



Development Services

Building Permit Cover Sheet

VERY IMPORTANT
A PRINTED COPY OF ALL APPROVED DOCUMENTS MUST REMAIN ON THE JOB SITE AND BE AVAILABLE AT ALL TIMES FOR INSPECTORS.

WASHINGTON STATE UNIVERSITY

ENERGY PROGRAM

2021 WSEC-R Compliance Certificate

Property Address:
Contractor / Design Professional:
Conditioned Floor Area:
Conditioned Volume:
R2 MF Units / DUEA:

Permit #

Heating & Cooling Equipment:
System Type: Model # Efficiency
Heating: _____
Cooling: _____
DHW: _____

Energy Equalization Credits & 406.3 Credit Selection
☐ Energy Equalization #: _____ Credits
☐ Envelope / Efficient Building #: _____ Credits
☐ Air Leakage Control +ERV/HRV #: _____ Credits
☐ HVAC selection #: _____ Crd: _____ Ducts Inside Option? _____
☐ Domestic Water Heater #: _____ Credits
☐ Water Distribution?: 5.1 _____ 5.2 _____ Credits
☐ Renewable(s): _____ KWH Credits: _____
☐ Appliance Package: Heat pump dryer model #: _____ Crd: _____

Total Credits: _____

R & U Values
Floors / Slabs: _____
Walls Above Grade _____
Walls Below Grade _____
2': _____ 3.5' _____ 7': _____
Windows (Weighted) _____
Doors: 1 _____ 2 _____ 3 _____
Skylights: _____
Ceiling / Attic: _____
Test Results
Blower Door: ACH@50PA or DUEA: _____
Target: _____ Tested _____
Duct Leakage (CFM@25PA): _____
Target: _____ Tested _____
Stove Hood CFM / Utility Room _____
ERV / HRV & Bathroom Ventilation: _____
CFM _____ CFM _____
CFM _____ CFM _____

BLDG. DEPT. CONDITIONS

HOURS OF WORK:
MON - FRI: 7AM - 6PM
SAT: 9AM TO 6PM
SUN & HOLIDAYS: NO WORK

KZC SEC 115.25. Exceptions must be approved in writing by Planning Official.

CONSTRUCTION TIP SHEETS: Under the Resources tab at [MyBuildingPermit.com](#), you will find Guidelines and Tip Sheets that provide helpful single family project information. NOTE: City of Kirkland approval is required before you do the work.

INSTRUCTION CHECKLISTS: Under the Resources tab at [MyBuildingPermit.com](#), you will find Inspection Checklists that provide general information and commonly written items during the inspection process.

INSPECTIONS REQUIRED - WHEN TO COVER: By default, un-needed inspections are often listed on your permit. Please call only for the inspections you need and ask your inspector which inspections apply or if any are missing if you are not sure. See permit for how to schedule inspections. All building elements and each layer of construction must be inspected prior to cover. Photos are not a substitute for inspections.

SUBJECT TO FIELD INSPECTION: The constructed elements of this project are subject to field inspection. Your inspector may not approve of site built details that differ from the approved plans. Revisions may not be inspected/approved in the field without prior review first. Revisions should be submitted to Development Services for review prior to construction.

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 staff prior to being implemented in the field. Additional review fees may apply.

ADDRESS NUMBERS: New and existing buildings shall have approved address numbers placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contract with their background. Numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches in height with a stroke width of not less than 0.5 inch. Address identification shall be maintained. IFC Sec. 505.

SMOKE AND CARBON MONOXIDE ALARMS: Smoke Alarms are required for all new dwelling units and in existing dwelling units when alterations or repairs require a permit, or when one or more sleeping rooms are created within an existing space. Alarms shall be hard wired with battery backup and interconnected. Smoke Alarms and Carbon Monoxide Alarms locations are required per IRC 314 & 315.

City of Kirkland
Reviewed by E Huffman
04/16/2025

APPROVED PLAN
SET MUST REMAIN
ON SITE.

CITY MARKUPS &
APPROVALS MUST
BE PRINTED IN RED.

