SCOPE OF WORK - Changes to the scope of work, design, materials or method of construction will require revised plans to be submitted. The plans must be reviewed and approved by City of Kirkland review staff prior to being implemented in the field. Additional review fees will be charges as applicable.

SEPARATE ELECTRICAL PERMIT REQUIRED

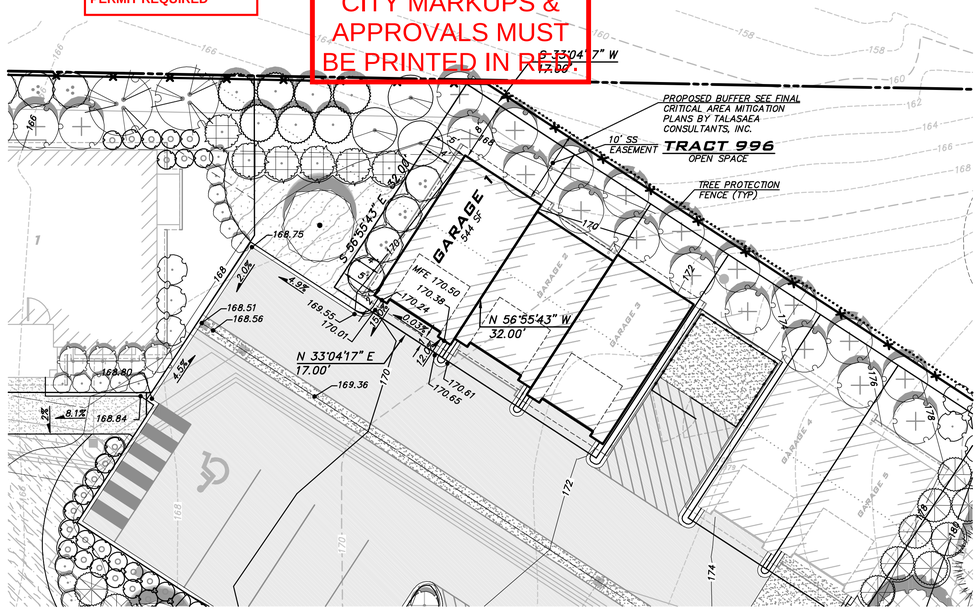
APPROVED PLAN SET MUST REMAIN ON SITE.

CITY MARKUPS & APPROVALS MUST BE PRINTED IN RED.

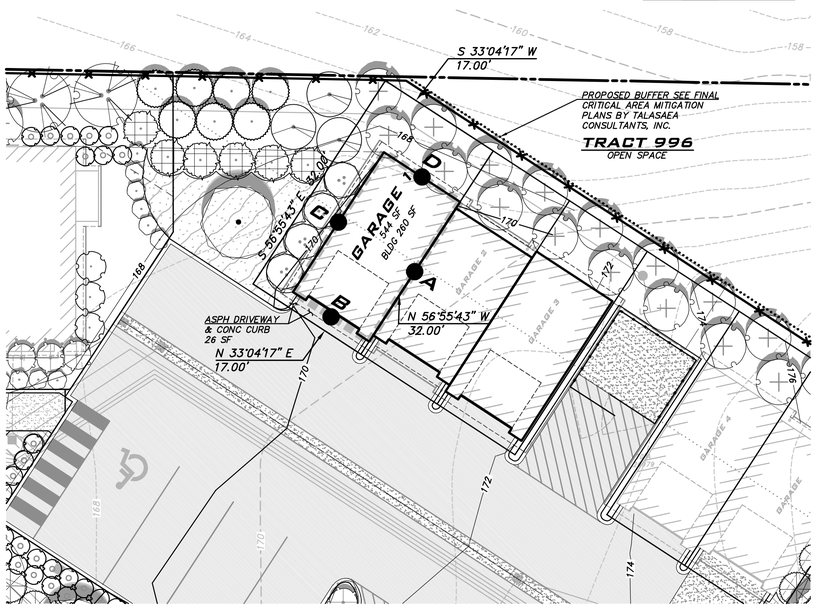
SW 1/4, SEC 32, TWP 26N, RGE 5E, W.M.

CASOLARE COTTAGES - GARAGE 1
BUILDING PE4MIT SITE PLANS
BSF24-02027

City of Kirkland
Reviewed By J Goucher
07/13/2024

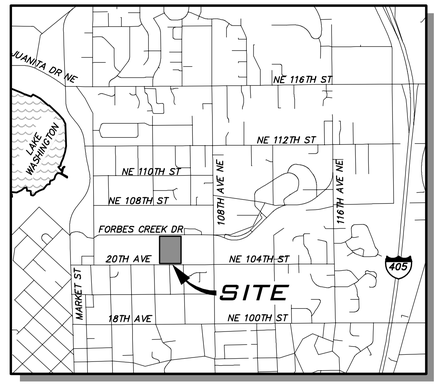


SITE PLAN



ABE PLAN & LOT COVERAGE

SCALE: 1" = 10'
0 5 10 20



VICINITY MAP

NOT TO SCALE

PROJECT TEAM

OWNER
DGR
18323 BOTHELL–EVERETT HIGHWAY
SUITE 10
BOTHELL, WA, 98012
(425) 210–6367
CONTACT: DOMINIQUE RUYBAL

SURVEYOR
AXIS SURVEY AND MAPPING
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MITCH@AXISMAP.COM

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MIKE@NASH–ARCHITECTS.COM

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(206) 723–0656
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GREENFORESTINC@MINDSPRING.COM

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ASSOCIATED EARTH SCIENCES, INC.
911 FIFTH AVENUE
KIRKLAND, WA 98033
(425) 827–7701
CONTACT: BRUCE BLYTON
BBLYTON@AESGEO.COM

PROJECT INFORMATION

SITE ADDRESS:	414 20TH AVE, KIRKLAND, WA 98034
PARCEL NUMBER:	3890100050
GROSS SITE AREA:	286,193 SF (6.57 ACRES)
ZONING:	RS 12.5
PROPOSED LOTS:	14
MAXIMUM IMPERVIOUS COVERAGE:	50% (CALCULATED ON A SITE WDE BASIS)
MAXIMUM FAR:	50% (CALCULATED ON A SITE WDE BASIS)
HEIGHT:	25' FROM ABE, ACCESSORY UNITS 18' FROM ABE
SEWER SYSTEM:	CITY OF KIRKLAND
WATER SYSTEM:	CITY OF KIRKLAND
ADJACENT ZONING:	SINGLE FAMILY RESIDENTIAL

LEGAL DESCRIPTION

EASEMENTS AND LEGAL DESCRIPTION ARE BASED ON THE SUBDIVISION GUARANTEE BY TITLE RESOURCES GUARANTY COMPANY, FILE NO. 40167319–800–T35, DATED MARCH 29, 2016, AT 8:00 A.M.

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(ALSO KNOWN AS A PORTION OF LOTS 7 AND 8 KIRKLAND FIVE ACRE TRACTS, UNRECORDED PLATS, KING COUNTY);
SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON.

DATUM

HORIZONTAL DATUM:
NAD '83/'11 GPS 2011 SMARTNET NORTH AMERICA

VERTICAL DATUM: NAVD '88 PER CITY OF KIRKLAND CONTROL POINT #33.
FOUND PUNCH ON 1½" BRASS DISK IN 4"x4" CONCRETE MONUMENT IN CASE, DOWN 0.25' AT THE INTERSECTION OF 18TH AVE AND 6TH ST.

ELEVATION: 229.93'

TEMPORARY BENCHMARK:

TBM 'A'
SET CHISELED '□' AT THE WEST END OF THE CONC WALK.
ELEV = 69.45'

TBM 'B'
SET CHISELED '□' AT THE SOUTHWEST CORNER OF THE POWER VAULT.
ELEV = 72.93'

SURVEY NOTES

THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON MAY 2016 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS, ETC.) AND AS–BUILT INFORMATION PROVIDED BY THE UTILITY PURVEYORS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

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WETLAND DELINEATION PROVIDED BY TALASAEA CONSULTANTS, INC. AS SHOWN ON MAP DATED APRIL 21, 2016 NUMBER TAL 518.

REFERENCES

RI. SHORT PLAT NO. XXXXXX
RECORD OF KING COUNTY, WA

CASOLARE COTTAGES - FLOOR AREA RATIO & LOT COVERAGE CALCULATIONS (SF)

			FAR			LOT COVERAGE CALCULATIONS								
						AT BUILDING PERMIT STAGE						PROPOSED LOT COVERAGE AT LSM - LSM19-09520 (BSF permit check)		
LOT NO.	ADDRESS	HOUSE PLAN	LOT AREA	BLDG FLOOR AREA	FLOOR AREA %	BLDG COVERAGE	PORCH	WALK	DRIVE	WALL	TOTAL	TOTAL	DIFFERENCE	DESCRIPTION
1*	440 20th Ave	Deer Harbor	1,839	1,483	81%	767	86	28			881	846	35	Fire place bump out removed; all walkway area not included in LSM calc
2*	438 20th Ave	Eastsound	2,044	1,484	73%	776	95	58		26	955	882	73	Switched plan from Rosario to Eastsound: LSM calculations are incorrect
3	436 20th Ave	Eastsound	1,487	1,484	100%	776	92				868	876	(8)	Switched to electric fire place; bump out on the west side of house removed
4*	434 20th Ave	Doe Bay	1,931	1,474	76%	784	99	41		16	940	891	49	No change to product or site. Calculations at LSM appear to be incorrect.
5*	432 20th Ave	Rosario	1,618	1,469	91%	779	91	13		6	889	860	29	No change to product or site. Calculations at LSM appear to be incorrect.
6*	428 20th Ave	Spring Bay	1,688	1,188	70%	632	115	37			784	776	8	Fire place bump out removed; calculations at LSM appear to be incorrect.
7*	414 20th Ave	Eastsound	1,783	1,484	83%	776	75	100			951	943	8	Switched to electric fire place; bump out on the east side of house removed
8	412 20th Ave	Doe Bay	1,875	1,474	79%	784	99	47			930	923	7	No change to product or site. Calculations at LSM appear to be incorrect.
9	426 20th Ave	West Beach	2,309	1,759	76%	1,033	94	67	4	21	1,219	1,248	(29)	Adjustment to buidling design decreased area; window well area added
10*	416 20th Ave	Rosario	1,854	1,469	79%	779	97	2		15	893	878	15	Added 15 sf for retaining wall w/in 12" of BLDG
11*	418 20th Ave	Spring Bay	1,666	1,188	71%	633	115	5		70	823	808	15	Fire place bump out removed; entirety of retaining wall not incl in LSM coverage
12*	420 20th Ave	Rosario	1,608	1,469	91%	778	94				872	917	(45)	No change to product or site. Calculations at LSM appear to be incorrect.
13	422 20th Ave	Spring Bay	1,819	1,188	65%	633	95	133		71	932	940	(8)	Removed fire place bump out
14*	424 20th Ave	Rosario	1,661	1,469	88%	779	102	75		4	960	890	70	No change to product or site. Calculations at LSM appear to be incorrect.
G1-3*	n/a	G 1-3	1,320	768	58%	752			92		844	821	23	No change to product or site. Calculations at LSM appear to be incorrect.
G4-5	n/a	G 4-5	840	504	60%	494			52		546	574	(28)	Design change to to Garage 5
G6-8*	n/a	G 6-8	1,290	812	63%	800			143		943	949	(6)	No change to product or site. Calculations at LSM appear to be incorrect.
G10-12*	n/a	G 10-12	1,635	812	50%	800			94		894	901	(7)	No change to product or site. Calculations at LSM appear to be incorrect.
G13-14	n/a	G 13-14	756	504	67%	494			101		595	607	(12)	Design change to to Garage 14; increase in drive area at building permit
		TOTAL	31,024	23,482	76%	14,049	1,349	606	486	229	16,719	16,530	189	

* Proposed impervious coverage area listed on approved LSM is incorrect. Total area listed above is per a QA/QC check of LSM CAD files

FLOOR AREA RATIO	
Total Site Area	286,193
Critical Area & Buffer Per Staff Report	176,584
Buildable Area	109,609
Proposed Bldg Area	23,482
Total Floor Area Ratio	21.4%

LOT COVERAGE (SF)	
Total Site Area	280,554
Max Coverage Allowed (50%)	140,277
LSM Permit Issuance	38,783
LSM Permit Revised	39,088
Difference	305
Revised Date:	6/14/2024

NOTE:
FAR CALCULATIONS ARE IN ACCORDANCE WITH KZC 113.25 AS A SITE–WIDE BASIS DEFINED AS "BUILDABLE AREA". THE PROJECT SITE CRITICAL AREA REDUCES THE BUILDABLE AREA TO 109,609 SF. PER 113.25 FOOTNOTE 8. PER STAFF REPORT UNDER SUB16–02267 & SAR16–01983 MAXIMUM FAR FOR COTTAGE DEVELOPMENTS IS 35%.

AVERAGE BUILDING ELEVATION CALCULATIONS
(440 20TH AVE)
Garage #1 — 12/7/2023

WALL SEGMENT LETTER	WALL SEGMENT LENGTH (FT)	EX GRADE @ MIDPOINT
A	22.00	168.84
B	12.00	168.87
C	22.00	168.22
D	12.00	167.81
ABE:		168.46
MAIN FLOOR ELEVATION (MFE):		170.50
BUILDING HEIGHT ABOVE MFE:		13.45
MAX HEIGHT ABOVE ABE PER ZONE:		18.00
RIDGE ELEVATION:		183.95
MAX RIDGE ELEVATION:		186.46

ILLICIT DISCHARGE NOTE

ILLICIT DISCHARGES AND CONNECTIONS (MUNICIPAL CODE 15.52) ARE PROHIBITED INTO THE STORM DRAIN SYSTEM:

CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS CLEAN AND FREE OF CONTAMINANTS AT ALL TIMES, REMOVING POLLUTANTS FROM A PRIVATE SYSTEM THAT ENTERS THE MUNICIPAL STORM SYSTEM AND/OR SURFACE AND GROUND WATER, AND PREVENTING AN ILLICIT DISCHARGE (KMC 15.52) INTO A MUNICIPAL STORM DRAIN SYSTEM AND/OR SURFACE AND GROUND WATER. IF YOUR CONSTRUCTION PROJECT VIOLATES MUNICIPAL CODE 15.52, THE CITY OF KIRKLAND STORM MAINTENANCE DIVISION WILL BE CALLED TO CLEAN THE PUBLIC STORM SYSTEM, AND OTHER AFFECTED PUBLIC INFRASTRUCTURE. THE CONTRACTOR(S), PROPERTY OWNER, VENDOR, AND ANY OTHER RESPONSIBLE PARTY MAY BE CHARGED ALL COSTS ASSOCIATED WITH THE CLEAN–UP AND MAY ALSO BE ASSESSED A FINE (KMC 1.12.200). THE MINIMUM FINE IS $500. A FINE FOR REPEAT VIOLATION SHALL BE DETERMINED BY MULTIPLYING THE SURFACE WATER FINE BY THE NUMBER OF VIOLATIONS. A FINE MAY BE REDUCED OR WAIVED FOR PERSONS WHO IMMEDIATELY SELF–REPORT VIOLATION TO THE CITY AT 425–587–3900. A FINAL INSPECTION OF YOUR PROJECT WILL NOT BE GRANTED UNTIL ALL COSTS ASSOCIATED WITH THE CLEAN–UP, AND PENALTIES, ARE PAID TO THE CITY OF KIRKLAND.

Illicit Discharges and Connections (Municipal Code 15.52) are prohibited into the Storm Drain System:
Contractor is responsible for keeping streets clean and free of contaminants at all times, removing pollutants from a private system that enters the municipal storm system and/or surface and ground water, and preventing an illicit discharge (KMC 15.52) into a the municipal storm drain system and/or surface and ground water. If your construction project violates Municipal Code 15.52, the City of Kirkland Storm Maintenance Division will be called to clean the public storm system, and other affected public infrastructure. The contractor(s), property owner, vendor, and any other responsible party may be charged all costs associated with the clean-up and may also be assessed a fine (KMC 1.12.200). The minimum fine is $500. A fine for a repeat violation shall be determined by multiplying the surface water fine by the number of violations. A fine may be reduced or waived for persons who immediately self-report violation to the city at 425-587-3900. A Final Inspection of your Project will not be granted until all costs associated with the clean-up, and penalties, are paid to the City of Kirkland.

NO ADDITIONAL LOT COVERAGE
Any gravel pathways, mechanical unit pads, or additional hardscape must be submitted as a revision to the permit.

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

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 Planning and Building Department as a revision to the permit for review and approval by all departments prior to implementation.

EXISTING UTILITY NOTE

EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8–1–1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

ATWELL
25 CENTRAL WAY, SUITE 400,
KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052
WWW.ATWELL-GROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: ADAM KAY
PROJECT ENGINEER: TODD A. OBERG, PE
DESIGNER: NADIA KROUMOVA
ISSUE DATE: 5/30/2024

NO	DATE	BY	REVISIONS
1	6/28/24	NKK	REVISE PER CITY REVIEW COMMENTS DATED 5/7/24

SITE PLAN
CASOLARE COTTAGES
GARAGE 1
BSF 24-02027
CITY OF KIRKLAND

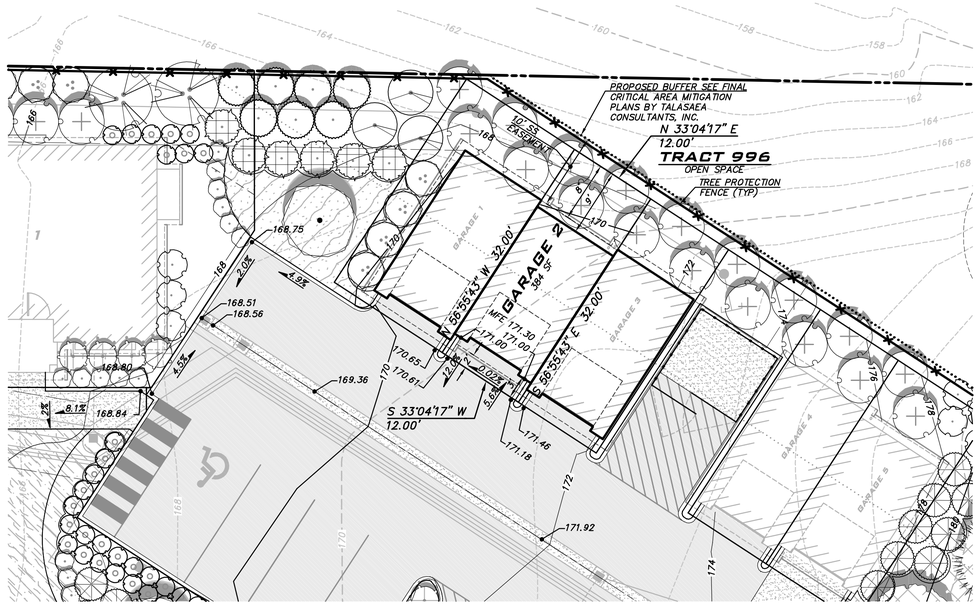
JOB NUMBER: 23005531
SHEET NAME: SP-01
SHT 1 OF 1

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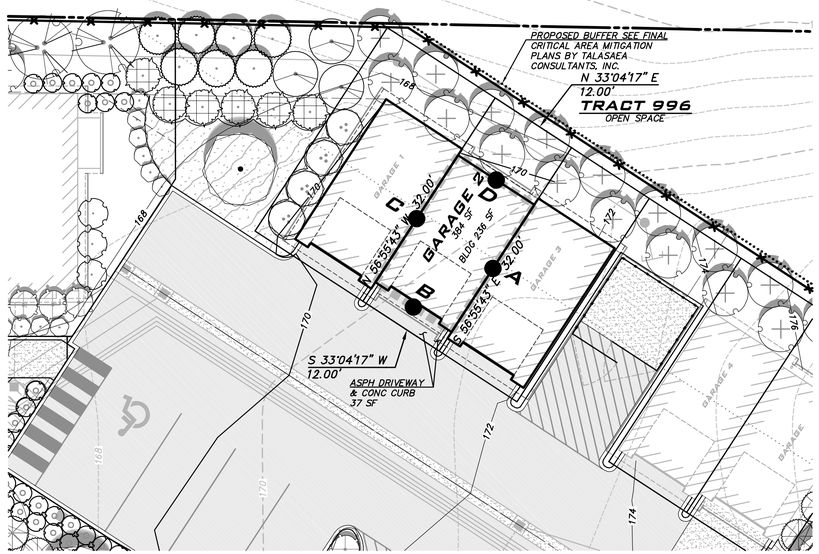
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SW 1/4, SEC 32, TWP 26N, RGE 5E, W.M.

