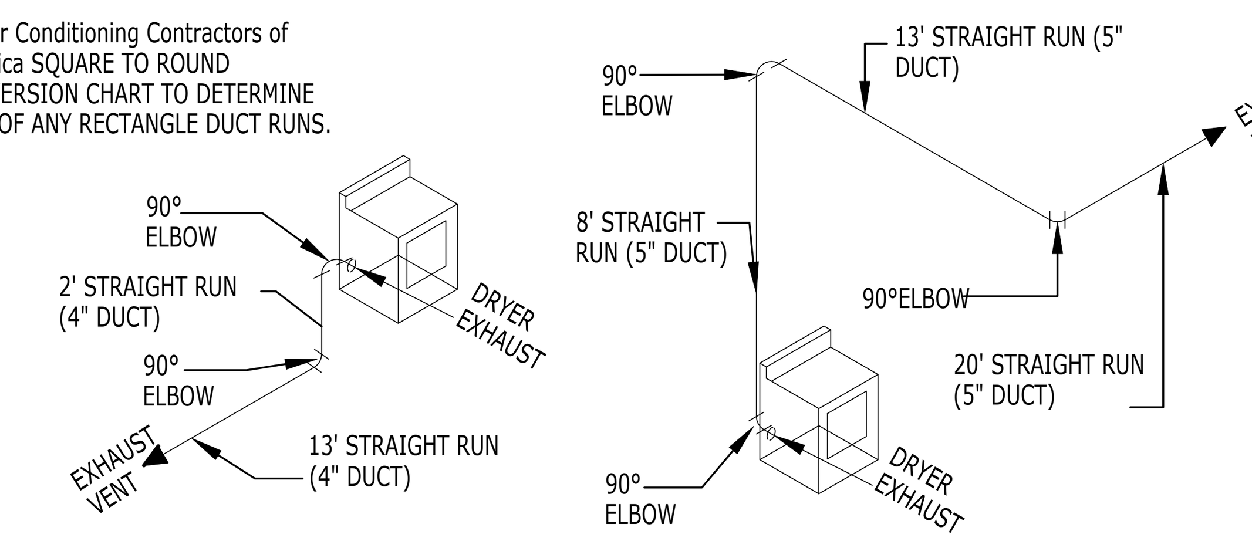
$$\text{TOTAL STATIC PRESSURE} = \frac{\text{TOTAL EQUIVALENT LENGTH}}{100} \times \text{STATIC PRESSURE LOSS PER 100 FEET}$$

f) MAXIMUM EQUIVALENT LENGTH FORMULA;

$$\text{MAX. EQUIVALENT LENGTH} = \frac{\text{TOTAL STATIC PRESSURE LOSS (FOR 4' DUCT)x100}}{\text{STATIC PRESSURE LOSS PER 100 FT. FOR EACH DUCT SIZE}}$$

g) WHEN DESIGNING DRYER EXHAUST DUCT, ALWAYS KEEP IT AS SHORT AS POSSIBLE, WITH A MINIMUM NUMBER OF BENDS AND SIZE TRANSITIONS. DO NOT USE ANY DUCT LARGER THAN 6" IN DIAMETER OR THE EQUIVALENT RECTANGULAR DUCT.

h) WHERE RECTANGULAR DUCTING IS REQUIRED TO TRAVERSE A STUD WALL USE THE ROUND TO RECTANGULAR CONVERSIONS ON THE STANDARD DUCT CALCULATOR CHART.



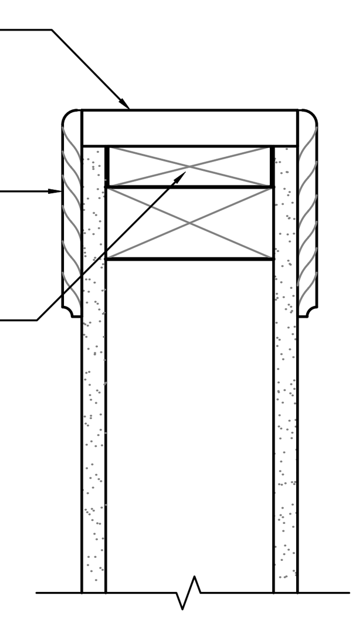
STANDARD 4" DUCT RUN CALCULATION
15 FT. STRAIGHT DUCT 15'
(2) 90 DEGREE ELBOWS 20'
TOTAL EQUIV. LENGTH 35'

SAMPLE 5" DUCT RUN CALCULATION
40 FT. STRAIGHT DUCT 40'
(3) 90 DEGREE ELBOWS 30'
TOTAL EQUIV. LENGTH 70'
(<104 FT. MAX LENGTH)

NOTE: DUCTS ARE REQUIRED TO BE MECHANICALLY FASTENED WITH SCREWS OR SIMILAR FASTENERS PER IRC 1502.4.2. FASTENERS SHALL NOT PROTRUDE MORE THAN ⅛ INCH INTO THE INSIDE OF THE DUCT. DUCTS WHICH ARE NOT MECHANICALLY FASTENED SHALL NOT COME APART DURING USE AND DURING DUCT CLEANING. TAPES AND MASTICS USED TO SEAL DUCTS SHALL BE UL181 LABELLED PER IRC M1601.4.1.

EXT-17 D-3 DRYER DUCTING DETAIL

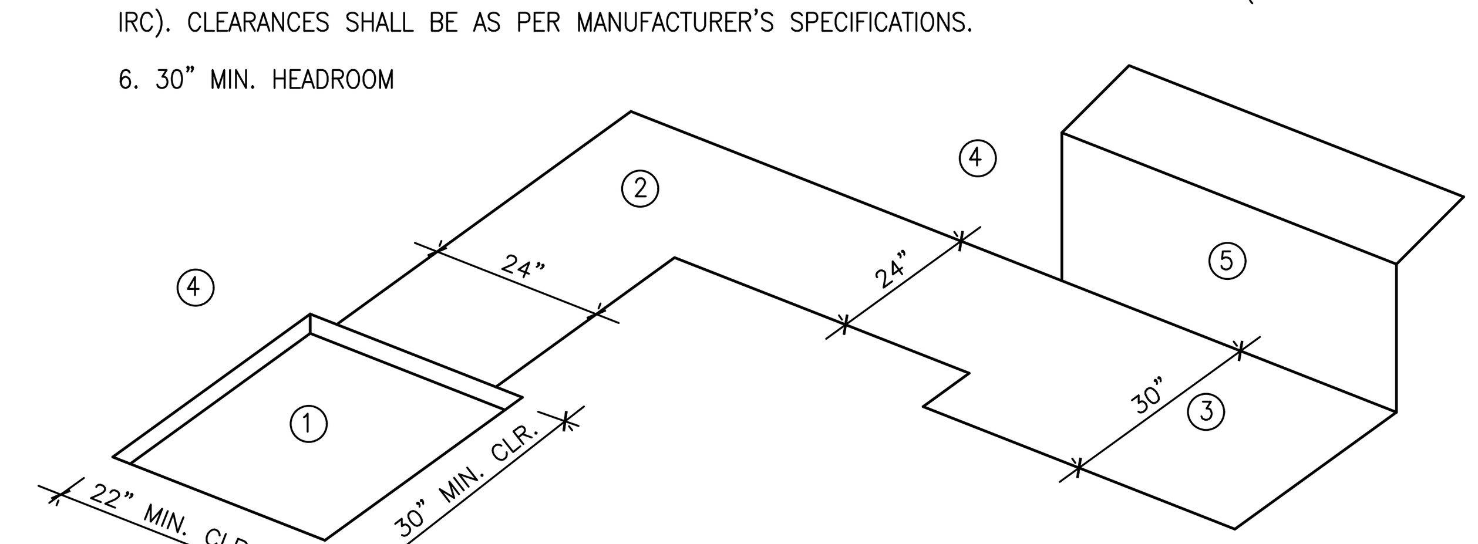
NTS



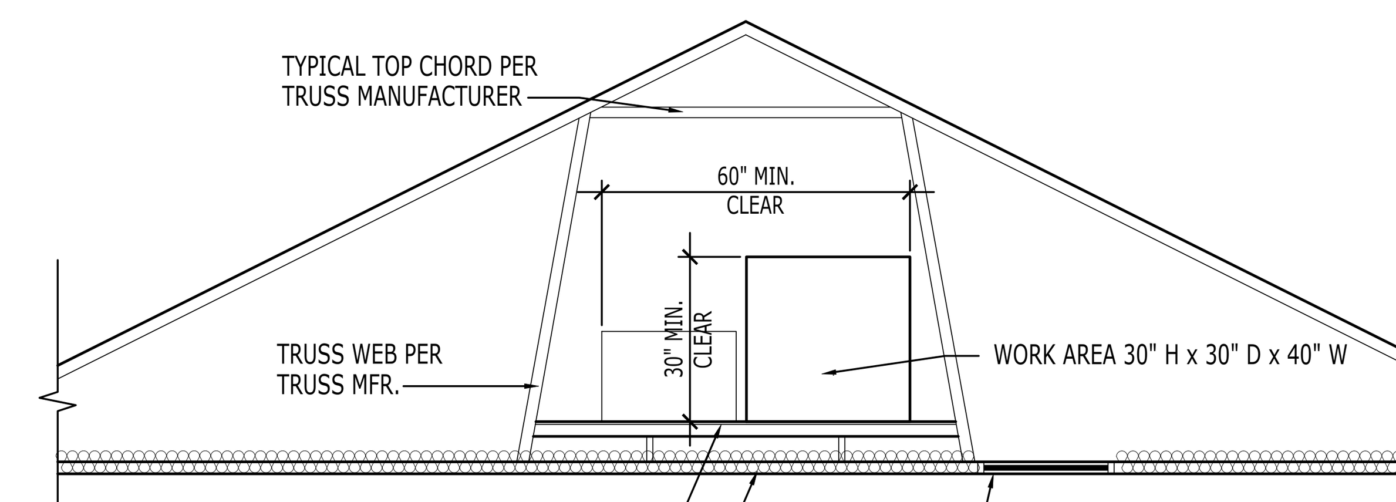
FR-27 D-3 WOOD CAP @ STAIRCASE/HALF WALL

WARM AIR FURNACES INSTALLED IN ATTICS OR FURRED SPACES SHALL BE INSTALLED AS PER IRC & IMC AND SHALL INCLUDE THE FOLLOWING:

1. A MINIMUM 22" X 30" CLEAR MIN. ACCESS (20 FEET MAXIMUM FROM FURNACE)
2. CONTINUOUS SOLID FLOORING (¾" CDX OR EQ) 24" MIN. WIDE FROM ACCESS TO FURNACE SHALL BE LOCATED WITHIN 20 FEET OF ATTIC ACCESS.
3. A LEVEL WORKING PLATFORM 30" MIN. IN DEPTH ALONG ENTIRE FIREBOX FROM ACCESS TO FURNACE (MIN. 40" IN WIDTH)
4. A PERMANENT 110V ELECTRICAL OUTLET AND LIGHTING FIXTURE LOCATED AT OR NEAR FURNACE. LIGHTING FIXTURE TO BE CONTROLLED BY A SWITCH LOCATED AT ACCESS.
5. THE FAU SHALL BE LISTED FOR INSTALLATION IN ATTICS AND ON COMBUSTABLE FLOORING (PER IRC). CLEARANCES SHALL BE AS PER MANUFACTURER'S SPECIFICATIONS.
6. 30" MIN. HEADROOM

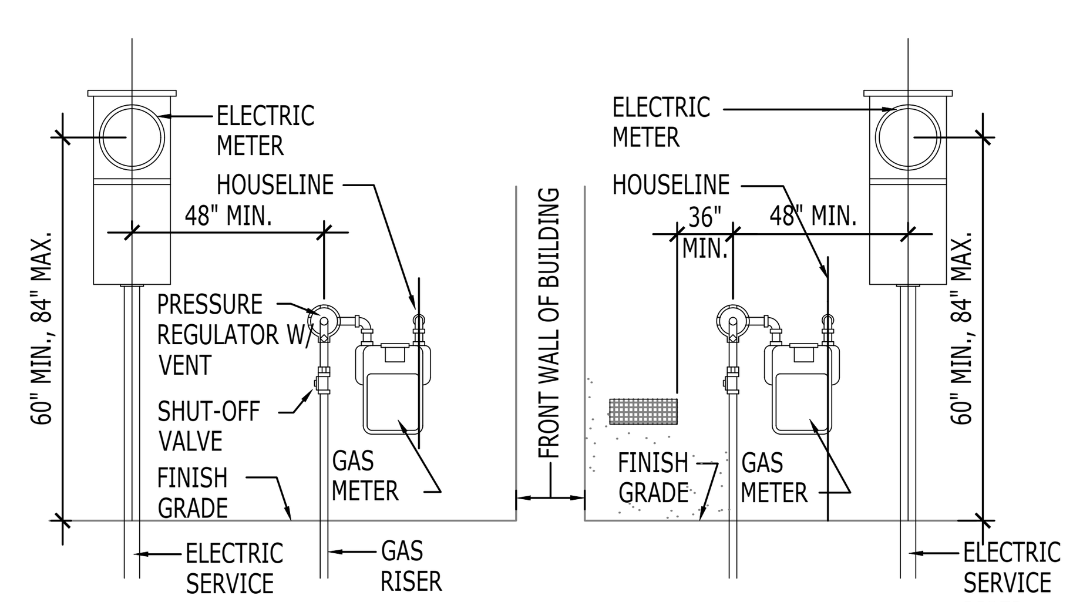


FR-28 D-3 ATTIC FURNACE



NOTE:
1.) SEE TRUSS MFR LAYOUT FOR EXACT LOCATION AND CONFIGURATION
2.) REFER TO SHEET C-3 AND ROOF PLAN GENERAL NOTES FOR ADDITIONAL TRUSS INFORMATION / REQUIREMENTS
3.) WORK PLATFORM IS NOT REQUIRED IF FURNACE CAN BE SERVICED FROM ACCESS OPENING (LOW PITCHED ROOFS)

FR-29 D-3 FAU CLEARANCE & FRAMING DIAGRAM

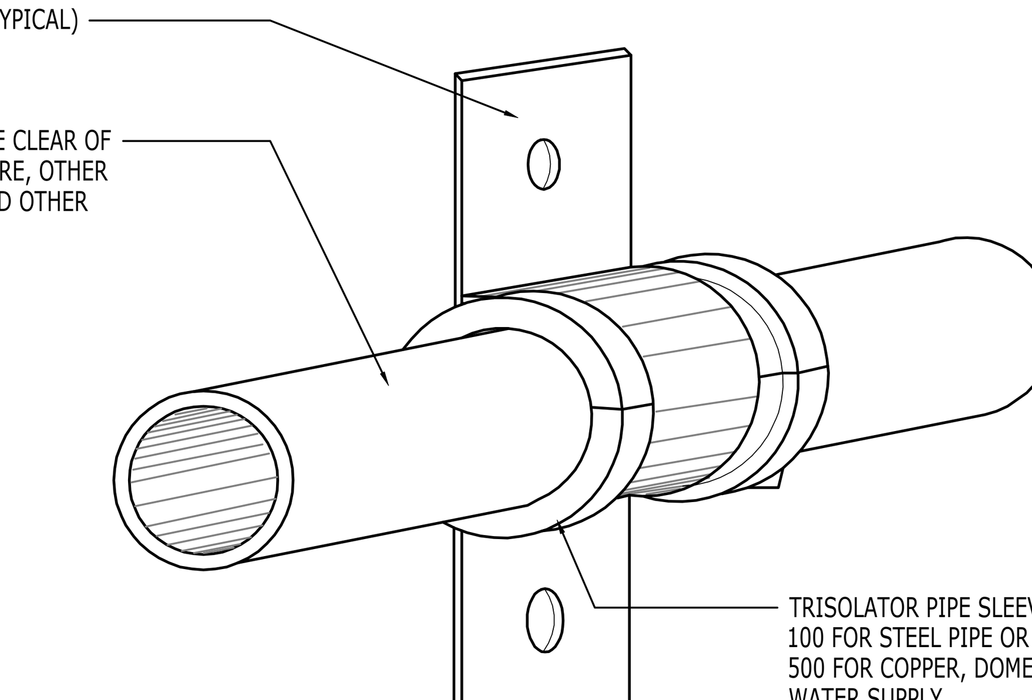


NOTES:
1.) REFER TO UTILITY COMPANY REQUIREMENTS FOR REQUIRED WORKSPACE & CLEARANCES FROM OBSTRUCTIONS FOR ELECTRICAL METERS.
2.) REFER TO UTILITY COMPANY REQUIREMENTS FOR ADDITIONAL GAS METER SET & SERVICE REGULATOR VENT LOCATIONS & TERMINATIONS.
3.) FOR ADDITIONAL INFORMATION SEE "PUGET SOUND ENERGY" FORM 3061

EXT-15 D-3 METER SET SEPARATION CLEARANCES

NTS

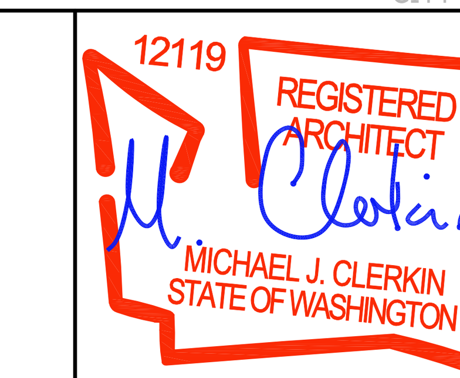
NOTES: FOR PIPES GREATER THAN 1"Ø



EXT-101 D-3 PIPE ACOUSTICAL ISOLATION

SCALE: 3"=1'-0"

CITY USE



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SHEET REVISION INFO
SET REVISION INFO

MODEL/PROJECT NAME: ALL
ELEVATION NAME: ALL

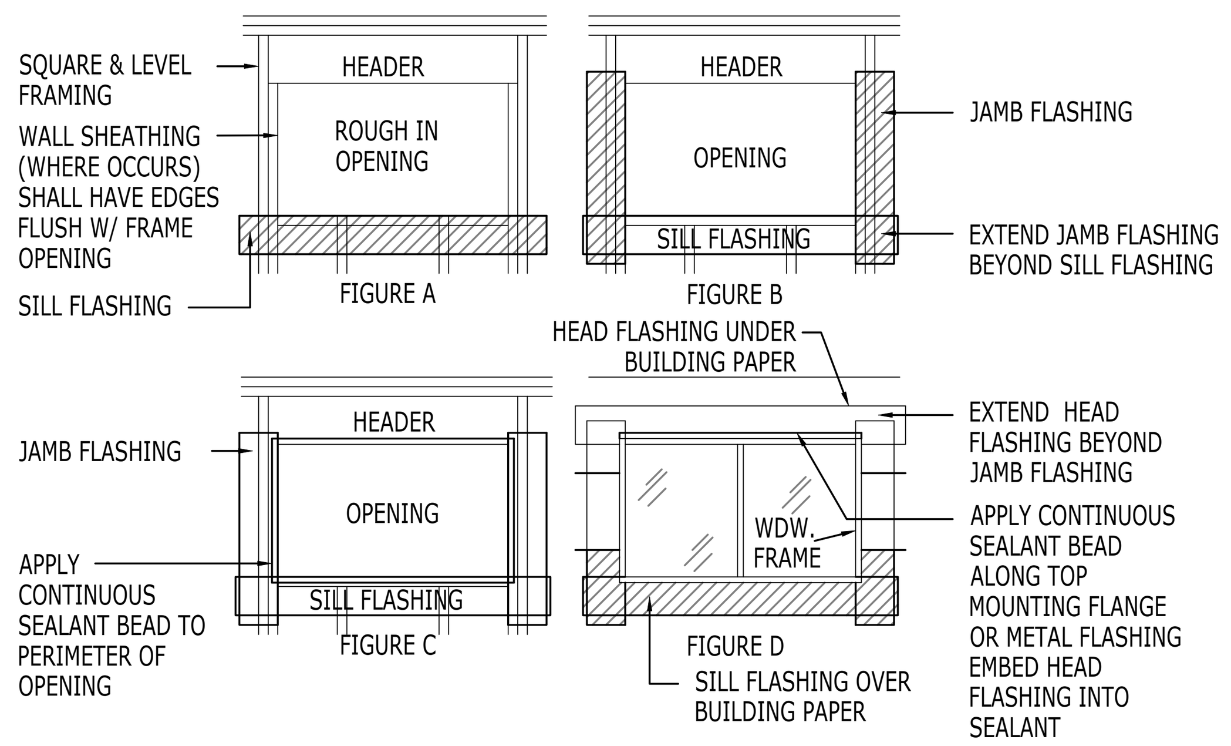
DRAWN BY -
CHECKED BY -
SHEET DATE -
SCALE: 11X17 SHEET: 1/8"=1'-0" 22X34 SHEET: 1/4"=1'-0"