ALL Welding:
Is required to be done by a WABO certified welder and have Special Inspections by a WABO certified Inspection Agency or Be done in a WABO certified fabrication shop.
Have either the special inspection report or the WABO fabrication shop certification available on site for the Building Inspector.

WHOLE-HOUSE VENTILATION
TESTING REQUIRED
WHOLE-HOUSE VENTILATION SYSTEM
TO BE TESTED BY AN APPROVED
THIRD PARTY IN ACCORDANCE WITH
IRC M505.4.1.6 & WSEC-R 403.6.2.
CERTIFICATE OF TESTING TO BE
POSTED PER WSEC 4.1.7.

BLOWER DOOR/AIR LEAKAGE TESTING REQUIRED
WSEC-R 402.4.1.2 & WSEC-R402.4.1.3.1
• Blower door testing required by third party agency and provided to field inspector.
• The components of the building envelope listed in Table R402.4.1.1 shall be installed per the manufacturer's installation instructions and the component criteria.
• Maximum air leakage rate shall not exceed 4.0 air changes per hour (for projects utilizing an energy credit within option 2, testing shall comply with the required reduced air changes).
• Testing shall be conducted with a blower door test at a test pressure of 0.2 inches w.g. (50 Pa).

Separate
Electrical Single Family Permit
required for PV installations

G2447.2 (623.2) Prohibited location.
Cooking appliances designed, tested, listed and labeled for use in commercial occupancies shall not be installed within dwelling units or within any area where domestic cooking operations occur.
Exception: Appliances that are also listed as household-type appliances for domestic use.

M503.6 MAKEUP AIR REQUIRED
Where one or more gas, liquid or solid fuel-burning appliance that is neither direct-vent nor uses a mechanical draft venting system is located within a dwelling unit, a makeup air system capable of exhausting in excess of 400 cubic feet per minute shall be provided with makeup air at a rate approximately equal to the exhaust air rate. Such makeup air systems shall be equipped with not fewer than one damper complying with Section M503.6.2. Makeup air location per M503.6.3.

WSEC-R 403.3.2 Heat pump supplementary heat. Unitary air cooled heat pumps shall include controls that minimize supplemental heat usage during start-up, set-back, and defrost conditions. These controls shall anticipate need for heat and use compression heating as the first stage of heat. Controls shall indicate when supplemental heating is being used through visual means (e.g., LED indicators). Heat pumps equipped with supplementary heaters shall be installed with controls that prevent supplemental heater operation above 40°F. At final inspection the auxiliary heat lock out control shall be set to 35°F or less.

WSEC-R 403.7 Equipment sizing and efficiency rating
Heating and cooling equipment shall be sized in accordance with ACCA Manual S based on building loads calculated in accordance with CSA P-4.1. Ventilated gas fireplaces (decorative appliances) certified to ANSI Z21.50 shall be tested and labeled, including their FE ratings, in accordance with CSA P-4.1.

GEOTECHNICAL MONITORING
REQUIRES
GEOTECHNICAL
FRAMES/RETAINMENT TO BE
CONSTRUCTED AS REQUIRED PER THE
SCHEDULE WITH GEOTECH & CITY
OF KIRKLAND BUILDING
INSPECTION PRIOR TO EARTHWORK
AND/OR INSTALL. PLEASE PROVIDE
ALL SPECIAL INSPECTION
REPORTS TO THE CITY OF
KIRKLAND BUILDING INSPECTOR AS
REQUIRED.

City of Kirkland
123 5th Avenue
Kirkland, WA 98033

INSPECTION RECORD - THIS CARD MUST BE POSTED ON SITE
Schedule an inspection by 6:00 PM for next day inspections
Schedule online at: [www.MyBuildingPermit.com](#)

Permit #: **BSF24-09410**

How to request an inspection:
1) Go to [http://www.MyBuildingPermit.com](#)
2) Select Kirkland as the Jurisdiction.
3) Select Permit Number or Address.
4) Follow the on-screen instructions.

Description of Work:
*HOME PROJECT 600 SFR : Build new single family home. To include work in ROW for haul route, materials drop-off, Utilities connection/replacement, and driveway work. Separate Electrical Single Family Permit required for PV installations.