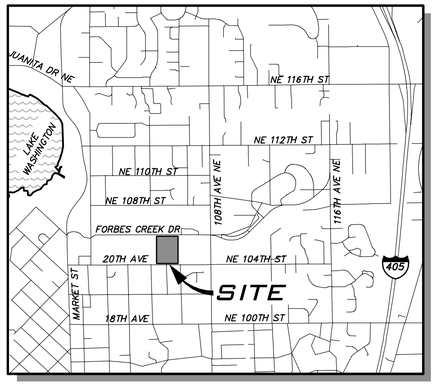
CASOLARE COTTAGES - GARAGE 2
BUILDING PERMIT SITE PLANS
BSF24-02027



SITE PLAN



ABE PLAN & LOT COVERAGE



VICINITY MAP

NOT TO SCALE

SCALE: 1" = 10'
0 5 10 20

PROJECT TEAM

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SUITE 10
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RECORD OF KING COUNTY, WA

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						AT BUILDING PERMIT STAGE						PROPOSED LOT COVERAGE AT LSM - LSM19-09520 (BSF permit check)		
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G4-5	n/a	G 4-5	840	504	60%	494			52		546	574	(28)	Design change to to Garage 5
G6-8*	n/a	G 6-8	1,290	812	63%	800			143		943	**949**	(6)	No change to product or site. Calculations at LSM appear to be incorrect.
G10-12*	n/a	G 10-12	1,635	812	50%	800			94		894	**901**	(7)	No change to product or site. Calculations at LSM appear to be incorrect.
G13-14	n/a	G 13-14	756	504	67%	494			101		595	607	(12)	Design change to to Garage 14; increase in drive area at building permit
		TOTAL	31,024	23,482	76%	14,049	1,349	606	486	229	16,719	16,530	189	

** Proposed impervious coverage area listed on approved LSM is incorrect. Total area listed above is per a QA/QC check of LSM CAD files*

FLOOR AREA RATIO	
Total Site Area	**286,193**
Critical Area & Buffer Per Staff Report	176,584
Buildable Area	109,609
Proposed Bldg Area	23,482
Total Floor Area Ratio	**21.4%**

LOT COVERAGE (SF)	
Total Site Area	**280,554**
Max Coverage Allowed (50%)	140,277
LSM Permit Issuance	38,783
LSM Permit Revised	39,088
Difference	**305**
Revised Date:	6/14/2024

NOTE:
FAR CALCULATIONS ARE IN ACCORDANCE WITH KZC 113.25 AS A SITE-WIDE BASIS DEFINED AS "BUILDABLE AREA". THE PROJECT SITE CRITICAL AREA REDUCES THE BUILDABLE AREA TO 109,609 SF. PER 113.25 FOOTNOTE 8. PER STAFF REPORT UNDER SUB16-02267 & SAR16-01983 MAXIMUM FAR FOR COTTAGE DEVELOPMENTS IS 35%.

Revised 6/28/2024

AVERAGE BUILDING ELEVATION CALCULATIONS (438 20TH AVE)			
Garage #2			12/7/2023
WALL SEGMENT LETTER		WALL SEGMENT LENGTH (FT)	EX GRADE @ MIDPOINT
	A	20.00	171.16
	B	12.00	170.67
	C	20.00	168.84
	D	12.00	168.86
	ABE:		169.91
MAIN FLOOR ELEVATION (MFE):			171.30
BUILDING HEIGHT ABOVE MFE:			12.70
MAX HEIGHT ABOVE ABE PER ZONE:			18.00
RIDGE ELEVATION:			184.00
MAX RIDGE ELEVATION:			187.91

ILLICIT DISCHARGE NOTE

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ATWELL
25 CENTRAL WAY, SUITE 400,
KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052
WWW.ATWELL-GROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: ADAM KAY
PROJECT ENGINEER: TODD A. OBERG, PE
DESIGNER: NADIA KROUMOVA
ISSUE DATE: 5/30/2024

NO	DATE	BY	REVISIONS
1	6/28/24	NKK	REVISE PER CITY REVIEW COMMENTS DATED 5/7/24

SITE PLAN
CASOLARE COTTAGES
GARAGE 2
BSF 24-02027
CITY OF KIRKLAND

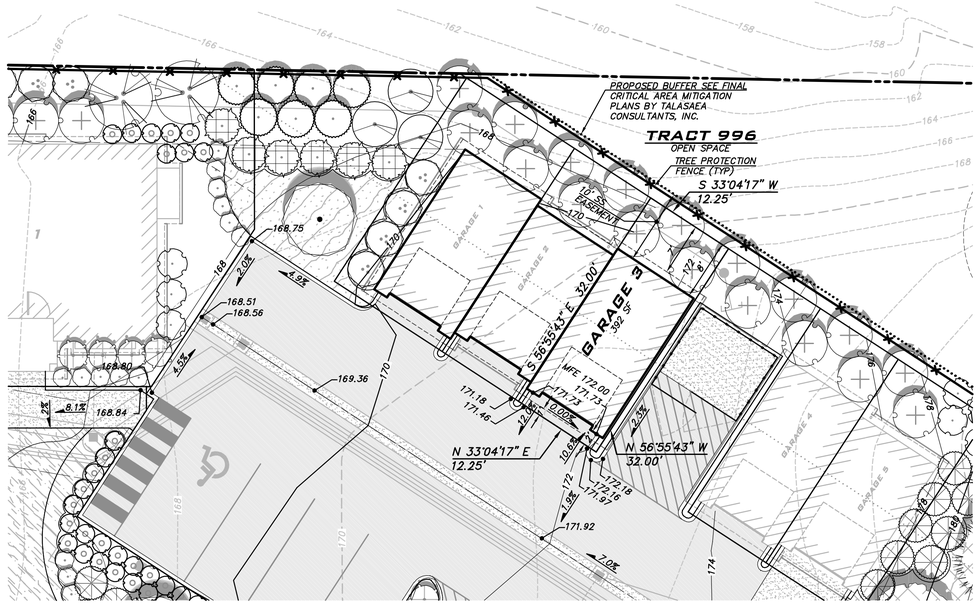
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SHEET NAME: SP-01
SHT 1 OF 1

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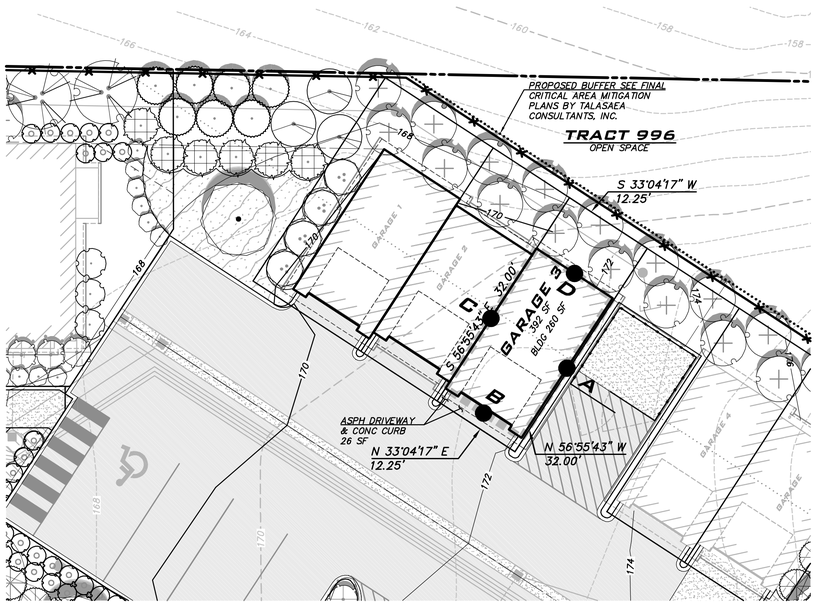
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June 28, 2024 – 2:52pm – User: akay
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SW 1/4, SEC 32, TWP 26N, RGE 5E, W.M.

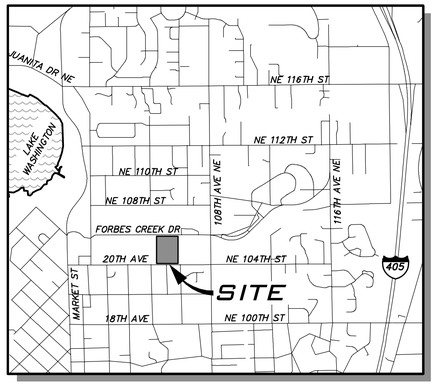
CASOLARE COTTAGES - GARAGE 3
BUILDING PERMIT SITE PLANS
BSF24-02027



SITE PLAN



ABE PLAN & LOT COVERAGE



VICINITY MAP
NOT TO SCALE

N

SCALE: 1" = 10'
0 5 10 20

PROJECT TEAM

OWNER
DGR
18323 BOTHELL–EVERETT HIGHWAY
SUITE 10
BOTHELL, WA, 98012
(425) 210–6367
CONTACT: DOMINIQUE RUYBAL

SURVEYOR
AXIS SURVEY AND MAPPING
15241 NE 90TH ST
REDMOND, WA 98052
(425) 823–5700 x301
CONTACT: MITCH EVANS
MITCH@AXISMAP.COM

CIVIL ENGINEER
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8003 118TH AVENUE NE
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ARBORIST
GREENFOREST INC.
4547 SOUTH LUCILE STREET
SEATTLE, WA 98118
(206) 723–0656
CONTACT: FAVERO GREENFOREST
GREENFORESTINC@MINDSPRING.COM

GEOTECHNICAL
ASSOCIATED EARTH SCIENCES, INC.
911 FIFTH AVENUE
KIRKLAND, WA 98033
(425) 827–7701
CONTACT: BRUCE BLYTON
BBLYTON@AESGEO.COM

PROJECT INFORMATION

SITE ADDRESS:	414 20TH AVE, KIRKLAND, WA 98034
PARCEL NUMBER:	3890100050
GROSS SITE AREA:	286,193 SF (6.57 ACRES)
ZONING:	RS 12.5
PROPOSED LOTS:	14
MAXIMUM IMPERVIOUS COVERAGE:	50% (CALCULATED ON A SITE WDE BASIS)
MAXIMUM FAR:	50% (CALCULATED ON A SITE WDE BASIS)
HEIGHT:	25' FROM ABE, ACCESSORY UNITS 18' FROM ABE
SEWER SYSTEM:	CITY OF KIRKLAND
WATER SYSTEM:	CITY OF KIRKLAND
ADJACENT ZONING:	SINGLE FAMILY RESIDENTIAL

LEGAL DESCRIPTION

EASEMENTS AND LEGAL DESCRIPTION ARE BASED ON THE SUBDIVISION GUARANTEE BY TITLE RESOURCES GUARANTY COMPANY, FILE NO. 40167319–800–T35, DATED MARCH 29, 2016, AT 8:00 A.M.

LOTS A AND B CITY OF KIRKLAND BOUNDARY LINE ADJUSTMENT NUMBER LLA–06–00026, RECORDED AUGUST 29, 2007, UNDER AUDITOR'S NUMBER 20070829001915, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32 TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE;
(ALSO KNOWN AS A PORTION OF LOTS 7 AND 8 KIRKLAND FIVE ACRE TRACTS, UNRECORDED PLATS, KING COUNTY);
SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON.

DATUM

HORIZONTAL DATUM:
NAD '83/'11 GPS 2011 SMARTNET NORTH AMERICA

VERTICAL DATUM: NAVD '88 PER CITY OF KIRKLAND CONTROL POINT #33.
FOUND PUNCH ON 1½" BRASS DISK IN 4"x4" CONCRETE MONUMENT IN CASE, DOWN 0.25' AT THE INTERSECTION OF 18TH AVE AND 6TH ST.

ELEVATION: 229.93'

TEMPORARY BENCHMARK:

TBM 'A'
SET CHISELED '□' AT THE WEST END OF THE CONC WALK.
ELEV = 69.45'

TBM 'B'
SET CHISELED '□' AT THE SOUTHWEST CORNER OF THE POWER VAULT.
ELEV = 72.93'

SURVEY NOTES

THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON MAY 2016 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS, ETC.) AND AS–BUILT INFORMATION PROVIDED BY THE UTILITY PURVEYORS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

THIS SURVEY DISCLOSES FACTORS OF RECORD AND ON THE GROUND AFFECTING THE SUBJECT PROPERTY BOUNDARY, BUT IT DOES NOT PURPORT TO LEGALLY RESOLVE RELATED PROPERTY LINE DISPUTES. WHERE AMBIGUITIES ARE NOTED, AXIS RECOMMENDS THAT THE OWNER CONSULT WITH LEGAL COUNSEL TO DETERMINE HOW BEST TO INTERPRET THEIR PROPERTY RIGHTS AND ADDRESS ANY POTENTIAL PROPERTY LINE DISPUTES.

WETLAND DELINEATION PROVIDED BY TALASAEA CONSULTANTS, INC. AS SHOWN ON MAP DATED APRIL 21, 2016 NUMBER TAL 518.

REFERENCES

RI. SHORT PLAT NO. XXXXXX
RECORD OF KING COUNTY, WA

CASOLARE COTTAGES - FLOOR AREA RATIO & LOT COVERAGE CALCULATIONS (SF)

			FAR			LOT COVERAGE CALCULATIONS								
						AT BUILDING PERMIT STAGE						PROPOSED LOT COVERAGE AT LSM - LSM19-09520 (BSF permit check)		
LOT NO.	ADDRESS	HOUSE PLAN	LOT AREA	BLDG FLOOR AREA	FLOOR AREA %	BLDG COVERAGE	PORCH	WALK	DRIVE	WALL	TOTAL	TOTAL	DIFFERENCE	DESCRIPTION
1*	440 20th Ave	Deer Harbor	1,839	1,483	81%	767	86	28			881	846	35	Fire place bump out removed; all walkway area not included in LSM calc
2*	438 20th Ave	Eastsound	2,044	1,484	73%	776	95	58		26	955	882	73	Switched plan from Rosario to Eastsound: LSM calculations are incorrect
3	436 20th Ave	Eastsound	1,487	1,484	100%	776	92				868	876	(8)	Switched to electric fire place; bump out on the west side of house removed
4*	434 20th Ave	Doe Bay	1,931	1,474	76%	784	99	41		16	940	891	49	No change to product or site. Calculations at LSM appear to be incorrect.
5*	432 20th Ave	Rosario	1,618	1,469	91%	779	91	13		6	889	860	29	No change to product or site. Calculations at LSM appear to be incorrect.
6*	428 20th Ave	Spring Bay	1,688	1,188	70%	632	115	37			784	776	8	Fire place bump out removed; calculations at LSM appear to be incorrect
7*	414 20th Ave	Eastsound	1,783	1,484	83%	776	75	100			951	943	8	Switched to electric fire place; bump out on the east side of house removed
8	412 20th Ave	Doe Bay	1,875	1,474	79%	784	99	47			930	923	7	No change to product or site. Calculations at LSM appear to be incorrect.
9	426 20th Ave	West Beach	2,309	1,759	76%	1,033	94	67	4	21	1,219	1,248	(29)	Adjustment to buidling design decreased area; window well area added
10*	416 20th Ave	Rosario	1,854	1,469	79%	779	97	2		15	893	878	15	Added 15 sf for retaining wall w/in 12" of BLDG
11*	418 20th Ave	Spring Bay	1,666	1,188	71%	633	115	5		70	823	808	15	Fire place bump out removed; entirety of retaining wall not incl in LSM coverage
12*	420 20th Ave	Rosario	1,608	1,469	91%	778	94				872	917	(45)	No change to product or site. Calculations at LSM appear to be incorrect.
13	422 20th Ave	Spring Bay	1,819	1,188	65%	633	95	133		71	932	940	(8)	Removed fire place bump out
14*	424 20th Ave	Rosario	1,661	1,469	88%	779	102	75		4	960	890	70	No change to product or site. Calculations at LSM appear to be incorrect.
G1-3*	n/a	G 1-3	1,320	768	58%	752			92		844	821	23	No change to product or site. Calculations at LSM appear to be incorrect.
G4-5	n/a	G 4-5	840	504	60%	494			52		546	574	(28)	Design change to to Garage 5
G6-8*	n/a	G 6-8	1,290	812	63%	800			143		943	949	(6)	No change to product or site. Calculations at LSM appear to be incorrect.
G10-12*	n/a	G 10-12	1,635	812	50%	800			94		894	901	(7)	No change to product or site. Calculations at LSM appear to be incorrect.
G13-14	n/a	G 13-14	756	504	67%	494			101		595	607	(12)	Design change to to Garage 14; increase in drive area at building permit
		TOTAL	31,024	23,482	76%	14,049	1,349	606	486	229	16,719	16,530	189	

** Proposed impervious coverage area listed on approved LSM is incorrect. Total area listed above is per a QA/QC check of LSM CAD files*

FLOOR AREA RATIO

Total Site Area	286,193
Critical Area & Buffer Per Staff Report	176,584
Buildable Area	109,609
Proposed Bldg Area	23,482
Total Floor Area Ratio	21.4%

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Total Site Area	280,554
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Revised 6/28/2024

AVERAGE BUILDING ELEVATION CALCULATIONS
(436 20TH AVE)

Garage #3 — 12/7/2023

WALL SEGMENT LETTER	WALL SEGMENT LENGTH (FT)	EX GRADE @ MIDPOINT
A	22.00	172.37
B	12.00	172.13
C	22.00	171.16
D	12.00	171.19
ABE:		171.73
MAIN FLOOR ELEVATION (MFE):		172.00
BUILDING HEIGHT ABOVE MFE:		13.45
MAX HEIGHT ABOVE ABE PER ZONE:		18.00
RIDGE ELEVATION:		185.45
MAX RIDGE ELEVATION:		189.73

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KIRKLAND, WA 98033
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SCALE: AS NOTED
PROJECT MANAGER: ADAM KAY
PROJECT ENGINEER: TODD A. OBERG, PE
DESIGNER: NADIA KROUMOVA
ISSUE DATE: 5/30/2024

NO	DATE	BY	REVISIONS
1	6/28/24	NKK	REVISE PER CITY REVIEW COMMENTS DATED 5/7/24

SITE PLAN
CASOLARE COTTAGES
GARAGE 3
BSF 24-02027
CITY OF KIRKLAND

JOB NUMBER: 23005531
SHEET NAME: SP-01
SHT 1 OF 1

12x34
June 28, 2024 – 2:55pm – User: akay
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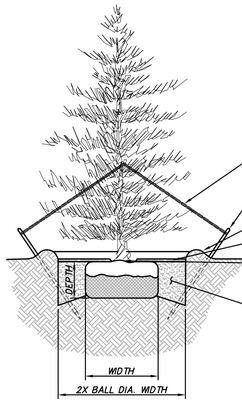
FOR REFERENCE ONLY

SW 1/4, SEC 32, TWP 26N, RGE 5E, W.M.