R/L HAND SET

SHEET DESCRIPTION: ARCHITECTURAL DETAILS

SHEET NUMBER: D-3

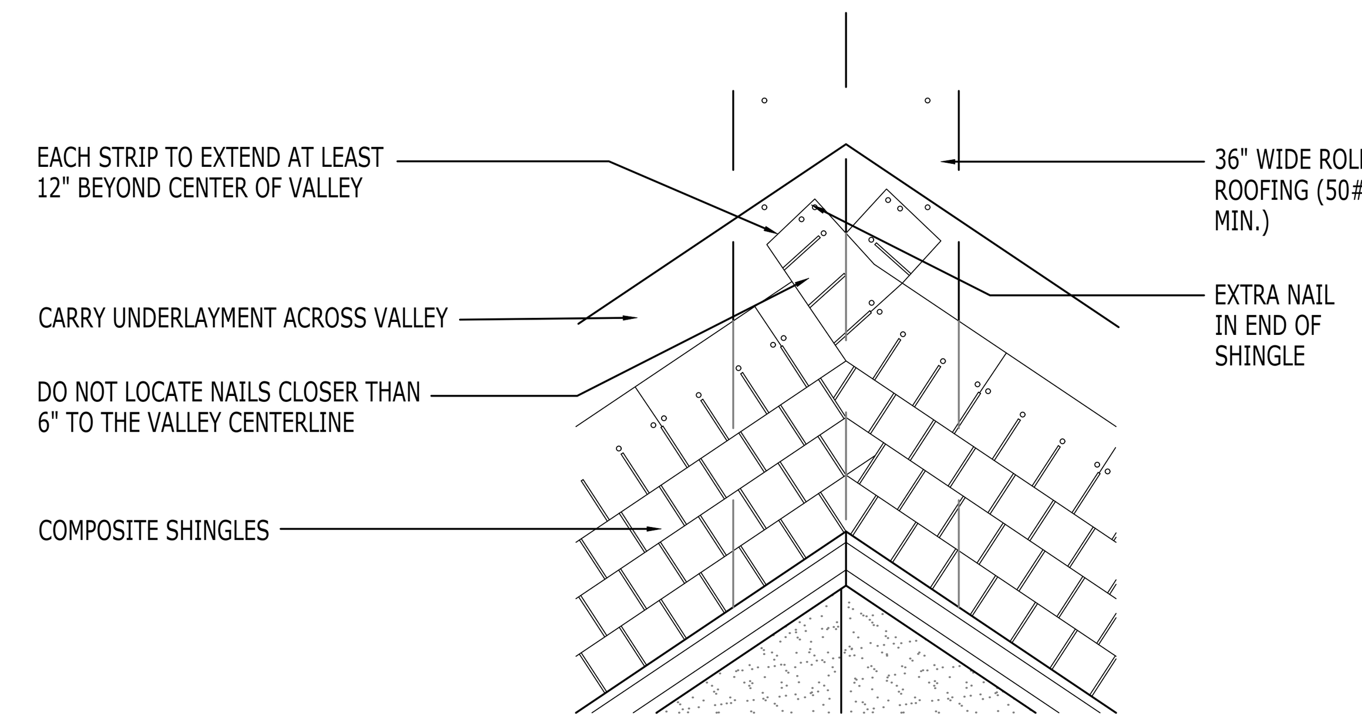
SERIAL NUMBER



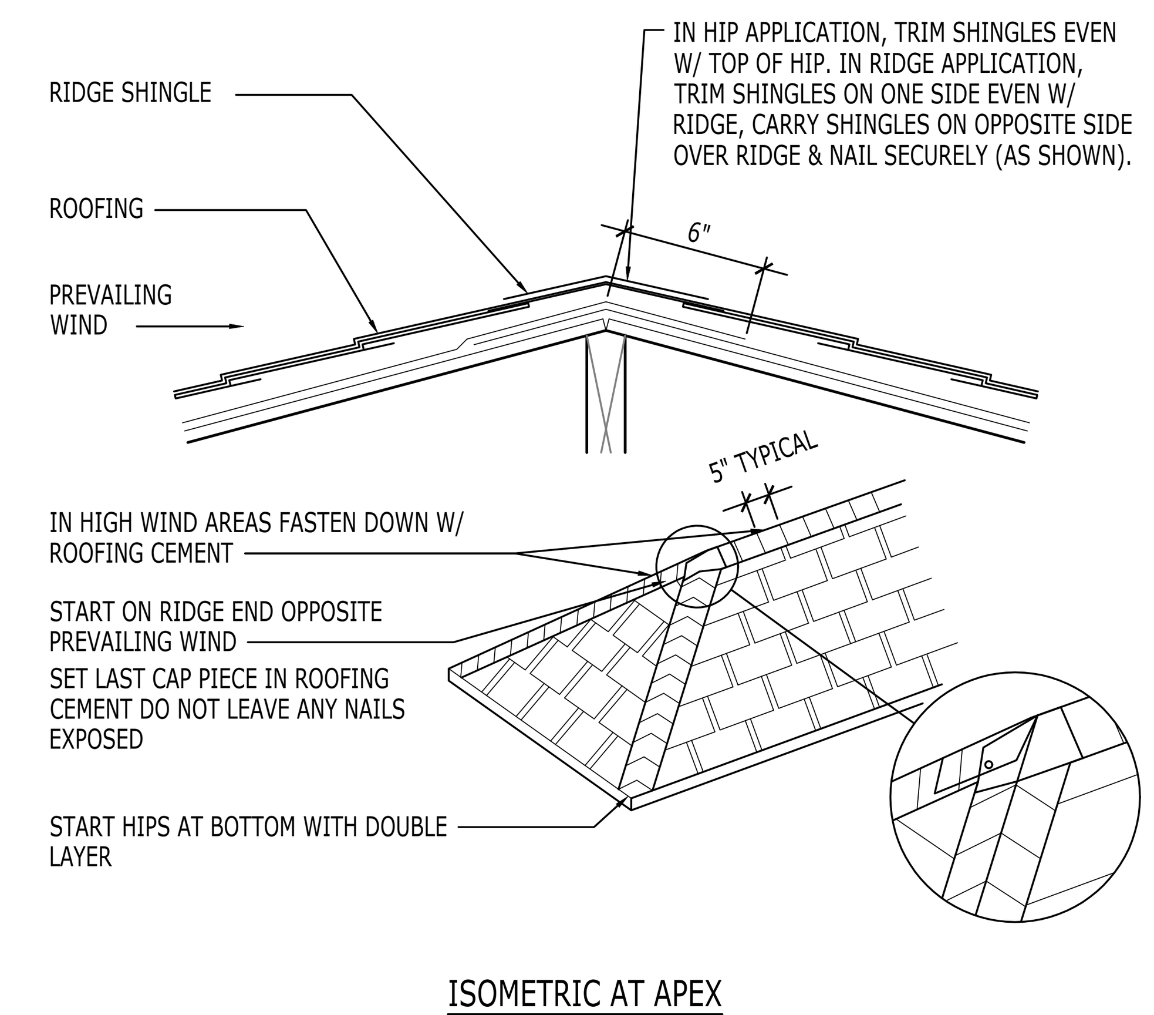
FLASHING OF EXTERIOR WALL OPENINGS

INDIVIDUALLY FLASH ALL EXTERIOR OPENINGS FOR FIXTURES SUCH AS WINDOWS, DOORS, AND VENTS TO MAKE THEM WATER TIGHT. PENETRATION FLASHING MATERIAL SHALL BE BARRIER COATED REINFORCED AND SHALL PROVIDE 4 HOUR MIN. PROTECTION FROM WATER PENETRATION WHEN TESTED IN ACCORDANCE WITH ASTM D-779. SEALANT SHALL COMPLY TO FF TT-S-1657. USE 'FORTIFLASH 25' BY 'FORTIFIBER' OR EQUAL OVER SOLID BACKING.
FOR NAIL-ON-FLANGE TYPE FIXTURES A STRIP OF APPROVED FLASHING MATERIAL SHOULD BE AT LEAST 9" WIDE. FLASHING SHALL BE APPLIED IN A WEATHERBOARD FASHION AROUND THE FULL PERIMETER OF THE OPENING.
APPLY THE FIRST STRIP HORIZONTALLY IMMEDIATELY BELOW THE SILL UNDER THE WINDOW FLANGE, CUT IT SUFFICIENTLY LONG TO EXTEND PAST EACH SIDE OF THE WINDOW, SO THAT IT PROJECTS BEYOND THE VERTICAL FLASHING TO BE APPLIED LATER. FASTEN THE TOP EDGE OF THE SILL FLASHING TO THE FRAMING, BUT DO NOT FASTEN THE LOWER EDGE, SO THE WEATHER-RESISTIVE BARRIER APPLIED LATER MAY BE SLIPPED UP AND UNDERNEATH THE FLASHING IN WEATHERBOARD FASHION. (SEE FIGURE A)
NEXT, FASTEN STRIPS OF FLASHING AT EACH VERTICAL EDGE (JAMB) OF THE OPENING. RUN THIS FLASHING BEYOND THE SILL FLASHING AND ABOVE WHERE THE HEAD FLASHING WILL INTERSECT. (SEE FIGURE B)
APPLY A CONTINUOUS SEAL TO THE BACKSIDE (INTERIOR) OF THE MOUNTING FLANGE NEAR THE OUTER EDGE OR A CONTINUOUS SEAL TO THE PERIMETER OF THE OPENING AT A POINT TO ASSURE CONTACT WITH THE BACKSIDE (INTERIOR) OF THE MOUNTING FLANGE. (SEE FIGURE C)
FOR FIXTURES WITH OUT A NAIL-ON-FLANGE THE FLASHING SHALL BE 12" MIN. WIDE AND EXTEND INTO THE ROUGH FRAME AT THE SILL AND JAMB IN A WEATHERBOARD FASHION.
THE FIXTURE SHALL THEN BE INSTALLED.
NEXT, APPLY A CONTINUOUS SEAL AT THE TOP (HEAD) MOUNTING FLANGE OR G.S.M. HEAD FLASHING AND EMBED THE BOTTOM OF THE HEAD FLASHING OVER THE SEALANT AND THE MOUNTING FLANGE OR G.S.M. FLASHING. CUT THIS FLASHING SUFFICIENTLY LONG SO THAT IT WILL EXTEND BEYOND EACH JAMB FLASHING. FASTEN IN PLACE. (SEE FIGURE D)
APPLY REMAINING WEATHER-RESISTIVE BARRIER IN A WEATHERBOARD FASHION WITH THE SILL FLASHING LAPPING OVER THE TOP, AND THE HEAD AND JAMB FLASHING BELOW.
BASED UPON INDUSTRY STANDARDS APPROVED BY THE WASHINGTON ASSOCIATION OF WINDOW MANUFACTURERS.
NOTE: SEALANT SHALL BE COMPATIBLE WITH THE FLASHING MATERIALS & WINDOW.

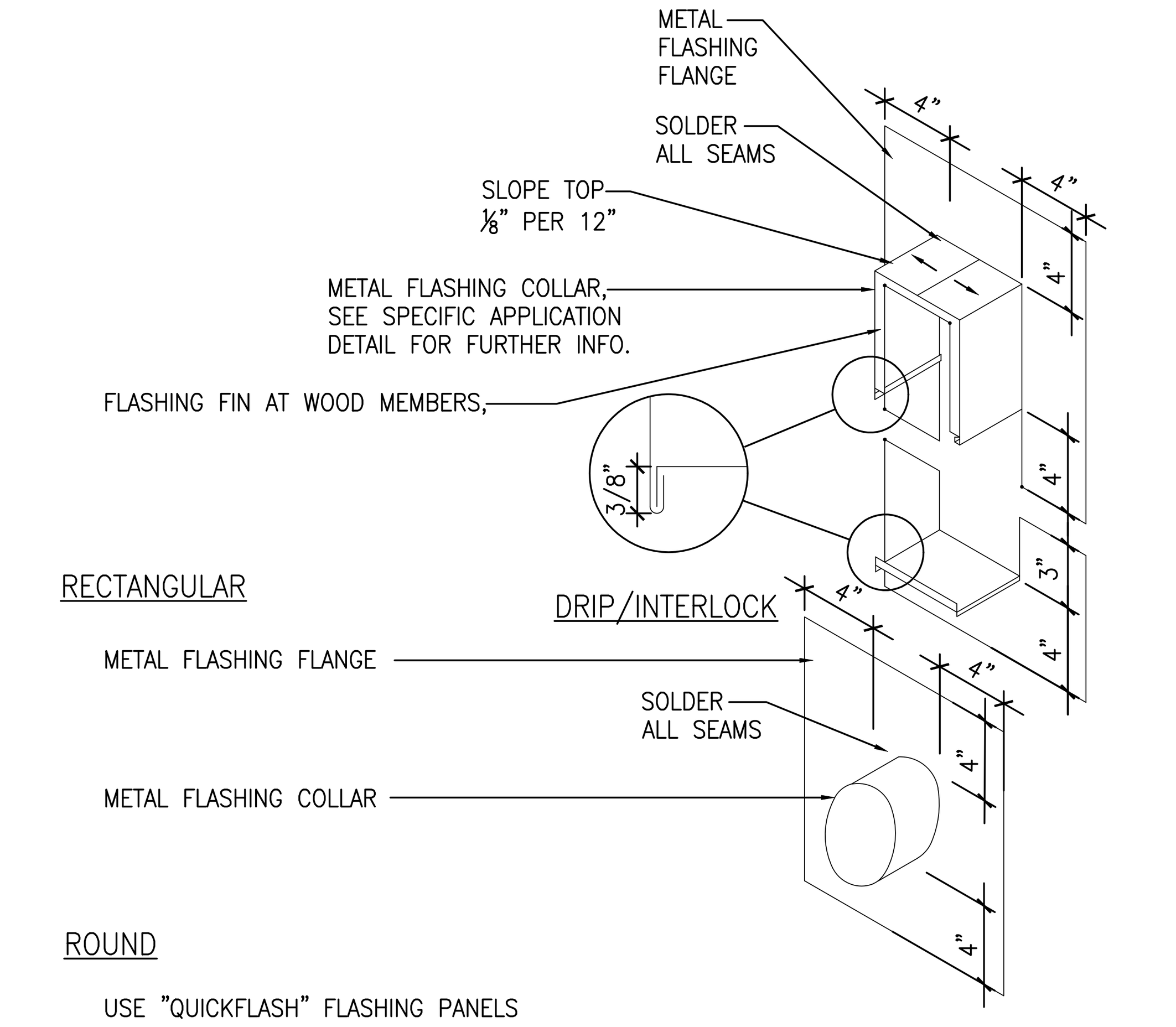
EXT-21 / D-4 FLASHING OF EXTERIOR WALL OPENINGS
NTS



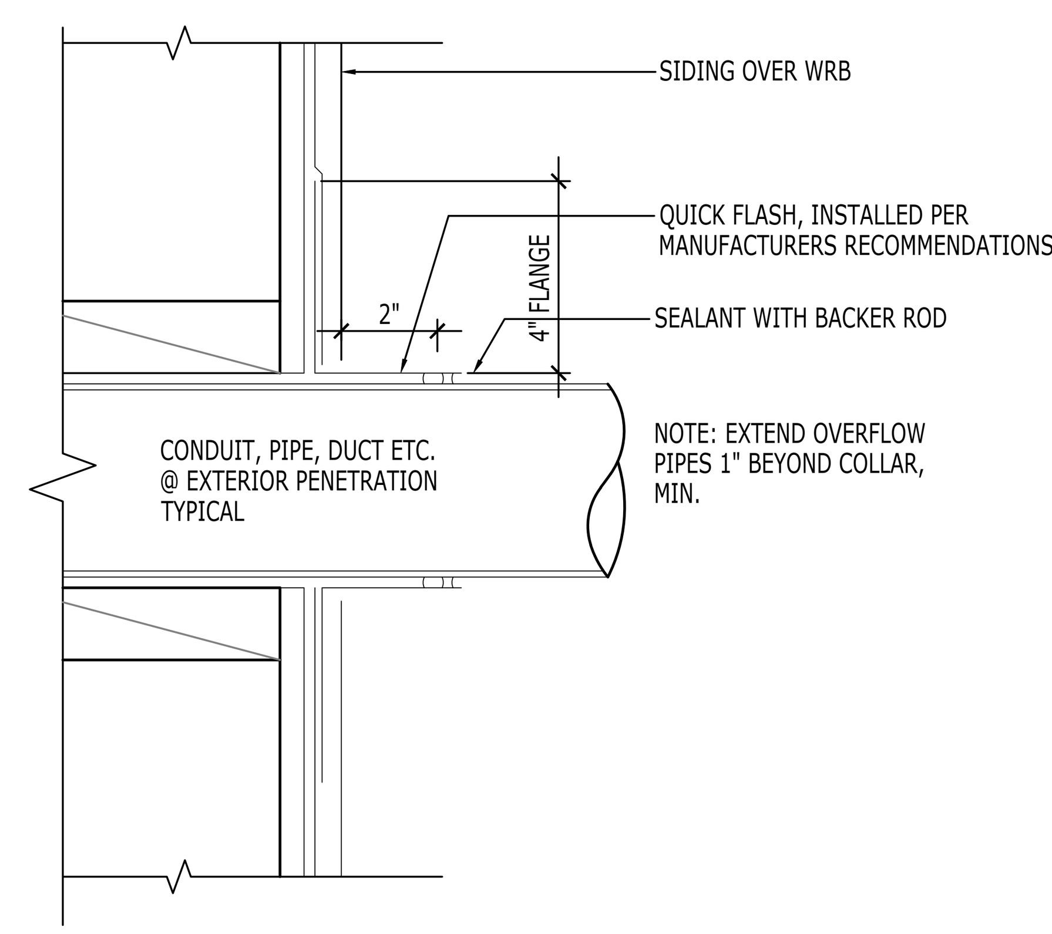
EXT-18 / D-4 WOVEN VALLEY
SCALE: 1 1/2"=1'-0"



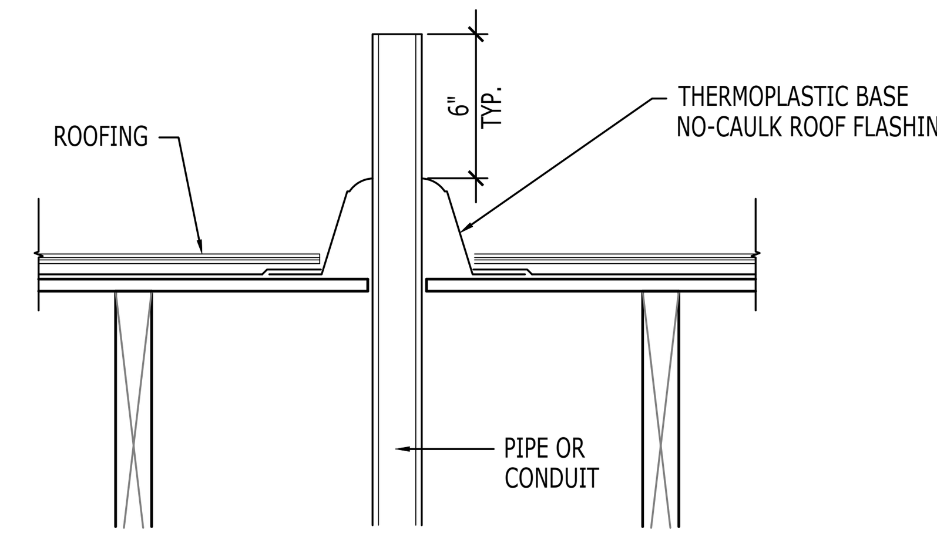
EXT-19 / D-4 HIP/ RIDGE
SCALE: 1 1/2"=1'-0"



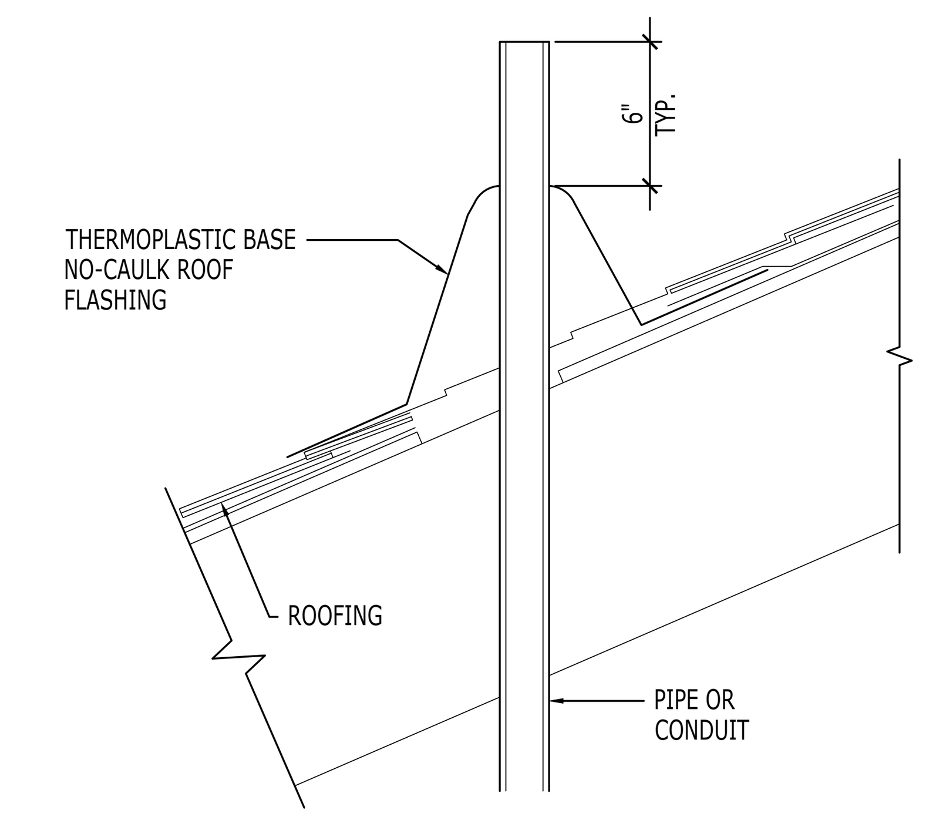
EXT-20 / D-4 PENETRATION FLASHING - (TYPICAL)
SCALE: 1"=1'-0"



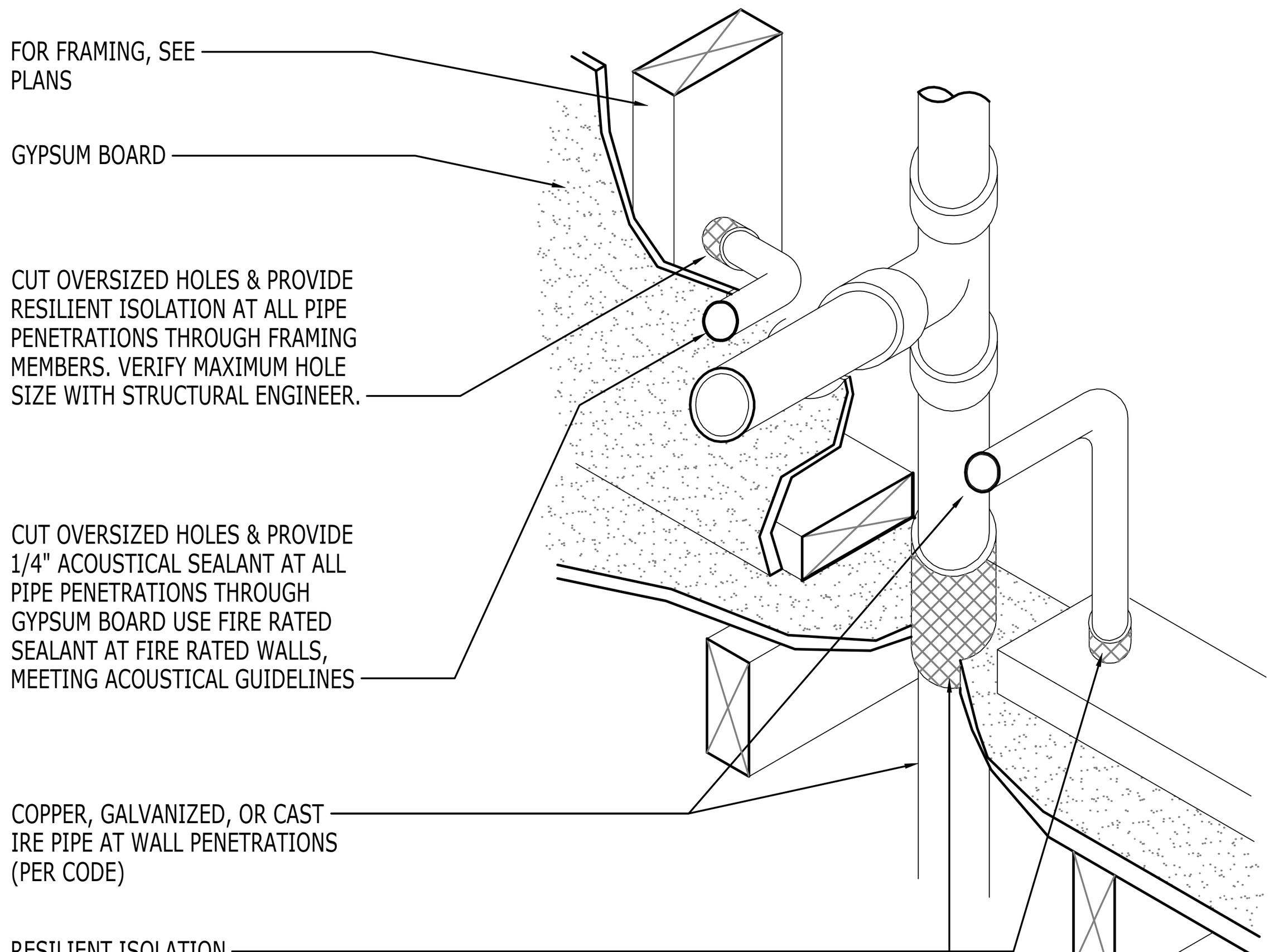
EXT-22 / D-4 WALL / CEILING EXTERIOR PENETRATION
SCALE: 3"=1'-0"



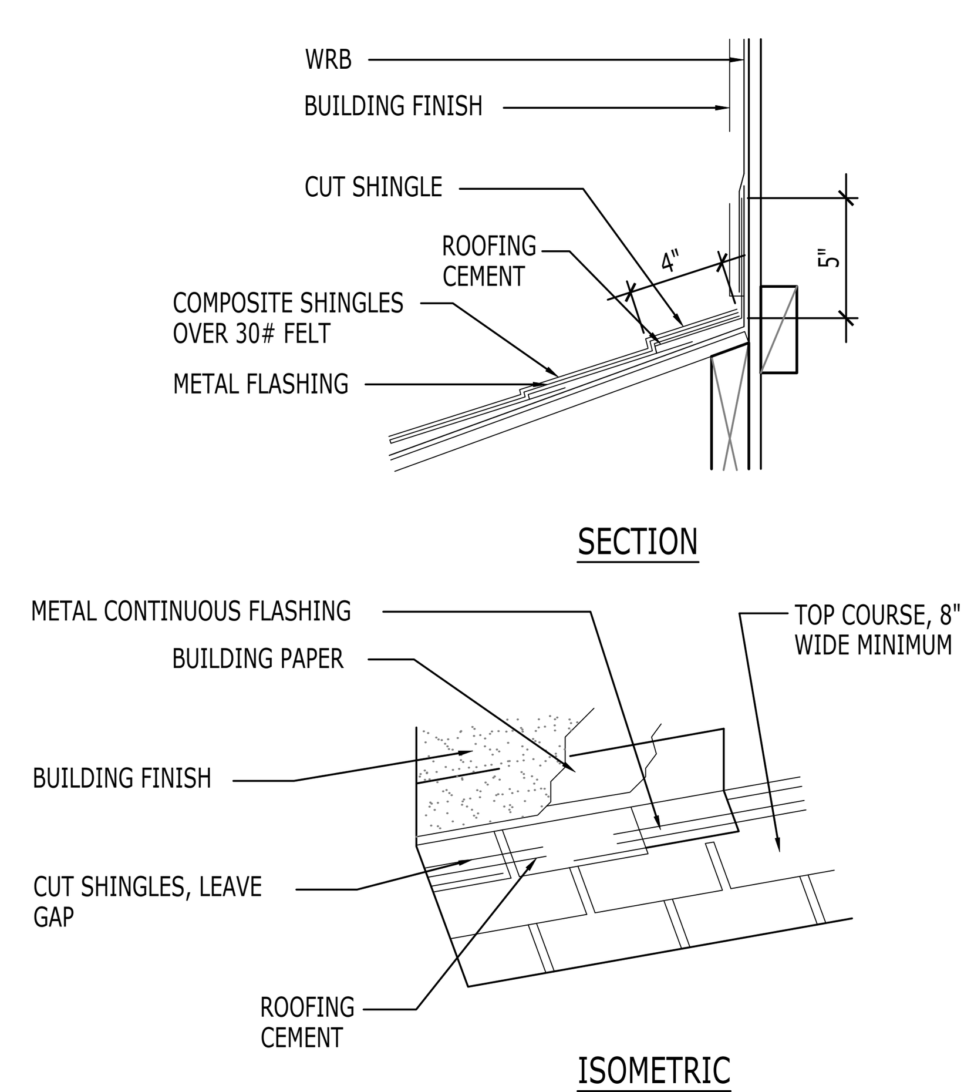
EXT-23 / D-4 PIPE PENETRATION - OPTION A
SCALE: 1 1/2"=1'-0"



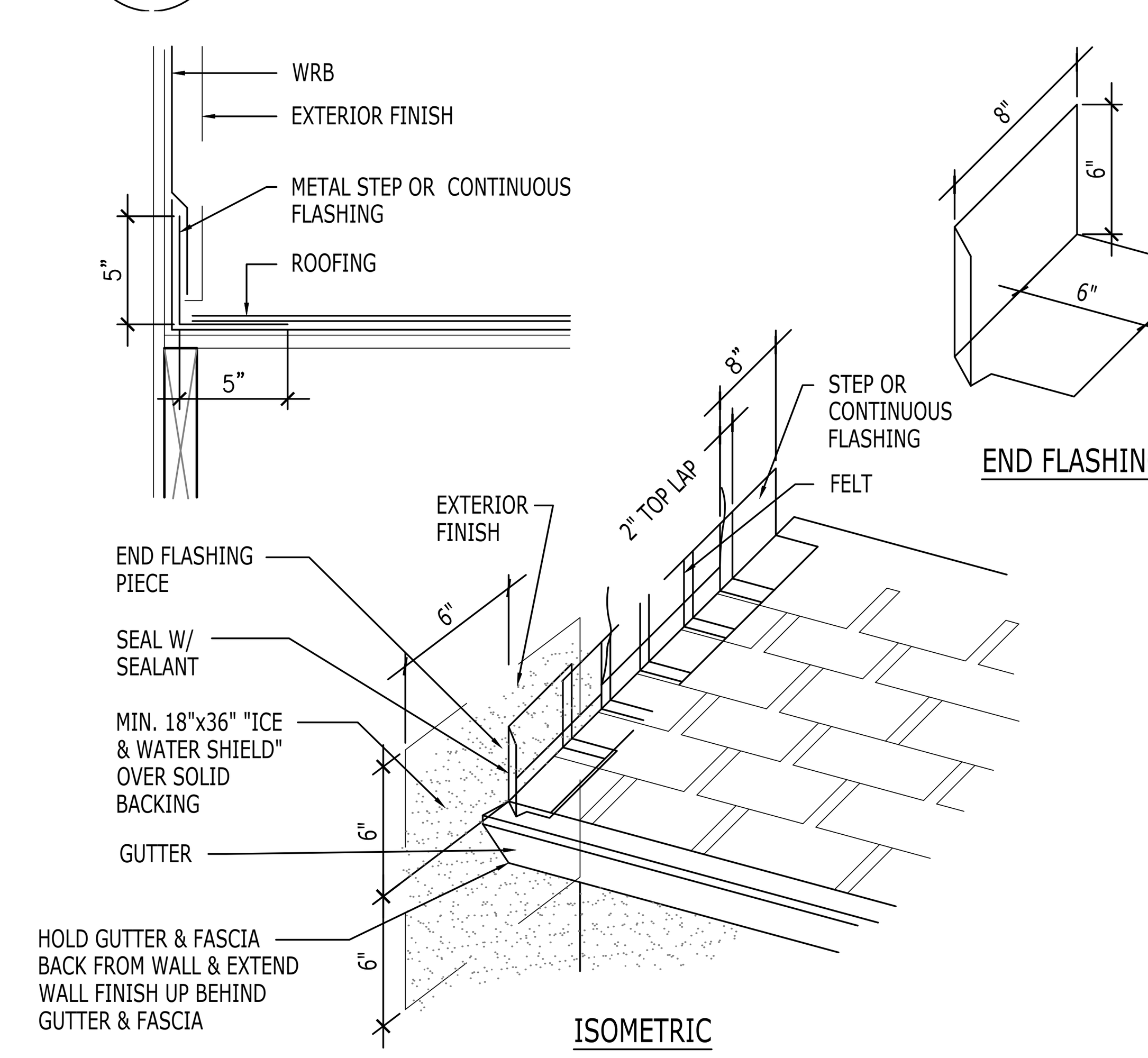
EXT-24 / D-4 PIPE PENETRATION - OPTION B
SCALE: 1 1/2"=1'-0"



EXT-102 / D-4 PLUMBING PENETRATIONS
SCALE: 1"=1'-0"



EXT-26 / D-4 ROOF PERPENDICULAR TO WALL
SCALE: 1 1/2"=1'-0"



EXT-27 / D-4 ROOF PARALLEL TO WALL
SCALE: 1 1/2"=1'-0"

CITY USE

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MICHAEL D. WILSON STATE OF WASHINGTON 56780 PROFESSIONAL ENGINEER

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SHEET REVISION INFO

SET REVISION INFO

MODEL/PROJECT NAME: ALL

ELEVATION NAME: ALL

DRAWN BY -

CHECKED BY -

SHEET DATE -

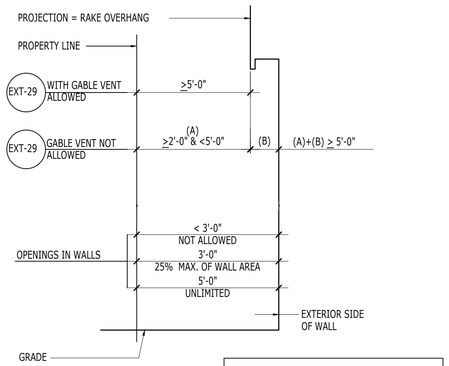
SCALE: 11X17 SHEET: 1/8"=1'-0" 22X34 SHEET: 1/4"=1'-0"

R/L HAND SET

SHEET DESCRIPTION: ARCHITECTURAL DETAILS

SHEET NUMBER: D-4

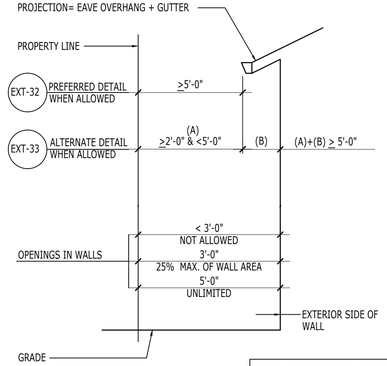
SERIAL NUMBER



NOTE: REFERENCE THE ABOVE DETAILS ACCORDING TO SITE CONDITIONS AS SHOWN. (BASED ON IRC TABLE)

EXT-28 / D-5 FIRE-RESISTANT REQUIREMENTS @ EXTERIOR WALL (RAKE)

NTS RAKE CONDITION

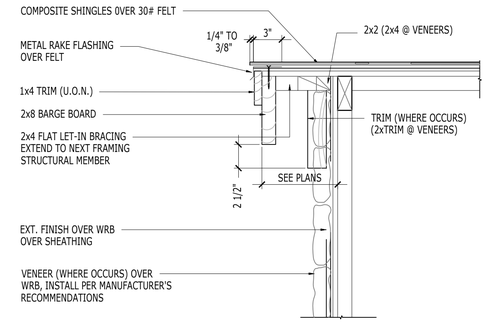


NOTE: REFERENCE THE ABOVE DETAILS ACCORDING TO SITE CONDITIONS AS SHOWN. (BASED ON IRC TABLE R302.1)

EXT-31 / D-5 FIRE-RESISTANT REQUIREMENTS @ EXTERIOR WALL (EAVE)

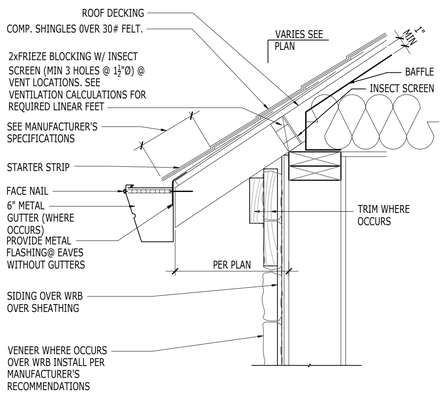
NTS EAVE CONDITION

NOTE:
CONDITION TO BE USED WHEN PROJECTIONS ARE > 5'-0" FROM PROPERTY LINE (PER WASHINGTON STATE AMENDMENT OF THE IRC CODE).