BUILDING ADDRESS

10214 NE 139TH ST

PARCEL NUMBER

8143100580

DATE PRINTED

6/25/25

PERMIT TYPE

Building Single Family

WORKCLASS

New

SQ FT

0

VALUATION

REQUIRED INSPECTIONS - DO NOT COVER ANY WORK PRIOR TO INSPECTION

Inspection	Date	Insp	Inspection	Date	Insp
BLD - Insulation Slab on Grade			PW - Pre-con		
BLD - Subfloor Framing			PW - 2nd Erosion Control		
BLD - Roof Sheathing			PW - Storm Drywell		
BLD - Floor Sheathing			PW - Storm Amended Soils		
BLD - Draft & Fire Stopping & Caulking			PW - ROW Curb & Gutter		
BLD - Height Survey			PW - ROW Driveway		
BLD - Wall Insulation			PW - ROW Planter Strip		
BLD - Floor Insulation			PW - ROW Improvements		
BLD - Wallboard Nailing			PW - ROW Restoration		
BLD - Other			ELE - Final		
ELE - Temporary Power			MEC - Final		
ELE - Ditch			PLM - Final		
ELE - Feeder			PW - Final		
ELE - Rough In			PCD - Final		
ELE - Soffit Cover			BLD - Final		
ELE - Low Voltage Rough In					
ELE - Other					
MEC - Other					
PLM - Underslab					
PLM - Rough Plumbing DWV					
PLM - Rough Water Lines					
PCD - Tree Fencing Installation					
PW - Pre-con					
PW - 2nd Erosion Control					
PW - Water Meter Drop In					
PW - Storm System					
PW - ROW Curb & Gutter					
PW - ROW Driveway					
PW - ROW Improvements					
PW - ROW Restoration					
PW - Final					
PCD - Final					
BLD - Final					

* Note: 1st erosion control inspection is required prior to any excavation.
(These erosion control inspections only apply if they are listed on the above checklist)

* 2nd erosion control inspection is required after foundation backfill.
(These erosion control inspections only apply if they are listed on the above checklist)

Departmental staff: BLD is Building Dept, PW is Public Works Dept, PCD is Planning Dept, and Fire is Fire Dept

NOTE: THIS INSPECTION RECORD IS THE CERTIFICATE OF OCCUPANCY WHEN THE BUILDING FINAL INSPECTION HAS BEEN APPROVED

WSEC-R Lighting - 2021

• 404.1 Lighting equipment
All permanently installed lighting fixtures, excluding kitchen appliance lighting fixtures, shall contain only high-efficiency lighting sources.
• 404.2 Interior lighting controls.
Permanently installed fixtures shall be controlled with either a dimmer, an occupancy sensor control or other control that is installed or built into the fixture in at areas of the home except bedrooms, hallways, or lighting designed for safety or security.
• 404.3 Exterior lighting controls.
Where total permanently installed exterior lighting power is greater than 30 watts, lighting shall comply with requirements.

WSEC-R 403.3.2 Heat pump supplementary heat. Unitary air cooled heat pumps shall include controls that minimize supplemental heat usage during start-up, set-back, and defrost conditions. These controls shall anticipate need for heat and use compression heating as the first stage of heat. Controls shall indicate when supplemental heating is being used through visual means (e.g., LED indicators). Heat pumps equipped with supplementary heaters shall be installed with controls that prevent supplemental heater operation above 40°F. At final inspection the auxiliary heat lock out control shall be set to 35°F or less.

WSEC-R403.7.1 Gas fireplace efficiency.
All gas fireplace heaters rated to ANSI Z21.88 shall be listed and labeled with a fireplace efficiency (FE) rating of 50 percent or greater in accordance with CSA P-4.1. Ventilated gas fireplaces (decorative appliances) certified to ANSI Z21.50 shall be tested and labeled, including their FE ratings, in accordance with CSA P-4.1.

GEOTECHNICAL MONITORING
REQUIRES
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CONSTRUCTED AS REQUIRED PER THE
SCHEDULE WITH GEOTECH & CITY
OF KIRKLAND BUILDING
INSPECTION PRIOR TO EARTHWORK
AND/OR INSTALL. PLEASE PROVIDE
ALL SPECIAL INSPECTION
REPORTS TO THE CITY OF
KIRKLAND BUILDING INSPECTOR AS
REQUIRED.