COK PW Dept
Approved Construction Plans For LSM19-09520
Jamie Ward
10/8/2020

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	32	ACER CIRCINATUM / VINE MAPLE (MULTI STEM)	B & B	2" CAL
	4	ACER PALMATUM 'BLOODGOOD' / BLOODGOOD JAPANESE MAPLE	B & B	2" CAL
	13	ACER RUBRUM 'BOWHALL' / BOWHALL MAPLE	B & B	2" CAL
	12	CORNUS KOUSA 'SATOMI' / RED KOUSA DOGWOOD	B & B	2" CAL
	18	CORNUS NUTTALLII / WESTERN FLOWERING DOGWOOD	B & B	2" CAL
	7	CRATAEGUS DOUGLASII / BLACK HAWTHORN	B & B	2" CAL
	6	THUJA PLICATA / WESTERN RED CEDAR	B & B	6' MIN PLANTED HEIGHT
	4	TSUGA HETEROPHYLLA / WESTERN HEMLOCK	B & B	6' MIN PLANTED HEIGHT
SHRUBS	QTY	BOTANICAL / COMMON NAME	SPACING	
	87	CORNUS SERICEA / RED TWIG DOGWOOD	60" o.c.	
	170	HOSTA FORTUNEI 'AUREOMARGINATA' / GOLD EDGED PLAINTAIN LILY	30" o.c.	
	68	MYRICA CALIFORNICA / PACIFIC WAX MYRTLE	60" o.c.	
	179	PIERIS JAPONICA 'CAVATINE' / CAVATINE PIERIS	30" o.c.	
	59	PIERIS JAPONICA 'KATSURA' / KATSURA PIERIS	60" o.c.	
	102	RHODODENDRON OCCIDENTALE / WESTERN AZALEA	48" o.c.	
	61	RHODODENDRON SCHLIPPENBACHII / ROYAL AZALEA	60" o.c.	
	118	RHODODENDRON X 'CUNNINGHAM'S WHITE' / CUNNINGHAM'S WHITE RHODODENDRON	48" o.c.	
	53	RUBUS SPECTABILIS / SALMONBERRY	72" o.c.	
	61	TAXUS CUSPIDATA 'DENSIFORMIS' / DENSE JAPANESE YEW	54" o.c.	
	83	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	72" o.c.	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SPACING	
	1,496	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE' / VANCOUVER JADE KINNIKINNICK	18" o.c.	
	214	ERICA X DARLEYENSIS 'MEDITERRANEAN WHITE' / MEDITERRANEAN WHITE HEATH	30" o.c.	
	637	HAKONECHLOA MACRA 'ALL GOLD' / JAPANESE FOREST GRASS	18" o.c.	
	476	LIRIOPE MUSCARI / LILY TURF	18" o.c.	
	4,250 SF	TURF SEED DROUGHT TOLERANT DWARF FESCUE BLEND		



TYPES 1, 2, AND 3 Spreading, semi-spreading, broad spreading, globe, and compact upright		Types 4 & 5 Pyramidal, broad upright		Type 6* Columnar	
Spread (Types 1 and 2) Height (Type 3)	Minimum diameter ball	Height/ Caliper	Minimum diameter ball	Height/ Caliper	Minimum diameter ball
9 in.	8 in.	12 in.	8 in.	12 in.	7 in.
12 in.	10 in.	15 in.	10 in	15 in.	8 in.
15 in.	12 in.	18 in.	12 in.	18 in.	9 in.
18 in.	14 in.	24 in.	14 in.	24 in.	11 in.
24 in.	16 in.	30 in.	16 in.	30 in.	13 in.
30 in.	18 in.	3 ft.	18 in.	3 ft.	14 in.
36 in.	24 in.	4 ft.	20 in.	4 ft	16 in.
42 in.	26 in.	5 ft.	22 in.	5 ft.	18 in.
4 ft.	28 in.	6 ft.	24 in.	6 ft.	20 in.
5 ft.	36 in.	7 ft.	26 in.	7 ft	22 in.
6 ft.	40 in.	8 ft.	28 in.	8 ft.	24 in.
7 ft.	46 in.	9 ft./3 in.	32 in.	9ft/2 ½ in	26 in.
8 ft.	52 in.	3 ½ in.	34 in.	3 in.	28 in.
		4 in.	38 in.	3 ½ in.	32 in.
		4 ½ in.	42 in.	4 in.	36 in.
		5 in.	48 in.	4 ½ in.	40 in.
		5 ½ in.	54 in.	5 in.	44 in.
		6 in.	60 in.	5 ½ in.	48 in.
		7 in.	72 in.	6 in.	54 in.
		8 in.	84 in.	7 in.	66 in.
		9 in.	90 in.	8 in.	78 in.
				9 in.	90 in.

PROFLEX – 1" WIDE SOFT COIL CHAIN LOCK TREE TIE OR EQUAL (NO METAL WIRE) (3 REQUIRED)*

6' LONG, 3" ø CEDAR STAKES (3 REQUIRED)*
*TREE STAPLES (2 MINIMUM) CAN BE USED IN PLACE OF STAKES AND PROFELX SEE TREE STAPLE SPECIFICATIONS FOR QUANTITY, SIZING & INSTALATION

3" EARTH SAUCER

2"–3" MULCH WITH NO MULCH AGAINST TRUNK

REMOVE BURLAP FROM TOP 1/3 OF BASE. NO BURLAP SHALL BE SEEN ABOVE SOIL LINE. ROPE & TWINE TO BE REMOVED FROM PIT. CUT WIRE BASKET IN 4 PLACES, FOLD DOWN 8" INTO HOLE. TOP OF BALL LEVEL WITH GRADE. ROOT FLARE EXPOSED.

BACKFILL MIXTURE: 2 PARTS PARENT SOIL DUG FROM HOLE THAT HAS BEEN AMENDED WITH 1 PART COMPOST AND ESPOMA BIO-TONE STARTER PLUS 4-3-3, MIXED THOROUGHLY

NOTES:
1. SEE CHART FOR MINIMUM ROOTBALL DIAMETER.
2. THE DEPTH OF THE ROOTBALL SHALL BE NO LESS THAN 60% ITS WIDTH.

CONIFER DETAIL
NOT TO SCALE

LANDSCAPE NOTES

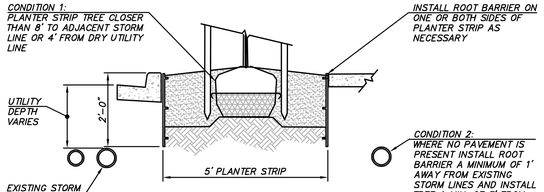
1. IN THE EVENT THAT ANY DISCREPANCIES BETWEEN THE QUANTITIES OF PLANTS INDICATED ON THE PLANT SCHEDULE AND THOSE INDICATED ON THE PLAN, THE QUANTITIES INDICATED ON THE PLAN SHALL GOVERN.
2. NO SUBSTITUTIONS SHALL BE ACCEPTED, EXCEPT WITH THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT OR HIS AGENT.
3. THE LANDSCAPE ARCHITECT OR HIS AGENT SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF THE MATERIALS. ALL REJECTED MATERIALS SHALL BE IMMEDIATELY REPLACED WITH ACCEPTABLE MATERIAL AT NO ADDITIONAL COST.
4. ALL PLANT BEDS SHALL BE MULCHED WITH A MINIMUM OF 3" SHREDDED BARK MULCH OR OTHER MATERIAL APPROVED BY THE LANDSCAPE ARCHITECT. ALL PROPOSED PLANT MATERIAL SHALL BE FULLY GUARANTEED FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE AND SHALL BE IN HEALTHY AND VIGOROUS CONDITION. ANY PLANT MATERIAL WHICH DIES WITHIN THAT PERIOD SHALL BE REPLACED WITH THE SAME SIZE AND SPECIES OF PLANT MATERIAL.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT.
6. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
7. THE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITION CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
8. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI Z60 (MOST RECENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
9. B & B PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BAL ONLY. PLANTS WITH BROKEN, SPLIT OR DAMAGED ROOT BALLS SHALL BE REJECTED.
10. TREES SHALL BE LOCATED IN A MANNER WHICH WILL NOT OBSTRUCT ACCESS TO FIRE HYDRANT OR VISIBILITY OF STREET OR TRAFFIC SIGNS.
11. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITION ARE SUITABLE.
12. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT, AFTER SETTLEMENT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANTS IN THE CENTER OF THE PLANTING PIT.
13. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING IN ACCORDANCE WITH THE PLANTING DETAILS.
14. THE LOCATION OF ALL PLANT MATERIAL IS DIAGRAMMATIC. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT OR HIS AGENT.
15. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING UPON THE PERFORMANCE OF THE WORK.
16. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL FOR UTILITY LOCATIONS, IF NECESSARY.
17. AMENDED SOIL AS REQUIRED IN ALL LANDSCAPED AREAS (OTHER THAN BIORETENTION AREAS). SOIL MUST MEET WA STATE DEPARTMENT OF ECOLOGY BMP T5.13.



PICNIC TABLE DETAIL
PACIFIC OUTDOORS PRODUCTS INC.
MODEL: SE-5335 OR EQUAL
NOT TO SCALE

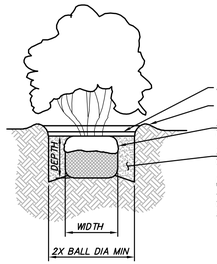


BENCH DETAIL
PACIFIC OUTDOORS PRODUCTS INC.
MODEL: SE-5185 OR EQUAL
NOT TO SCALE



NOTE:
1. ROOT BARRIER TO BE NDS, MODEL RP-2450, OR APPROVED EQUIVALENT.
2. INSTALL PRODUCT PER MANUFACTURER'S SPECIFICATIONS.
3. INSTALL PRODUCT A MINIMUM OF 3' BEYOND CENTER OF TREE IN EACH DIRECTION PARALLEL TO UTILITY LINE.
4. ALL TREES LOCATED WITHIN PLANTER STRIPS TO RECEIVE ROOT BARRIER.

ROOT BARRIER DETAIL
NOT TO SCALE



MULCH AS SPECIFIED

3" EARTH SAUCER

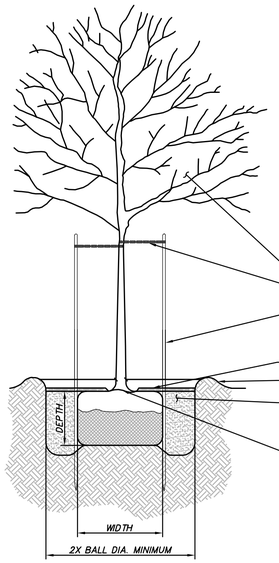
REMOVE BURLAP FROM TOP 1/3 OF BALL TOP OF BALL TO BE LEVEL WITH GRADE

BACKFILL MIXTURE – 2 PARTS NATIVE SOIL, 1 PART TOPSOIL, 1 PART PEAT MOSS

NOTE:
SHRUB ROOTBALLS SHALL BE TYPICALLY 12" WIDE. THE DEPTH OF THE ROOTBALL SHALL BE NO LESS THAN 65% ITS WIDTH

SHRUB DETAIL
NOT TO SCALE

TYPE 1 and Type 2 Shade Trees	
Caliper	Minimum diameter root ball
½ in.	12 in.
¾ in.	14 in.
1 in.	16 in.
1 ¼ in.	18 in.
1 ½ in.	20 in
1 ¾ in.	22 in.
2 in.	24 in.
2 ½ in.	28 in.
3 in.	32 in.
3 ½ in.	38 in.
4 in.	42 in.
4 ½ in.	48 in.
5 in.	54 in.
5 ½ in.	57 in.
6 in.	60 in.
7 in.	70 in.
8 in.	80 in.



ALL DAMAGED BRANCHES TO BE REMOVED

PROFLEX – 1" WIDE SOFT COIL CHAIN LOCK TREE TIE OR EQUAL (NO METAL WIRE) (2 REQUIRED)*

8' LONG, 3" ø CEDAR STAKES (2 REQUIRED)*
*TREE STAPLES (2 MINIMUM) CAN BE USED IN PLACE OF STAKES AND PROFELX SEE TREE STAPLE SPECIFICATIONS FOR QUANTITY, SIZING & INSTALATION

2"–3" MULCH WITH NO MULCH AGAINST TRUNK

3" EARTH SAUCER

BACKFILL MIXTURE: 2 PARTS PARENT SOIL DUG FROM HOLE THAT HAS BEEN AMENDED WITH 1 PART COMPOST, AND ESPOMA BIO-TONE STARTER PLUS 4-3-3, MIXED THOROUGHLY.

REMOVE BURLAP FROM TOP 1/3 OF BASE. NO BURLAP SHALL BE ABOVE SOIL LINE. REMOVE TWINE AND ROPE FROM PIT. CUT WIRE BASKET IN 4 PLACES, FOLD DOWN 8" INTO PLANTING HOLE. TOP OF BALL TO BE LEVEL WITH GRADE WITH ROOT FLARE EXPOSED.

NOTE:
1. SEE CHART FOR MINIMUM ROOTBALL DIAMETER.
2. THE DEPTH OF THE ROOTBALL SHALL BE NO LESS THAN 60% ITS WIDTH.

DECIDUOUS DETAIL
NOT TO SCALE

LANDSCAPE NOTES

- ANY PERIMETER BUFFER LANDSCAPING REQUIRED PER 95.40 WILL BE DESIGNED AND SUBMITTED WITH THE LSM PLAN SET.
- ANY SUPPLEMENTAL PLANTINGS REQUIRED PER 95.41 WILL BE DESIGNED AND SUBMITTED WITH THE LSM PLAN SET.
- A PLANTING PLAN WILL BE SUBMITTED WITH LSM TO MITIGATE THE BARE GROUND AFTER REMOVAL OF INVASIVE PLANTS PER 95.51(5).

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

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: TODD A. OBERG, PE
PROJECT ENGINEER: YANNICK METS, PE
DESIGNER: CHRISTOPHER WISCOMB
ISSUE DATE: 9/11/2020

NO	DATE	BY	REVISIONS
1	3/13/20	SBC	ADDRESSED CITY COMMENTS

LANDSCAPE DETAILS

ORCAS MOON COTTAGES
LSM PLANS
PARCEL #3890100050
CITY OF KIRKLAND WASHINGTON

STATE OF WASHINGTON
THOMAS P. COLLEARY
CERTIFICATE NO. 1457 EXP. 9/2/2021
LICENSED LANDSCAPE ARCHITECT
6/26/20

JOB NUMBER: 12-248
SHEET NAME: LS-04
SHT 47 OF 67

22x34
Sep 11, 2020 - 8:58am - User: tcolleran
E:\Projects\12248\Dwg\Final\12248LS.dwg

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ORCAS MOON COTTAGES

KIRKLAND, WA

GARAGES 1-3

DIRECTORY

C	- COVER SHEET
A1	- ELEVATIONS
A2	- FOUNDATION & GARAGE FLOOR PLAN
A3	- ROOF PLAN & BUILDING SECTION
S0.0	- GENERAL STRUCTURAL NOTES
S1.0	- STRUCTURAL PLANS
SD-1	- FOUNDATION DETAILS
SD-2	- STRUCTURAL DETAILS

SQUARE FOOTAGE'S:

G1 (12'x22')	264 S.F.
G2 (12'x20')	240 S.F.
G3 (12'x22')	264 S.F.
TOTAL BUILDING	768 S.F.

CONSULTANTS

ARCHITECT

NASH AND ASSOCIATES ARCHITECTS
8003 118th AVE NE
KIRKLAND, WA 98033
PHONE: (425) 242-7490

STRUCTURAL ENGINEER

FELTEN GROUP
23175 224TH PL SE STE. C
MAPLE VALLEY, WA 98038
PHONE: (425) 531-7950

CODE INFORMATION

CONSTRUCTION TYPE: 5B
OCCUPANCY: R3/U-1
2018 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS
2018 INTERNATIONAL FIRE CODE
2018 UNIFORM PLUMBING CODE
2018 WASHINGTON STATE ENERGY CODE
2018 INTERNATIONAL MECHANICAL CODE
2020 WASHINGTON CITIES ELECTRICAL CODE

12671 REGISTERED ARCHITECT
MICHAEL WAYNE JOHNSON
STATE OF WASHINGTON

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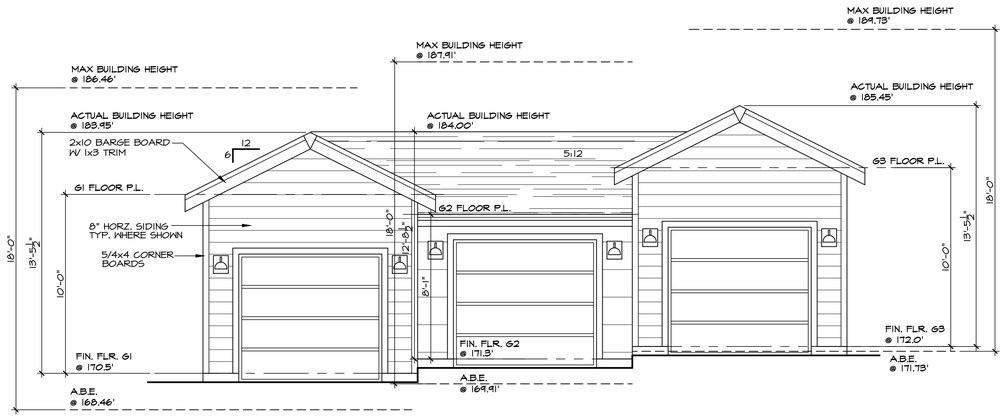
project:
GARAGES 1-3
ORCAS MOON COTTAGES
KIRKLAND, WA

date: 11-14-23
permit:
revisions:

drawn by: LMD
checked by: MWJ

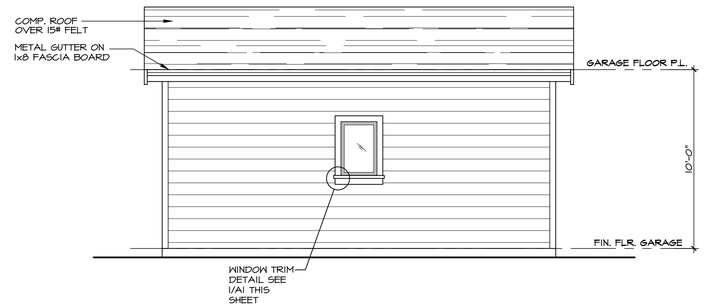
SHEET
OF C

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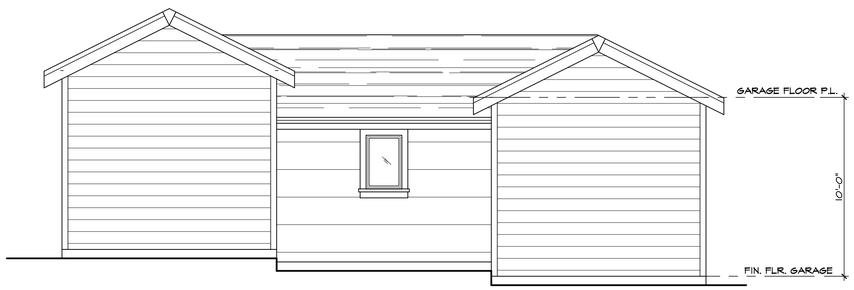
NORTHWEST ELEVATION

SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



SOUTHWEST ELEVATION

SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



SOUTHEAST ELEVATION

SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



NORTHEAST ELEVATION

SEE GENERAL NOTES SCALE: 1/4" = 1'-0"

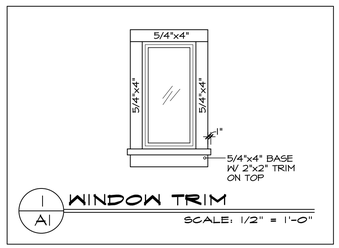
NOTES:

1. ALL WOOD EXPOSED TO WEATHER SHALL BE PRESSURE TREATED, PAINTED OR CEDAR.
2. CAULK AND SEAL ALL WINDOW/DOOR AND EXTERIOR ENVELOPE PENETRATIONS.
3. GLAZING PER STATE ENERGY CODE.
4. PROTECTION FROM DECAY IS REQUIRED FOR ALL WOOD SIDING AND WALL FRAMING LESS THAN 2" ABOVE CONCRETE STEPS, PORCH SLABS, PATIO SLABS, AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.
5. REFER TO ALL ELEVATIONS FOR TYPICAL NOTES.
6. S.G. = SAFETY GLASS

FLASHING NOTE

APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE FASHION IN SUCH A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER INTO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION RESISTANT FLASHING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:

1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE
2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS
3. UNDER AND AT THE ENDS OF MASONRY, WOOD, OR METAL COPINGS AND SILLS
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM
5. WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION
6. AT WALL AND ROOF INTERSECTIONS
7. AT BUILT IN GUTTERS



1/A1 WINDOW TRIM

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

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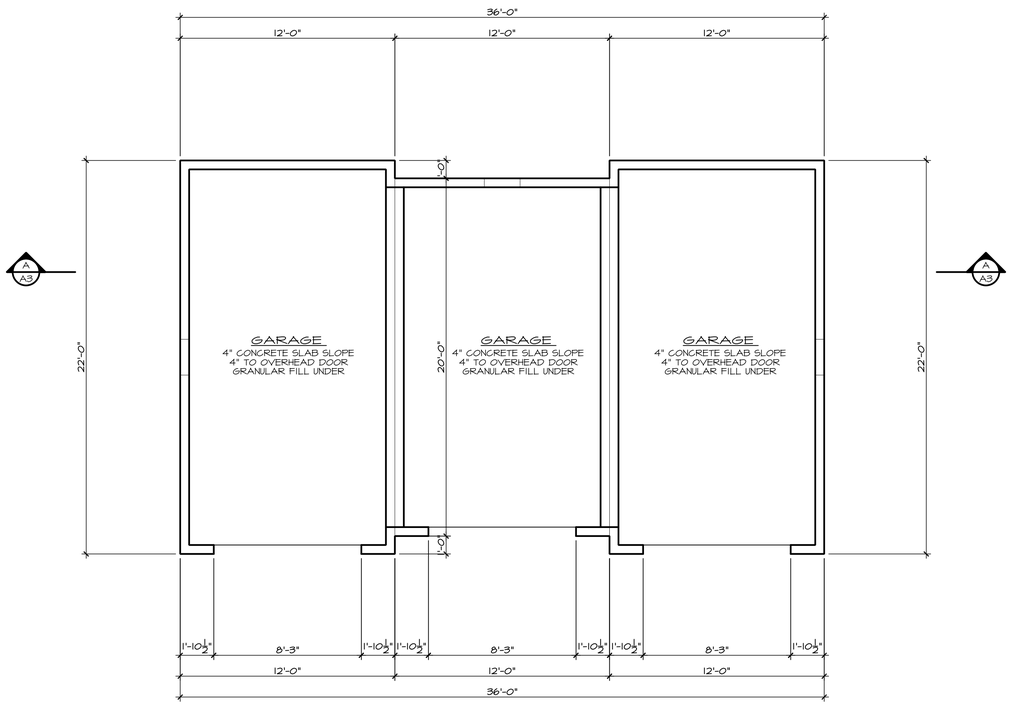
project:
GARAGES 1-3
ORCAS MOON COTTAGES
KIRKLAND, WA

date: 11-14-23
permit:
revisions:

drawn by: LMD
checked by: MWJ

SHEET A1
OF A3

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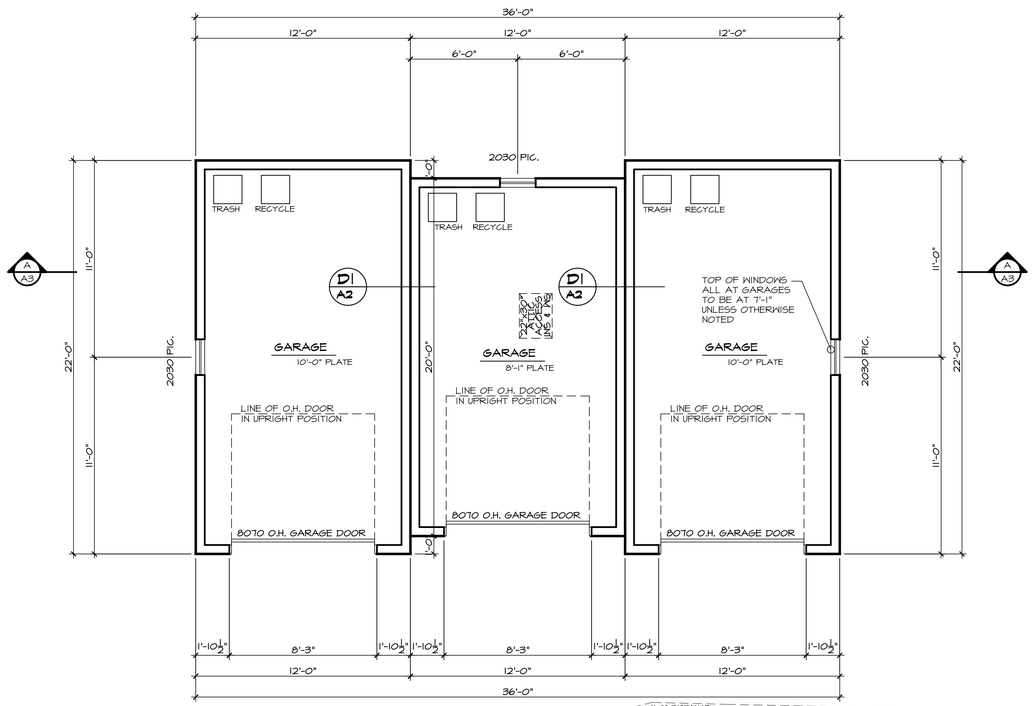


FOUNDATION PLAN

SEE GENERAL NOTES SCALE: 1/4" = 1'-0"

STRUCTURAL NOTES:

SEE STRUCTURAL SHEETS FOR NOTES AND DETAILS PROVIDED BY MULHERN AND KULP ENGINEERS



NOTES:

ALL EXTERIOR HEADERS MUST BE INSULATED WITH R-10 INSULATION PER WSEC

FOR WINDOWS WITH OPERABLE OPENINGS MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING SHALL BE 24" MINIMUM ABOVE THE FLOOR. EXCEPTIONS: FULLY OPEN WINDOWS WHERE A 4" SPHERE MAY NOT PASS THROUGH OR WHERE FALL PROTECTION DEVICES ARE PROVIDED PER ASTM F 2090 OR R612.3

TUB/SHOWER UNITS SHALL HAVE FIRE BLOCKING BETWEEN WALL STUDS AND WATERPROOF SURROUNDS TO +72" FROM DRAIN. GLAZING, INCLUDING WINDOWS WITHIN +72" OF DRAIN, SHALL BE SAFTEY GLASS. SHOWER FLOW IS LIMITED TO 1.75 GAL/MIN.

EXHAUST FANS LARGER THAN 50CFM MAY BE CONNECTED TO 4" SMOOTH WALL VENT PIPE IF RUNS DO NOT EXCEED 20' IN LENGTH. THE MINIMUM SIZE OF FLEX DUCT IS 5" DIAMETER WITH A MAXIMUM RUN OF 15'

COMBUSTION AIR REQUIRED FOR ALL FUEL BURNING APPLIANCES

EXTERIOR DOORS SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7-3/4" BELOW THE TOP OF THE THRESHOLD PER IRC R311.3

PROVIDE A MOISTURE EXHAUST DUCT FOR THE CLOTHES DRYER TO OUTSIDE AIR. THE DUCT SHALL BE MINIMUM 4" INCH IN DIAMETER OF METAL OR APPROVED MATERIAL WITH SMOOTH SURFACE. THE LENGTH SHALL NOT EXCEED 35 FEET (INCLUDING TRANSITION DUCTS) IF FITTINGS ARE USED, THE MAXIMUM LENGTH SHALL BE REDUCED TO BE PER DRYER OR THE DRYER EXHAUST POWER VENTILATOR'S MFG'S INSTALLATION PER IMC 504.6

ENVIRONMENTAL AIR DUCT EXHAUST SHALL TERMINATE NOT LESS THAN 3 FEET FROM A PROPERTY LINE AND 3 FEET FROM OPENINGS INTO A BUILDING PER IMC 501.3.1

THE MIXING VALVE IN A SHOWER (INCLUDING OVER A TUB) SHALL BE PRESSURE BALANCING SET AT 120°F. THE WATER HEATER THERMOSTAT CANNOT BE USED TO MEET THESE PROVISIONS PER UPC 408.3 AND 409.4

COMBUSTION AIR TO BE PROVIDED TO FURNACE CLOSET VIA FRESH AIR FROM OUTSIDE. MECH CONTRACTOR TO FIELD VERIFY

EXPANSION TANK, PRESSURE RELIEF VALVE, AND SHUT OFF VALVE TO BE INSTALLED FOR THE WATER HEATER PER UPC 608.3

BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS. INSTALLATION OF DUCTS SHALL NOT DISPLACE REQUIRED ENVELOPE INSULATION PER WSEC R403.3.5

DUCTS WHICH PENETRATE THE WALL OR FLOOR BETWEEN THE WALL OR FLOOR BETWEEN THE DWELLING AND GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE PER IRC R302.5.2.

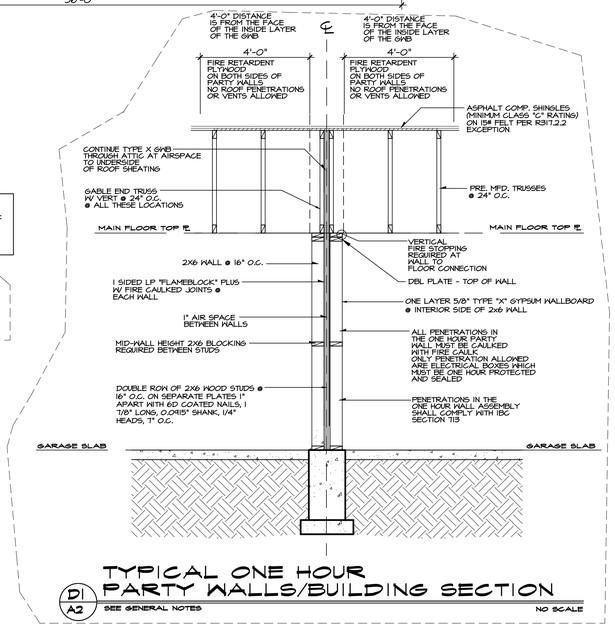
STRUCTURAL NOTES:

SEE STRUCTURAL SHEETS FOR NOTES AND DETAILS PROVIDED BY FELTEN GROUP

*ELECTRICAL POWER FOR EACH GARAGE TO BE CONTROLLED BY THE INDIVIDUAL COTTAGE UNIT WHICH OWNS THE GARAGE

GARAGE FLOOR PLAN

SEE GENERAL NOTES



TYPICAL ONE HOUR PARTY WALLS/BUILDING SECTION

D1 A2 SEE GENERAL NOTES NO SCALE

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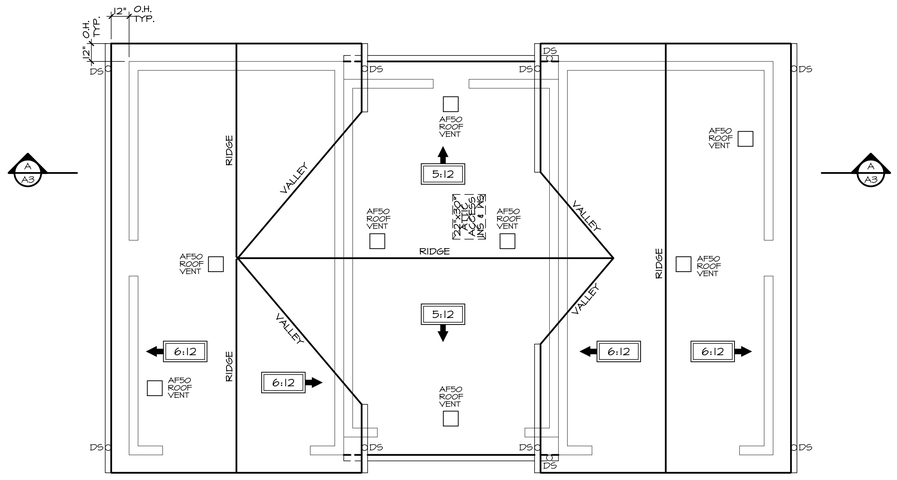
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revisions:

drawn by: LMD
checked by: MWJ

SHEET A2 OF A3

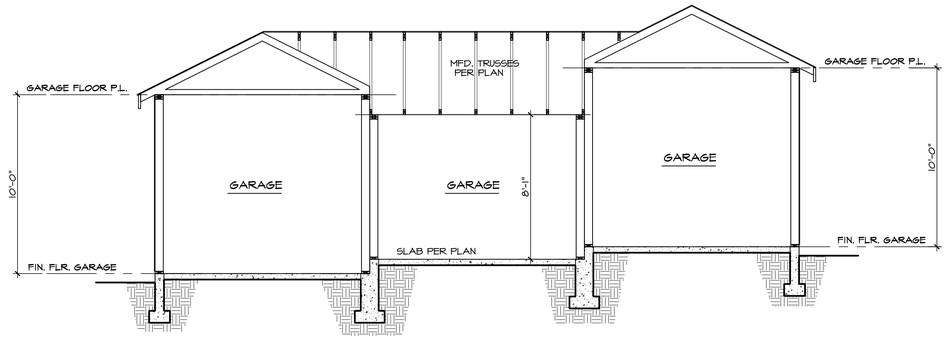
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NORTH



ROOF PLAN

SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



SECTION A

SEE GENERAL NOTES SCALE: 1/4" = 1'-0"

STRUCTURAL NOTES:

SEE STRUCTURAL SHEETS FOR NOTES AND DETAILS PROVIDED BY FELTEN GROUP

ROOF VENTING CALCULATION

768 SQFT AREA / 300 =2.56 SQFT REQUIRED

(2.56) X (50%)= 1.28 SQFT MIN. REQUIRED AT EAVES
AF50 ROOF JACK VENTS= .34 SQFT EACH VENT
PROVIDE 4 AF50 VENTS= 1.36 SQFT PROVIDED

(2.56) X (50%)= 1.26 SQFT MIN.
REQUIRED WITHIN 3' OF THE RIDGE
AF50 ROOF JACK VENTS= .34 SQFT EACH VENT
PROVIDE 4 AF50 VENTS= 1.36 SQFT PROVIDED

TOTAL VENT AREA PROVIDED= 2.72 SQ FT

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checked by: MWJ

SHEET A3
OF A3

WA

GENERAL

1. ALL WORK SHALL COMPLY WITH THE GENERAL NOTES, DRAWINGS, APPLICABLE BUILDING CODES AND ALL LOCAL ORDINANCES, LAWS, REGULATIONS, AND PROTECTIVE COVENANTS GOVERNING THE SITE OF WORK.
2. IN CASE OF CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.
3. TYPICAL DETAILS SHALL APPLY UNLESS SHOWN OTHERWISE IN THE DRAWINGS.
4. NO STRUCTURAL MEMBERS SHALL BE CUT, NOTCHED OR OTHERWISE PENETRATED UNLESS SPECIFICALLY APPROVED BY FELTEN GROUP IN ADVANCE OR AS SHOWN ON THESE DRAWINGS.
5. THE STANDARD OF CARE FOR ALL PROFESSIONAL ENGINEERING, AND RELATED SERVICES PERFORMED OR FURNISHED BY FELTEN GROUP, WILL BE THE CARE AND SKILL ORDINARILY USED BY MEMBERS OF THE SUBJECT PROFESSION PRACTICING UNDER SIMILAR CIRCUMSTANCES AT THE SAME TIME AND IN THE SAME LOCALITY, UNLESS NOTED OTHERWISE IN MASTER CONSULTANT AGREEMENT. FELTEN GROUP MAKES NO WARRANTIES, EXPRESS OR IMPLIED, OR OTHERWISE, IN CONNECTION WITH FELTEN GROUP'S SERVICES. FELTEN GROUP AND ITS CONSULTANTS MAY USE OR RELY UPON THE DESIGN SERVICES OF OTHERS, INCLUDING, BUT NOT LIMITED TO, ENGINEERS, ARCHITECTS, DESIGNERS, CONTRACTORS, MANUFACTURERS, AND SUPPLIERS.
6. THE CONTRACTOR, NOT FELTEN GROUP, IS RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT, AND FELTEN GROUP IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF ANY CONTRACTOR, SUBCONTRACTOR OR MATERIAL SUPPLIER; FOR SAFETY PRECAUTIONS, PROGRAMS OR ENFORCEMENT; OR FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES EMPLOYED BY THE CONTRACTOR. FELTEN GROUP SHALL NOT AT ANY TIME SUPERVISE, DIRECT, OR HAVE CONTROL OVER ANY CONTRACTORS WORK.
7. FELTEN GROUP NEITHER GUARANTEES THE PERFORMANCE OF ANY CONTRACTOR NOR ASSUMES RESPONSIBILITY FOR ANY CONTRACTOR'S FAILURE TO FURNISH AND PERFORM ITS WORK IN ACCORDANCE WITH THE CONTRACT BETWEEN CLIENT AND SUCH CONTRACTOR.
8. FELTEN GROUP WILL NEITHER HAVE CONTROL OVER NOR BE NEITHER RESPONSIBLE NOR LIABLE IN ANY WAY FOR SAFETY PROCEDURES, SAFETY TRAINING AND PROGRAMS OR OTHER SAFETY RELATED ASPECTS OF THE WORK OF THE PROJECT SINCE THESE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. ALL DESIGN DOCUMENTS PREPARED OR FURNISHED BY FELTEN GROUP ARE INSTRUMENTS OF SERVICE, AND FELTEN GROUP RETAINS OWNERSHIP AND PROPERTY INTEREST (INCLUDING THE COPYRIGHT) IN SUCH DOCUMENTS, WHETHER OR NOT THE PROJECT IS COMPLETED. CLIENT SHALL NOT REUSE THE DOCUMENTS WITHOUT WRITTEN PERMISSION FROM FELTEN GROUP.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND CONDITIONS WITH THE DRAWINGS PRIOR TO START OF CONSTRUCTION. THE SUBCONTRACTOR SHALL INFORM FELTEN GROUP OF ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS. ANY SUCH DISCREPANCIES, OMISSIONS, OR VARIATION NOT REPORTED SHALL BE THE RESPONSIBILITY OF THE SUBCONTRACTOR.
11. NOTED DIMENSIONS TAKE PRECEDENT OVER SCALED.
12. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING DURING CONSTRUCTION AND SHALL PROVIDE ADEQUATE SHORING AND BRACING DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY REGULATIONS.
14. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF FELTEN GROUP AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK AFFECTED.
15. ALL PRODUCT SUBSTITUTIONS SHALL BE SUBMITTED TO FELTEN GROUP FOR REVIEW PRIOR TO CONSTRUCTION. CONTRACTOR TO SUBMIT DOCUMENTATION TO DEMONSTRATE THAT THE PROPOSED SUBSTITUTION IS EQUAL TO THE SPECIFIED PRODUCT. PRODUCT SUBSTITUTIONS MAY BE USED PROVIDED THEY ARE APPROVED BY FELTEN GROUP IN WRITING.
16. SPECIAL INSPECTIONS SHALL BE PROVIDED AS REQUIRED BY THE IBC AND LOCAL BUILDING OFFICIAL.
17. BUILDING MATERIALS SHALL BE PLACED ON FLOORS AND ROOFS SO AS NOT TO EXCEED THE DESIGN LOADS.
18. MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON SITE FOR ALL PRODUCTS SPECIFIED ON PLANS.
19. WHERE PIPE BOLLARD IS SPECIFIED ON ARCHITECTURAL PLANS, USE MIN. 2" DIA. STEEL PIPE FILLED WITH CONCRETE WITH MIN. 36" HEIGHT ABOVE SLAB. ATTACH TO SLAB ON 6"x8"x1/4" PLATE WITH (3) 1/2" x 2 3/4" STUD ANCHOR.