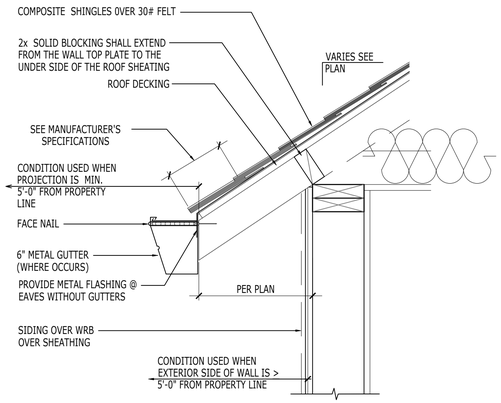
EXT-29 / D-5 RAKE - TYPICAL DETAIL

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



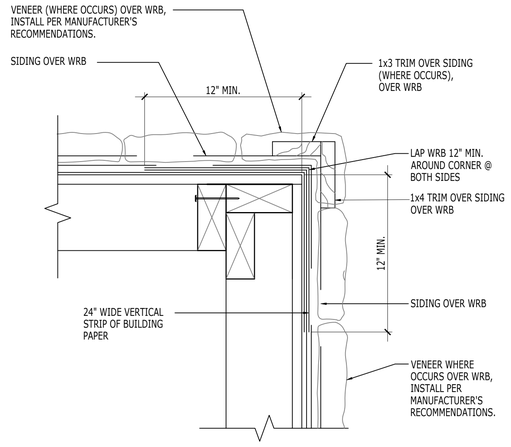
EXT-32 / D-5 EAVE W/ VENTED FRIEZE BLOCKS - TYPICAL

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



EXT-33 / D-5 EAVE @ SOLID BLOCKING CONDITION

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



EXT-14 / D-5 EXTERIOR CORNER - (TYPICAL)

SCALE: 3"=1'-0"

CITY USE

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SHEET REVISION INFO

SET REVISION INFO

MODEL/PROJECT NAME ALL

ELEVATION NAME ALL

DRAWN BY -

CHECKED BY -

SHEET DATE -

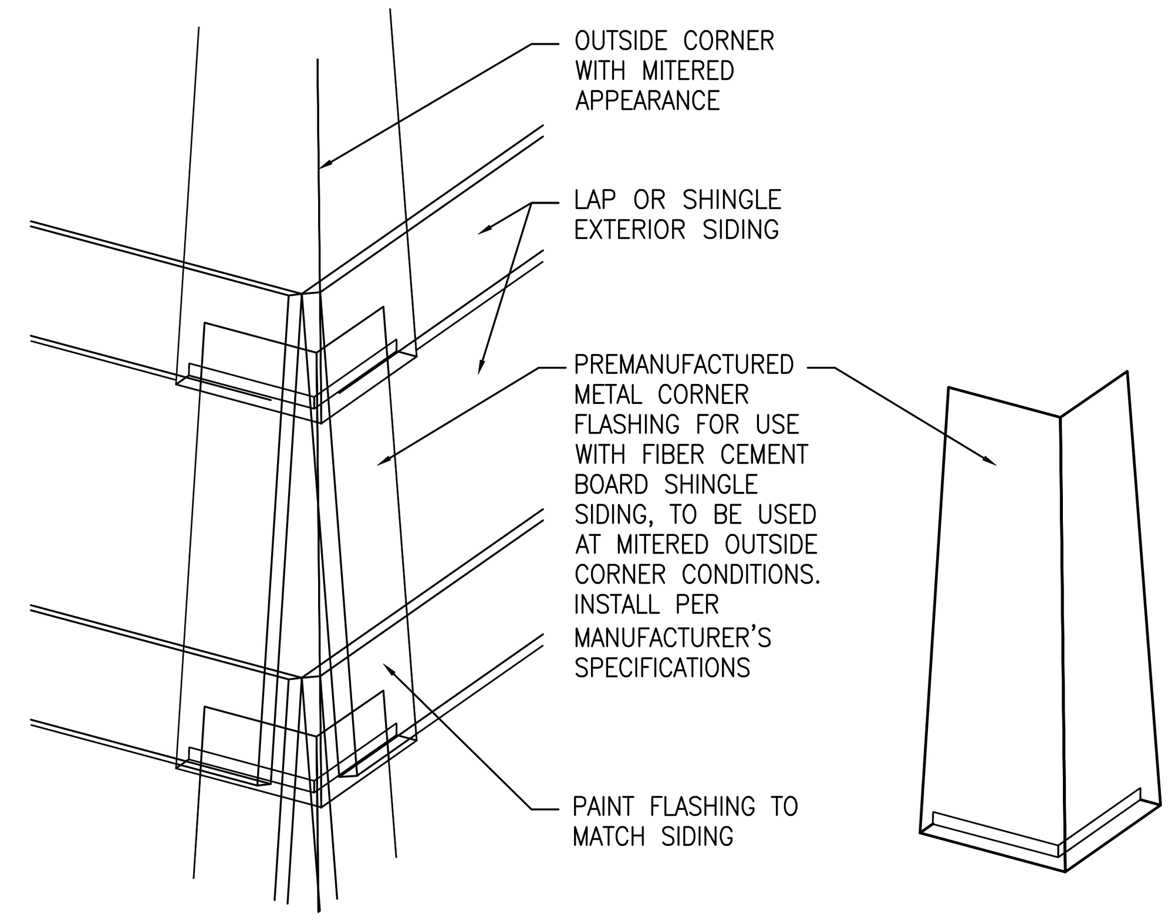
SCALE: 11X17 SHEET: 1/8"=1'-0" 22X34 SHEET: 1/4"=1'-0"

R/L HAND SET

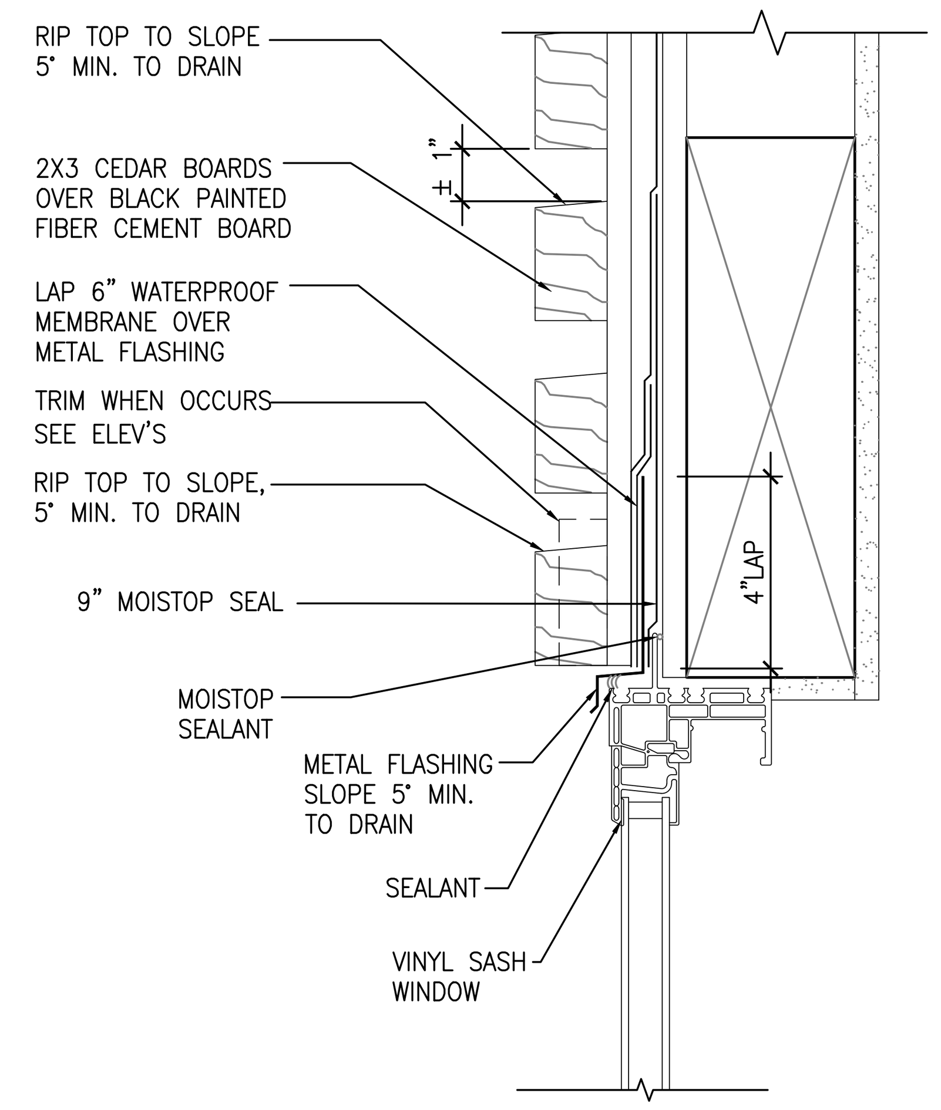
SHEET DESCRIPTION ARCHITECTURAL DETAILS

SHEET NUMBER D-5

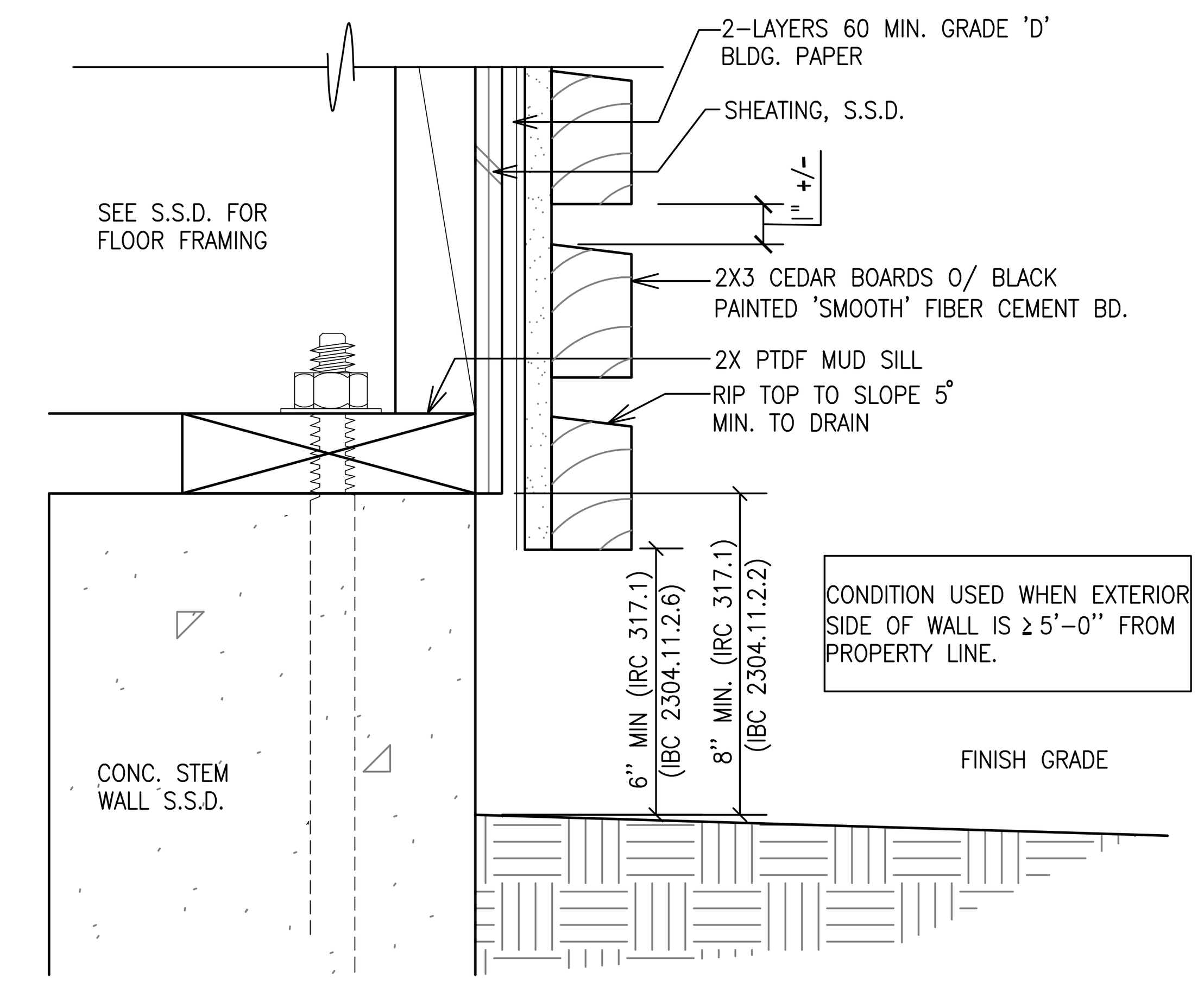
SERIAL NUMBER



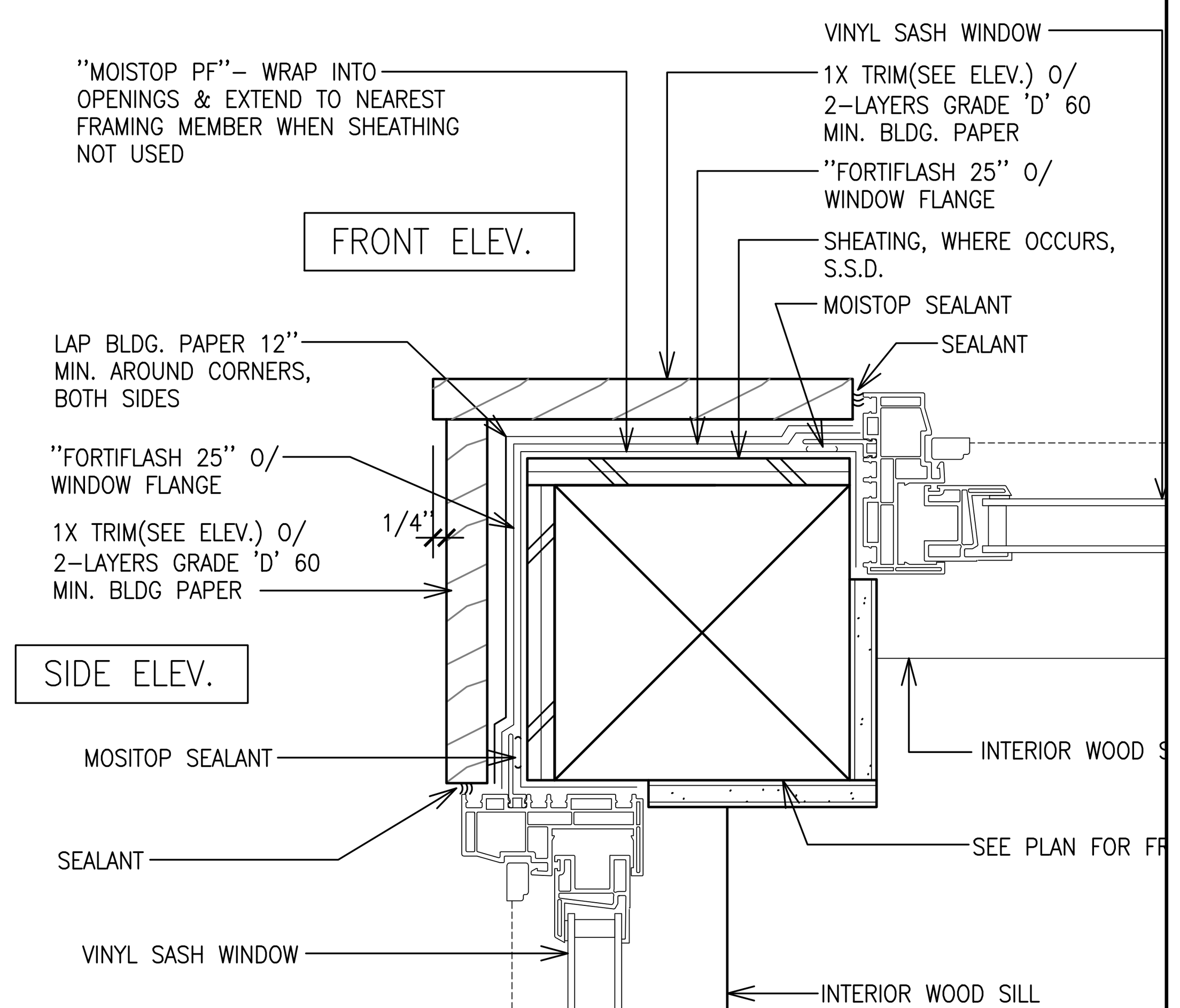
EXT-82 D-7 FAUX MITERED EXTERIOR CORNER
SCALE: 3"=1'-0"



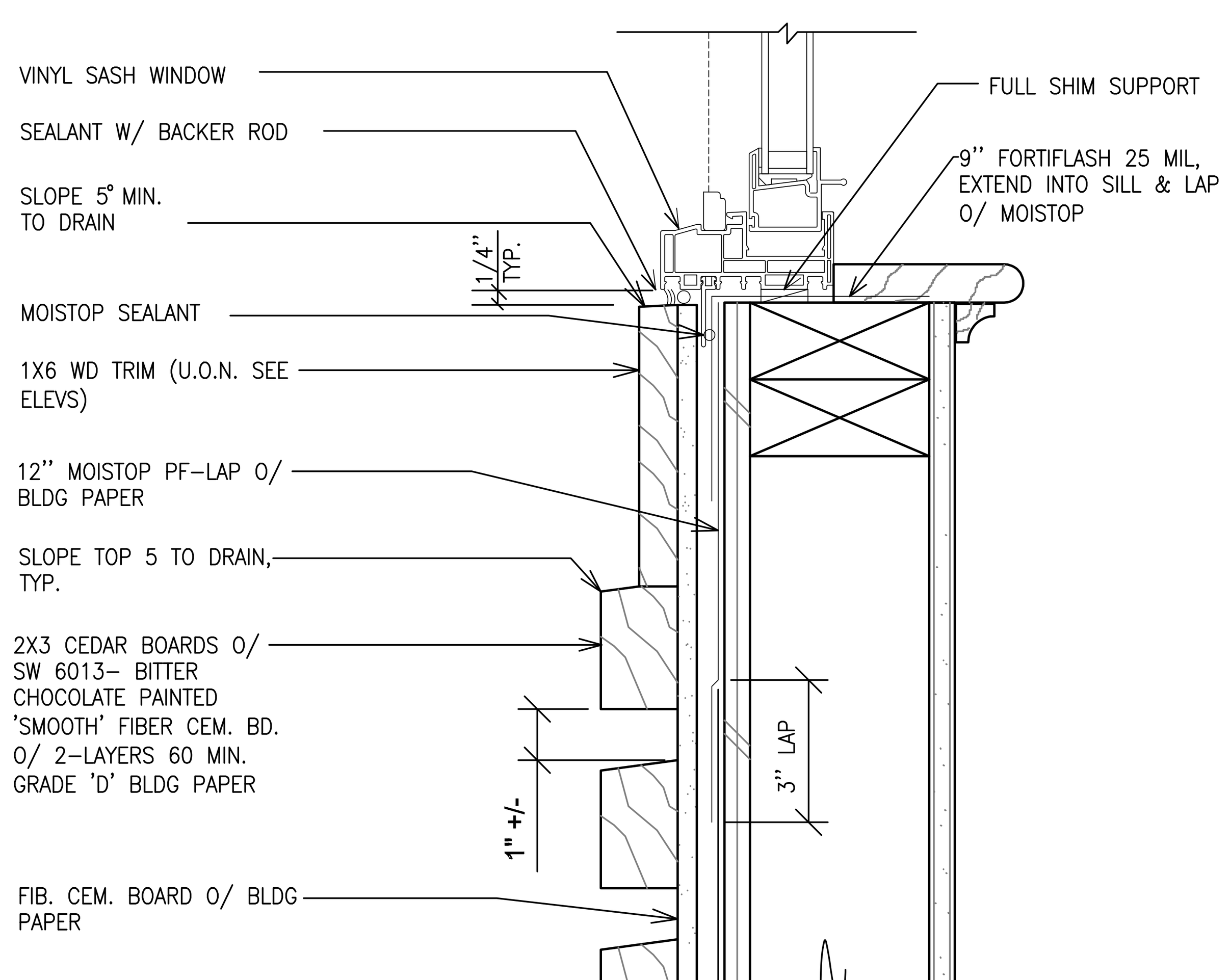
EXT-130 D-7 WINDOW HEAD @ CEDAR BOARD
SCALE: 3"=1'-0"



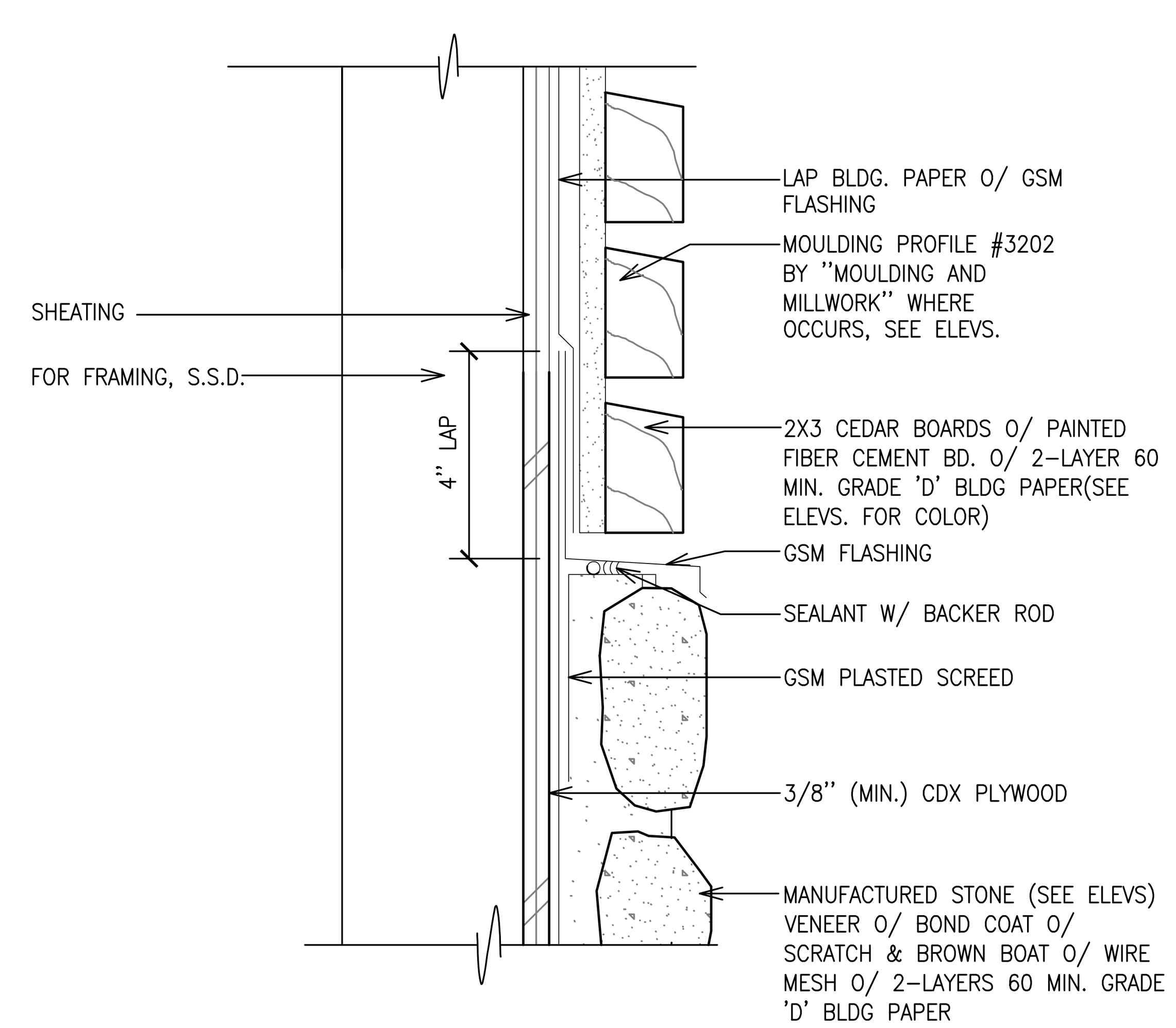
EXT-177 D-7 WALL SILL PLATE @ SIDING
SCALE: 3"=1'-0"