CONSTRUCTION MONITORING

We should be retained to provide construction monitoring services during the earthwork phase of the project to evaluate subgrade conditions, temporary cut conditions, fill compaction, and drainage system installation.

PLANNING CONDITIONS – Contact Colin Carter, [ccarter@kirklandwa.gov](#) | 425-587-3249:

PBD 1.PLANNING TO PERFORM FINAL INSPECTION PRIOR TO BUILDING - BUILDING PERMIT INSPECTION CARD MUST BE SIGNED OFF BY PLANNING PRIOR TO ANY REQUEST FOR FINAL BUILDING INSPECTION. You can request an inspection through [www.mybuildingpermit.com](#). 24 HOUR ADVANCE NOTICE REQUIRED FOR INSPECTION. Please consult these conditions before scheduling a Planning inspection.

PBD 2.HEIGHT VERIFICATION – A completed, signed and dated height verification form must be submitted to the building inspector at either the underfloor inspection or the slab insulation inspection.

PBD 3.SF AND DUPLEX-DRIVEWAYS - Prior to final inspection, all driveways and parking surfaces must be completed.

PBD 4.REVISED SITE PLAN - Any proposed changes to the approved site plan, such as but not limited to, added hard surfaces, HVAC units, accessory structures, or tree removals, must be submitted as a revision to the building permit for review and approval prior to implementation.

PBD 5.LOT COVERAGE - Any proposed increase in the total impervious and/or hardscape surfaces on the site must be submitted for review as a revision to this building permit prior to the addition of impervious/and or hardscape area.

PBD 6.LOT COVERAGE APPROVED PLANS - The approved plans do not show any areas of synthetic turf. This material shall not be installed unless a revision to this permit is submitted and approved by the City. For lot coverage purposes, synthetic turf is considered impervious by the Kirkland Zoning Code.

PBD 7.ADDITION/ALTERATION TREE RETENTION - No tree removal is allowed unless approved on your site plan. No damage to tree root systems is allowed. No heavy equipment and stockpiling of materials within tree drip lines. Any additional tree removal must be authorized by the Planning & Building Department prior to removal. Call the planner noted above for more information.

PBD 8.TREE MAINTENANCE REQUIRED- All pre-existing trees designated for preservation and the supplemental trees required to be planted shall be maintained for a period of five years following final inspection of the residence.

PBD 9.TREE MAINTENANCE AGREEMENT REQUIRED - Prior to requesting a Planning and Building Department final inspection, the applicant shall submit a five-year tree maintenance agreement and recording fee to the Planning & Building Department.

PBD 10.ALL - HOURS OF CONSTRUCTION - All development activity and heavy equipment operation is restricted to 7:00 AM to 8:00 PM Monday through Friday, and 9:00 AM to 6:00 PM Saturday. Other restrictions on Saturday include: no working in the right-of-way, no work requiring inspection, and no trucking into or out of the site; however, light grading work on-site on Saturday is allowed. NO development activity or heavy equipment operation may occur on Sundays or the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.

PBD 11.MAXIMUM NOISE LEVELS - All mechanical units shall comply with the maximum environmental noise levels established pursuant to the Noise Control Act of 1974, Revised Code of Washington (RCW) 70.107. See Chapter 173-60 Washington Administrative Code (WAC). A link to the WAC and RCW is available at [http://www.kirklandwa.gov/Government/Codes_and_Laws.htm](#).

PBD 12.BALD EAGLE PROTECTION – This permit is conditioned upon strict observance of all applicable federal laws for bald eagle protection. The permittee is responsible for adhering to the applicable bald eagle management guidelines and/or their federal permit. Visit [www.fws.gov/pacific/eagle/](#) if you need assistance with federal permitting requirements.

PBD 13.FENCE HEIGHT - A detached dwelling unit abutting a neighborhood access or collector street may not have a fence over 3.5 feet in height within the required front yard. On corner lots with two required front yards, this restriction shall apply only within the front yard adjacent to the front façade of the structure.