FOUNDATION - CONCRETE

1. ALL MATERIALS, PROCEDURES, PLACEMENT, FORMWORK, LAPS, ETC. TO CONFORM TO THE LATEST ACI STANDARDS.
2. SHALL MEET ALL THE REQUIREMENTS OF ACI 301, TYPE II CEMENT U.N.O. MINIMUM STRENGTH AT 28 DAYS - SEE FOUNDATION PLAN.
   LEAN MIX, SLURRY (1) SACK - 150 PSI
3. MAXIMUM SIZE OF AGGREGATE SHALL BE 1 INCH. AGGREGATE PER ASTM C57 OR UNO.
4. MAXIMUM SLUMP TO BE 8 INCHES.
5. CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL MEET ALL REQUIREMENTS OF ACI 318, ASTM D98 AND ASTM C494.
6. CONCRETE THAT IS IN DIRECT CONTACT WITH NATIVE SOILS CONTAINING WATER-SOLUBLE SULFATES SHALL CONFORM TO THE FOLLOWING: FOR SULFATE CONCENTRATIONS GREATER THAN OR EQUAL TO 0.1% BUT LESS THAN 0.2% BY WEIGHT CONCRETE SHALL BE MADE WITH ASTM C 150 TYPE II CEMENT, OR AN ASTM C 595 OR C 1157 HYDRAULIC CEMENT MEETING MODERATE SULFATE-RESISTANT HYDRAULIC CEMENT (MS) DESIGNATION. FOR SULFATE CONCENTRATIONS EQUAL TO OR GREATER THAN 0.2% BY WEIGHT, CONCRETE SHALL BE MADE WITH ASTM C 150 TYPE V CEMENT OR AN ASTM C 595 OR C 1157 HYDRAULIC CEMENT MEETING HIGH SULFATE-RESISTANT HYDRAULIC CEMENT (HS) DESIGNATION AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS.
7. CONCRETE THAT IS EXPOSED TO FREEZING TEMPERATURES OR SUBJECT TO SEVERE WEATHERING AS DEFINED BY ACI SHALL HAVE 6% ± 1% AIR ENTRAINMENT.
8. FLYASH MAY BE USED PROVIDED IT MEETS ASTM C618 TYPE F AND DOES NOT EXCEED 20% OF THE WEIGHT OF TOTAL CEMENTITIOUS MATERIAL FOR CONCRETE STRENGTH UP TO AND INCLUDING 3000 PSI, AND 25% OF THE WEIGHT OF TOTAL CEMENTITIOUS MATERIAL FOR CONCRETE STRENGTH UP TO 4000 PSI.
9. MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED, EXCEPT THAT SLABS ON GRADE NEED ONLY BE VIBRATED AROUND PENETRATIONS, EDGES, AND HOLDOWNS.
10. FOUNDATIONS SUPPORTING WOOD SHALL EXTEND TO AT LEAST 6 INCHES ABOVE ADJACENT FINISH GRADE.
11. PROTECT CONCRETE FROM DAMAGE OR REDUCED STRENGTH FROM COLD OR HOT WEATHER IN COMPLIANCE WITH ACI 305 AND ACI 306.
12. THE CONTRACTOR SHALL PROVIDE PROPER CURING TO MINIMIZE SHRINKAGE CRACKING AND ENSURE PROPER STRENGTH GAIN.
13. THE CONTRACTOR SHALL SELECT THE LOCATIONS AND PROVIDE CRACK CONTROL JOINTS IN CONVENTIONAL SLABS TO MINIMIZE RANDOM SHRINKAGE CRACKING UNLESS THE JOINT LAYOUT IS SHOWN IN THE DRAWINGS. JOINTS SHALL BE A MINIMUM DEPTH OF 1/4 OF THE SLAB THICKNESS FOR CONVENTIONAL SLABS.
14. EVALUATION AND ACCEPTANCE OF CONCRETE SHALL BE BASED ON CYLINDER STRENGTH TESTS AS OUTLINED IN THE APPLICABLE BUILDING CODE.
15. DO NOT BACKFILL UNTIL CONCRETE HAS REACHED 75% OF SPECIFIED DESIGN STRENGTH.
16. WHERE PLAIN CONCRETE PEDESTALS, E.G. SONOTUBES, ARE USED TO EXTEND THE HEIGHT OF A CONCRETE FOOTING, THE HEIGHT OF THE PEDESTAL SHALL NOT EXCEED 3x THE WIDTH OF THE PEDESTAL. IF HEIGHT EXCEEDS 3x: 12" SONOTUBE - (4) #5 FULL HEIGHT VERTICAL BARS W/ #4 CIRCULAR TIES AT 12" O.C. OR 18" SONOTUBE - (9) #5 FULL HEIGHT VERTICAL BARS W/ #4 CIRCULAR TIES AT 18" O.C.

FOUNDATION - EPOXY

1. EPOXY TO BE SIMPSON SET 3G EPOXY ESR-4057 OR HILTI "HIT-RE 500 V3" ESR-3814 UNLESS NOTED OTHERWISE.
2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

FOUNDATION - HEADED STUDS

1. ALL HEADED STUDS TO BE ASTM F1554 STEEL
2. ALL HEADED STUDS TO BE HEAVY HEX BOLT W/ HEAVY HEX NUT PER HOLDOWN SCHEDULE. HEX NUT SHALL BE THREADED ONTO BOLT SUCH THAT THE BOTTOM OF THE NUT IS FLUSH W/ BOTTOM OF BOLT. STRIKE THREADS OR TACK WELD NUT TO BOLT TO PREVENT BOLT ROTATION.

FOUNDATION - HOLDOWNS

1. ALL HOLDOWNS TO BE SIMPSON STRONG-TIE PRODUCTS OR APPROVED SUBSTITUTE UNLESS NOTED OTHERWISE INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
2. ALL HOLDOWNS SHALL BE SECURELY TIED TO REINFORCING BEFORE PLACING CONCRETE.
3. BENDING STHD STRAPS MAY CAUSE SPALLING.
4. FOR STHD HOLDOWNS, IF SPALLING IS 1 INCH OR LESS, MEASURED FROM EMBEDMENT LINE TO THE BOTTOM OF THE SPALL, NO STRUCTURAL REPAIR IS REQUIRED.
5. FOR STHD HOLDOWNS, IF SPALLING IS GREATER THAN 1 INCH CONTACT FELTEN GROUP FOR STRUCTURAL ASSESSMENT OR REPAIR.
6. HOLDOWN STRAPS ARE TYPICALLY NAILED TO 2 FULL HEIGHT STUDS, HOWEVER HOLDOWN STRAPS MAY BE NAILED TO 1 KING STUD AND 1 TRIMMER STUD AT WINDOW AND DOOR OPENINGS. PROVIDED TRIMMER STUD IS NAILED TO KING STUD WITH A MINIMUM OF (20) 0.131" x 3" NAILS.
7. HOLDOWN LOCATIONS SHOWN ARE TO CENTERLINE OF HOLDOWN AND ARE BASED ON WINDOW AND SLIDING GLASS DOOR ROUGH OPENINGS 1/2" OVER CALLOUT, AND SWINGING DOOR ROUGH OPENINGS 2 1/2" OVER CALLOUT. IF DIFFERENT ROUGH OPENINGS ARE REQUIRED, CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO ADJUST HOLDOWN LOCATIONS.
8. MINIMUM END DISTANCE FOR ANY STHD HOLDOWN SHALL BE 1 1/2".
9. NOTIFY FELTEN GROUP FOR MISPLACED OR MISSED HOLDOWN.

FOUNDATION - PLATE ANCHORAGE

ANCHOR BOLT:
1. ALL ANCHORS AND ANCHOR BOLTS SHALL BE ASTM A-307 OR ASTM A-36.
2. MINIMUM EMBEDMENT OF ALL BOLTS IN MASONRY, GROUT, OR CONCRETE TO BE 7" U.N.O. ON PLANS.
3. ALL BOLTS SHALL BE INSTALLED WITH PROPERLY SIZED NUTS AND WASHERS. WASHERS AT BOTTOM PLATE ANCHOR BOLTS SHALL BE 3" SQ. x 0.229" THICK.
4. PLATE ANCHORS SHOULD BE INSTALLED PER DETAIL 040, U.N.O. ON FOUNDATION PLANS.

MASA/MASAP:
1. AT SPALLING, FULL PUBLISHED CAPACITY IS ACHIEVED SO LONG AS A MAXIMUM HEIGHT OF 1 1/4" AND A MAXIMUM DEPTH OF 7/8" IS NOT EXCEEDED. ANY EXPOSED PORTION OF THE MUDSILL ANCHOR MUST BE PROTECTED AGAINST POSSIBLE CORROSION.
2. IF SPALLING IS MORE THAN LISTED ABOVE CONTACT FELTEN GROUP FOR STRUCTURAL ASSESSMENT.
3. USE 4-HOLE MASA PLACED BEHIND WOOD PANEL AND NAILED TO SOLE PLATE OR INSTALL WITH BOTH LEGS UP AT RIM LOCATIONS.

CONCRETE POWDER ACTUATED PINS AT SLAB ON GRADE:
1. ALL BOTTOM PLATES OF INTERIOR, NON-BEARING, NON SHEAR WALLS SHALL BE FASTENED WITH PINS SPACED AT 36" O.C. MAX.
2. ALL PINS TO BE HILTI X-CP 72, ESR-2379, OR SIMPSON STRONG-TIE PDPWL-300MG, PDPWLS-300MG, ESR-2138.
3. MINIMUM EDGE DISTANCE TO BE 3 INCHES.
4. MINIMUM SPACING TO BE 4 INCHES.
5. THE FASTENERS SHALL NOT BE DRIVEN UNTIL THE CONCRETE HAS REACHED A COMPRESSIVE STRENGTH OF 2000 PSI.

SCREW ANCHORS:
1. SCREW ANCHORS MAY BE USED IN LIEU OF ANCHOR BOLTS OR MASA ANCHORS USED AS SILL PLATE ANCHORAGE. SCREW ANCHORS MAY NOT BE USED TO REPLACE MASA USED AS HOLDOWN. SCREW ANCHOR SHALL BE USED AT SAME SPACING AS SPECIFIED ANCHOR BOLT OF SAME DIAMETER, OR 1/2" DIA. FOR MASA ANCHORS.
2. ALL SCREW ANCHORS TO BE TITEN HD. SEE ESR-2713 FOR CONCRETE AND ESR-1056 FOR MASONRY.
3. MINIMUM EMBEDMENT TO BE 3 1/4 INCHES.
4. MINIMUM EDGE DISTANCE TO BE 1 3/4 INCHES.
5. MINIMUM CONCRETE THICKNESS IS 1 1/2 TIMES THE EMBEDMENT DEPTH.
6. SPECIAL INSPECTION IS REQUIRED FOR TITEN HD ANCHORS INSTALLED IN CONCRETE PER THE ICC REPORT.
7. SPECIAL INSPECTION SHALL BE PROVIDED WHEN REQUIRED IN ESR-1056 FOR ALL TITEN HD ANCHORS INSTALLED IN MASONRY.
8. USE IN DRY AND NON-CORROSIVE ENVIRONMENTS.

WEDGE ANCHORS (STUD ANCHORS):
1. WEDGE ANCHORS MAY NOT BE USED IN LIEU OF ANCHOR BOLTS FOR MISSING, MIS-LOCATED OR DAMAGED ANCHOR BOLTS OR MASA. WEDGE ANCHORS MAY NOT BE USED TO REPLACE MASA USED AS HOLDOWNS.
2. ALL WEDGE ANCHORS TO BE SIMPSON STRONG-TIE STRONG BOLT, ESR-1771, STRONG BOLT 2, ESR-3037, OR ITW REDHEAD TRUBOLT, ESR-2251. DIAMETER TO BE 1/2".
3. MINIMUM EMBEDMENT TO BE 3 1/4", U.N.O. IN DRAWINGS.
4. MINIMUM EDGE DISTANCE TO BE 4" U.N.O. IN DRAWINGS.
5. MINIMUM CONCRETE THICKNESS IS 6" U.N.O. IN DRAWINGS.

FOUNDATION - SOIL AND SITE PREPARATION

1. ALL EXCAVATION, FILL (INCLUDING BASEMENT SLAB, BASEMENT WALL AND RETAINING WALL BACKFILL), COMPACTION, AND SOIL RELATED OPERATIONS SHALL BE PERFORMED ACCORDING TO SOILS CONSULTANT'S RECOMMENDATIONS. SEE SOILS REPORT AND ADDENDUMS BY THE GEOTECHNICAL ENGINEER FOR RECOMMENDATIONS ON THE CONSTRUCTION OF THE FOUNDATION.
2. GRADING AND DRAINAGE SHALL BE CONSTRUCTED TO THE STRICTER REQUIREMENTS OF THE SITE SPECIFIC SOILS REPORT OR THOSE LISTED BELOW.
3. 1TIRE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE PROVIDED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.
   2.ROOF RUNOFF SHALL BE COLLECTED. PROVIDE TIGHT LINE DRAIN TO COLLECT ROOF RUNOFF AND DISCHARGE AWAY FROM STRUCTURE.
   3.PROPER GRADING SHALL BE PROVIDED DURING CONSTRUCTION AS WELL AS THROUGHOUT THE LIFE OF THE STRUCTURE.
   4.LANDSCAPE WATERING SHOULD NOT LEAD TO MOISTURE INFILTRATION OR MOISTURE CONTENT FLUCTUATION IN THE SOILS UNDER THE FOUNDATION. IT IS RECOMMENDED THAT VEGETATION BE KEPT A MINIMUM OF 3 FEET FROM THE STRUCTURE AND THAT THE VEGETATION RECEIVE SHALLOW WATERING, MOISTURE NOT TO PENETRATE INTO THE SOIL MORE THAN 8 INCHES).
   5.IT IS RECOMMENDED THAT TREES BE KEPT AWAY FROM THE FOUNDATION SUCH THAT THE DRIP LINE OF THE MATURE TREE DOES NOT OVERLAP THE FOUNDATION.
4. ALL FOUNDATIONS SHALL BEAR ON UNDISTURBED GRADE OR FILL APPROVED BY A GEOTECHNICAL ENGINEER, OR COMPLYING WITH PROVISIONS OF AN APPROVED GEOTECHNICAL REPORT.
5. THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES AND BOULDERS, AND SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING OR DAMPPROOFING MATERIAL.
6. PROVIDE 4" PERFORATED FOOTING DRAIN IN GRAVEL BED AROUND PERIMETER OF FOUNDATION AND DISCHARGE AWAY FROM STRUCTURE.

FOUNDATION - STEEL

1. SHALL BE SUPPLIED AND INSTALLED PER THE LATEST ACI STANDARDS.
2. USE ASTM A615 GRADE 60 FOR ALL REINFORCEMENT.
3. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:

CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
EXPOSED TO EARTH OR WEATHER	1 1/2"
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	3/4"

4. U.N.O. LAP SPLICES SHALL BE 48 BAR DIAMETERS MINIMUM. STAGGER ALTERNATE SPLICES A MINIMUM OF 1 LAP LENGTH. PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZONTAL BARS AT CORNERS AND INTERSECTIONS OF FOOTINGS AND WALLS.
5. SECURELY TIE ALL BARS IN LOCATION BEFORE PLACING CONCRETE.