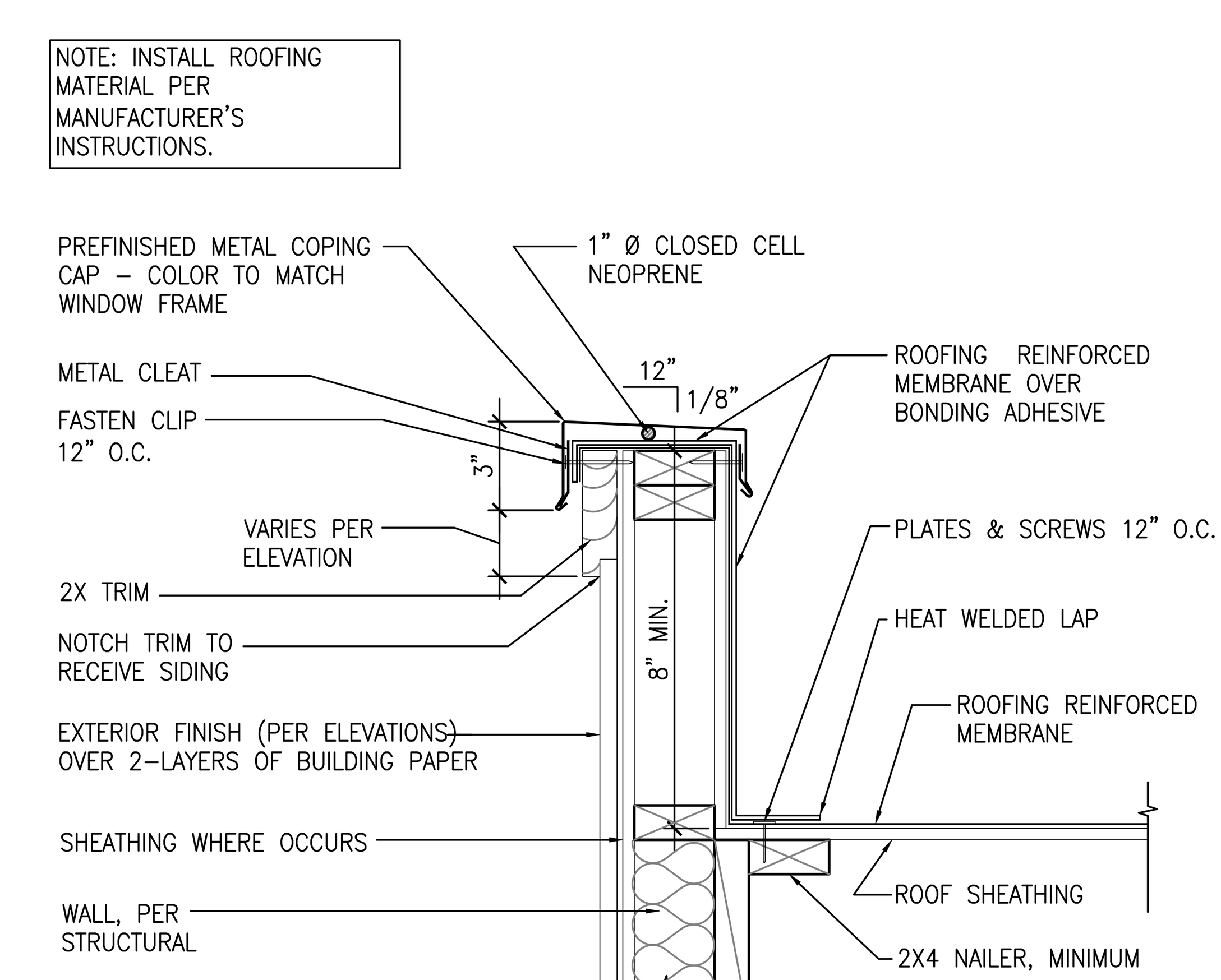
EXT-178 D-7 DBL. WDW. JAM @ CORNER
SCALE: 3"=1'-0"



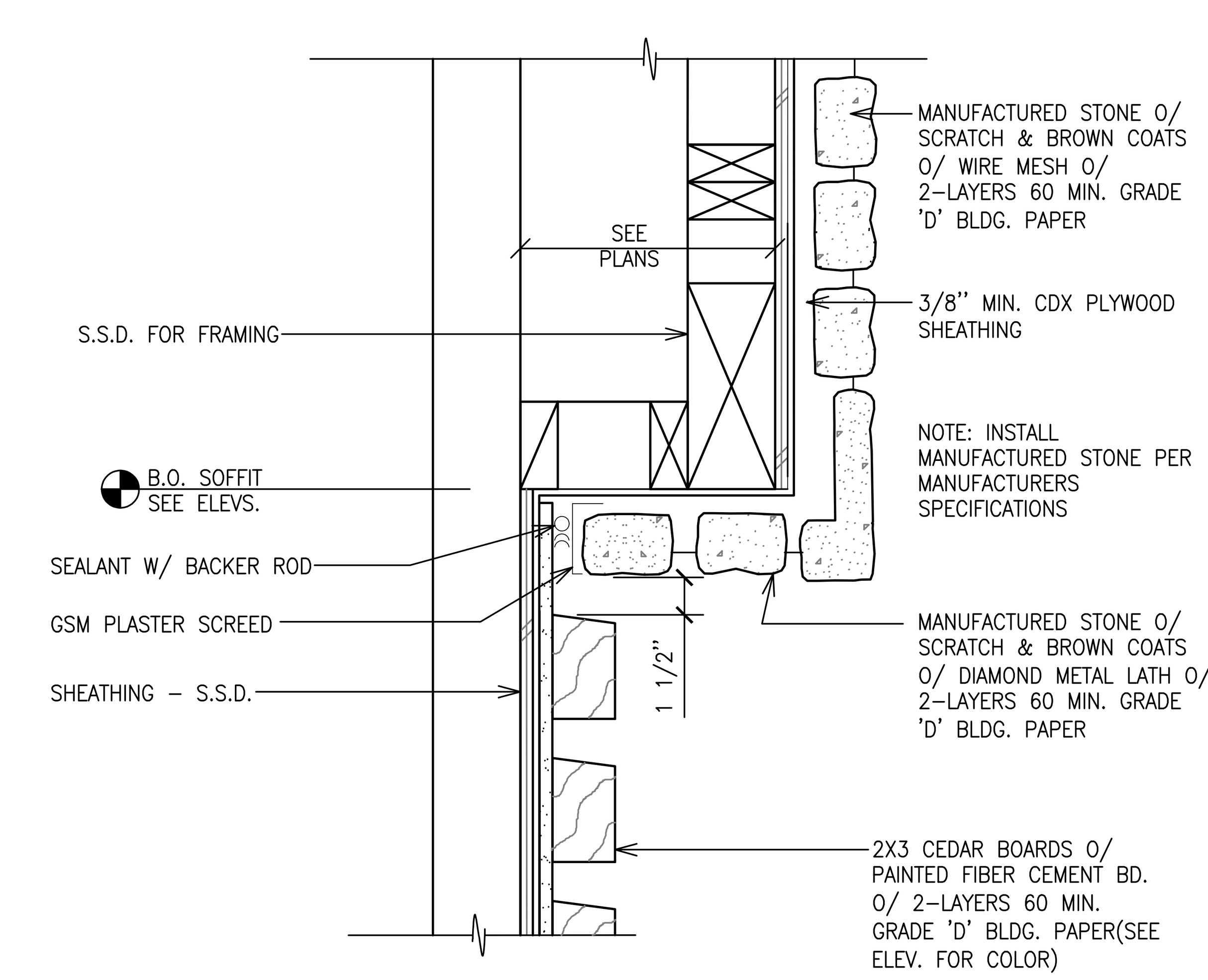
EXT-179 D-7 WDW. SILL
SCALE: 3"=1'-0"



EXT-182 D-7 STONE TO SIDING TRANSITION (VERT.)
SCALE: 3"=1'-0"



EXT-56 D-7 PARAPET W/ FLUSH OVERHANG
SCALE: 1 1/2"=1'-0"



EXT-183 D-7 MANUFACTURED STONE SOFFIT
SCALE: 1 1/2"=1'-0"

CITY USE

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SHEET REVISION INFO

SET REVISION INFO

MODEL/PROJECT NAME: BALLINGER
ELEVATION NAME: CONTEMPORARY

LOT #

AO #

DRAWN BY - BS
CHECKED BY - RY
SHEET DATE - 03.13.18

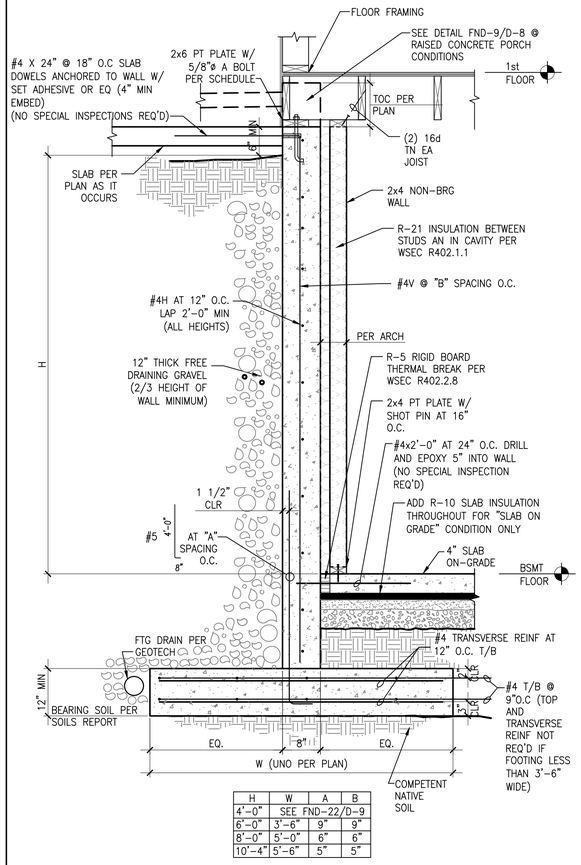
SCALE
11X17 SHEET: 1/8"=1'-0"
22X34 SHEET: 1/4"=1'-0"

R/L HAND SET

SHEET DESCRIPTION: ARCHITECTURAL DETAILS

SHEET NUMBER: D7

SERIAL NUMBER 1015.0

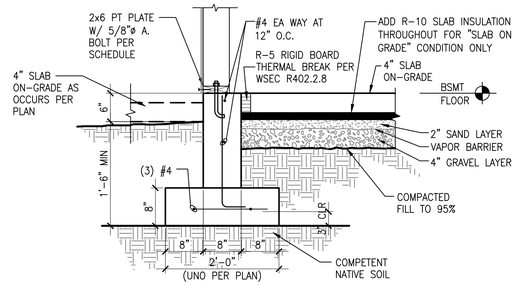


H	W	A	B
4'-0"	SEE FND-22/D-9		
6'-0"	3'-6"	9"	9"
8'-0"	5'-0"	6"	6"
10'-4"	5'-6"	5"	5"

FND-1 / D-8

BASEMENT SECTION (CANTILEVERED)

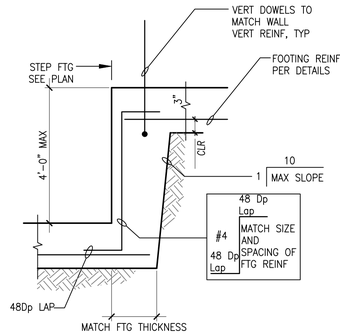
SCALE: NTS



FND-3 / D-8

BASEMENT SECTION

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



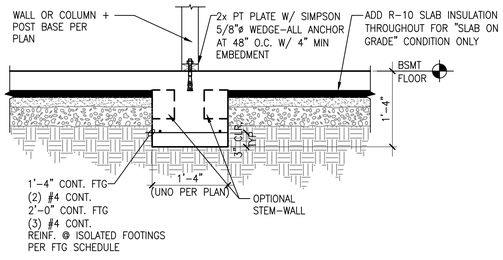
FND-4 / D-8

STEP FOOTING DETAIL

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

FOOTING SCHEDULE

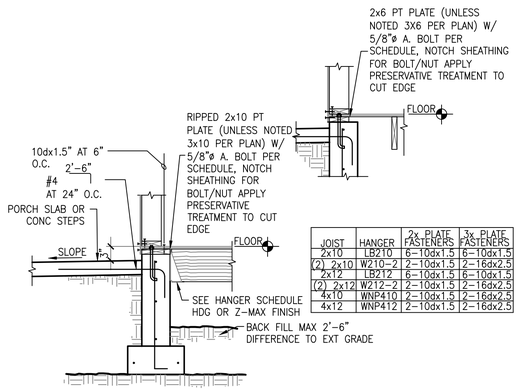
FOOTING TYPE (ISOLATED)	REINFORCEMENT
2' X 2' X 10" FTG	(3)#4, EA WAY, BTM
2 1/2' X 2 1/2' X 10" FTG	(3)#4, EA WAY, BTM
3' X 3' X 12" FTG	(4)#4, EA WAY, BTM
3-1/2' X 3-1/2' X 12" FTG	(5)#4, EA WAY, TOP/BTM
4' X 4' X 12" FTG	(6)#4, EA WAY, TOP/BTM



FND-7 / D-8

BASEMENT SECTION

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



JOIST	HANGER	2x PLATE FASTENERS	3x PLATE FASTENERS
2x10	LB210	6-10dx1.5	6-10dx1.5
(2) 2x10	W210-2	2-10dx1.5	2-16dx2.5
2x12	LB212	6-10dx1.5	6-10dx1.5
(2) 2x12	W212-2	2-10dx1.5	2-16dx2.5
4x10	WNP410	2-10dx1.5	2-16dx2.5
4x12	WNP412	2-10dx1.5	2-16dx2.5

FND-9 / D-8

FOUNDATION SECTION

SCALE: NTS

CITY USE

12119 REGISTERED ARCHITECT
MICHAEL J. CLERKIN
STATE OF WASHINGTON

MICHAEL D. WILSON
STATE OF WASHINGTON
PROFESSIONAL ENGINEER

TOLLARCHITECTURE
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Grapevine, TX 76051
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SHEET REVISION INFO

SET REVISION INFO

MODEL/PROJECT NAME
ALL
ELEVATION NAME
ALL

DRAWN BY -
CHECKED BY -
SHEET DATE -

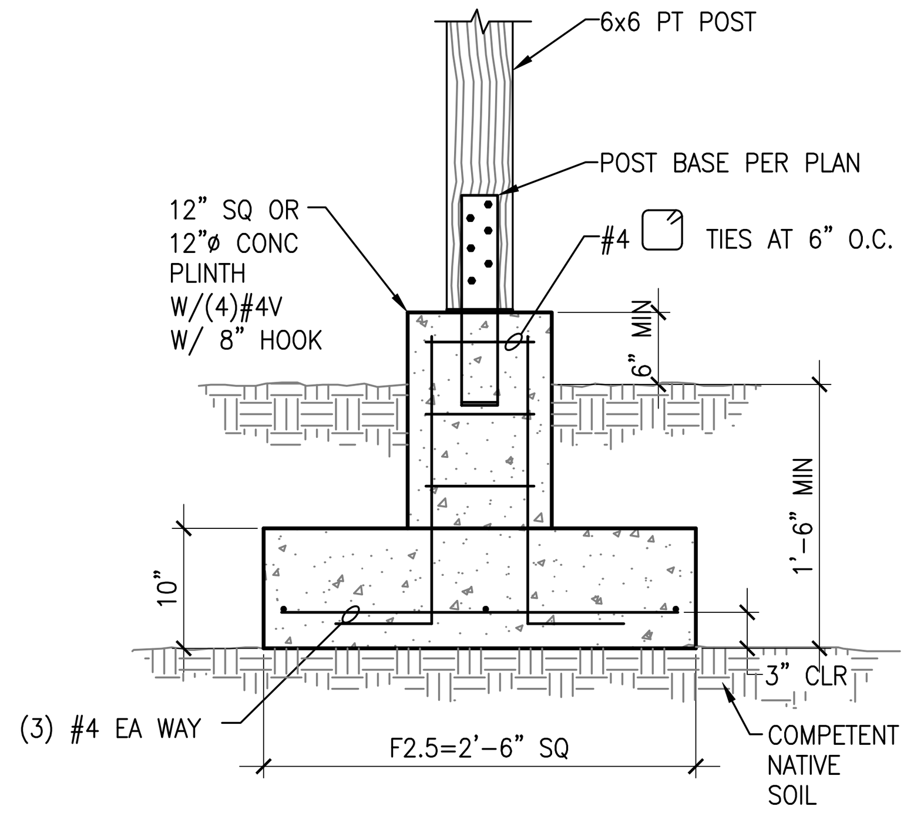
SCALE:
11X17 SHEET: 1/8"=1'-0"
22X34 SHEET: 1/4"=1'-0"

R/L HAND SET

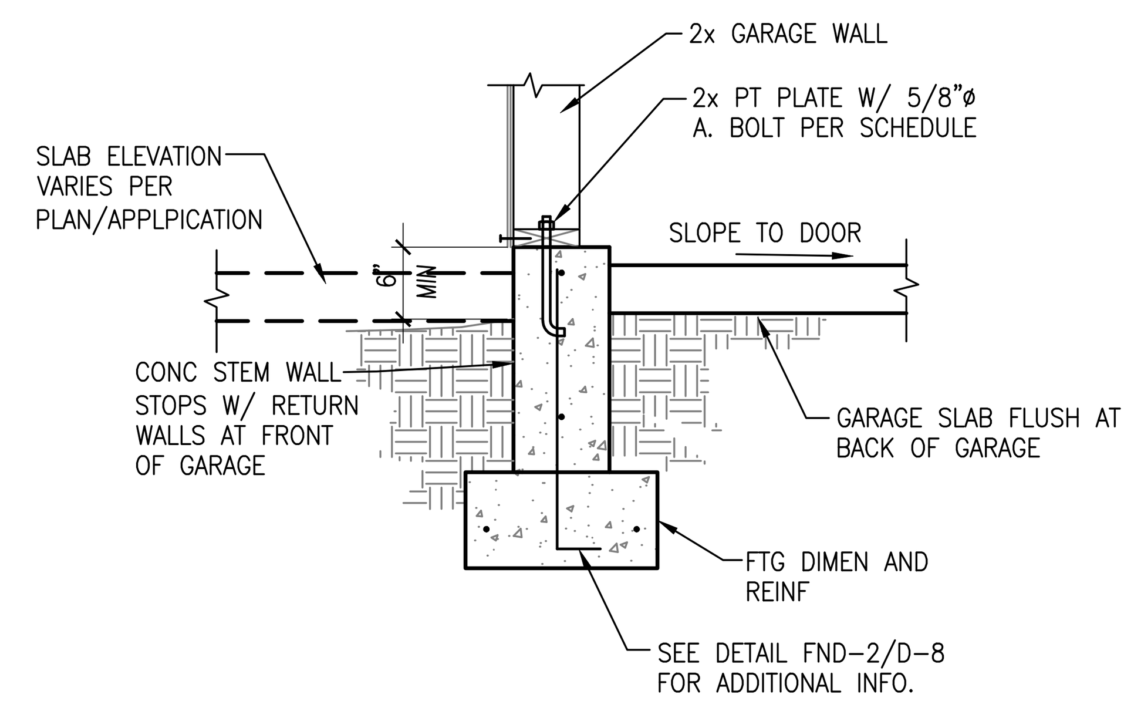
SHEET DESCRIPTION
FOUNDATION DETAILS

SHEET NUMBER
D-8

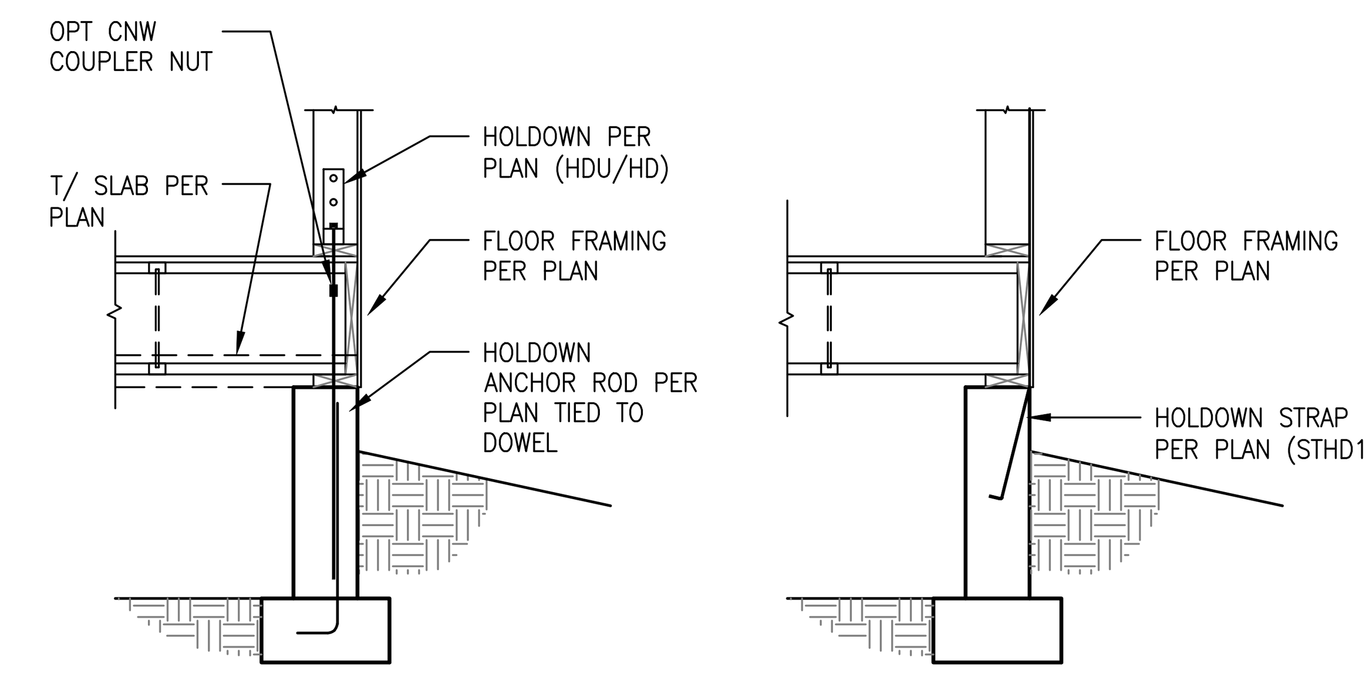
SERIAL NUMBER



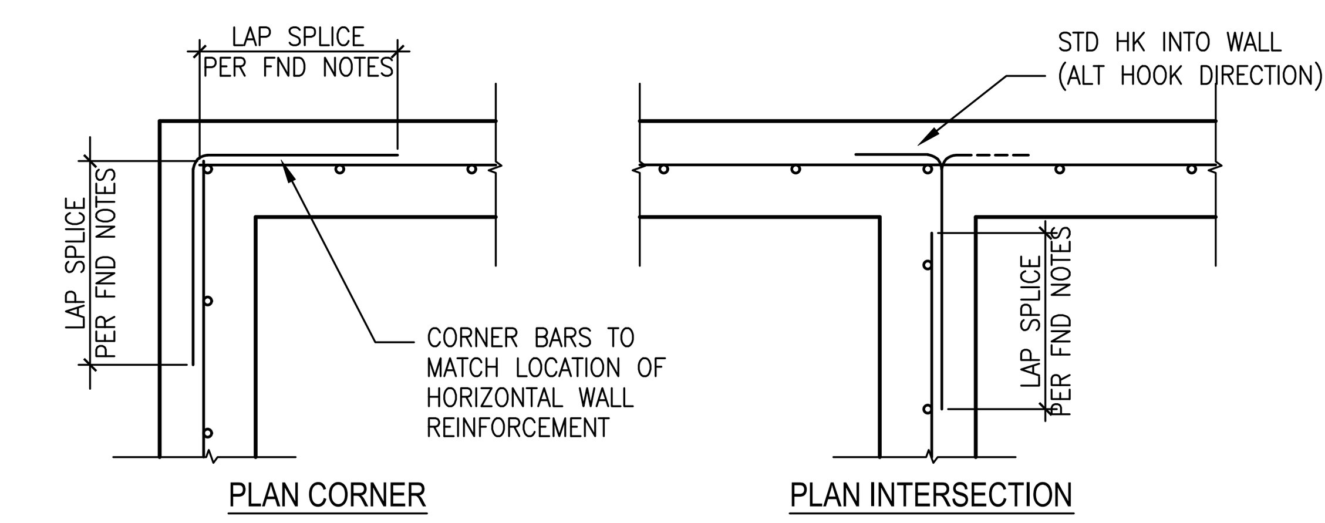
FND-13 D-9 **DECK POST FTG DETAIL**
SCALE: 3/4" = 1'-0"



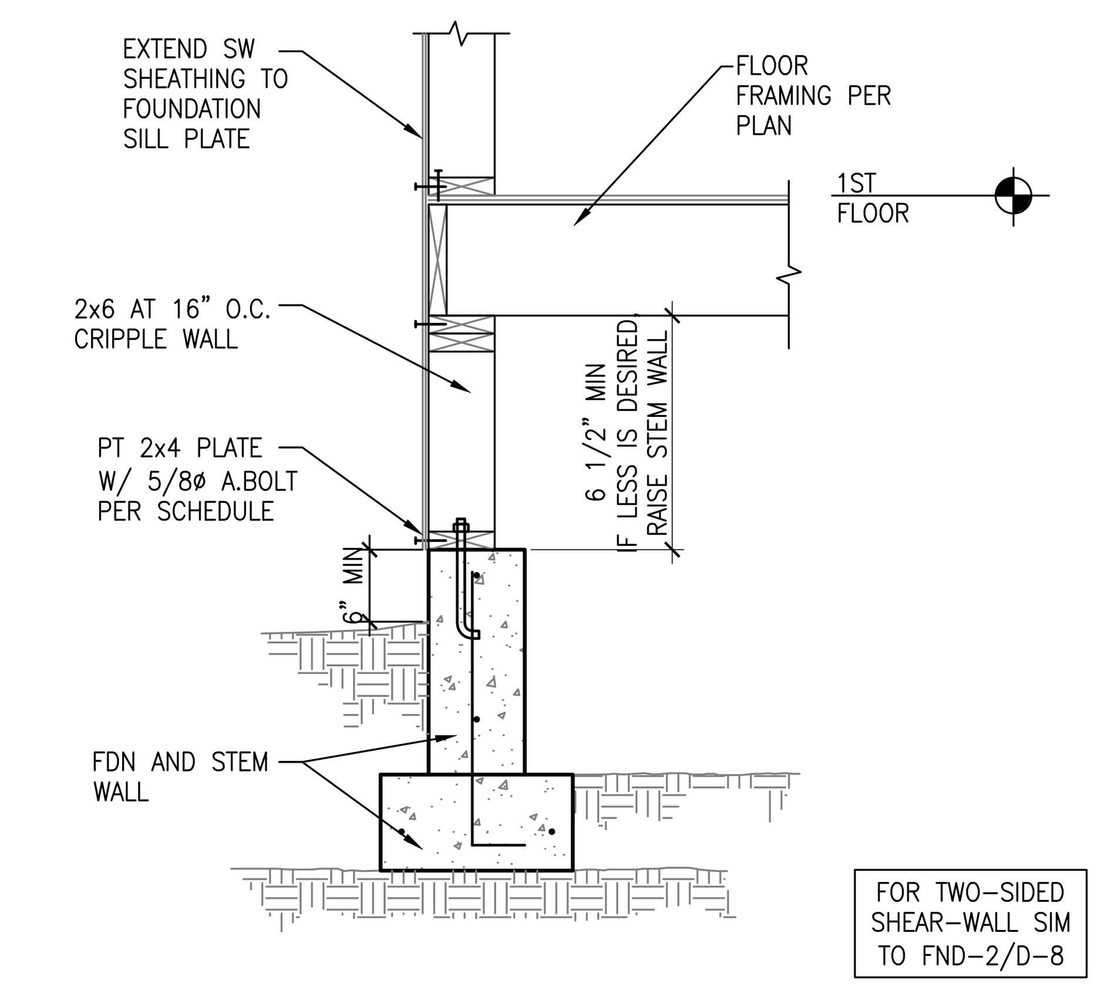
FND-14 D-9 **FOUNDATION SECTION**
SCALE: 3/4" = 1'-0"