PBD 14.DRIVEWAYS - All driveways and parking surfaces must be of asphalt or a superior material unless otherwise approved by Planning.

PBD 15.COVERED ENTRY PORCHES - Any proposed change to the portion of the covered entry porch that is allowed to extend into the front setback yard must be submitted for review and approved as a revision to this building permit prior to implementation.

PBD 16.FLOOR AREA RATIO - Any proposed increase in the square footage of structures on the site must be submitted for review as a revision to this building permit prior to construction of additional floor area. The maximum floor area ratio on this property is 55% of the lot area.

PBD 17.PERMITTED SETBACK ENCROACHMENT - Chimneys, bay windows, greenhouse windows, eaves, cornices, awnings, and canopies may extend up to 18 inches into any required yard. Eaves on bay windows may extend an additional 18 inches beyond the bay window. The total horizontal dimension of the elements that extend into a required yard, excluding eaves and cornices, may not exceed 25 percent of the length of the facade of the structure. Except for properties located within the disapproval jurisdiction of the Houghton Community Council, chimneys, bay windows, greenhouse windows, cornices, awnings, and/or canopies may not extend closer than four feet to any property line. See Plate 10, Chapter 180 of Kirkland Zoning Code.

PBD 18.MECHANICAL IN SETBACKS - HVAC and similar types of mechanical equipment may be placed no closer than five feet to a side or rear property line, and shall not be located within a required front yard (unless specifically approved pursuant to KZC 115.115(3)(p)(2)); provided, that such equipment may be located in a storage shed approved pursuant to KZC 115.115(3)(m) or a garage approved pursuant to KZC 115.115(3)(o)(2).

All HVAC and similar types of mechanical equipment shall be baffled, shielded, enclosed, or placed on the property in a manner that will ensure compliance with the Noise Control Act of 1974, Revised Code of Washington (RCW) 70.107. See Chapter 173-60 Washington Administrative Code (WAC).

PBD 19.TREE RETENTION - Trees designated to be saved under the tree retention plan must be retained. If any of these trees are removed or damaged, they must be replaced. Contact the Planning and Building Department at 425-587-3600 to speak to your planner about the requirements for replacement trees.

PBD 20.SUPPLEMENTAL TREE PLANTING - Prior to final inspection, the applicant must complete the required supplemental tree planting to achieve a minimum tree density of 6 tree credits utilizing the Reforestation incentive of KZC 95.34.6.

The required minimum size of each supplemental tree worth one credit shall be six (6) feet tall for native or other conifers and two-inch (2) caliper for deciduous or broad-leaf evergreen trees. Supplemental Thuja/Arborvitae (or other slow-growing conifers as listed by the Planning and Building Department) planted on development sites shall not count towards tree density credits on a lot. All installation and maintenance standards shall conform to Kirkland Zoning Code Sections 95.50 and 95.51

The current plan calls for 8 trees to be planted. If there are any changes to this plan, the applicant is required to submit a revised landscape plan indicating the type, size, and exact location of trees to be planted. NOTE: Trees should be planted appropriately for species and future size. Do not plant trees directly next to a house foundation or adjacent to the property, too close together, or under overhead utility lines. Consult with your nursery on planting standards for each tree to ensure survival.

PBD 21.ALL - PROHIBITED VEGETATION - Plants listed as prohibited in the Kirkland Plant List (available from the Planning & Building Department) shall not be planted in the City. These plants include Himalayan and Evergreen Blackberry, English Holly, Fragrant water lily, Bindweed or Morning Glory, Bird Cherry, English and Atlantic Ivy, Herb Robert, Bohemian, Giant, Himalayan, and Japanese Knotweed, Old man's beard, Poison hemlock, Reed canary grass, Scotch broom, Spurge laurel, Yellow archangel, and Yellow flag iris. Other plants, while not prohibited, are discouraged, including Butterfly bush, Black Locust, European Mountain Ash, Tree-of-Heaven, Common Hawthorn, and English laurel.