FRAMING - GENERAL

1. ALL WALLS TO BE FRAMED ACCORDING TO FRAMING SCHEDULE - UNLESS NOTED OTHERWISE ON FRAMING PLANS.
2. ALL EXTERIOR, BEARING AND SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES. NAILED TOGETHER WITH (2) 0.131" x 3" NAILS AT 24" O.C.
3. END JOINTS IN TOP PLATES OF EXTERIOR, BEARING AND SHEAR WALLS SHALL BE OFFSET AT LEAST 24". FASTEN WITH (12) 0.131" x 3" NAILS EACH SIDE OF SPLICE. UNLESS NOTED OTHERWISE. NO STUDS SHALL BE REQUIRED AT END JOINT LOCATIONS.
4. WHERE DOUBLE TOP PLATES OF BEARING AND/OR EXTERIOR WALLS ARE NOTCHED MORE THAN 25 PERCENT, ADD A 16 GAGE BY 1 1/2 INCH WIDE STRAP TO NOTCH SIDE OF EACH PLATE. FASTEN WITH NOT LESS THAN (8) 0.162" x 3 1/2" NAILS OR (12) 0.131" x 3" NAILS AT EACH END OF EACH STRAP. WHERE TOP PLATES ARE NOTCHED MORE THAN 50 PERCENT, ADD A 16 GAGE BY 1 1/2 INCH WIDE STRAP TO BOTH SIDES OF EACH PLATE. FASTEN WITH NOT LESS THAN (8) 0.162" x 3 1/2" OR (12) 0.131" x 3" NAILS AT EACH END OF EACH STRAP.
5. OVERLAP DOUBLE TOP PLATES AT ALL CORNERS, INTERSECTIONS WITH (4) 0.131" x 3" FACE NAILS. WHERE OVERLAP CAN NOT BE CONSTRUCTED, USE A35 ON TOP OF PLATES.
6. TOP PLATE SPLICES OCCURRING AT INTERIOR, NON-SHEAR, NON-BEARING LOCATIONS NEED NOT MEET REQUIREMENTS ABOVE.
7. TRIMMER STUDS SHALL BE NAILED TO KING STUDS WITH (2) 0.131" x 3" NAILS AT 12" O.C.
8. PROVIDE SOLID BLOCKING THROUGH FLOOR DEPTH FOR ALL MULTIPLE STUDS INCLUDING DOUBLE TRIMMERS ON 4x OR GREATER POSTS. BLOCKING SHALL BE SAME SIZE AS POST ABOVE. POSTS SHALL BE CONTINUOUS TO STRUCTURAL ELEMENT OR CARRYING MEMBER OR FOUNDATION.
9. WHERE THE DRAWINGS CALL FOR 4x OR 6x POSTS OR HEADERS, THESE ARE TO BE SOLID SAWN MEMBERS, NOT BUILT-UPS.
10. ALL BEAMS AND GIRDERS TO HAVE FULL WIDTH BEARING, U.N.O.
11. FLUSH FLOOR BEAMS SHALL BE ATTACHED TO TOP PLATE WITH A34.
12. COLUMNS AND POSTS LOCATED DIRECTLY ON CONCRETE (NOT ON A WOOD SILL) SHALL BE SUPPORTED BY CONCRETE PIERS OR METAL CONNECTORS PROJECTING ABOVE THE SLAB (UNLESS THE POST IS AN APPROVED WOOD SPECIES OF NATURAL RESISTANCE TO DECAY OR PRESERVATIVE TREATED WOOD). THE PIERS OR BASES SHALL PROJECT AT LEAST 6 INCHES ABOVE EXPOSED EARTH AND AT LEAST 1 INCH ABOVE THE CONCRETE SLAB.
13. AT ALL GABLE WALLS ADJACENT TO SCISSOR TRUSSES OR PARALLEL CHORD TRUSSES, GABLE TRUSS SHALL BE DESIGNED WITH MATCHING PROFILE AND STUDS SHALL BE BALLOON FRAMED FROM BOTTOM PLATE TO UNDERSIDE OF GABLE END TRUSS.
14. TEMPORARY OR ERECTION BRACING IS SOLELY THE RESPONSIBILITY OF THE FRAMING CONTRACTOR. THE DEPTH OF NOTCHES FOR LET-IN BRACES SHALL NOT EXCEED THE PRESCRIPTIVE CODE LIMITS FOR NOTCHES.
15. SLOPE CLOSED DECKS A MINIMUM OF 1/4 INCH PER FOOT.
16. 2x NAILERS OR BLOCKING SHALL BE NAILED WITH (2) 0.131" x 3" TOENAILS OR END NAILS AT EACH END UNLESS NOTED OTHERWISE.
17. BUILT-UP 2x HEADERS SHALL BE NAILED TOGETHER PER DETAIL 604.
18. BUILT-UP CORNER STUDS SHALL BE NAILED TOGETHER WITH 0.131" x 3" NAILS AT 8" O.C. U.N.O.
19. BUILT-UP WOOD POSTS OF 2x4 OR 2x6 STUDS SHALL BE NAILED WITH (2) 0.131" x 3" NAILS AT 12" O.C. PER PLY FOR FULL LENGTH OF POST.
20. TOP AND BOTTOM PLATE TO STUD SHALL BE NAILED PER BELOW:
    2x4 STUD = (2) 0.131" x 3" END NAILS OR (3) 0.131" x 3" TOENAILS
    2x6 STUD = (3) 0.131" x 3" END NAILS OR (4) 0.131" x 3" TOENAILS
21. FIREBLOCKING AND DRAFTSTOPPING SHALL BE INSTALLED AS SHOWN OR SPECIFIED IN THE ARCHITECTURAL DRAWINGS AND APPLICABLE BUILDING CODE, UNLESS NOTED ON FRAMING PLANS.
22. END NOTCHES, LOCATED AT THE ENDS OF SAWN LUMBER BENDING MEMBERS FOR BEARING OVER A SUPPORT, SHALL BE PERMITTED, AND SHALL NOT EXCEED 1/4 THE BEAM DEPTH.
23. INTERIOR NOTCHES, LOCATED IN THE OUTER THIRDS OF THE SPAN OF A SINGLE SPAN SAWN LUMBER BENDING MEMBER, SHALL BE PERMITTED, AND SHALL NOT EXCEED 1/6 THE DEPTH OF THE MEMBER. INTERIOR NOTCHES ON THE TENSION SIDE OF 3 1/2" OR GREATER THICK-NESS (4" NOMINAL THICKNESS) SAWN LUMBER BENDING MEMBERS ARE NOT PERMITTED.
24. EXTERIOR AND BEARING WALL STUDS MAY BE NOTCHED UP TO 25% OF THE DEPTH OF STUD AND/OR BORED UP TO 40% OF STUD DEPTH WITH MINIMUM EDGE DISTANCE OF 5/8". BORING AND NOTCH MAY NOT OCCUR IN SAME CROSS SECTION.
25. INTERIOR NON BEARING WALL STUDS MAY BE NOTCHED UP TO 40% OF THE DEPTH OF THE STUD AND/OR BORED UP TO 60% OF STUD DEPTH WITH MINIMUM EDGE DISTANCE OF 5/8". BORING AND NOTCH MAY NOT OCCUR IN SAME CROSS SECTION.
26. WHERE GRADE CONDITIONS REQUIRE THE USE OF A FRAMED CRIPPLE WALL UNDER THE MAIN FLOOR SYSTEM, THE CRIPPLE WALL SHALL BE CONSTRUCTED OF 2x STUDS TO MATCH SIZE, SPECIES AND SPACING OF WALL ABOVE, U.N.O. CRIPPLE STUDS SHALL BE ADDED BELOW ALL POSTS AND TRIMMERS ABOVE. WHERE FRAMED CRIPPLE WALLS EXCEED 9'-0" HEIGHT, CONTACT ENGINEER FOR ADDITIONAL INFO.
27. STUDS SHALL NOT BE REQUIRED TO BE ALIGNED WITH ROOF OR FLOOR MEMBERS UNLESS NOTED ON FRAMING PLANS.
28. CRAWLSPACE BEAMS MAY BE SPLICED IN THE FIELD. AT THE SPLICE, EACH BEAM SHALL HAVE A MINIMUM BEARING LENGTH EQUAL TO HALF THE WIDTH OF THE POST SPECIFIED ON THE PLANS.
29. CRAWLSPACE VENTS SHALL BE LOCATED AT LEAST 6" CLEAR OF ALL BEAMS, POST LOADS, AND HOLDOWNS ABOVE.
30. OPEN DECKING SHALL BE ATTACHED TO EVERY DECK JOIST WITH (2) 0.131" x 2 1/2" NAILS OR (2) #8 x 2" SCREWS
31. FOR FLOOR BEAMS WITH NO OTHER CONNECTION DETAILED, ATTACH TO BEARING MEMBER WITH A35.
32. IN CRAWLSPACE AND BASEMENT OR CONDITIONS, POSTS LABELED AS 4x ON PLANS THAT ARE GREATER THAN 9' TALL SHALL BE UPSIZED TO 6x

FRAMING - CONNECTORS

ALL HANGERS, STRAPS, HOLDOWNS AND OTHER METAL CONNECTORS SHALL BE INSTALLED WITH THE MANUFACTURER'S MAXIMUM SIZE AND QUANTITY OF RECOMMENDED FASTENERS, U.N.O.

1. TOENAILS SHALL BE DRIVEN AT AN ANGLE OF APPROXIMATELY 30° WITH WOOD MEMBER AND STARTED APPROXIMATELY 1/3 THE LENGTH OF THE NAIL FROM THE MEMBER END.

SCREWS:
1. SCREWS FOR BOTTOM/SILL PLATE ANCHORS SHALL BE NO. 8 x 3 INCH LONG; AND MAY BE USED I.L.O 0.131" x 3" NAILS SHOWN IN DRAWINGS AT A 1 FOR 1 SUBSTITUTION.

FRAMING - GUARDRAILS AND HANDRAILS

1. GUARDRAILS AND HANDRAILS SHALL BE DESIGNED FOR A SINGLE 200 POUND CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.
2. THE DESIGN OF GUARDRAIL WALLS CONSTRUCTED OF WOOD STUD FRAMING SHALL BE THE RESPONSIBILITY OF FELTEN GROUP.
3. THE DESIGN OF GUARDRAILS AND HANDRAILS CONSTRUCTED OF FINISH WOOD, STEEL OR OTHER MATERIALS INSTALLED AFTER ROUGH FRAMING SHALL BE THE RESPONSIBILITY OF THE PRODUCT SUPPLIER.

FRAMING - HARDWARE

1. ALL METAL HARDWARE AND SDS SCREWS TO BE SIMPSON STRONG-TIE PRODUCTS OR APPROVED SUBSTITUTE, UNO USP PRODUCTS MAY BE USED AS ALTERNATES FOR SOME CONNECTORS PER CONNECTOR CONVERSION CHART. SEE DETAIL 612.
2. ALL HANGERS, STRAPS, HOLDOWNS AND OTHER METAL CONNECTORS SHALL BE INSTALLED WITH THE MANUFACTURER'S MAXIMUM SIZE AND QUANTITY OF RECOMMENDED FASTENERS, U.N.O.
3. WHERE HUS/LUS HANGERS ARE CONNECTED TO A SINGLE 2x MEMBER, USE 0.148" x 1 1/2" NAILS.

FRAMING - I-JOISTS

1. MANUFACTURER SHALL FURNISH I-JOIST PLACEMENT PLANS AND I-JOIST DESIGN INFORMATION SEALED AND SIGNED BY A REGISTERED ENGINEER LICENSED IN THE STATE OF WASHINGTON. PLACEMENT PLANS AND DESIGN INFORMATION SHALL BE REVIEWED BY THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO SHIPPING.
2. I-JOISTS SHALL BE DESIGNED FOR MAXIMUM TOTAL LOADS SHOWN UNDER DESIGN LOADS, CONCENTRATED LOADS FROM AIR HANDLER UNITS AND ANY OTHER CONCENTRATED LOADS.
3. I-JOISTS SHALL BE HANDLED DURING MANUFACTURING, DELIVERY AND AT THE JOBSITE SO AS NOT TO BE SUBJECTED TO ANY DAMAGE.
4. I-JOISTS SHALL BE INSTALLED WITH PROPER BRACING DURING CONSTRUCTION TO PREVENT TOPPLING OR DOMINOING. INSTALL ALL BRACING BEFORE PLACING CONCENTRATED LOADS ATOP I-JOISTS. THE INSTALLATION OF TEMPORARY/ERECTION BRACING IS SOLELY THE RESPONSIBILITY OF THE FRAMING TRADE PARTNER.
5. NOTCHING OR CUTTING OF I-JOIST FLANGES IS PROHIBITED.
6. HOLES MAY BE CUT IN I-JOIST WEBS PER MANUFACTURER'S RECOMMENDATIONS.
7. JOIST TO JOIST CONNECTIONS UTILIZING SIMPSON ITS HANGERS SHALL HAVE BACKER BLOCKS PER MANUFACTURER AT SUPPORTED LENGTHS OVER 5'-0".

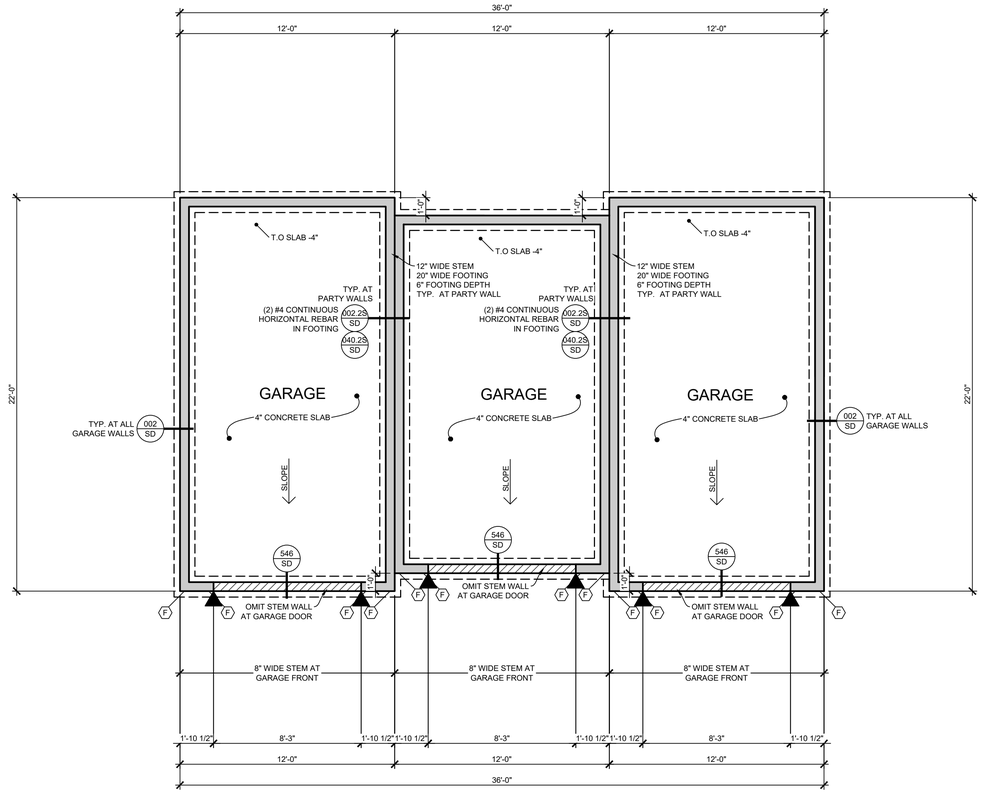
FRAMING - LEDGERS

1. WHERE THE DRAWINGS CALL FOR WOOD LEDGERS, LEDGERS SHALL BE INSTALLED WITH AS LONG OF LENGTHS AS POSSIBLE. THE MINIMUM LEDGER LENGTH ALLOWED SHALL BE 4 FEET. THE MINIMUM NUMBER OF SUPPORTS PER LEDGER SHALL BE THREE.
2. LEDGER SPLICES MAY OCCUR AT SUPPORTS OR BETWEEN SUPPORTS. LEDGER SPLICES AT SUPPORTS REQUIRE A MINIMUM OF A 3 INCH WIDE SUPPORT FOR NAILING, SUCH AS DOUBLE STUDS OR THE END OF A FLOOR TRUSS.
3. LEDGER SPLICES NEED NOT BE STRAPPED U.N.O. IN THE DRAWINGS
4. LEDGER SPLICES SHALL BE LOCATED SO THAT RAFTER, TRUSS OR JOIST HANGERS DO NOT FALL ON A SPLICE.
5. LEDGERS AT NON-TYPICAL LOADS FROM ROOF GIRDERS AND BEAMS SHALL BE NAILED TO A MINIMUM OF A 3-INCH WIDE SUPPORT ON EACH SIDE OF THE NON-TYPICAL LOAD WITH DOUBLE THE TYPICAL NAILING U.N.O. ON FRAMING PLAN.

FRAMING - MEMBERS

SAWN LUMBER

MEMBER	SPECIES	GRADE
HEADERS/BEAMS, 2x	HEM-FIR	NO. 2
4x, 6x, 8x, 10x, 12x	DOUG-FIR	NO. 2
RAFTERS/JOISTS	HEM-FIR	NO. 2
STUDS / POSTS / BLOCKING	HEM-FIR	STUD
LEDGERS	HEM-FIR OR DOUG-FI



FOUNDATION PLAN

1/4" = 1'-0"

SOILS INFORMATION

GEOTECHNICAL REPORT BY	AESI
GEOTECHNICAL REPORT #	160384E001
GEOTECHNICAL REPORT DATE	07/28/2016; REVISED 10/29/2018
ALLOWABLE BEARING PRESSURE	2000 psf

ALL EXCAVATION, FILL, COMPACTION AND SOIL RELATED OPERATIONS SHALL BE PERFORMED ACCORDING TO GEOTECHNICAL REPORT RECOMMENDATIONS.

CONV. FOUNDATION INFORMATION

STRENGTH AT 28 DAYS:

FOOTINGS =	3000 psi	BASEMENT SLABS =	3000 psi
WALLS =	3000 psi	ALL OTHER SLABS =	3000 psi

ALL WALLS ARE DESIGNED USING 2500 PSI STRENGTH CONCRETE AND DO NOT REQUIRE SPECIAL INSPECTIONS. A 3000 PSI CONCRETE IS ONLY SPECIFIED WHERE IT IS REQUIRED TO MEET WEATHERING REQUIREMENTS.

LEGEND

= CONCRETE WALL	T.O.W. = TOP OF WALL
= THICKENED SLAB	B.O.W. = BOTTOM OF WALL
= RAISED STEM	T.O.F. = TOP OF FOOTING
= CONCRETE WALL STEP	B.O.F. = BOTTOM OF FOOTING
	T.O.S. = TOP OF SLAB

FOUNDATION ANCHORAGE SCHEDULE

USE STANDARD SPACING BELOW, UNLESS NOTED OTHERWISE

ANCHOR TYPE	5/8" DIA. ANCHOR BOLT	1/2" DIA. ANCHOR BOLT	MASA
STANDARD	**4'-0" O.C.**	**4'-0" O.C.**	**4'-0" O.C.**
SPECIFICATION ON PLAN	INCREASED ANCHORAGE ONLY REQUIRED WHERE SPECIFIED ON PLAN		
A-1	4'-0" O.C.	3'-8" O.C.	4'-0" O.C.
A-2	4'-0" O.C.	2'-8" O.C.	2'-8" O.C.
A-3	2'-8" O.C.	2'-0" O.C.	2'-0" O.C.
A-4	2'-8" O.C.	1'-4" O.C.	2'-0" O.C.
A-5	2'-0" O.C.	1'-4" O.C.	1'-4" O.C.
A-6	1'-4" O.C.	0'-8" O.C.	1'-4" O.C.
A-7	1'-4" O.C.	0'-8" O.C.	0'-8" O.C.
A-8	1'-0" O.C.	0'-8" O.C.	0'-8" O.C.
A-9	0'-8" O.C.	N/A	0'-8" O.C.

1. ANCHOR BOLT PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SHEATHED SIDE OF WALL FOR ALL ANCHOR BOLT SPACINGS A-3 THROUGH A-9
2. MASA ANCHOR TO BE INSTALLED PER STANDARD INSTALLATION-BOTH LEGS DOWN

HOLDOWN SCHEDULE

MARK	CAST-IN-PLACE	POST-SET
A	LTT20B W/ 1/2" DIA. HEAVY HEX BOLT, HEADED STUD, J-BOLT OR L-BOLT W/ 2 3/4" EMBED.	LTT20B W/ 1/2" DIA. TITEN HD W/ 3 1/4" MIN. EMBED.
B	HTT5-3/4 DIA. HEAVY HEX BOLT OR HEADED STUD W/ 4 1/8" EMBED.	HTT5-3/4 W/ 5/8" DIA. TITEN HD W/ 4" MIN. EMBED.
C	HDU8-SDS2.5 W/ 7/8" DIA. HEAVY HEX BOLT OR HEADED STUD W/ 6 1/2" EMBED.	HDU8-SDS2.5 W/ 3/4" DIA. TITEN HD W/ 5 1/2" MIN. EMBED.
D	LSTHD8	DETAIL 832 OR DETAIL 835
E	STHD10	DETAIL 835
F	STHD14	N/A
I	MASA	LTT20B W/ 1/2" DIA. TITEN HD W/ 3 1/4" MIN. EMBED.