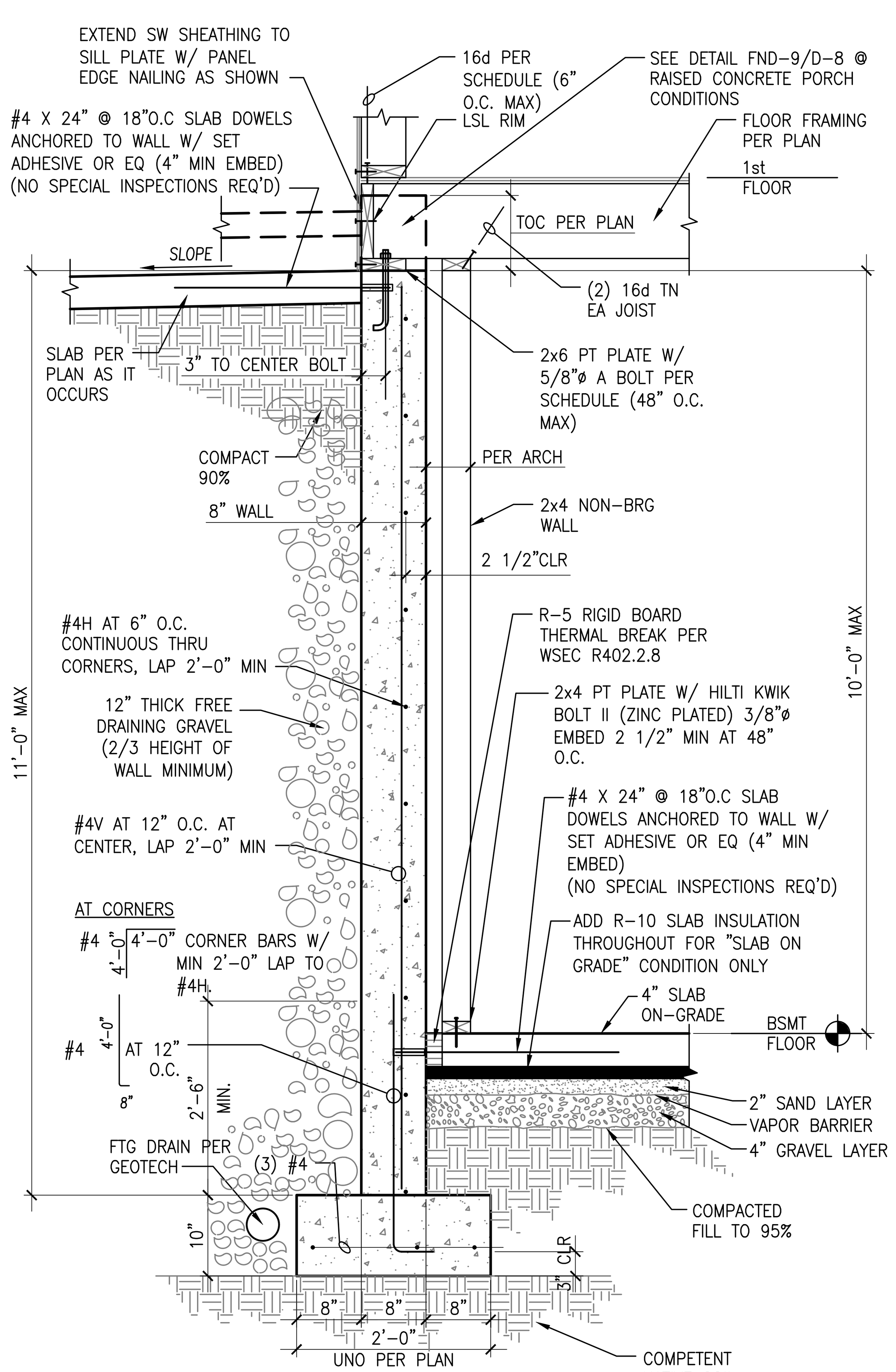
FND-15 D-9 **FOUNDATION SECTION @ HOLDOWN**
SCALE: NTS



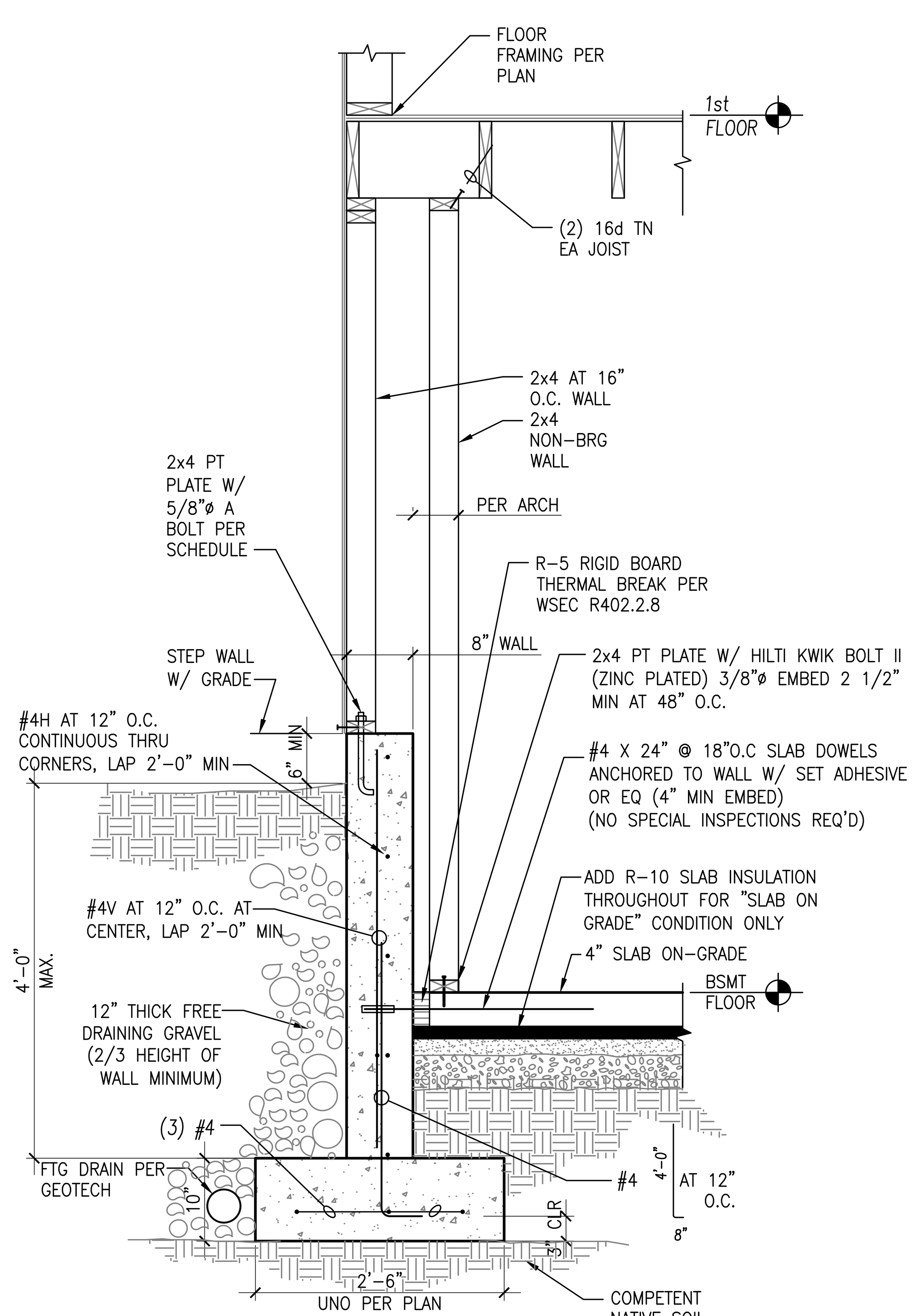
FND-16 D-9 **CONCRETE WALL CORNER BARS**
SCALE: NTS



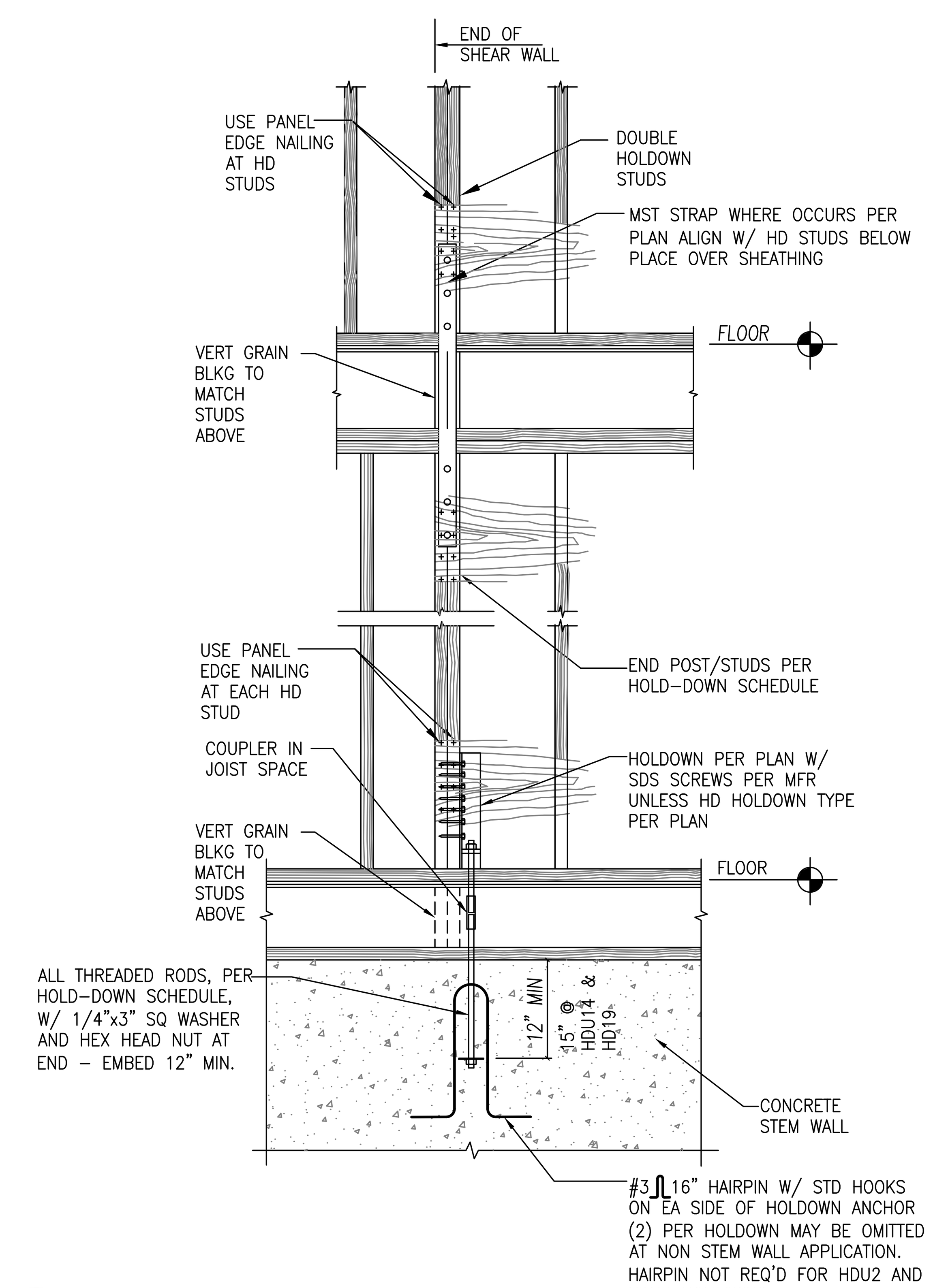
FND-20 D-9 **PONY WALL SECTION**
SCALE: 3/4" = 1'-0"



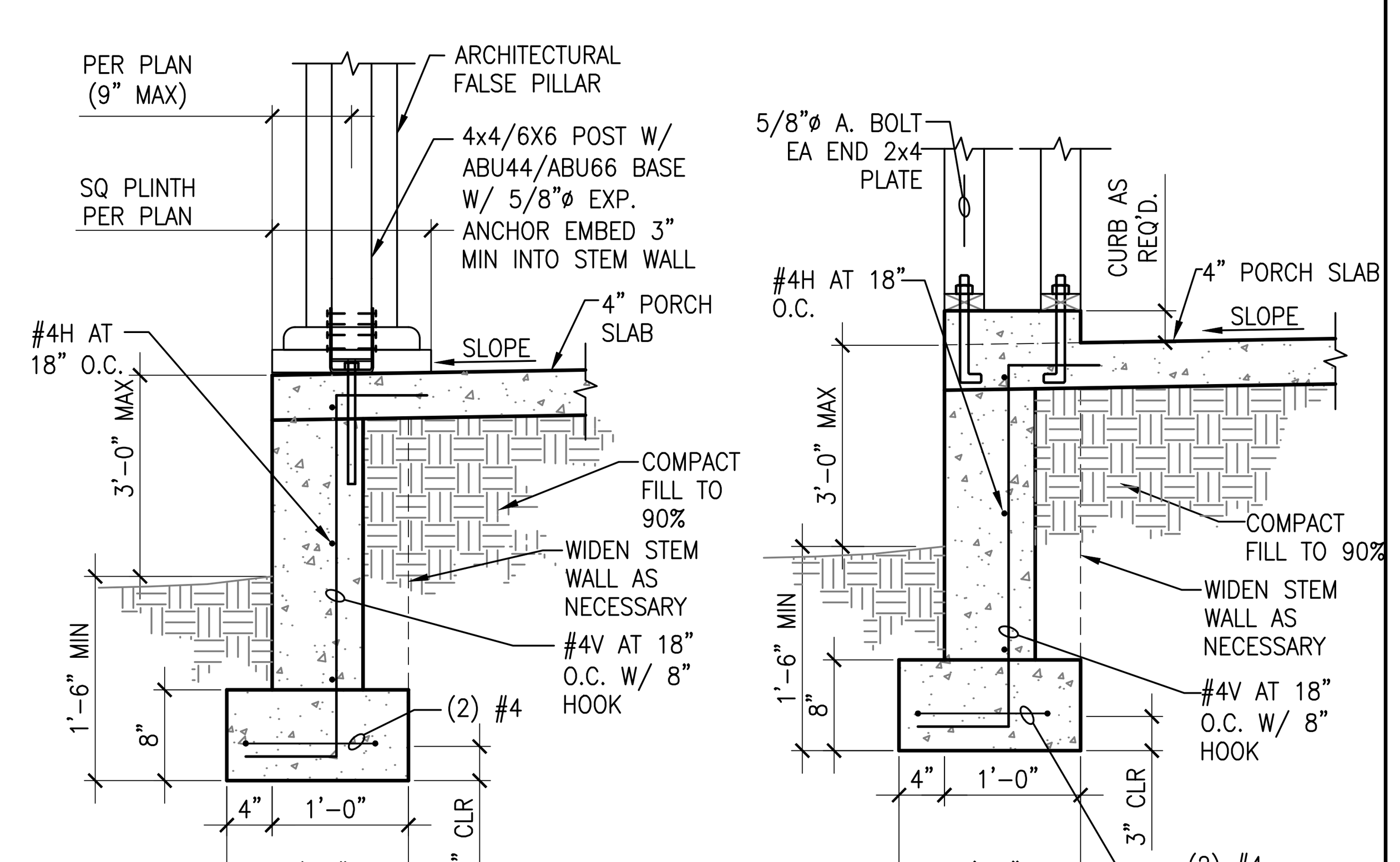
FND-21 D-9 **BASEMENT SECTION (TANK-WALL)**
SCALE: NTS



FND-22 D-9 **BASEMENT SECTION (CANTILEVERED)**
SCALE: 3/4" = 1'-0"



FND-23 D-9 **HOLDOWN DETAIL**
SCALE: 3/4" = 1'-0"



FND-19 D-9 **PORCH POST SECTION**
SCALE: 3/4" = 1'-0"

CITY USE

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MICHAEL D. WILSON STATE OF WASHINGTON 56780 REGISTERED PROFESSIONAL ENGINEER

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SHEET REVISION INFO

SET REVISION INFO

MODEL/PROJECT NAME: ALL
ELEVATION NAME: ALL

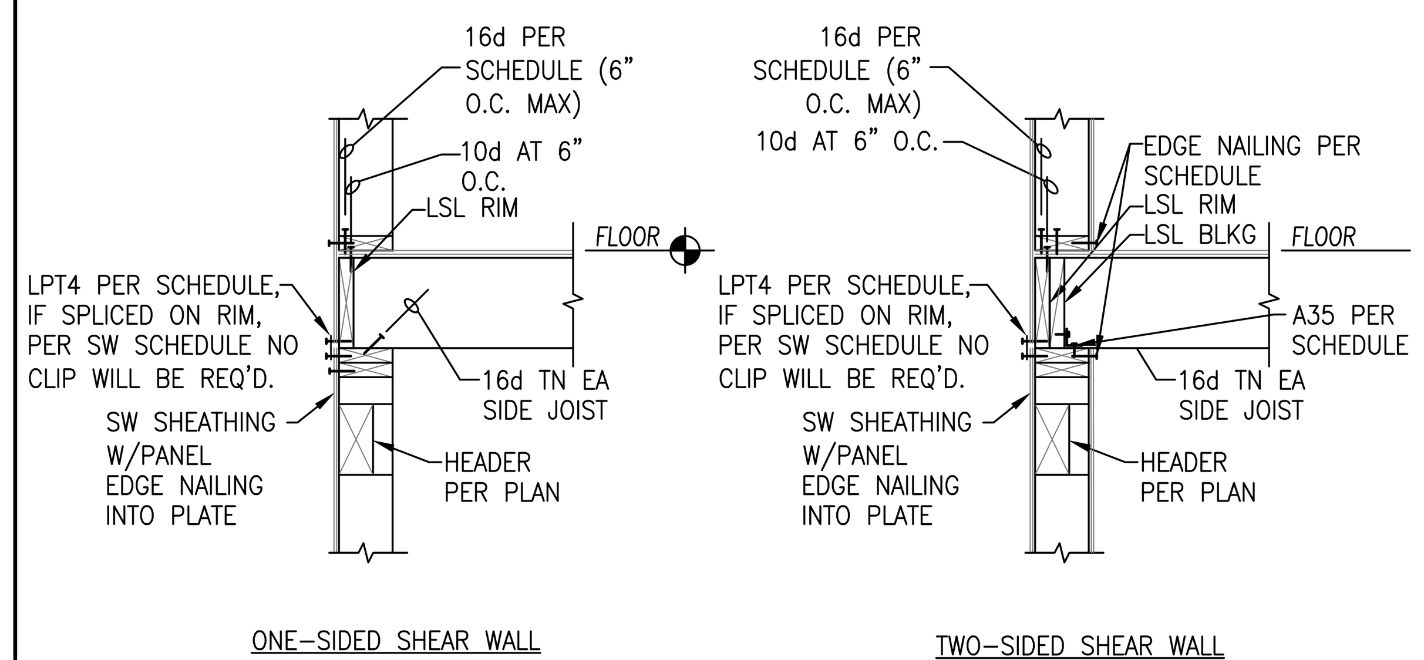
DRAWN BY -
CHECKED BY -
SHEET DATE -
SCALE: 11X17 SHEET: 1/8"=1'-0" 22X34 SHEET: 1/4"=1'-0"