PBD 22.ROCKERIES & RETAINING WALLS - Rockeries and retaining walls may be a maximum of four feet high in a required yard, unless certain criteria in Zoning Code Section 115.115.3.g are met. Please contact the Planning and Building Department at 425-587-3600 for more information on the modification criteria.

PBD 23.SKYLIGHTS - Skylights may exceed the height limit by a maximum of six inches.

PBD 24.FENCES & ROCKERIES - The combined height of fences and retaining walls within five feet of each other in a required yard is limited to six feet, unless certain criteria in Zoning Code Section 115.115.3.g are met. Please contact the Planning and Building Department at 425-587-3600 for more information on the modification criteria.

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.

NOTICE HOURS OF WORK:
7 AM TO 6 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.

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

The combined height of fences and retaining walls within five feet of each other in a required yard may be a maximum of six feet. (KZC 115.115.3.g.2)

Arborist Report
All recommendations in report produced by project arborist, as reviewed and approved by City of Kirkland, must be followed.

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

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

FIELD HEIGHT VERIFICATION
Completed building height field verification form required at subfloor inspection/slab insulation inspection

Limits of Disturbance
Project arborist shall be on-site during excavation or disturbances within the limits of disturbance of trees to remain. If substantial impacts occur, the Project Arborist shall prepare, and provide to the Planning Official, a report documenting the impacts and subsequent recommendations.

Documents required to be submitted prior to Final Planning Inspections:
1. Tree Maintenance Agreement

Check Permit Status

[https://PermitSearch.MyBuildingPermit.com](#)

Request an Inspection

[https://Inspection.MyBuildingPermit.com](#)

PERMIT NUMBER: BSF24-09410
PROJECT NAME: HOME PROJECT 600 SFR
SITE ADDRESS: 10214 NE 139TH ST
KIRKLAND, WA 98034

BSF24-09410 Approved Plans_Home Project 600 SFR_6.25.2025_Page 1 of 41

03/28/2024 update



Development Services

Building Permit Cover Sheet

VERY IMPORTANT
A PRINTED COPY OF ALL APPROVED DOCUMENTS MUST REMAIN ON THE JOB SITE AND BE AVAILABLE AT ALL TIMES FOR INSPECTORS.

PUBLIC WORKS - PERMIT CONDITIONS AND STAMPS

Hours: Daily work is limited to Monday through Friday, from 7:00 a.m. to 8:00 p.m. (arterial traffic lanes is 9 a.m. to 3:00 p.m.) and Saturday 9:00 a.m. to 6:00 p.m. No utility work in the ROW after 12:00 p.m. on Fridays; restoration only.
- No work will be allowed on holidays that are observed by the City of Kirkland.
- No work on Sunday.
- No work is allowed on Saturday in the public right-of-way or any on-site utilities; light grading is permitted onsite. Also, no trucks permitted to haul in or out.
- The following is the schedule of City closure days and holidays, and the work allowed:
•MLK Jr. Day: onsite grading only •Thanksgiving Day: no work
•President's Day: onsite grading only •Day after Thanksgiving: onsite grading only
•Memorial Day: no work •Christmas Eve: onsite grading only
•Juneteenth: onsite grading only •Christmas Day: no work
•Independence Day: no work •New Year's Eve: onsite grading only
•Labor Day: no work •New Year's Day: no work
•Veteran's Day: onsite grading only

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.

Dust / Erosion / Sedimentation Controls, Developer and Contractor Responsibilities:
- All required erosion /sedimentation controls must be constructed and in operation prior to land clearing.
- During the period from October 1 to April 30, any area stripped of vegetation, including roadway embankments, shall be stabilized within 12 hours with the approved control methods (e.g., seeding, mulching, netting, erosion blankets, etc.).
- During the period from May 1 to September 30, any cleared areas shall not lie open for a period longer than 7 days. If any erosion problem already exists on the site, immediate seeding, mulching, or other cover protection will be required.
- Per Kirkland Municipal Code 15.52.100, the City of Kirkland may determine at any time during construction that implemented dust, erosion, and sedimentation control measures are not sufficient and additional action is required.
- Developer/Contractor is responsible for controlling dust, mud, and debris within the project limits and onto existing streets.
- DO NOT ALLOW RUNOFF FROM THE WASHING OF TRUCKS OR OTHER TOOLS OR EQUIPMENT (GENERATING MUD, SILT, CONCRETE WASTE, PAINT, ETC) INTO DRAINAGE SYSTEM.