1. RJ AFTER CALLOUT INDICATES STHD'S FOR RIM JOIST APPLICATIONS
2. HOLDOWNS W/ SB REQUIRE FOOTING AND STEM WALL TO BE POURED MONOLITHICALLY
3. STHD14 MAY BE USED ILO STHD10 OR LSTHD8

FOOTING SCHEDULE

CALLOUT	ROUND	SQUARE
18	18" DIA. x 8" DEEP	18" SQ. x 8" DEEP
20	20" DIA. x 8" DEEP	18" SQ. x 8" DEEP
24	24" DIA. x 9" DEEP	22" SQ. x 9" DEEP
30	30" DIA. x 10" DEEP	27" SQ. x 10" DEEP
36	36" DIA. x 12" DEEP	32" SQ. x 12" DEEP
24	N/A	24" SQ. x 8" DEEP W/ (2) #4 REBAR EACH WAY
30	N/A	30" SQ. x 8" DEEP W/ (2) #4 REBAR EACH WAY
36	N/A	36" SQ. x 8" DEEP W/ (3) #4 REBAR EACH WAY
42	N/A	42" SQ. x 8" DEEP W/ (4) #4 REBAR EACH WAY
48	N/A	48" SQ. x 10" DEEP W/ (6) #4 REBAR EACH WAY

1. WHEN NO REBAR IS SPECIFIED, PLAIN CONCRETE MAY BE USED
2. WHEN REBAR IS SPECIFIED, IT SHALL BE LOCATED 3" ABOVE BOTTOM OF FOOTING
3. ROUND OR SQUARE MAY BE USED PER THE ABOVE CHART AND IS NOT REQUIRED TO MATCH WHAT IS GRAPHICALLY SHOWN ON PLANS
4. MINIMUM SIZE SPECIFIED ABOVE, ACTUAL FOOTING SIZE MAY EXCEED SIZES SHOWN

FOUNDATION DIMENSIONS

FOOTING DEPTH BELOW GRADE: (FROST DEPTH)	18"
*FOOTING WIDTH:	14"
*FOOTING THICKNESS:	6"
*STEM WIDTH: STEM WIDTH SPECIFIED IS NOMINAL VALUE - ACTUAL SIZE MAY BE UP TO 1/2" SMALLER THAN NOMINAL SIZE	6"
* AT LOCATIONS RETAINING MORE THAN 4' OF GRADE: SEE SPECIFIED DETAIL FOR SIZING	ALL SIZES ABOVE ARE STANDARD SIZES U.N.O. ON FOUNDATION PLAN

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PHONE 602.867.2500 WWW.FELTENGROUP.COM

IDR DEVELOPMENT

TITLE: FOUNDATION PLAN

JACOB E. MORGAN
STATE OF WASHINGTON
54005
REGISTERED PROFESSIONAL ENGINEER
03/14/2024
EXPIRES: 04/23/2025

CHECKED BY: L. ANAYA DATE: 01/11/2024

LOT

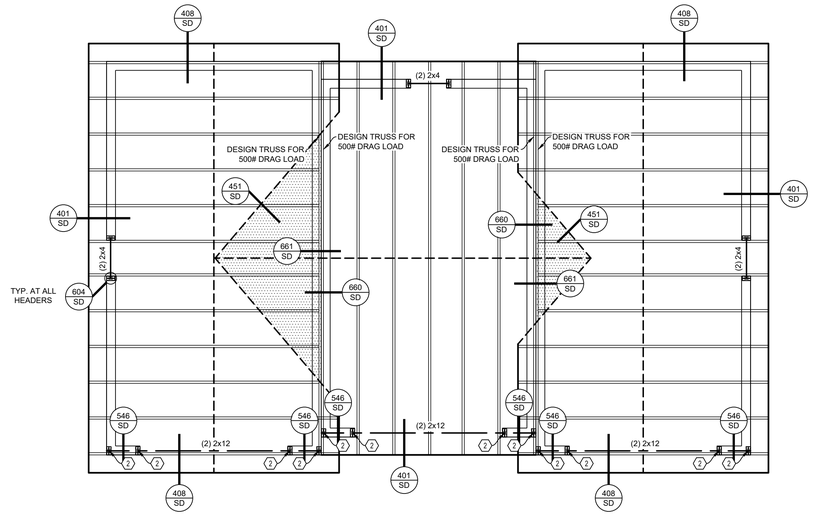
SERIES: 1-3

SUBDIVISION: ORCAS MOON COTTAGES

PLAN NUMBER: GARAGE

SHEET NUMBER: S1.01

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ROOF FRAMING PLAN

1/4" = 1'-0"

HANGER SCHEDULE

TRUSS TO TRUSS CONNECTIONS SHALL BE THE RESPONSIBILITY OF THE TRUSS DESIGNER

A = LUS24	C = HUS26	E = HHUS26-2
B = LUS26	D = HGUS26	F = HGUS26-2

I-JOIST HANGERS SHALL BE SIZED TO MATCH I-JOISTS PER MANUFACTURER SPECIFICATIONS

U = IUS/ITS	W = ITS	Y = MIU
V = IUS	X = MIT	Z = HU

TRIMMER AND KING STUD SCHEDULE

USE (1) TRIMMER STUD AND (1) KING STUD FOR ALL OPENINGS, UNLESS NOTED OTHERWISE ON FRAMING PLAN.

xTiyK — x = # OF TRIMMERS, y = # OF KING STUDS — EXAMPLE: 2T/3K = (2) TRIMMERS AND (3) KING STUDS

POST SCHEDULE

USE (1) POST FOR ALL BEAMS AND GIRDERS, UNLESS NOTED OTHERWISE

0 = NO POST REQUIRED				
1 = (1) 2x STUD	4 = (4) 2x STUDS	7 = (7) 2x STUDS	10 = 6x6	
2 = (2) 2x STUDS	5 = (5) 2x STUDS	8 = 4x4	11 = 6x8	
3 = (3) 2x STUDS	6 = (6) 2x STUDS	9 = 4x6	12 = 8x8	

STUD SCHEDULE

WALL WIDTH - PER ARCH.:	2x6	2x4
ALL BEARING AND/OR EXTERIOR WALLS	HF OR SPF STUD GRADE STUDS AT 24" O.C., U.N.O.	HF OR SPF STUD GRADE STUDS AT 16" O.C., U.N.O.
NON-BEARING INTERIOR WALLS	HF OR SPF STUD GRADE AT 24" O.C., U.N.O.	

W1	2x4 HEM-FIR OR S.P.F. STUD GRADE STUDS AT 16" O.C.	W4	2x6 HEM-FIR OR S.P.F. STUD GRADE STUDS AT 16" O.C.
W2	2x4 HEM-FIR OR S.P.F. No. 2 STUDS AT 16" O.C.	W5	2x6 HEM-FIR OR S.P.F. No. 2 STUDS AT 16" O.C.
W3	2x4 HEM-FIR OR S.P.F. No. 2 STUDS AT 12" O.C.	W6	2x6 HEM-FIR OR S.P.F. No. 2 STUDS AT 12" O.C.

LEGEND

B.O.B. = BOTTOM OF BEAM — = INTERIOR BEARING WALL

T.O.B. = TOP OF BEAM — = CRIPPLE WALL

N.L.B. = NON LOAD BEARING

* INDICATES THAT THIS HEADER MAY BE OMITTED IF GABLE END TRUSS IS DESIGNED TO SPAN ACROSS OPENING AND CARRY THE ADDITIONAL LOAD

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PHONE: 602.867.2500 WWW.FELTENGROUP.COM

DEVELOPMENT

TITLE
FRAMING PLAN

03/12/2024

JOSE E. MORALES
STATE OF WASHINGTON
54005
REGISTERED PROFESSIONAL ENGINEER
EXPIRES: 04/29/2026

CHECKED BY	DATE
L. ANAYA	01/11/2024
△	
△	

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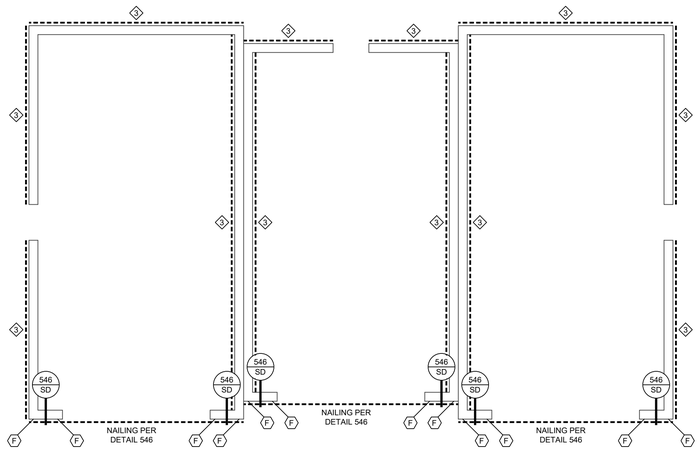
SERIES
1-3

SUBDIVISION
ORCAS MOON COTTAGES

PLAN NUMBER
GARAGE

SHEET NUMBER
S2.01

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BRACED/SHEAR WALL PLAN

1/4" = 1'-0"

BRACED/SHEAR WALL SCHEDULE

MATERIAL:	7/16" MIN. RATED SHEATHING			
NAILS:	.131" x 2 1/2" NAILS			
◇3	NAIL SPACING:	EDGE: 6" O.C.	FIELD:	12" O.C. *
	SOLE PLATE TO FRAMING BELOW:	0.131" x 3" NAILS AT 4" O.C.		
◇3 BRACED	AT WALLS LABELED AS "BRACED", 12" O.C. FIELD NAILING MAY BE USED WITH STUDS AT 24" O.C.			
◇4	NAIL SPACING:	EDGE: 4" O.C.	FIELD:	12" O.C. *
	SOLE PLATE TO FRAMING BELOW:	0.131" x 3" NAILS AT 3" O.C.		
◇5	NAIL SPACING:	EDGE: 3" O.C.	FIELD:	12" O.C. *
	SOLE PLATE TO FRAMING BELOW:	0.131" x 3" NAILS AT 2" O.C. STAGGERED **		
◇6	NAIL SPACING:	EDGE: 2" O.C.	FIELD:	12" O.C. *
	SOLE PLATE TO FRAMING BELOW:	0.162" x 3 1/2" NAILS AT 2" O.C. STAGGERED **		

* AT STUDS SPACED AT 24" O.C., USE 6" O.C.

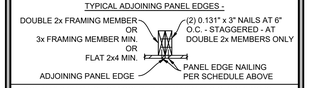
** AT STAGGERED NAILING: PROVIDE MIN. 3" WIDE FRAMING MEMBER BELOW SOLE PLATE/SHEATHING - DOUBLE 2x MEMBER ALLOWABLE.

NOTES:
- EACH END OF A SHEAR WALL SHALL HAVE A MINIMUM OF (2) STUDS UNLESS NOTED OTHERWISE.
- BRACED/SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES. WHEN DOUBLE TOP PLATES AT BRACED/SHEAR WALLS ARE CUT, ADD A MSTC52 STRAP ON EACH SIDE OF WALL WITH (48) 0.148" x 3 1/4" NAILS.
-SOLE PLATE NAILING PROVIDED WHEN SHEAR/BRACED WALL IS LOCATED OVER WOOD FLOOR SYSTEM BELOW.

INCREASED WIDTH AT ADJOINING PANEL EDGES

REQUIRED AS NOTED ON PLANS AND AT ALL ◇5 and ◇6 WALLS

TYPICAL ADJOINING PANEL EDGES -



-EDGE NAILS SHALL BE STAGGERED 1/2" WHEN 2" O.C. SPACING IS SPECIFIED.
-INCREASED WIDTH ONLY REQUIRED AT ADJOINING PANEL EDGES.
-ADJOINING PANEL EDGES (SHEATHING SPLICES) SHALL BE NAILED ACCORDING TO DETAIL 505.

HOLDOWN SCHEDULE

MARK	WOOD TO CONCRETE HOLDOWN		MIN. WOOD MEMBER SIZE
	CAST-IN-PLACE	POST-SET	
⟨A⟩	LTT20B W/ 1/2" DIA. HEAVY HEX BOLT, HEADED STUD, J-BOLT OR L-BOLT W/ 2 3/4" EMBED.	LTT20B W/ 1/2" DIA. TITEN HD W/ 3 1/4" MIN. EMBED.	(2) 2x
⟨B⟩	HTT5-3/4 DIA. HEAVY HEX BOLT OR HEADED STUD W/ 4 1/8" EMBED	HTT5-3/4 W/ 5/8" DIA. TITEN HD W/ 4" MIN. EMBED.	(2) 2x4 OR (1) 2x6
⟨C⟩	HDU8-SDS2.5 W/ 7/8" DIA. HEAVY HEX BOLT OR HEADED STUD W/ 6 1/2" EMBED	HDU8-SDS2.5 W/ 3/4" DIA. TITEN HD W/ 5 1/2" MIN. EMBED.	(2) 2x4 OR (1) 2x6
⟨D⟩	LSTHD8	DETAIL 832	(2) 2x
⟨E⟩	STHD10	N/A	(2) 2x
⟨F⟩	STHD14	N/A	(3) 2x4 OR (2) 2x6
⟨I⟩	MASA	LTT20B W/ 1/2" DIA. TITEN HD W/ 3 1/4" MIN. EMBED.	(2) 2x - AT LTT20B ONLY
MARK	VERTICAL WOOD TO WOOD STRAP		
⟨G⟩	VERTICAL CS16 STRAP CLEAR SPAN + 28" W/ (26) 0.131" x 2 1/2" NAILS.		(1) 2x
⟨H⟩	VERTICAL CMSTC16 STRAP CLEAR SPAN + 38" W/ (44) 0.131" x 3" NAILS. OR (2) VERTICAL CS16 STRAPS CLEAR SPAN + 28" W/ (26) 0.131" x 2 1/2" NAILS EACH STRAP.		(2) 2x

1. RJ AFTER CALLOUT INDICATES STHD'S FOR RIM JOIST APPLICATIONS

SHEATHING PANELS MAY BE INSTALLED VERTICALLY FOR ALL STUD SPACINGS

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PHONE 602.867.2500 WWW.FELTENGROUP.COM

DR DEVELOPMENT

TITLE: BRACED/SHEAR WALL PLAN

JAMES E. MORAN
STATE OF WASHINGTON
54008
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 10/29/2025

03/12/2024

CHECKED BY: L. ANAYA DATE: 01/11/2024

LOT

SERIES: 1-3

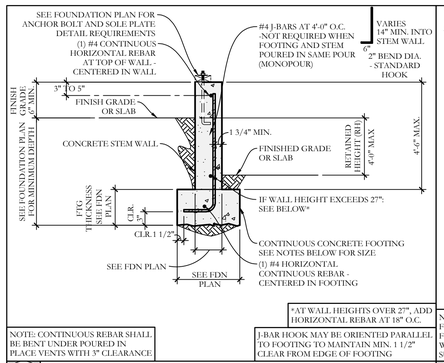
SUBDIVISION: ORCAS MOON COTTAGES

PLAN NUMBER: GARAGE

SHEET NUMBER: S3.01

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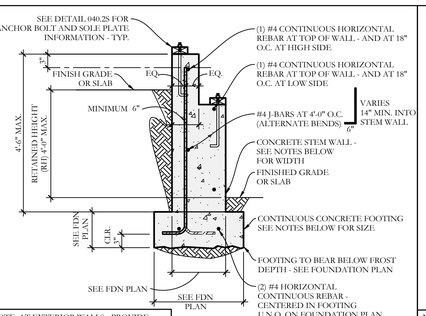
*AT WALL HEIGHTS OVER 27", ADD HORIZONTAL REBAR AT 18" O.C.

J-BAR HOOK MAY BE ORIENTED PARALLEL TO FOOTING TO MAINTAIN MIN. 1 1/2" CLEAR FROM EDGE OF FOOTING

NOTE: CONTINUOUS REBAR SHALL BE BENT UNDER POURED IN PLACE VENTS WITH 3" CLEARANCE

002 STEM WALL 4'-0" MAX RETAINED HEIGHT

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



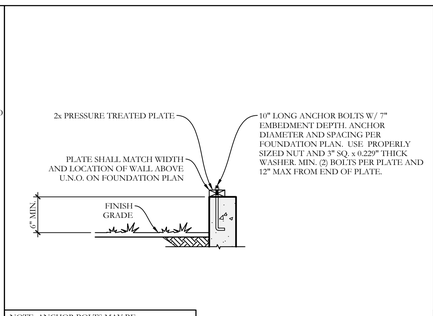
NOTE: AT EXTERIOR WALLS - PROVIDE FOOTING DRAIN BELOW BOTTOM OF FOOTING AT ALL EXTERIOR CRAWLSPACE WALLS - PERFORATED PVC PIPE SURROUNDED WITH 1-INCH DRAIN ROCK

NOTE: FOR RETAINED HEIGHTS >= 4'-0" - SEE DETAIL 001, 004 OR 006

NOTE: CONTINUOUS REBAR SHALL BE BENT UNDER POURED IN PLACE VENTS WITH 3" CLEARANCE

002.2S STEM WALL AT COMMON WALL 4'-0" MAX RETAINED HEIGHT W/STEP

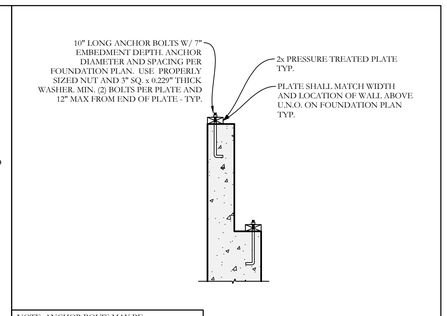
SCALE: 3/4" = 1'-0"



NOTE: ANCHOR BOLTS MAY BE SUBSTITUTED WITH MASA/MASAP MUDSILL ANCHORS PER CHART ON FOUNDATION PLAN. ANCHORS SHALL BE INSTALLED PER MANUFACTURER RECOMMENDATIONS.

040 PLATE CONNECTION TO FOUNDATION AT STANDARD WALL

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



NOTE: ANCHOR BOLTS MAY BE SUBSTITUTED WITH MASA/MASAP MUDSILL ANCHORS PER CHART ON FOUNDATION PLAN. ANCHORS SHALL BE INSTALLED PER MANUFACTURER RECOMMENDATIONS.

040.2S PLATE CONNECTION TO FOUNDATION AT PARTY WALL AT STEP

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

PLAN VIEW

EXTERIOR CORNER

INTERIOR CORNER

MID-WALL

OPENING

HOLDOWN DIMENSION	
# OF TRIMMERS	DIMENSION - D
1	3"
2	4 1/2"
3	6"

ADD 1 1/2" TO "D" FOR EACH ADDITIONAL TRIMMER

NOTE: DIMENSIONS SHOWN FROM OPENINGS ARE FROM EDGE OF ROUGH OPENING. COORDINATE WITH FRAMING FOR ROUGH OPENING DIMENSIONS.

NOTE: HOLDOWN DIMENSIONS SHOWN ON FOUNDATION PLAN SUPERCEDE DIMENSIONS SHOWN HERE

HOLDOWN AT CRIPPLE WALL

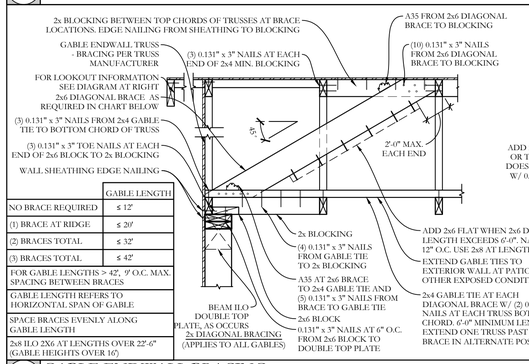
HOLDOWN PER PLAN	STRAP - LENGTH
(D)	(2) CS16 - FLOOR DEPTH + 28"
(E) & (F)	(3) CS16 - FLOOR DEPTH + 28"

- USE TABLE FOR CRIPPLE WALLS TALLER THAN 1'
- FOR CRIPPLE WALLS 1' OR SHORTER, USE "H" VERSION OF HOLDOWN AND PROVIDE SOLID BLOCKING THROUGH FLOOR SYSTEM

NOTE: HOLDOWN AND STRAPS SHALL NOT OVERLAP. SHIFT HOLDOWN AS NECESSARY TO AVOID OVERLAP.