R/L HAND SET

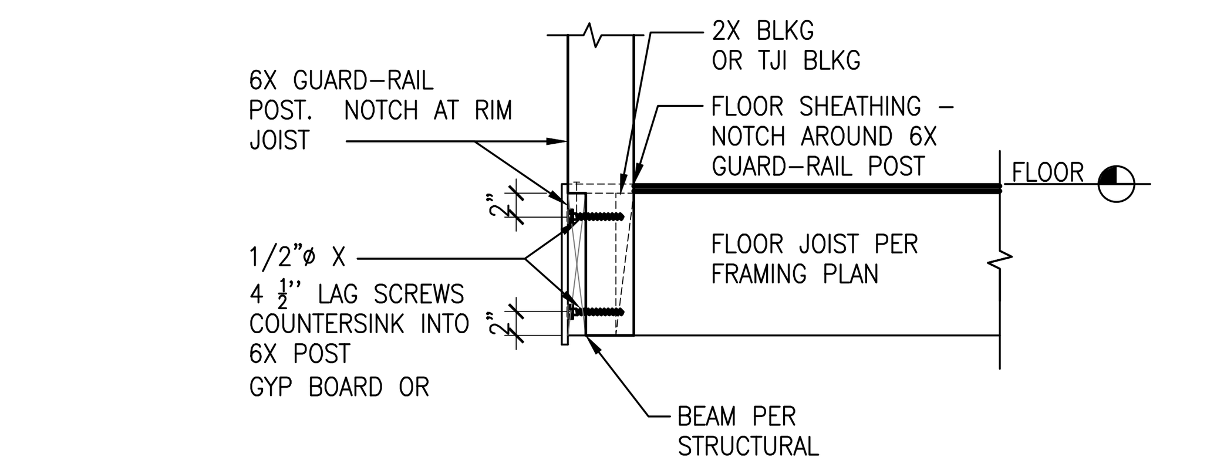
SHEET DESCRIPTION: FOUNDATION DETAILS

SHEET NUMBER: D-9

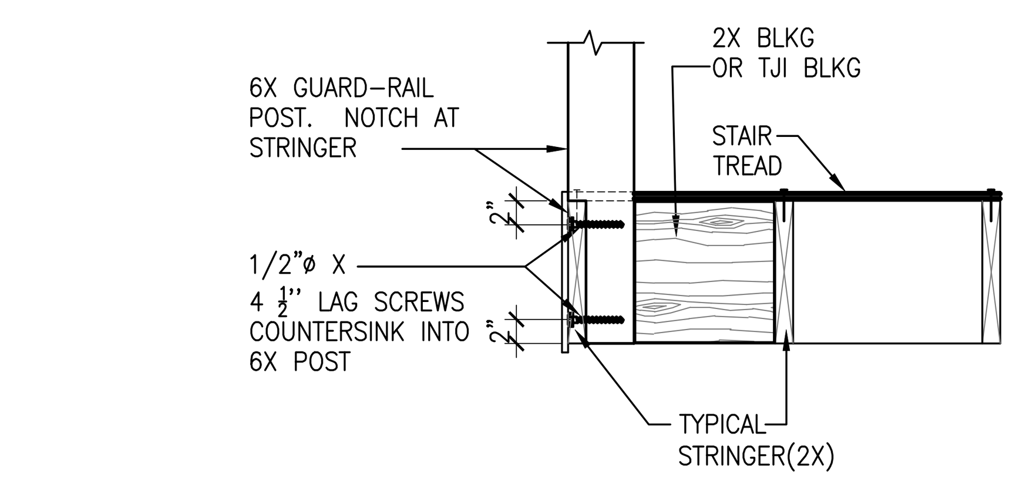
SERIAL NUMBER



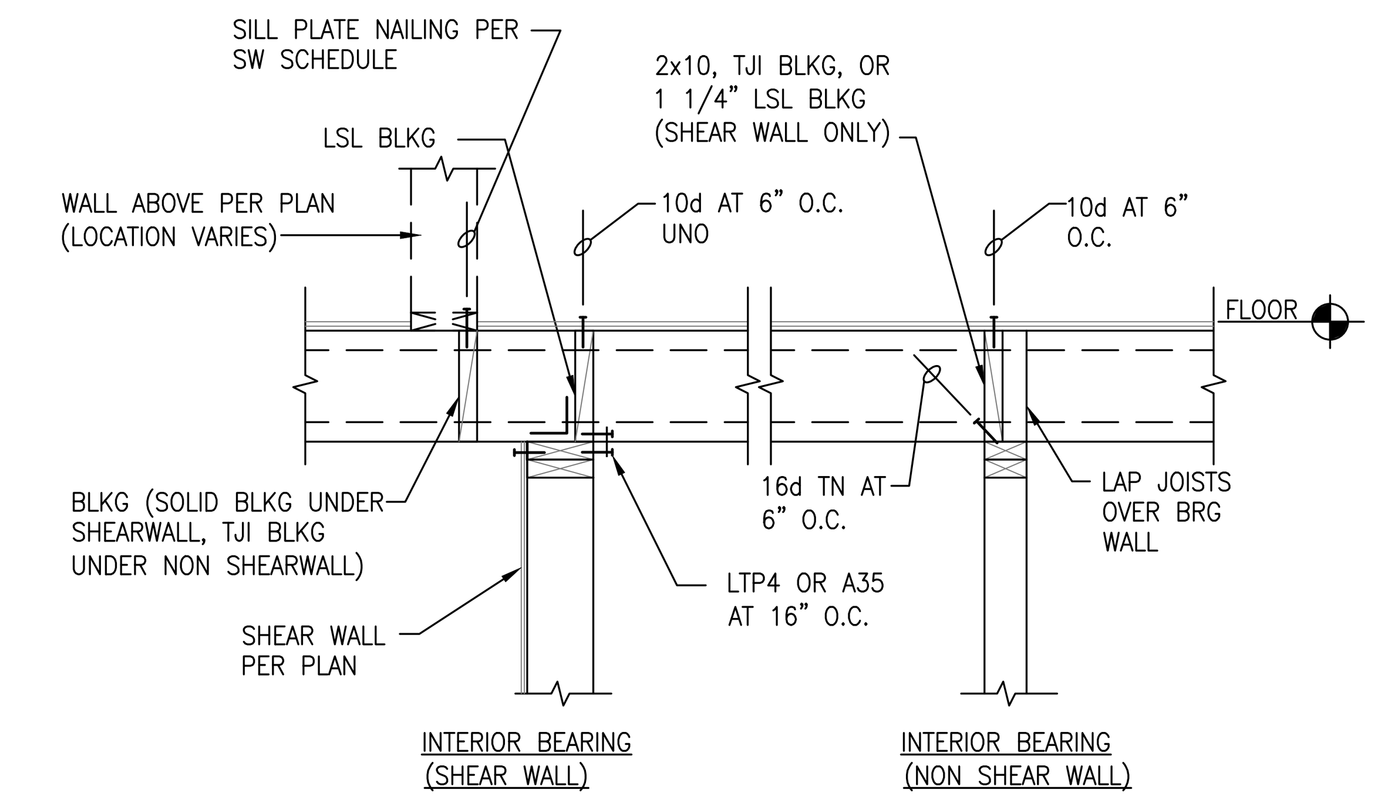
FR-1 D-10 **FLOOR SECTION**
SCALE: NTS



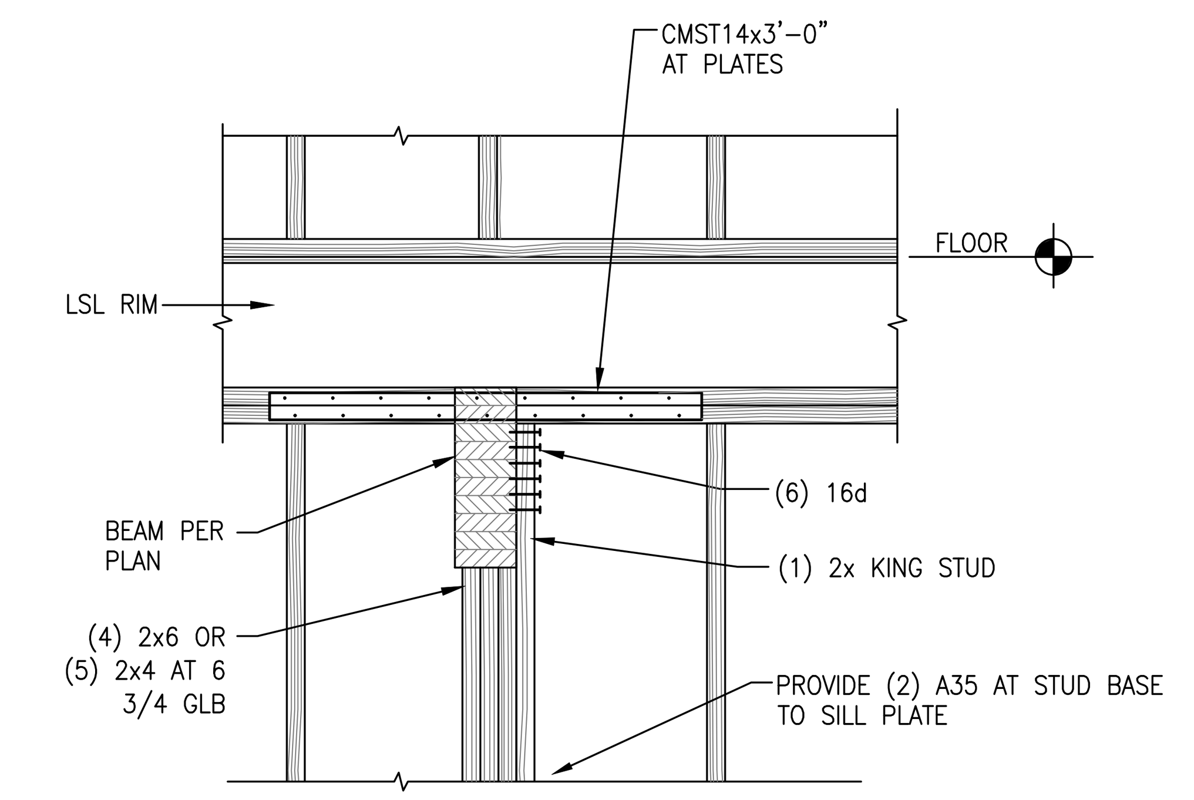
FR-67A D-10 **GUARD RAIL CONNECTION - AT FLOOR**
SCALE: NTS



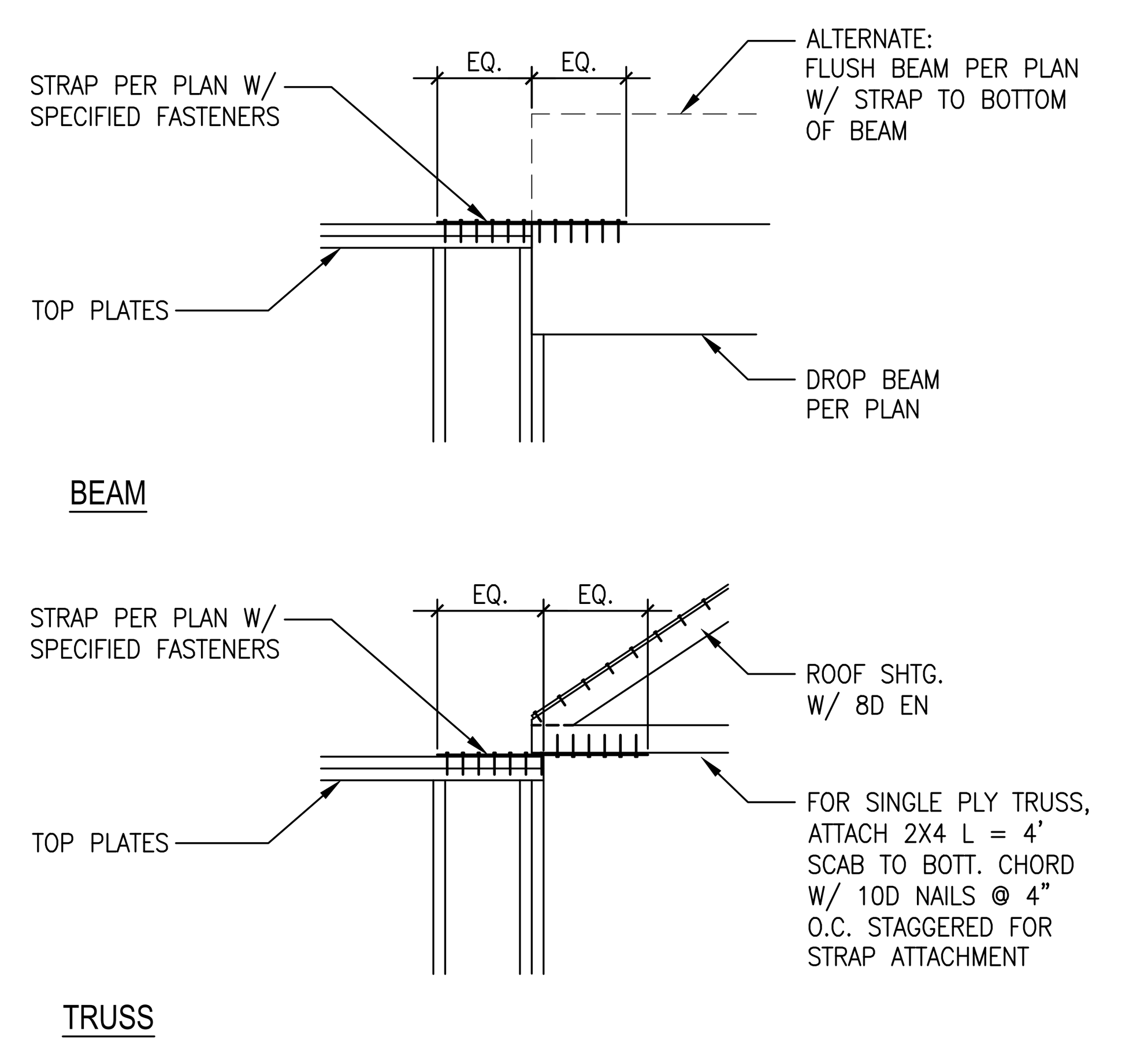
FR-67 D-10 **GUARD RAIL CONNECTION - AT STAIR**
SCALE: NTS



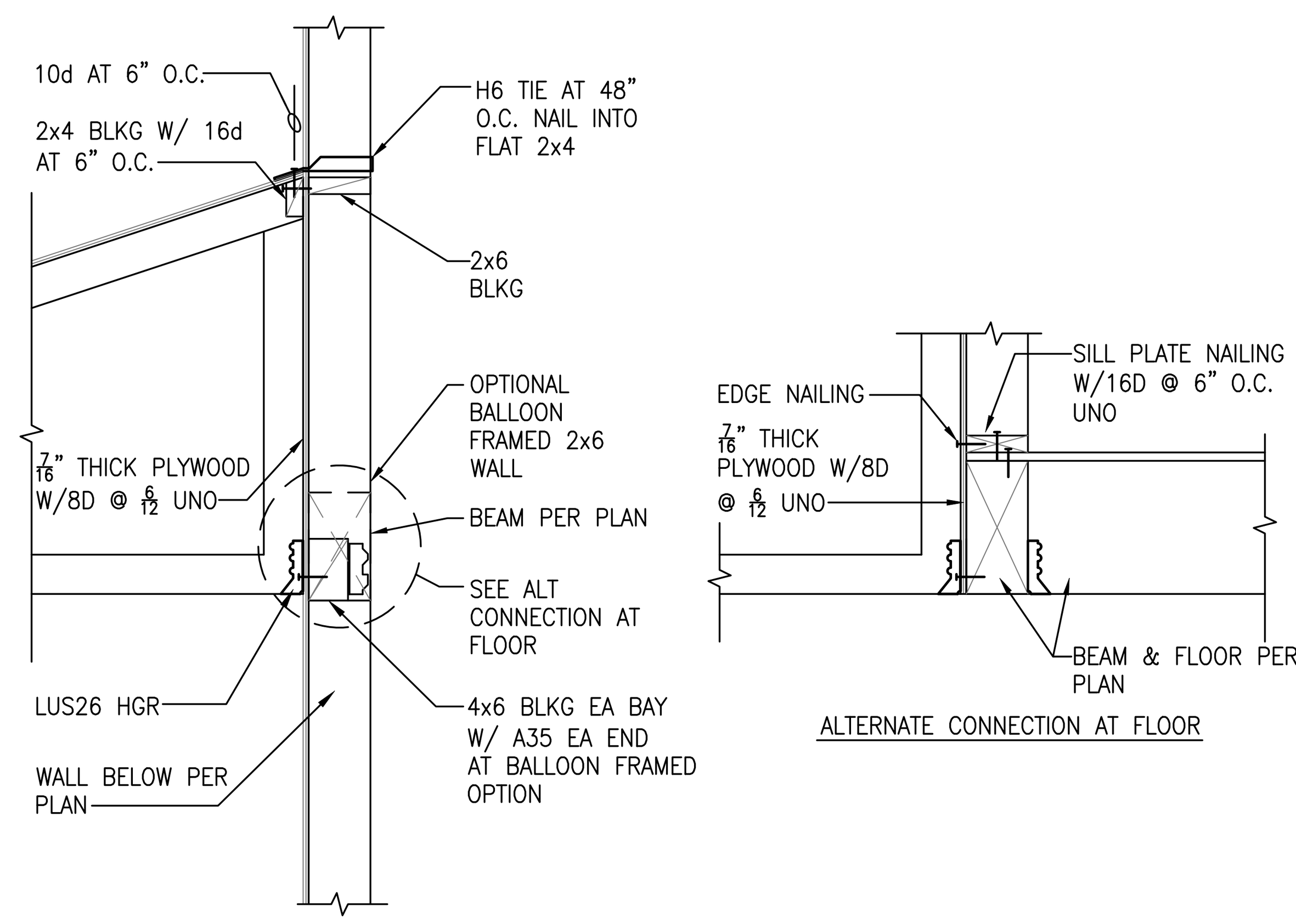
FR-3 D-10 **FLOOR SECTION AT INTERIOR WALL**
SCALE: 3/4" = 1'-0"



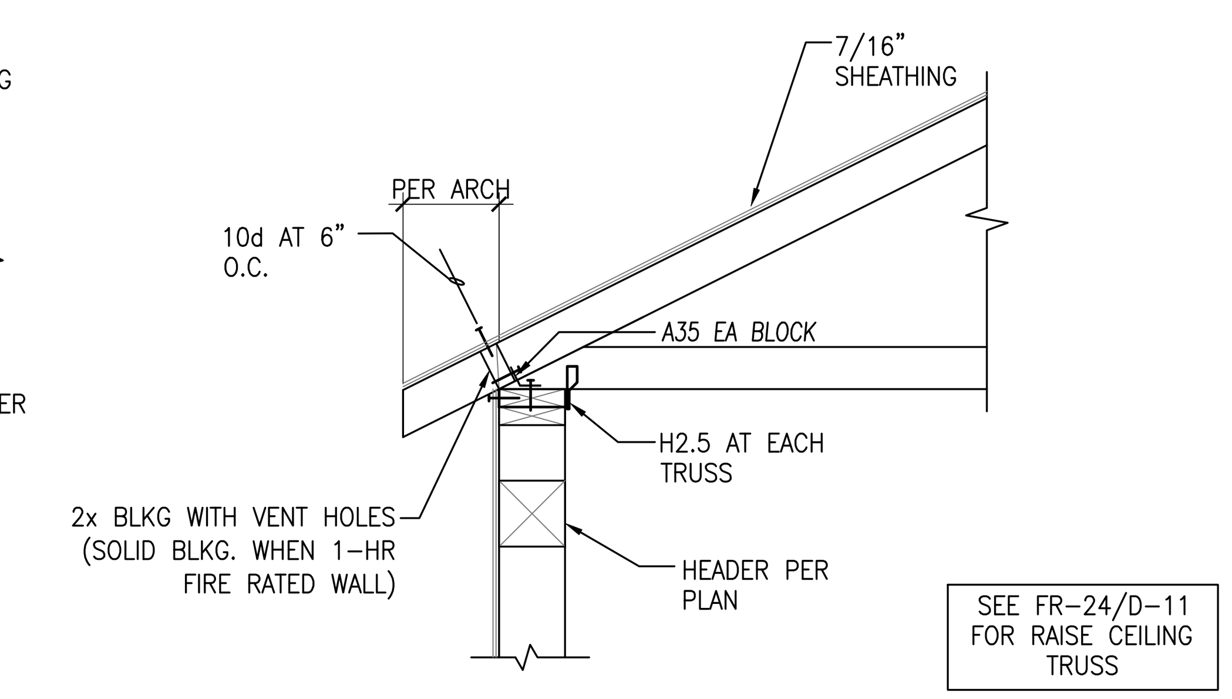
FR-4 D-10 **BEAM BEARING DETAIL**
SCALE: NTS



FR-5 D-10 **DRAG CONNECTION**
SCALE: NTS

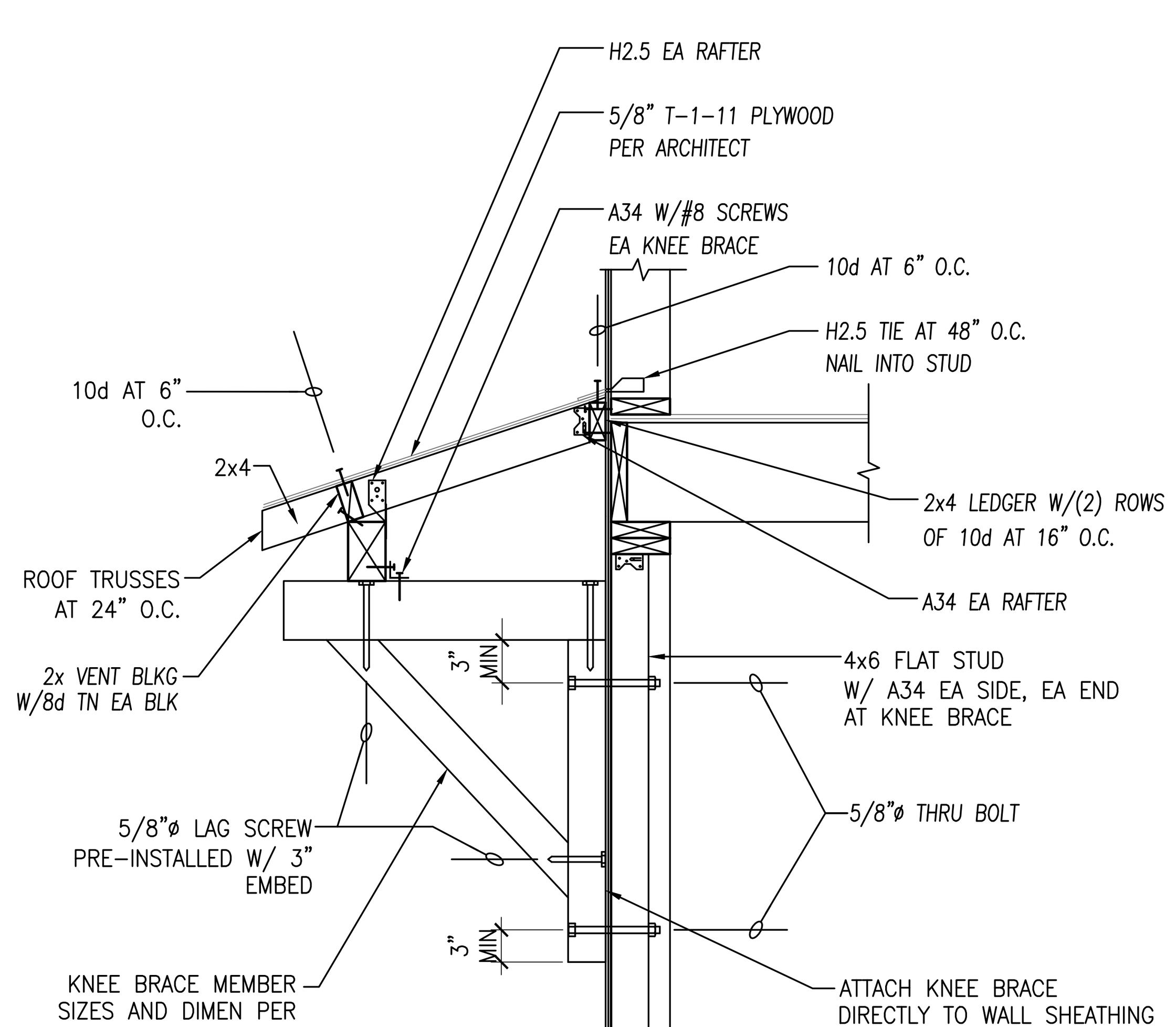


FR-6 D-10 **FLOOR/ROOF SECTION**
SCALE: NTS

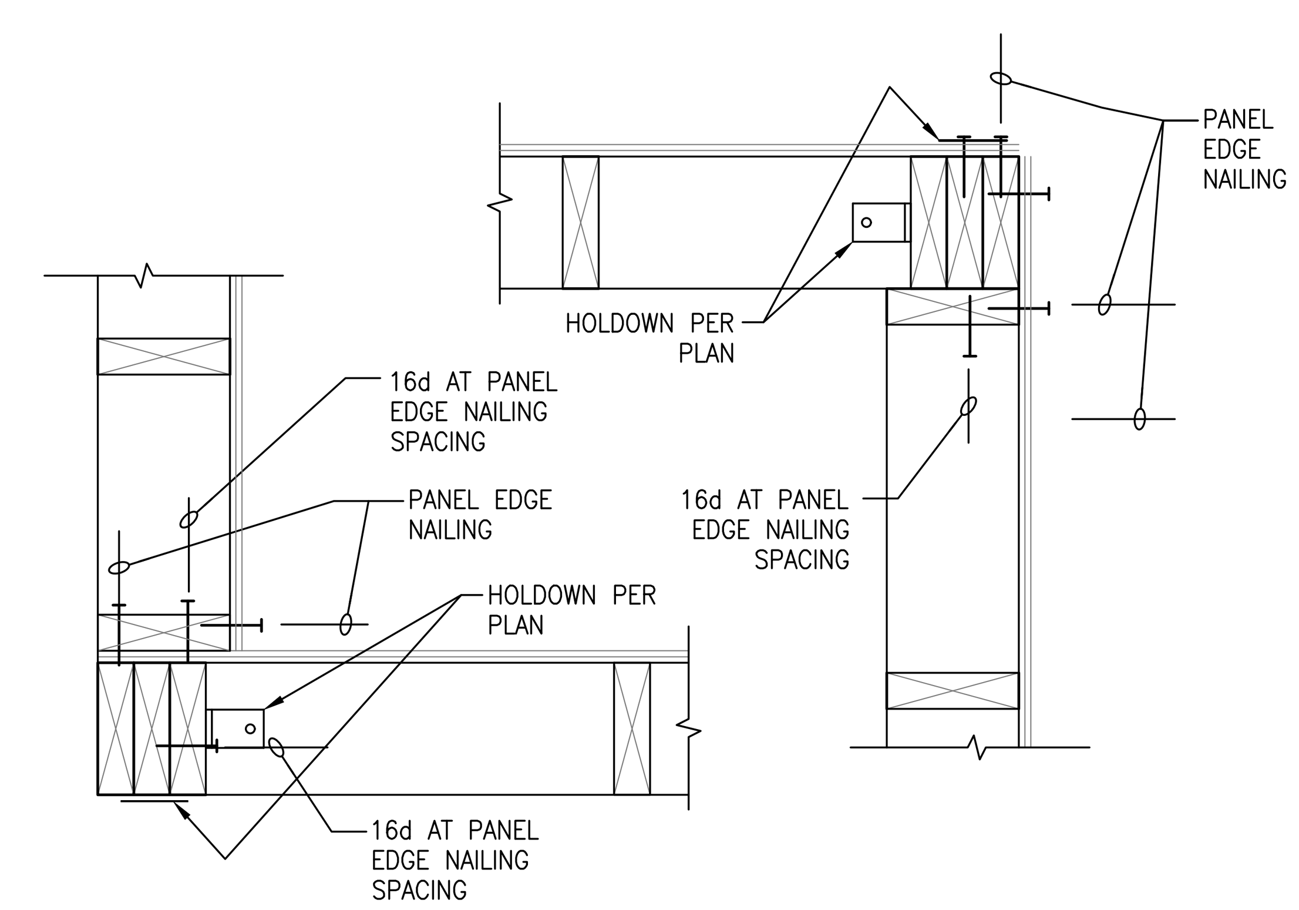


SEE FR-24/D-11 FOR RAISE CEILING TRUSS

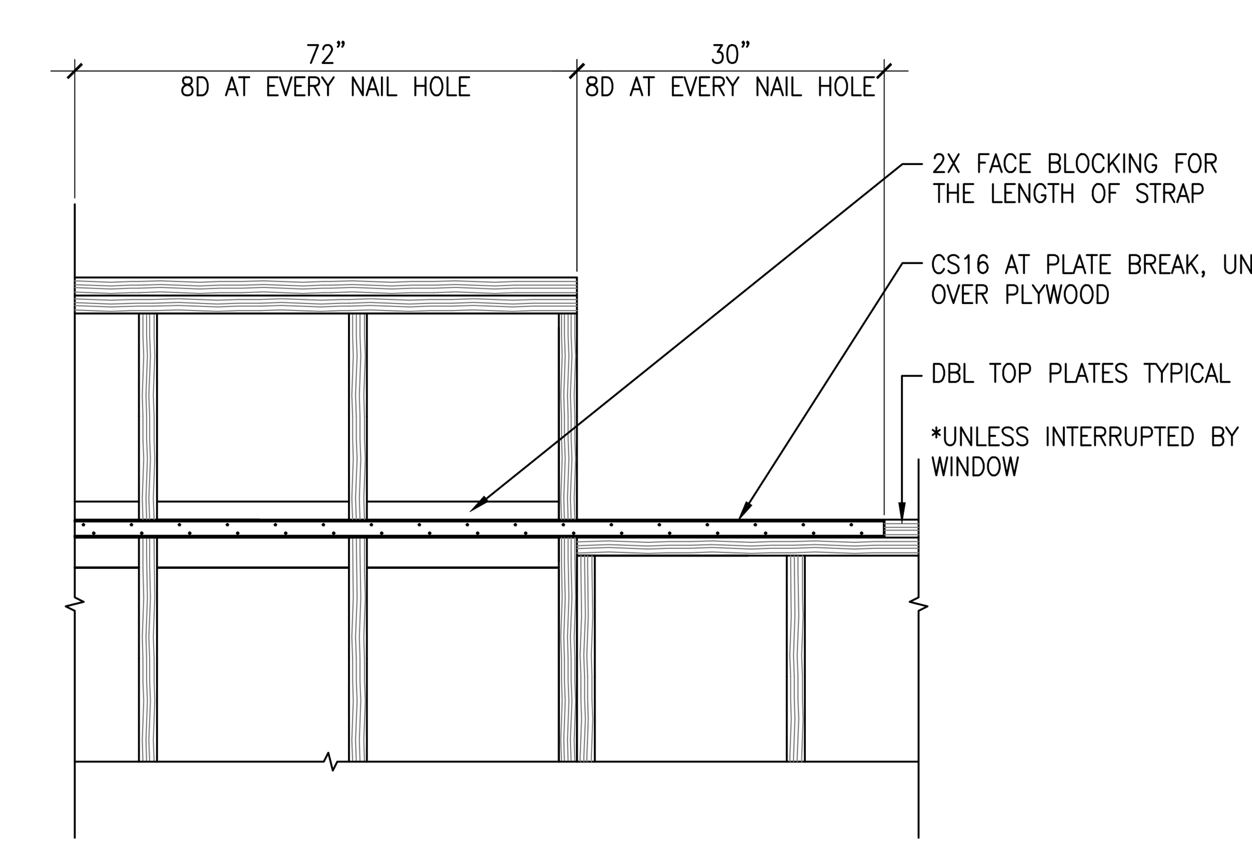
FR-7 D-10 **ROOF SECTION**
SCALE: 3/4" = 1'-0"



FR-9 D-10 **LOW ROOF KNEE BRACE**
SCALE: NTS



FR-11 D-10 **SHEAR WALL CORNER DETAIL**
SCALE: NTS



FR-12 D-10 **DRAG CONNECTION**
SCALE: NTS

CITY USE

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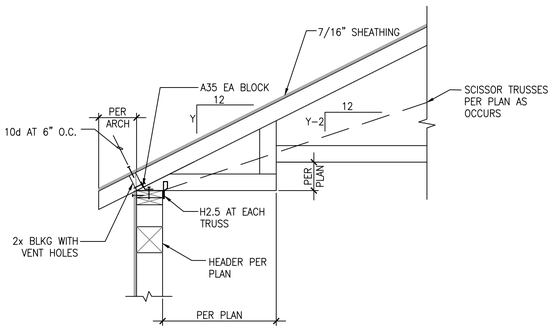
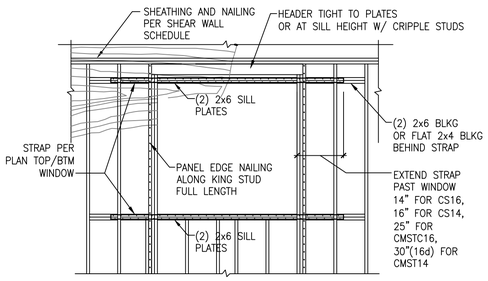
SHEET REVISION INFO
SET REVISION INFO
MODEL/PROJECT NAME: ALL
ELEVATION NAME: ALL
DRAWN BY -
CHECKED BY -
SHEET DATE -
SCALE: 11X17 SHEET: 1/8"=1'-0" 22X34 SHEET: 1/4"=1'-0"
R/L HAND SET
SHEET DESCRIPTION: FLOOR AND ROOF FRAMING DETAILS
SHEET NUMBER: D-10
SERIAL NUMBER