Traffic Control per MUTCD: All construction activity within the public right-of-way shall have traffic control signing and flagging per the standards within the Manual on Uniform Traffic Control Devices (MUTCD).

For projects proposing street or sidewalk detours on collector, arterial, or other major vehicular/pedestrian corridors, a traffic control plan (TCP) must be uploaded via mybuildingpermit.com as a right of way permit as least three weeks in advance of the anticipated closure date. When submitting a TCP, the applicant shall specify clearly in the description section the associated construction permit(s). Reference COK Policy R-29 for minimum TCP requirements.

For all other projects, before a street, traffic lane, pedestrian route, or sidewalk is closed, a traffic/pedestrian plan must be submitted to and approved by the City of Kirkland 48 hours prior to closure. Do not block sidewalks with equipment or traffic control signs unless you have a pedestrian detour route in place.

Pedestrian and Bicycle Route Maintenance: Unless an approved pedestrian or bicycle lane detour route has been approved by the City, all sidewalks and bicycle lanes shall be temporarily repaired at the end of each day according to the following (see Public Works Policy G-6 for a list of street classifications):
A) Arterial and Collector type streets: Sidewalks and bicycle lanes shall be restored temporarily at the end of each day with a cold-mix asphalt or steel plates.
B) Neighborhood Access type streets: Sidewalks can be restored temporarily at the end of each day with a crushed rock surface. A crushed rock restoration will be allowed for up to three working days. After three working days, if the sidewalk is not repaired permanently, a cold-mix asphalt surface must be installed as a temporary measure. Bicycle lanes shall be restored temporarily at the end of each day with a cold-mix asphalt or steel plates.
C) Sidewalks and bicycle lanes shall be restored permanently within 20 working days from the date of the original excavation. However, this is a minimum standards, and the City may request that sidewalks and bicycle lanes be restored permanently in less than 20 days. Sidewalks and bicycle lanes shall never be used for storage of construction vehicles, equipment, or materials. Traffic control equipment such as signs, barricades, cones, etc., shall not block sidewalks or bicycle lanes unless a pedestrian or bicycle lane detour route has been approved by the City.
D) A sidewalk shall never be closed without a City-approved pedestrian detour route.

Final Approval Requirements (PW final to occur before Building final [if applicable]):
1) Complete all Punch List items compiled from the Final Inspection.
2) Submit Record Drawings in accordance with Policy G-3.
3) Pay all outstanding permit fees.
4) Fulfill all Permit Holds and requirements.
5) **Establish a two-year Maintenance Security as required by Public Works. Refer to the Maintenance Security Agreement for cleaning and maintenance requirements of stormwater drainage systems.**

Northshore Utility District (NUD) Water/Sewer Permit Required: A separate sewer and/or water permit is required from NUD (425-398-4400). Applicant must contact NUD for final billing and must close account prior to any demolition activity.

Schedule a pre-construction meeting with Public Works prior to any construction activity. Request a pre-construction meeting online at www.mybuildingpermit.com after the permit has been issued.

General Conditions
1.Scheduling a Public Works Inspection: All required inspections must be requested by the contractor or permit applicant by 6:00 PM on the day prior to the inspection. Request inspections by going online at www.mybuildingpermit.com. If you need to speak with your Public Works Construction Inspector prior to scheduling your first inspection, call 425.587.3800; be prepared to provide your permit number and site address.
2.Final Approval Requirements (PW final to occur before Building final [if applicable]):
A.Complete all Punch List items compiled from the Final Inspection.
B.Submit Record Drawings in accordance with Policy G-3; summarized below:
•Drawings must indicate "RECORD DRAWING" and the printed date.
•All record elevations must be based on the approved datum. Approved datum shall have a benchmark elevation and location.
•Record drawings shall be overlayed on the approved plans with revised information highlighted and original information struck with a line through it.
•Turn in blue-line copy of record drawing for review by PW Inspector. When blue-line is approved, then final record drawings are to be submitted on a USB thumb drive in the following formats: TIF AND PDF. Both shall have a minimum resolution of 300dpi. Each page shall have a corresponding file name. The proper format for naming files shall be: ProjectName## (## being the page number).
•Turn in the Project Data Sheet per PW requirements.
•See Public Works Policy G-3 for complete requirements.
C.Pay all outstanding permit fees.
D.Fulfill all Permit Holds and requirements.
E.Establish a two-year Maintenance Security as required by Public Works. Refer to the Maintenance Security Agreement for cleaning and maintenance requirements of stormwater drainage systems.