130 HOLDOWN LOCATION & ATTACHMENT TO FRAMING

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

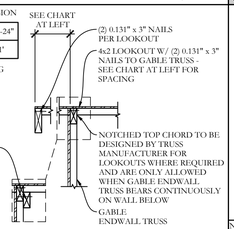


	GABLE LENGTH
NO BRACE REQUIRED	≤ 12'
(1) BRACE AT RIDGE	≤ 20'
(2) BRACES TOTAL	≤ 32'
(3) BRACES TOTAL	≤ 42'
FOR GABLE LENGTHS > 42', 9' O.C. MAX. SPACING BETWEEN BRACES	
GABLE LENGTH REFERS TO HORIZONTAL SPAN OF GABLE	
SPACE BRACES EVENLY ALONG GABLE LENGTH	
2x8 ILO 2X6 AT LENGTHS OVER 22'-6" (GABLE HEIGHTS OVER 16')	

OVERHANG DIMENSION		
0"-12"	13"-17"	18"-24"
4'	2'	1'

LOOKOUT SPACING

SEE CHART AT LEFT



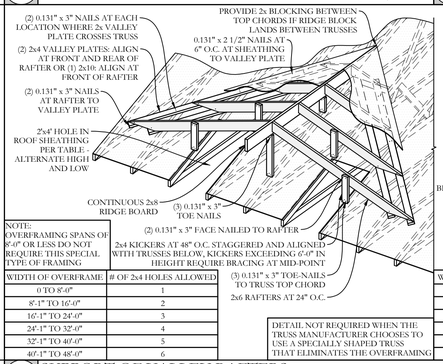
LOOKOUT INFORMATION

408 GABLE ENDWALL BRACING

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

401 TRUSS AT WALL

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



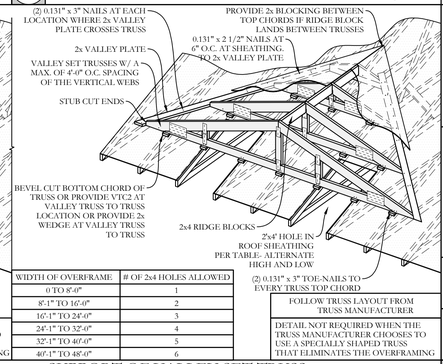
NOTE: OVERFRAMING SPANS OF 8'-0" OR LESS DO NOT REQUIRE THIS SPECIAL TYPE OF FRAMING

WIDTH OF OVERFRAME	# OF 2x4 HOLES ALLOWED
0' TO 8'-0"	1
8'-1" TO 16'-0"	2
16'-1" TO 24'-0"	3
24'-1" TO 32'-0"	4
32'-1" TO 40'-0"	5
40'-1" TO 48'-0"	6

DETAIL NOT REQUIRED WHEN THE TRUSS MANUFACTURER CHOOSES TO USE A SPECIALLY SHAPED TRUSS THAT ELIMINATES THE OVERFRAMING

404 GIRDER TRUSS AT WALL

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



WIDTH OF OVERFRAME	# OF 2x4 HOLES ALLOWED
0' TO 8'-0"	1
8'-1" TO 16'-0"	2
16'-1" TO 24'-0"	3
24'-1" TO 32'-0"	4
32'-1" TO 40'-0"	5
40'-1" TO 48'-0"	6

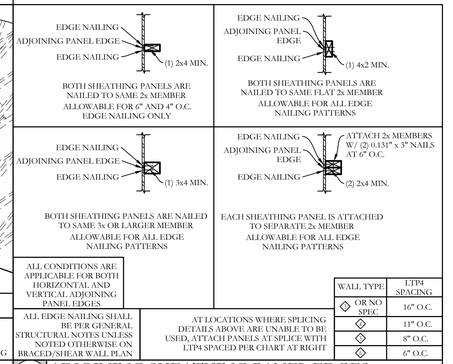
FOLLOW TRUSS LAYOUT FROM TRUSS MANUFACTURER

DETAIL NOT REQUIRED WHEN THE TRUSS MANUFACTURER CHOOSES TO USE A SPECIALLY SHAPED TRUSS THAT ELIMINATES THE OVERFRAMING

451 SUPPORT OF VALLEY RAFTERS AT OVERFRAMED ROOF

SUPPORT OF VALLEY SET TRUSS AT OVERFRAMED ROOF

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



ALL CONDITIONS ARE APPLICABLE FOR BOTH HORIZONTAL AND VERTICAL ADJOINING PANEL EDGES

ALL EDGE NAILING SHALL BE PER GENERAL STRUCTURAL NOTES UNLESS NOTED OTHERWISE ON BRACED/SHEAR WALL PLAN

AT LOCATIONS WHERE SPLICING DETAILS ABOVE ARE UNABLE TO BE USED, ATTACH PANELS AT SPLICE WITH LTP4 SPACED PER CHART AT RIGHT

WALL TYPE	LTP4 SPACING
◇ OR NO SPEC	16" O.C.
◇	11" O.C.
◇	8" O.C.
◇	6" O.C.

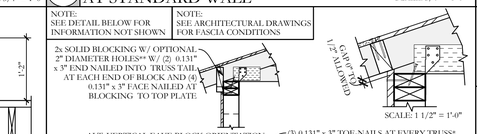
505 ADJOINING SHEATHING PANEL EDGE CONNECTIONS

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

NOTE: TRUSS UPLIFT CONNECTION SHOWN HERE GOVERNS OVER THE TRUSS UPLIFT VALUES SHOWN ON TRUSS CALCULATIONS. PER ASCE7 2.4.1, MAXIMUM UPLIFT THAT MUST BE RESOLVED IS 0.6W + 0.6D LOAD COMBINATION.
TRUSS CALCULATIONS SHOW THE PURE UPLIFT VALUE, AND DO NOT REDUCE IT BY 60% OF THE DEAD LOAD, WHICH IS THE CODE PRESCRIBED LOAD COMBINATION THAT MUST BE DESIGNED FOR.

NOTE: SEE DETAIL BELOW FOR INFORMATION NOT SHOWN

NOTE: SEE ARCHITECTURAL DRAWINGS FOR FASCIA CONDITIONS



** NUMBER OF HOLES PER ARCH. EQUAL SPACING, (4) MAX PER BLOCK

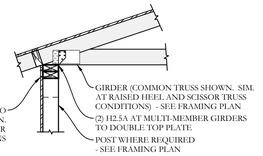
* AT WALL HEIGHTS GREATER THAN 16' : USE (5) 0.131" x 3" TOENAILS

NOTE: USE SAME ANCHORAGE AT TRUSS TO BEAM CONNECTION - U.N.O.

NOTE: ALL SCISSOR TRUSS LOCATIONS ALLOW FOR FREE HORIZONTAL MOVEMENT AT ONE SUPPORT. INSTALL NAILS IN H2.5A TO TRUSS AFTER LOADING ROOF W/ ALL MATERIALS

H2.5A MAY BE SUBSTITUTED WITH H1, H2.5T, 6" TIMBERLOK OR SDWC15600

NOTE: EAVE BLOCKING MAY BE OMITTED FOR FULL SCREEN EAVE VENTS AS FOLLOWS: 1. ONE VENT PER 6'-0" LENGTH OF EAVE.



NOTE: SEE ROOF TRUSS AT WALL DETAIL FOR INFORMATION NOT SHOWN HERE

NOTE: (1) H2.5, (1) H1, OR (1) SDWC15600 MAY BE USED AT SINGLE MEMBER GIRDER

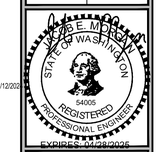
NOTE: H2.5 FROM TRUSS TO TOP PLATE MAY BE SUBSTITUTED WITH TBE

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IQR DEVELOPMENT

TITLE: STRUCTURAL DETAILS



03/12/2024

CHECKED BY: L. ANAYA
DATE: 01/11/2024

LOT

SERIES: 1-3

SUBDIVISION: ORCAS MOON COTTAGES

PLAN NUMBER: GARAGE

SHEET NUMBER: SD

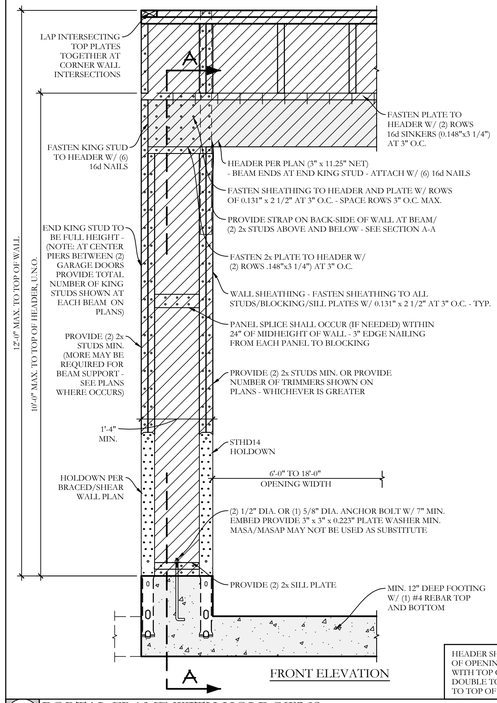
larissa.anaya Mar 12, 2024 - 10:23am Z:\N_ZWA Office\DGR Development\Orcas Moon Cottages\Plans\Garage 1-3\Active Folder\S-Garage-05-Structural details.dwg

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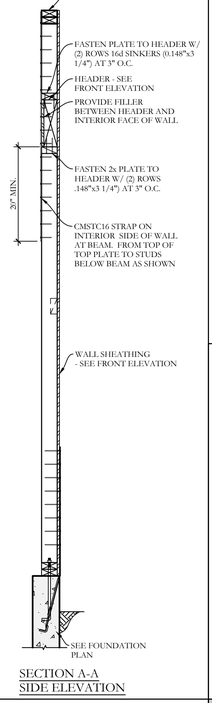
IQR DEVELOPMENT

TITLE: STRUCTURAL DETAILS



FRONT ELEVATION

HEADER SHOWN GRAPHICALLY AT TOP OF OPENING, HEADER MAY BE RAISED WITH TOP OF BEAM SET UNDER DOUBLE TOP PLATE. 10'-1" MAX. HEIGHT TO TOP OF BEAM IS STILL APPLICABLE.



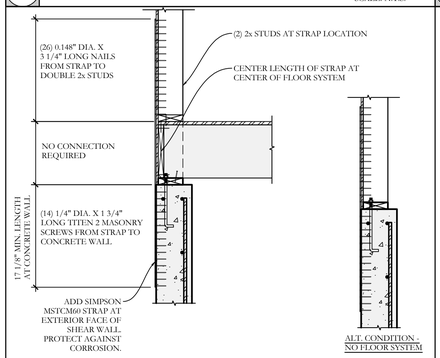
SECTION A-A
SIDE ELEVATION

546 PORTAL FRAME WITH HOLDOWNS
APA PORTAL FRAME
SCALE: 3/4" = 1'-0"

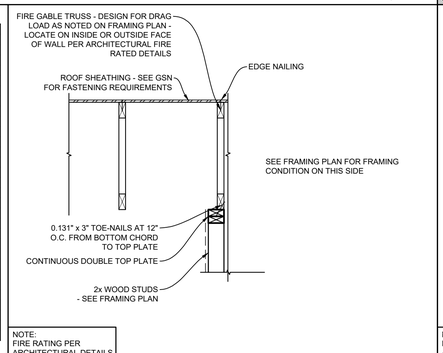
SIMPSON STRONG-TIE	USP
A34	MP34
A35	MPA1
ABU44	PAU44
ABU66	PAU66
AC4	PBS44
ACE4	PBES44
CMSTC16	CMSTC16
CS16	RS150
CS20	RS250
DTC	TR2
EPCZ (44)	EPCM44-T2
H1	RT1S
H2.5A	RT7A
H2.5T	RT7AT
HDQ8-SDS3	PHD8
HDUB-SDS2.5	PHD8
HGUS26	THDH26
HGUS26-2	THDH26-2
HGUS26-3	THDH26-3
HGUS28-2	THDH28-2
HGUS28-3	THDH28-3
HGUS31D-3	THDH21D-3
HHUS210-2	THD210-2
HTS16	HTW16
HTC4	HTC4 (60% O.C. SPACING)
HTT4	HTT4S (MIN.)
HTT5	HTT4S (MAX.)
HUS26	HUS26
ITS	TFL
LSSO	MP5

SIMPSON STRONG-TIE	USP
LS70	MP7
LSSU210	LSSH210
LSTA12	LSTA12
LSTA18	LSTA18
LSTA24	LSTA24
LSTHD8	Not Allowed
LTHJA26	HHC26/ HJC26
LTP4	MP4F
LTT20B	DTB-TZ
LUS24	JUS24
LUS26	JUS26
LUS28	JUS28
MASA	FA4 (75% O.C. SPACING AT SILL ANCHORAGE)
MSTC28	MSTC28
MTHMQ-SDS	HJHC28
RSP4	RSPT4
SSP	RSPT6
ST12	ST12
STG224	KST224
STHD10	Not Allowed
STHD14	Not Allowed
SUR/L26	SKHQ6 R/L
TBE4	SBP4
THA29	MSH29
THA213	MSH213
THA413	MSH413
THA418	MSH418
THA422	MSH422IF
THJA26	HHC26/ HJC26
TS22	KTS24

612 CONNECTOR CONVERSION CHART
SCALE: N.T.S.

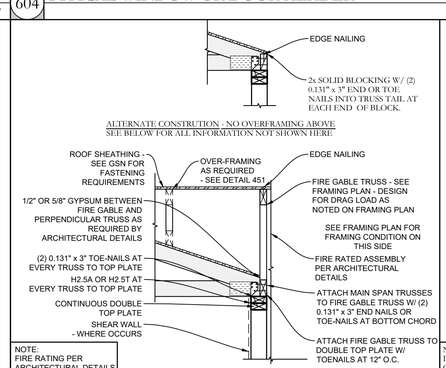


835 RETROFIT HOLDOWN AT WALL
4220# CAPACITY
SCALE: 3/4" = 1'-0"



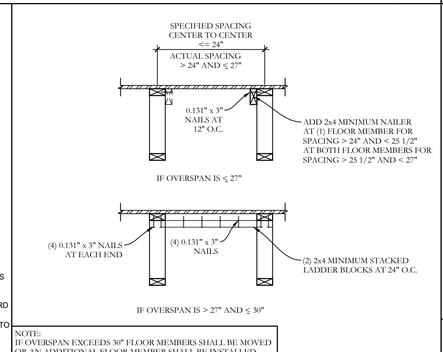
NOTE:
FIRE RATING PER ARCHITECTURAL DETAILS

660 PARALLEL TRUSS AT PARTY WALL
SCALE: 3/4" = 1'-0"



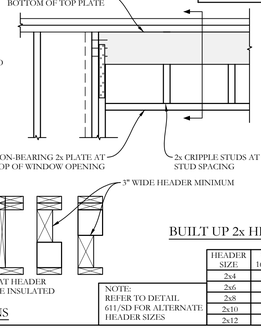
NOTE:
FIRE RATING PER ARCHITECTURAL DETAILS

661 PERP ROOF TRUSSES AT PARTY WALL
SCALE: 3/4" = 1'-0"

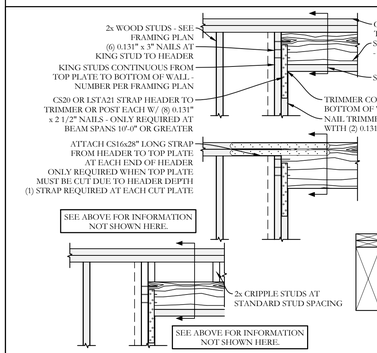


NOTE:
IF OVERSPAN EXCEEDS 30" FLOOR MEMBERS SHALL BE MOVED OR AN ADDITIONAL FLOOR MEMBER SHALL BE INSTALLED.

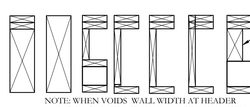
812 FLOOR SHEATHING OVERSPAN
SCALE: 3/4" = 1'-0"



NOTE:
SEE LEFT FOR INFORMATION NOT SHOWN



WALL HEADER SECTIONS



NOTE: WHEN VOIDS WALL WIDTH AT HEADER ARE 1" OR GREATER ,THEY SHALL BE INSULATED PER ARCHITECTURAL PLANS

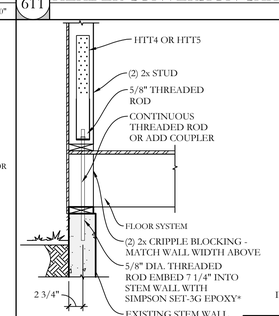
BUILT UP 2x HEADER

HEADER SIZE:	# OF NAILS AT 16" O.C. PER SIDE
2x4	2
2x6	3
2x8	4
2x10	5
2x12	6

NOTE:
REFER TO DETAIL 611/SD FOR ALTERNATE HEADER SIZES

604 TYPICAL WINDOW OR DOOR HEADER
SCALE: 3/4" = 1'-0"

611 HEADER CONVERSION CHART
SCALE: 3/4" = 1'-0"



AT ENDWALL AND CORNER CONDITIONS - LOCATE THREADED ROD 4 1/2" OR MORE FROM CORNER/END OF WALL

SEE STANDARD CONDITION FOR INFORMATION NOT SHOWN HERE

*WHEN CONCRETE TEMPERATURE IS EXPECTED TO DROP BELOW 40 DEGREES IN UP TO 8 DAYS FOLLOWING INSTALL - SUBSTITUTE SET-3G WITH AT-XP AND CHANGE EMBED DEPTH TO 5 1/2"

832 HOLDOWN RETROFIT - EPOXY
RETROFIT FOR ALL LSTHD8
SCALE: 3/4" = 1'-0"

(2) 2x HEM-FIR #2 TO GLB, GANG LAM (LVL) CONVERSION CHART

MAX. SPAN	(2) 2x4	(2) 2x6	(2) 2x8	(2) 2x10	(2) 2x12
ALL	4x4 DF #2: 3 1/8" x 6" GLB; 3 1/2" x 3 1/2" LVL	4x6 DF #2: 3 1/8" x 6" GLB; 3 1/2" x 3 1/2" LVL	4x8 DF #2: 3 1/8" x 6" GLB; 3 1/2" x 3 1/2" LVL	4x10 DF #2	4x12 DF #2
5'-3"				3 1/8" x 6" GLB	3 1/8" x 7 1/2" GLB
7'-3"				3 1/2" x 5 1/2" LVL	3 1/2" x 7 1/4" LVL
8'-3"				3 1/8" x 6" GLB	3 1/8" x 7 1/2" GLB
10'-3"				3 1/2" x 7 1/4" LVL	3 1/2" x 9 1/2" LVL
11'-3"				3 1/8" x 7 1/2" GLB	3 1/8" x 7 1/2" GLB
14'-3"				3 1/2" x 9 1/2" LVL	3 1/2" x 9 1/2" LVL
20'-3"				3 1/8" x 9" GLB	3 1/8" x 9" GLB
				3 1/2" x 9 1/2" LVL	3 1/2" x 9 1/2" LVL
					3 1/8" x 10 1/2" GLB
					3 1/2" x 9 1/2" LVL

NOTES:
1. GLU-LAM BEAMS ARE BASED ON THE FOLLOWING PROPERTIES FOR 24F-V4: Fb = 2400 psi, Fv = 240 psi, AND E = 1,800,000 psi.
2. LAMINATED VENEER LUMBER (LVL) BEAMS ARE BASED ON 1.5E.

03/12/2024

CHECKED BY: L. ANAYA
DATE: 01/11/2024

LOT

SERIES: 1-3

SUBDIVISION: ORCAS MOON COTTAGES

PLAN NUMBER: GARAGE

SHEET NUMBER: SD

larissa.anaya Mar 12, 2024 - 10:23am Z:\N_ZWA Office\DGR Development\Orcas Moon Cottages\Plans\Garage 1-3\Active Folder\S-Garage-05-Structural details.dwg