FR-24 / D-11

ROOF SECTION

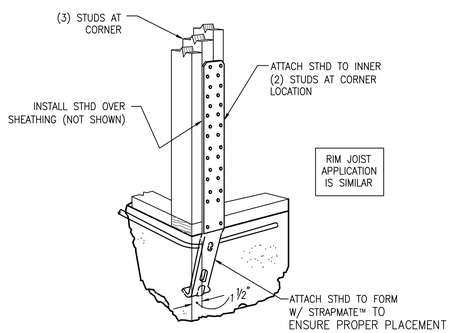
SCALE: NTS



FR-25 / D-11

WINDOW IN SHEAR WALL DETAIL

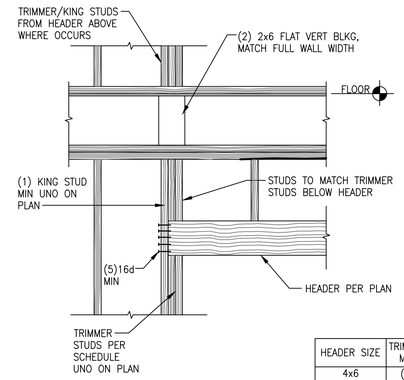
SCALE: NTS



FND-26 / D-11

STHD INSTALLATION DETAIL

SCALE: NTS

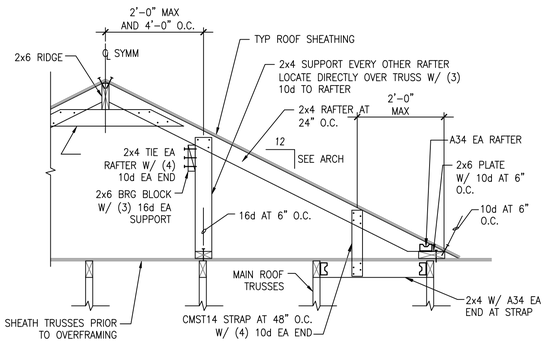


HEADER SIZE	TRIMMER STUDS BELOW MIN UNO ON PLAN
4x6	(1)2x4 OR (1)2x6
4x8	(2)2x4 OR (1)2x6
4x10	(3)2x4 OR (2)2x6
3 1/8 GLB	(3)2x4 OR (2)2x6
5 1/8 GLB	(3)2x6

FR-27 / D-11

TYPICAL HEADER DETAIL

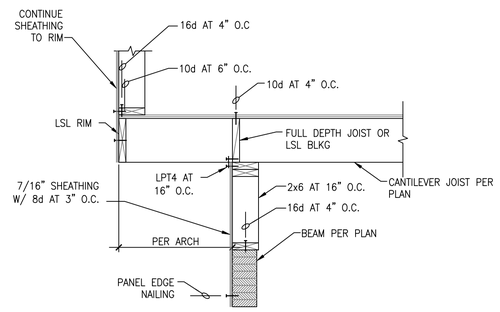
SCALE: NTS



FR-64 / D-11

OVERFRAMING DETAIL

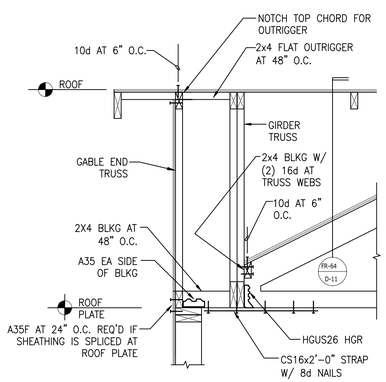
SCALE: NTS



FR-65 / D-11

CANTILEVERED UPPER FLOOR SECTION

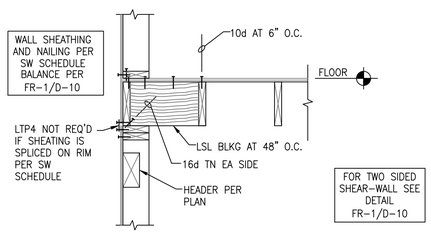
SCALE: NTS



FR-66 / D-11

ROOF SECTION

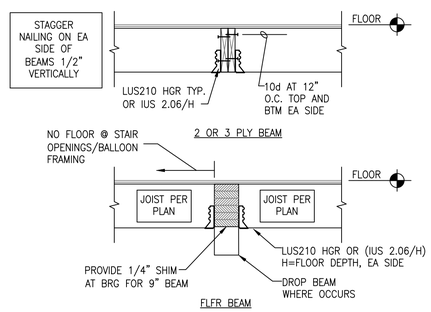
SCALE: NTS



FR-67 / D-11

FLOOR SECTION

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



FR-69 / D-11

FLOOR SECTION

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

CITY USE

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SHEET REVISION INFO

SET REVISION INFO

MODEL/PROJECT NAME
ALL
ELEVATION NAME
ALL

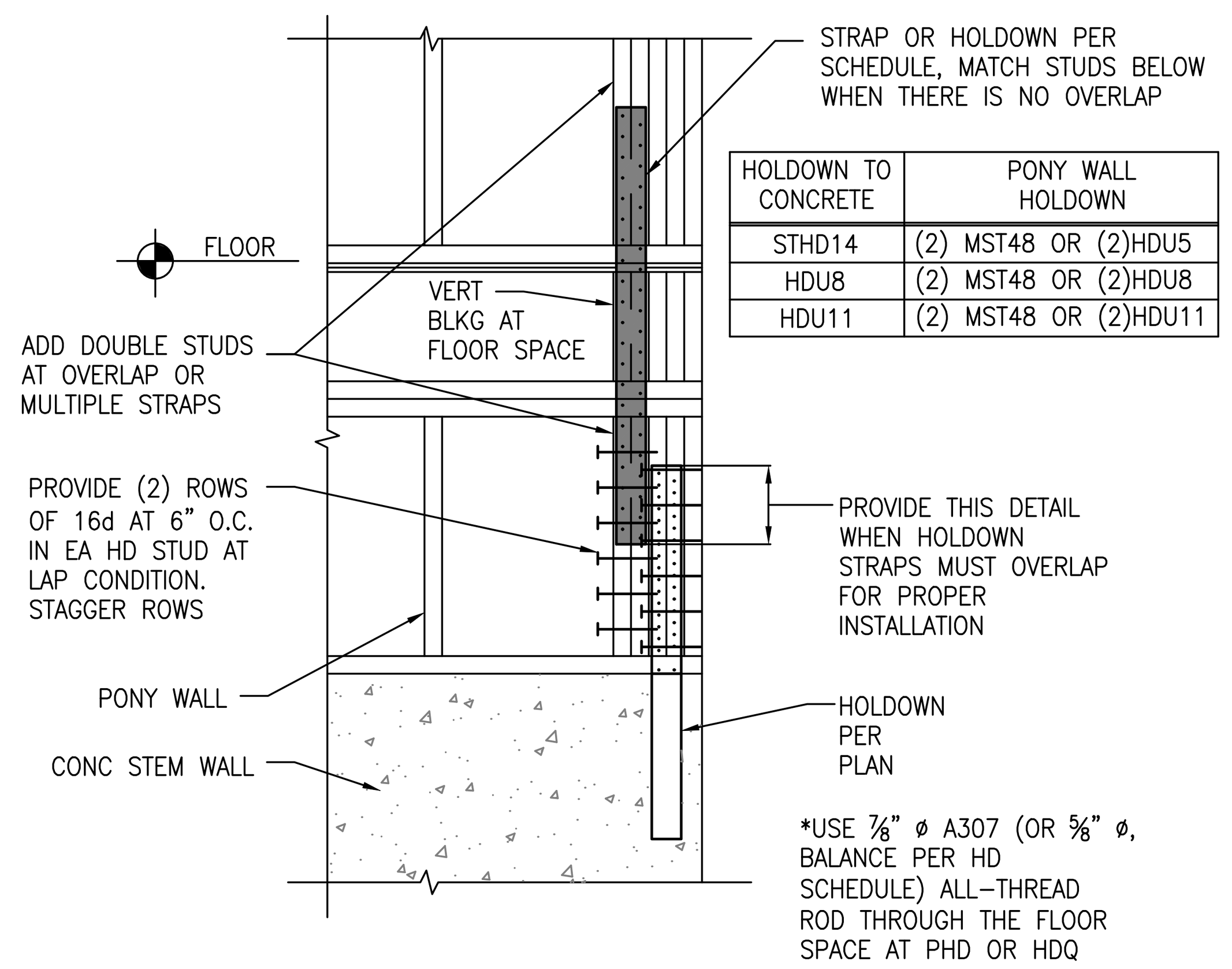
DRAWN BY -
CHECKED BY -
SHEET DATE -
SCALE
11X17 SHEET: 1/8"=1'-0"
22X34 SHEET: 1/4"=1'-0"

R/L HAND SET

SHEET DESCRIPTION
FLOOR AND ROOF FRAMING DETAILS

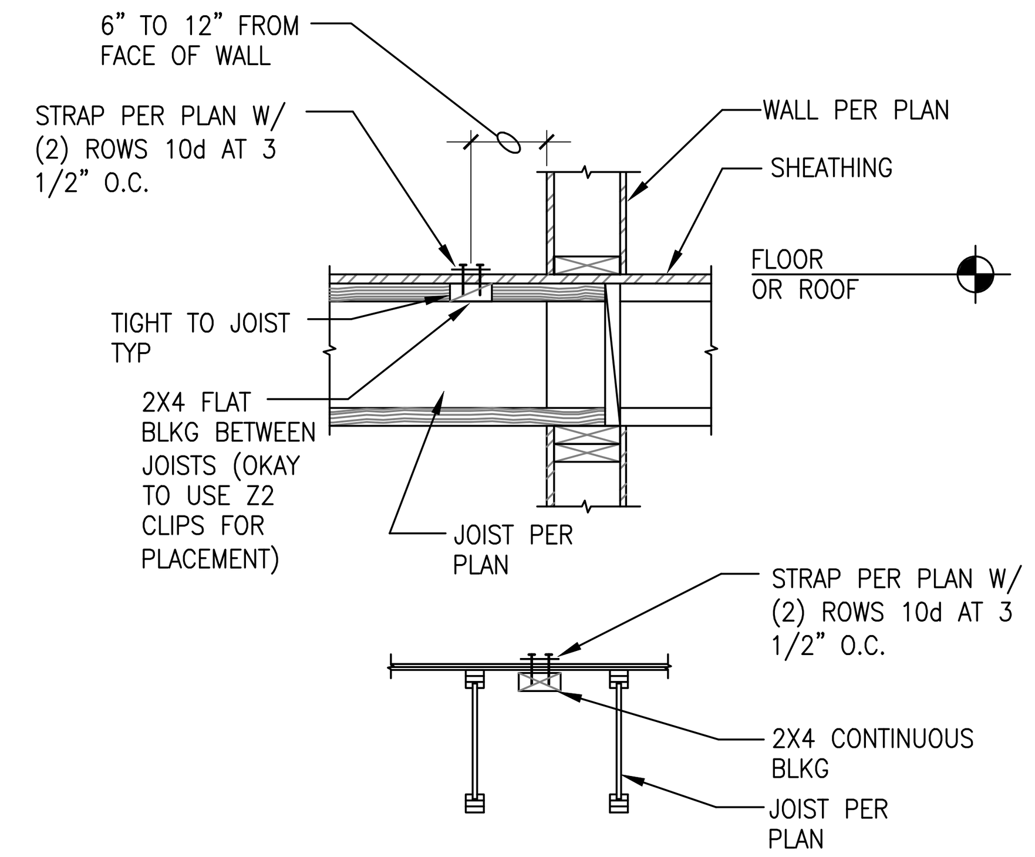
SHEET NUMBER
D-11

SERIAL NUMBER

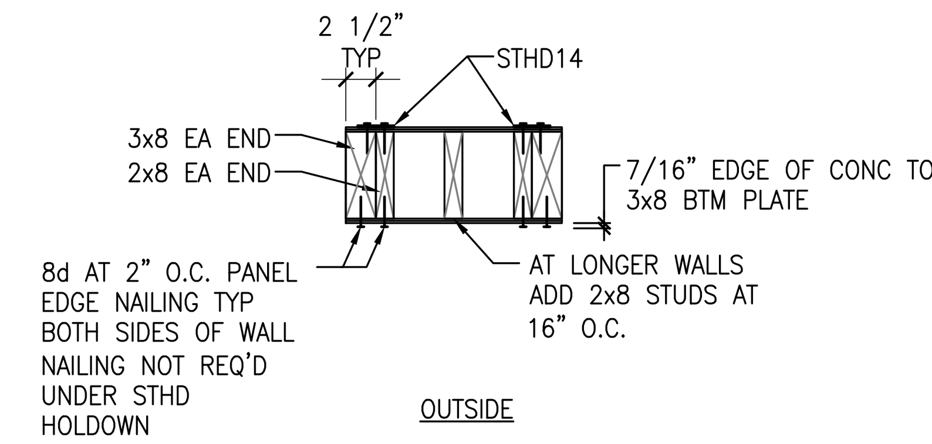


HOLDOWN TO CONCRETE	PONY WALL HOLDOWN
STHD14	(2) MST48 OR (2)HDU5
HDU8	(2) MST48 OR (2)HDU8
HDU11	(2) MST48 OR (2)HDU11

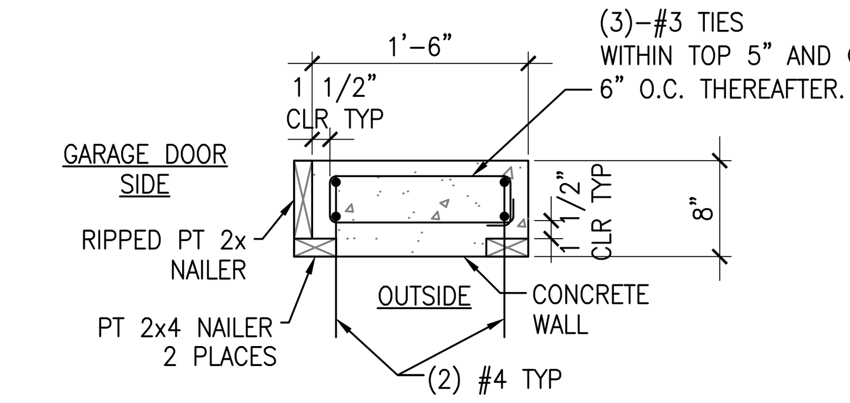
FR-70 D-12 OVERLAP STRAP DETAIL
SCALE: NTS



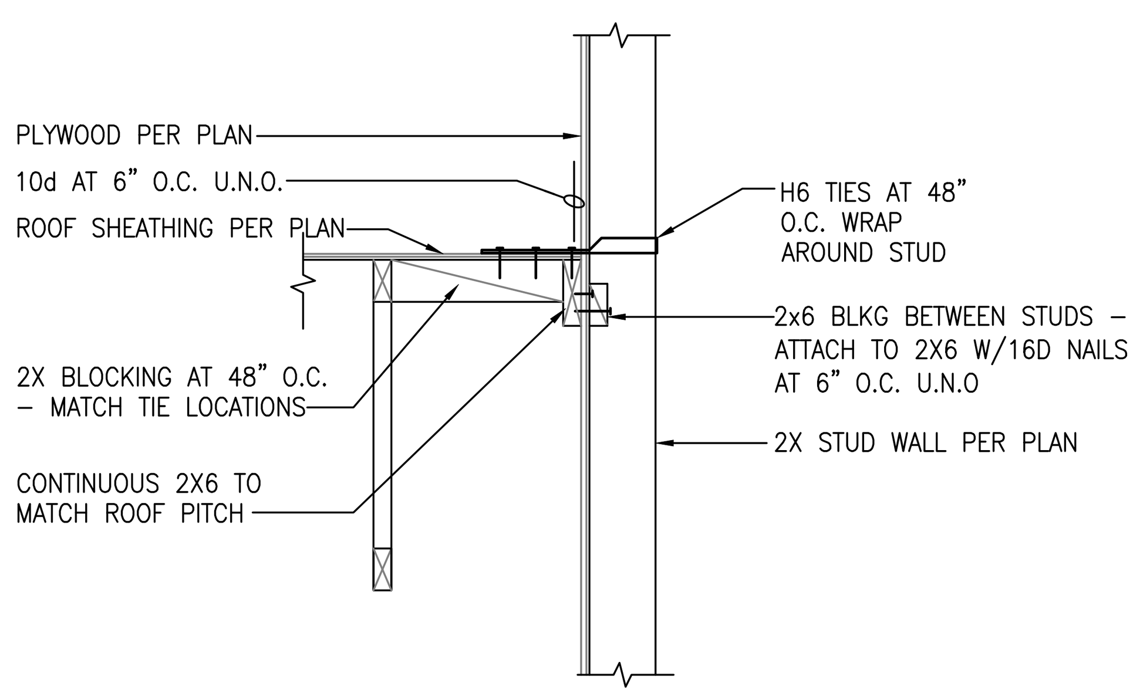
FR-71 D-12 DIAPHRAGM STRAP DETAIL
SCALE: 3/4" = 1'-0"



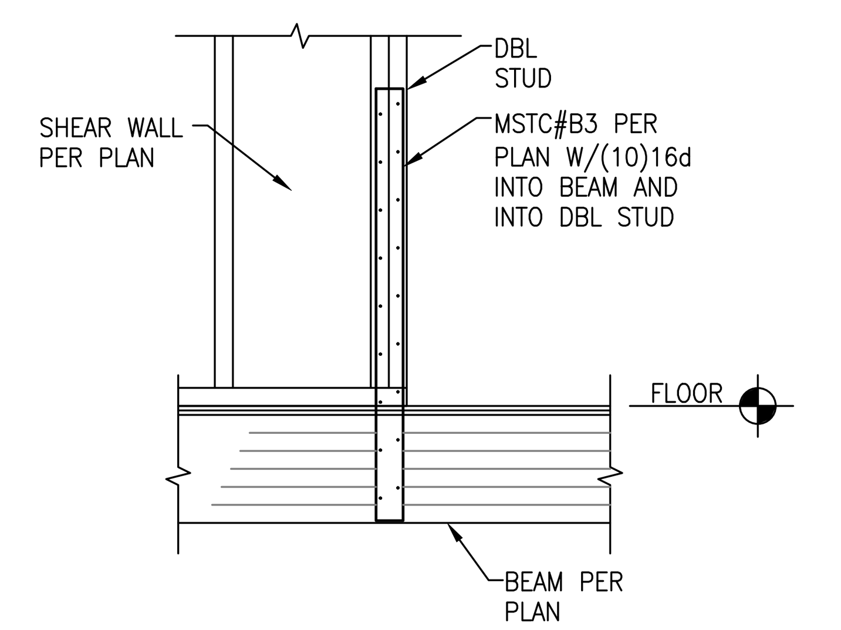
FR-72 D-12 HALF HEIGHT CONC. WALL DETAIL
SCALE: 3/4" = 1'-0"



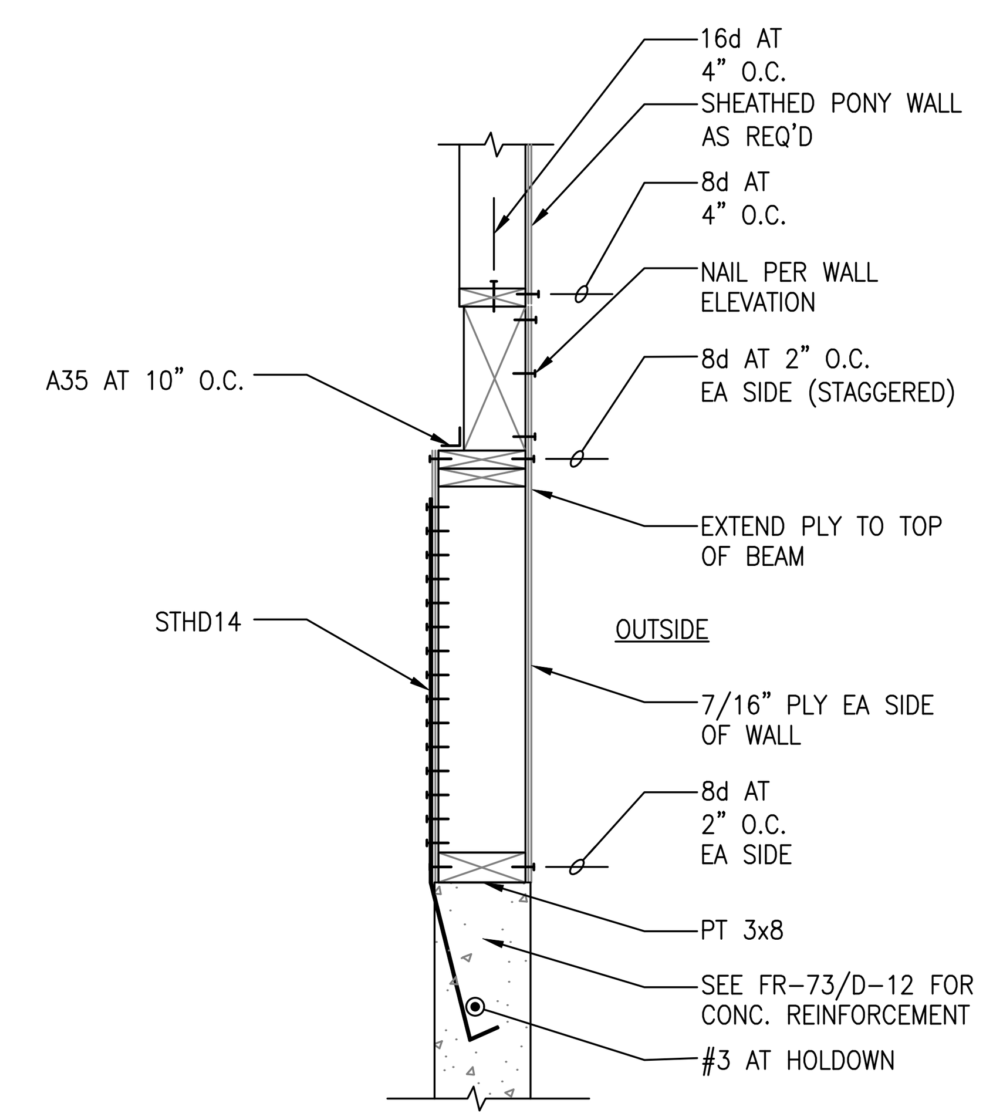
FR-73 D-12 HALF HEIGHT CONC. WALL DETAIL
SCALE: NTS



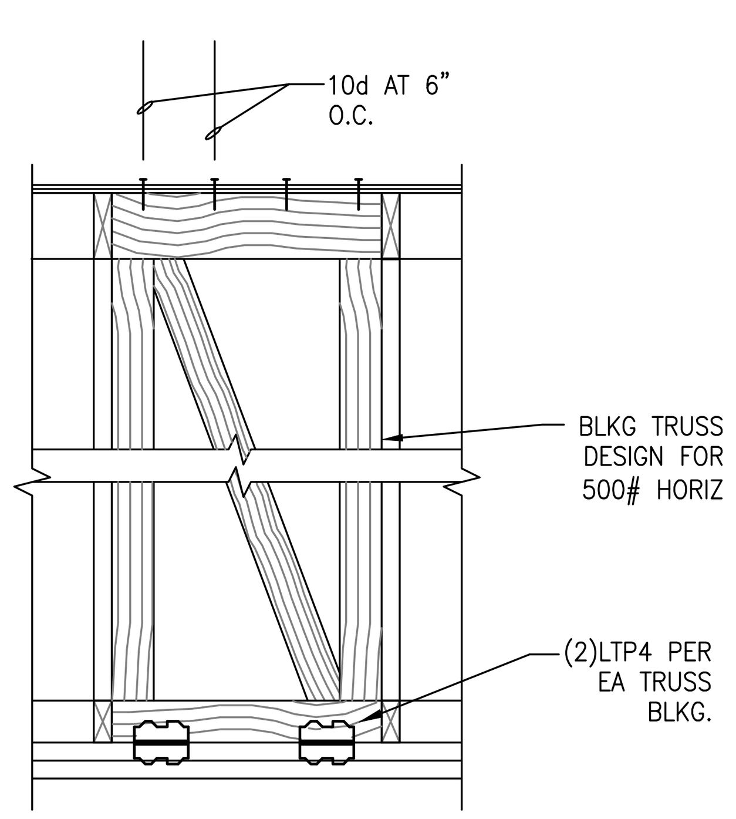
FR-74 D-12 LOW ROOF SHEAR TRANSFER
SCALE: NTS



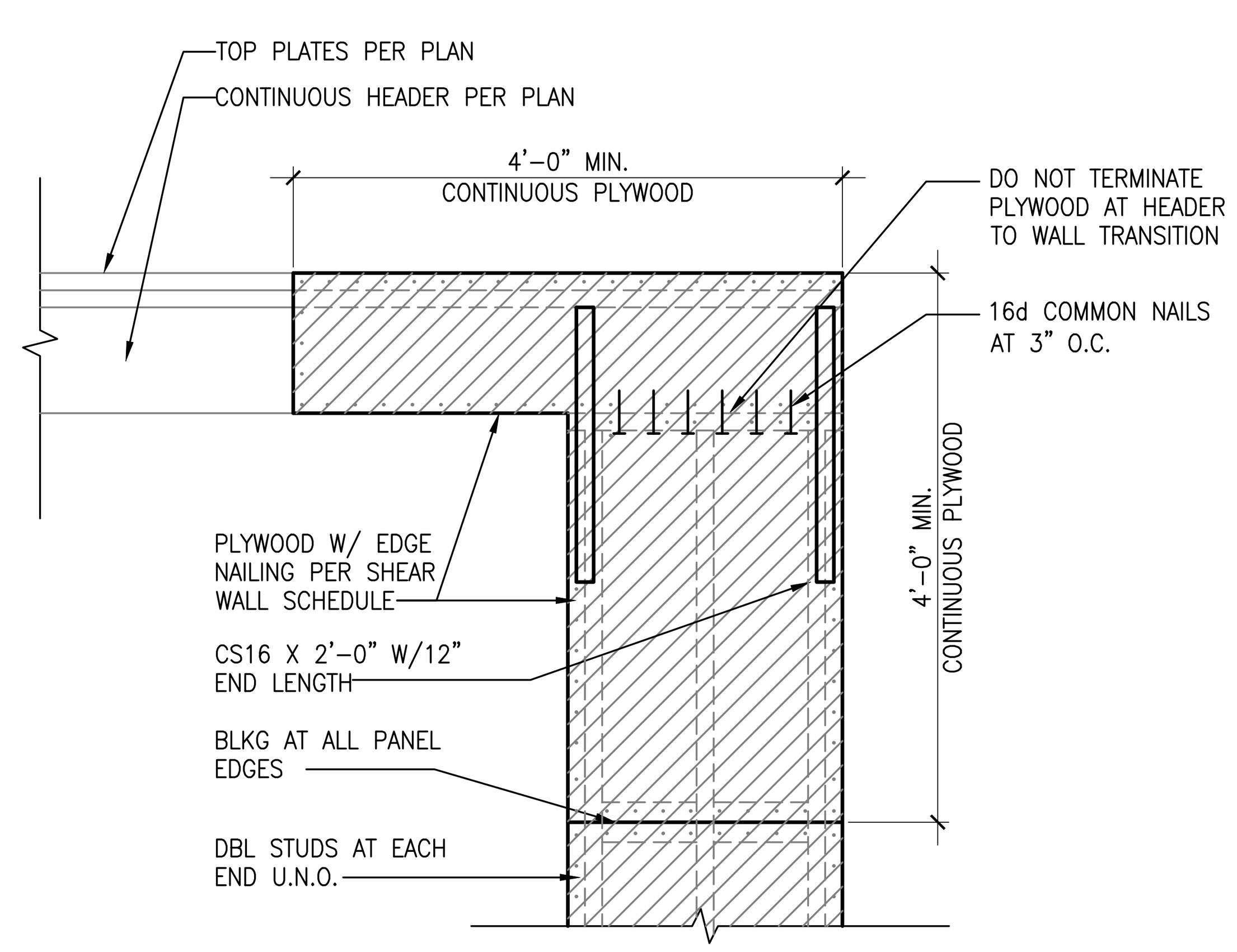
FR-75 D-12 MST STRAP AT BEAM
SCALE: 3/4" = 1'-0"



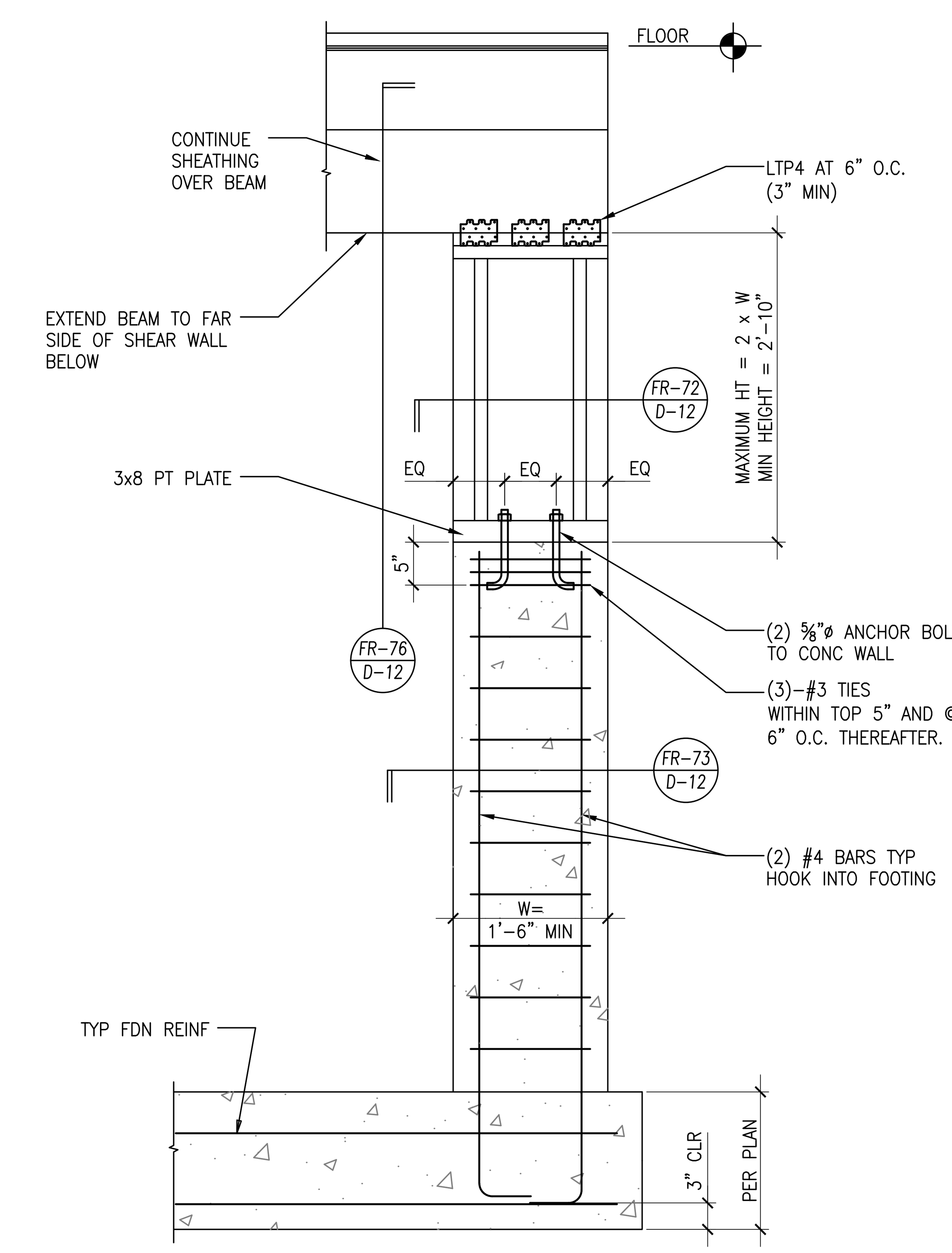
FR-76 D-12 HALF HEIGHT CONC. WALL SECTION
SCALE: 3/4" = 1'-0"



FR-9 D-12 ROOF SECTION @ TRUSS BLOCKING PANEL
SCALE: NTS



FR-82 D-12 SHEAR TRANSFER @ CONTINUOUS HEADER
SCALE: NTS



FND-80 D-12 HALF HEIGHT CONC. WALL
SCALE: 3/4" = 1'-0"

CITY USE

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MICHAEL J. CLERKIN
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STATE OF WASHINGTON
56780
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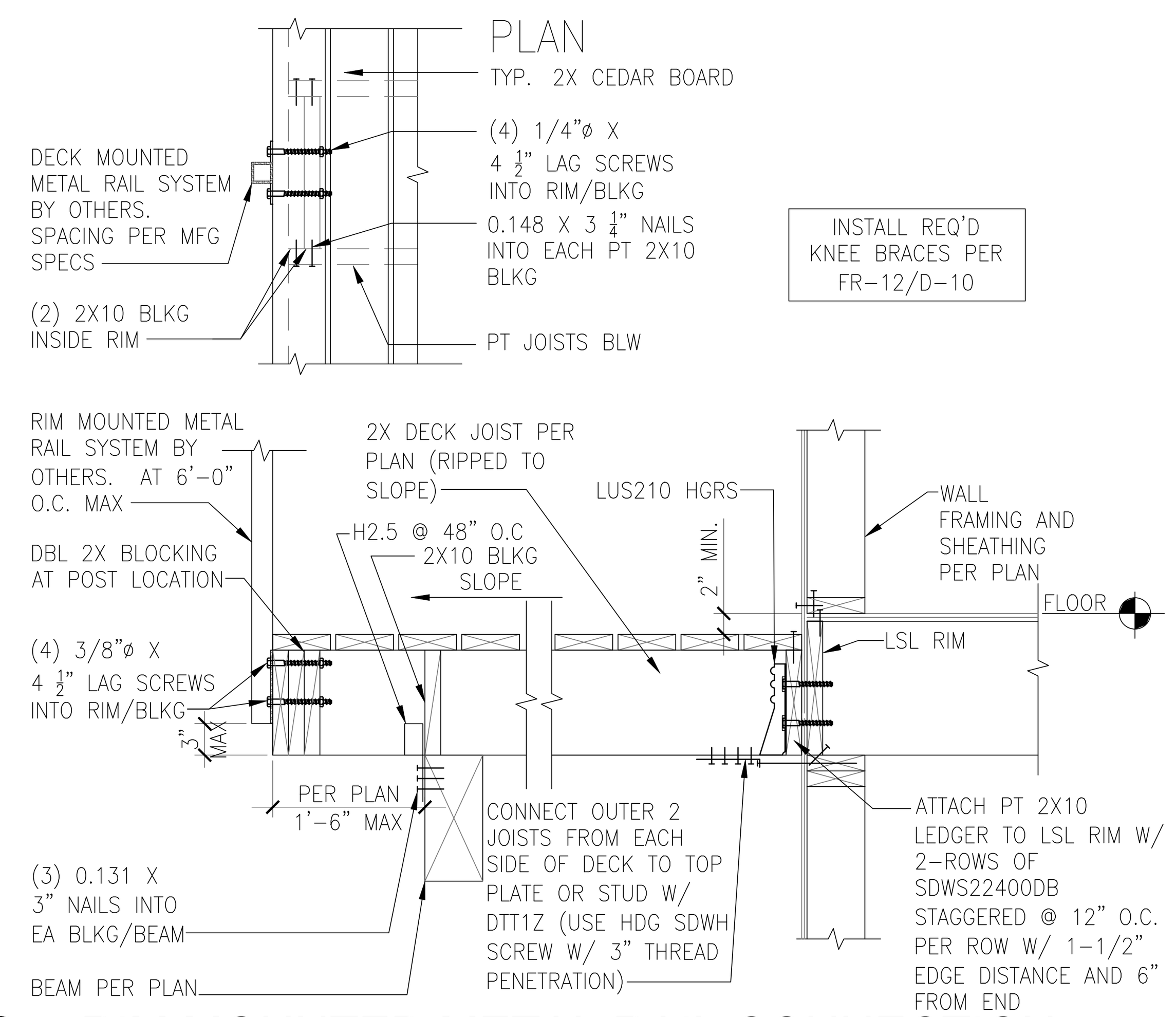
SHEET REVISION INFO
SET REVISION INFO

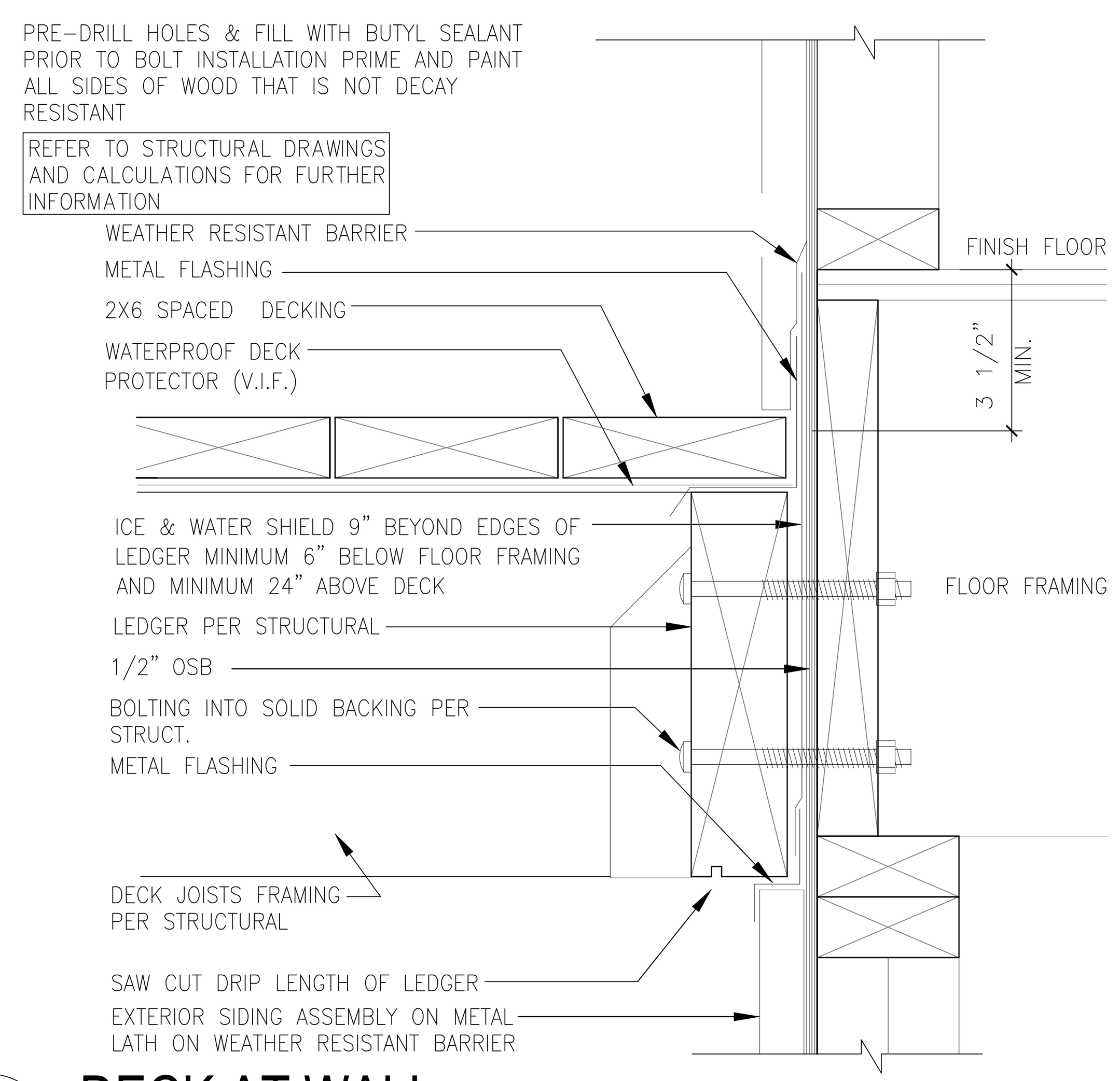
MODEL/PROJECT NAME
ALL
ELEVATION NAME
ALL

DRAWN BY -
CHECKED BY -
SHEET DATE -
SCALE
11X17 SHEET: 1/8"=1'-0"
22X34 SHEET: 1/4"=1'-0"

R/L HAND SET
SHEET DESCRIPTION
SHEARWALL DETAILS
SHEET NUMBER
D-12
SERIAL NUMBER



FR-2
D-13
RIM MOUNTED METAL RAIL CONNECTION
SCALE: NTS



FR-6
D-13
DECK AT WALL
SCALE: 1 1/2"=1'-0"

CITY USE

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SHEET REVISION INFO

SET REVISION INFO

MODEL/PROJECT NAME
ALL
ELEVATION NAME
ALL

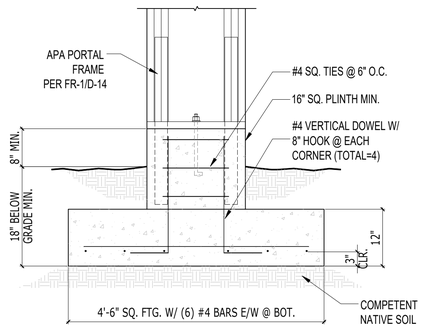
DRAWN BY -
CHECKED BY -
SHEET DATE -
SCALE
11X17 SHEET: 1/8"=1'-0"
22X34 SHEET: 1/4"=1'-0"

R/L HAND SET

SHEET DESCRIPTION
DECK FRAMING DETAILS

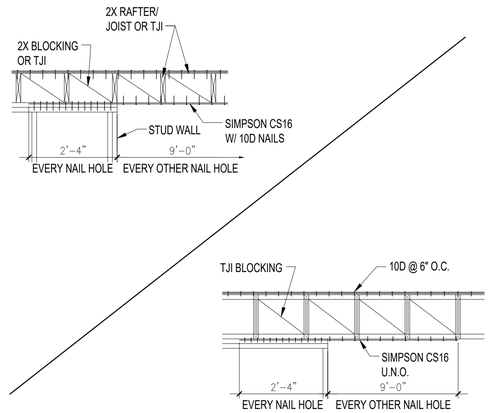
SHEET NUMBER
D-13

SERIAL NUMBER



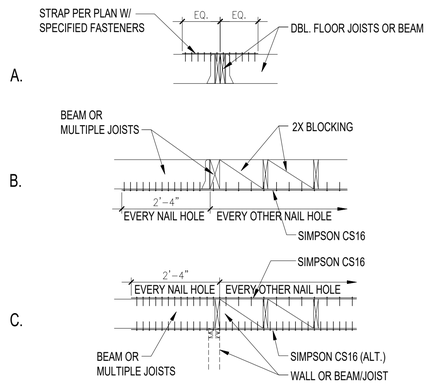
FND-7 / D-14 PAD FTG. FOR APA PORTAL FRAME

SCALE: NTS



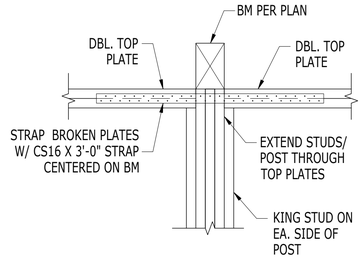
FR-6 / D-14 PERPENDICULAR DRAG STRUT

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



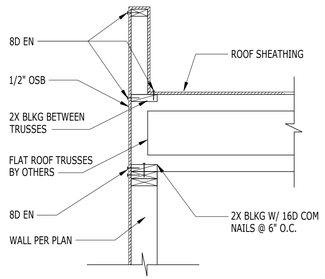
FR-5 / D-14 INTERRUPTED DRAGS

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



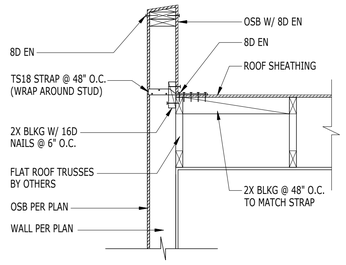
FR-4 / D-14 BEAM TO POST CONNECTION

SCALE: 1"=1'-0"



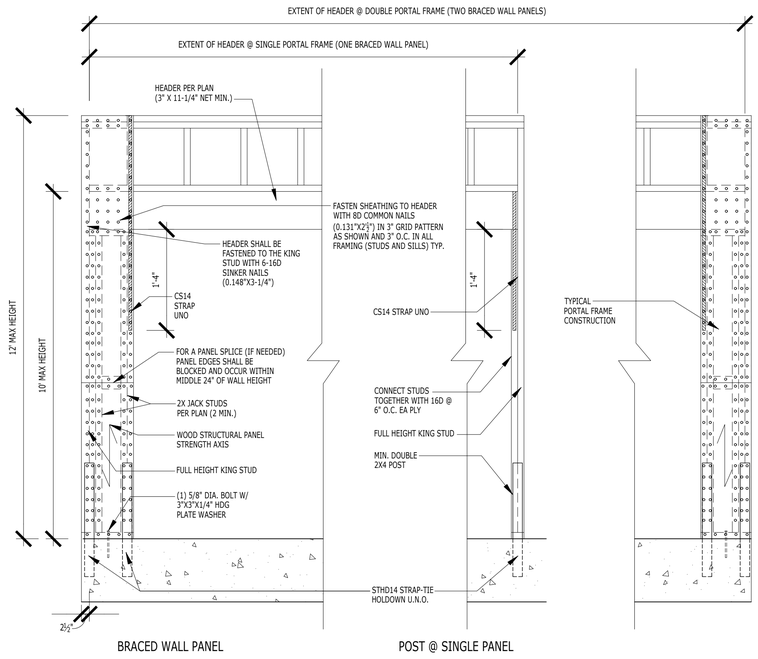
FR-3 / D-14 FLAT TRUSS TO EXT. WALL CONN.

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



FR-2 / D-14 PARAPET AT PARALLEL ROOF TRUSS

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



FR-1 / D-14 APA PORTAL FRAME ELEVATION

SCALE: NTS

CITY USE

12119 REGISTERED ARCHITECT MICHAEL J. CLERKIN STATE OF WASHINGTON

MICHAEL D. WILSON STATE OF WASHINGTON 38758 REGISTERED PROFESSIONAL ENGINEER

TOLL ARCHITECTURE
PHILADELPHIA · ORLANDO
DALLAS · LOS ANGELES · SEATTLE
2557 Southwest Grapevine Pkwy Suite 100
Grapevine, TX 76051
P 817-329-6710
A Toll Brothers Company

SHEET REVISION INFO

SET REVISION INFO

MODEL/PROJECT NAME
ALL
ELEVATION NAME
ALL

DRAWN BY -
CHECKED BY -
SHEET DATE -

SCALE:
11X17 SHEET: 1/8"=1'-0"
22X34 SHEET: 1/4"=1'-0"

R/L HAND SET

SHEET DESCRIPTION
PORTAL FRAME DETAILS

SHEET NUMBER
D-14

SERIAL NUMBER

associated
earth sciences
incorporated

September 12, 2019
Project No. 160234E003

Toll Bros., Inc.
8815 122nd Avenue NE, Suite 200
Kirkland, Washington 98033

Attention: Mr. Winston Towns

Subject: Rockery Detail
Lots 10 through 14 - Bridgewood
Estates Kirkland, Washington

Dear Mr. Towns:

Associated Earth Sciences, Inc. (AESI) is pleased to present the attached detail for the proposed rockeries for the above-referenced lots. This detail is based on our understanding of the project from discussions with you, and review of site plans for the subject lots—prepared by Blueline and dated August 23, 2019—showing the locations of the proposed walls. The attached detail addresses the walls planned to provide grade separation for the access drives to the residences.

We appreciate the opportunity to be of continued service to you on this project. Should you have any questions regarding the attached document, please call us at your earliest convenience.

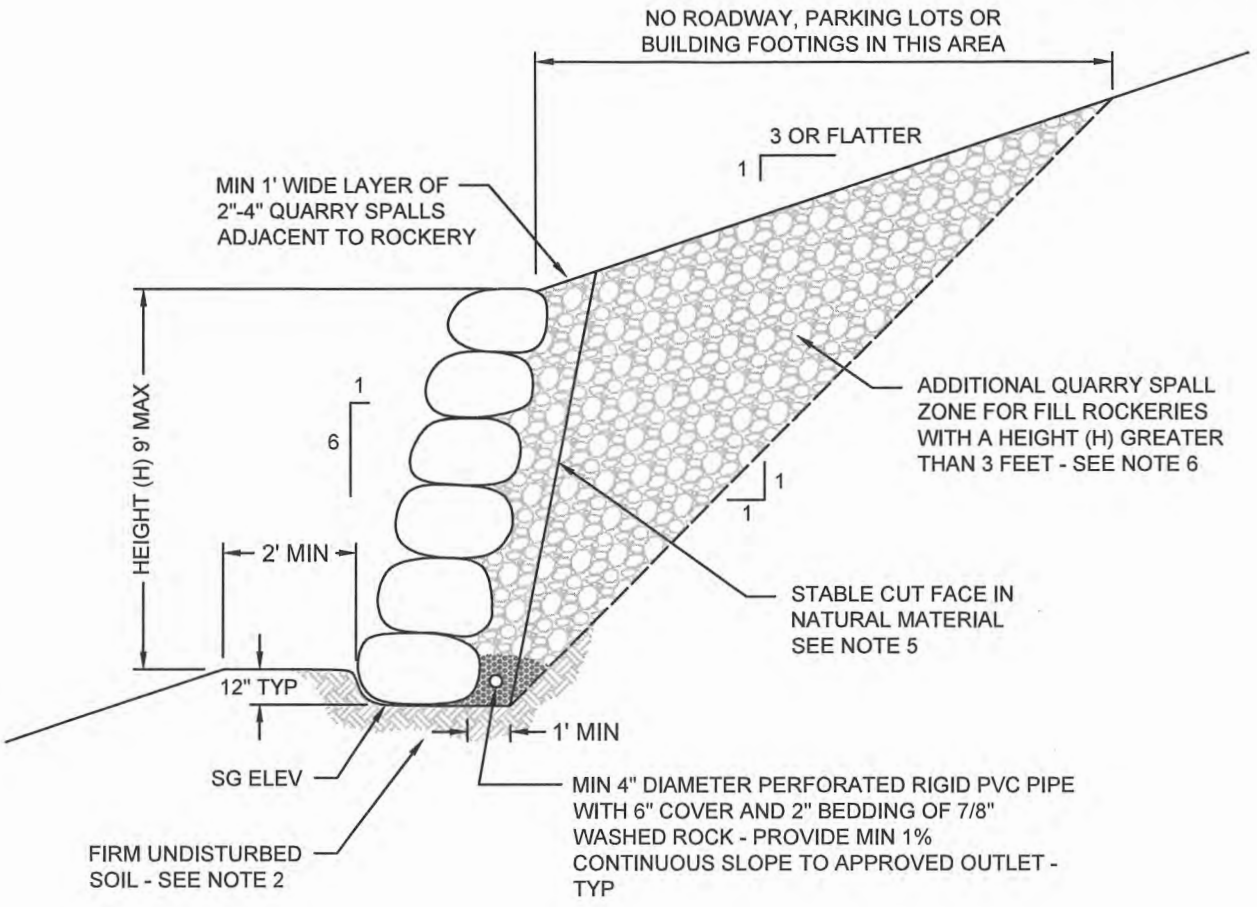
Sincerely,
ASSOCIATED EARTH SCIENCES, INC.
Kirkland, Washington

KURT D. MERRIMAN
STATE OF WASHINGTON
23580
REGISTERED
PROFESSIONAL ENGINEER
9-12-19

Kurt D. Merriman, P.E.
Senior Principal Engineer

Attachment: Unreinforced Rockery Detail

KDM/ms - 160234E003-2 - Projects\20160234\KE\WP



NOTES:

1. ROCKERIES HIGHER THAN 5' SHALL BE CONSTRUCTED OF ROCKS OF GRADUATED SIZES FROM 5-MAN TO 2-MAN, FROM BOTTOM TO TOP. ROCKERIES OF 5' OR LOWER SHALL BE CONSTRUCTED OF 3-MAN TO 2-MAN, FROM BOTTOM TO TOP.

2. INSPECTION OF SUBGRADE, PLACEMENT OF BASE COURSE AND DRAINAGE, AND FINISHED ROCKERY BY ENGINEER IS REQUIRED.

3. ROCK SHALL BE SOUND AND HAVE A MINIMUM DENSITY OF 160 POUNDS PER CUBIC FOOT.

4. THE LONG DIMENSION OF ALL ROCKS SHALL BE PLACED PERPENDICULAR TO THE WALL. EACH ROCK SHOULD BEAR ON TWO ROCKS IN THE TIER BELOW.

5. ROCKERIES ARE EROSION-CONTROL STRUCTURES, NOT RETAINING WALLS. NATURAL MATERIAL MUST BE STABLE AND FREE STANDING IN CUT FACE. MAXIMUM HEIGHT OF 3 FEET FOR ROCKERIES FACING UNREINFORCED FILL SOILS.

ROCK	LB.	AVG. DIMENSION (IN.)
1-MAN	50-200	12 TO 18
2-MAN	200-700	18 TO 28
3-MAN	700-2000	28 TO 36
4-MAN	2000-4000	36 TO 48
5-MAN	4000-6000	48 TO 54

6. FOR ROCKERIES WITH A HEIGHT GREATER THAN 3 FEET FACING FILL (E.G., BASEMENT WALL BACKFILL), THE QUARRY SPALL ZONE SHALL EXTEND TO A 1H:1V LINE EXTENDING UP FROM A POINT 1 FOOT BACK OF THE ROCKERY BASE COURSE.

associated earth sciences incorporated

UNREINFORCED ROCKERY DETAIL

BRIDGEWOOD - LOTS 10-13
KIRKLAND, WASHINGTON

PROJ NO.	DATE:	FIGURE:
160234E003	9/19	1