3.The contractor must notify the Public Works Inspector at least one working day prior to starting site work.
4.Clearing limits shall be accurately flagged and tree protection in place prior to commencement of site work.
5.A copy of the approved plans must be on the job site whenever construction is in progress. All changes agreed to must be shown on the "record drawings" prior to project completion.
6.Streets and sidewalks shall not be used for stockpiling building materials, debris, or equipment.
7.No water system work allowed on Fridays (or any day before a holiday or City closure day).
8.No steel sheets are allowed in Right-of-Way over weekend or on city closure days. Sheets must be removed and asphalt patching in place before 3:00 p.m. Friday.
9.All water valves shall be operated ONLY by City field crews.
10.For water emergencies such as a service or main break, first call Public Works Water Department at (425) 587-3900. Then, call your inspector.
11.Density test reports will be required as directed by the Public Works Department and must be submitted to the inspector at least one day prior to paving or curb and gutter installation.
12.Two-year Maintenance Security: The project must post a \$15,459 two-year Maintenance Security for right-of-way and utility improvements. A Maintenance Security packet is available at the Public Works Department counter and must be submitted prior to the final inspection of the project.
13.Street Restoration Security: The project must post a \$35,000 street restoration security prior to issuance of the permit. The security received will be returned, less the administration fee, upon a satisfactory re-inspection of the right-of-way no less than ninety days after final restoration, or when the two-year Maintenance Security has been received. Note: A Performance Security is required for short plat projects that have applied to record prior to completing all the improvements set forth by the short plat conditions of approval.
14.All Work Must Meet Kirkland Standards: All work associated with this project, including street improvements and utility connections, must meet the City of Kirkland Public Works Standards and Policies. Purchase the Manual from Public Works or view on-line at www.kirklandwa.gov (navigate to PW Development Services).
15.Field Conditions May Warrant Revisions: Field conditions during construction may warrant required revisions or modifications to the site plan, utility plan, or street improvement plan.
16.Maintain Survey Monuments: Any existing survey monuments or other permanent survey markers within the public right-of-way shall be maintained during construction. If a monument or other survey marker in the right-of-way is disrupted during construction, it shall be replaced by a licensed surveyor.
17.Redline Comments Included: The owner/contractor is responsible for the implementation of any "redline", plan review comments found in the plans submitted to, and reviewed by the Public Works Department.
18.Re-inspection Fee: An additional review or inspection fee will be assessed for additional review or inspection of a modified design and for re-inspections when the applicant is not prepared for the requested inspection.
19.Plan Revision Clouding: Revisions submitted after the permit is issued shall be clouded and indexed with a number circumscribed in a triangle with the revision described in a revision block.
20.Replace Damaged Public Improvement: Any public improvements damaged during construction shall be replaced prior to final building inspection.
21.Contact PW Inspector when unknown utility lines are encountered: If existing unknown utility lines are encounter during construction, contact your Public Works Inspector before proceeding with work. Do not place any structure over an existing utility line.
22.Do not install utility lines in foundation bearing zone: No utility lines will be allowed in the "load bearing zone" of piers and footings. The Public Works Inspector shall be notified if these utilities are found near the excavation area for piers or footings.
23.Private Utility Easement Required: If any utilities cross adjacent private property, an easement for such purposes must be granted by the owners of the adjacent property prior to final inspection. See Policy G-1 for easement widths standards.
24.Joint Maintenance Agreement Required: A joint maintenance agreement is required prior to final inspection if private storm drainage or sanitary sewer lines will be connected to and shared with adjacent properties.
25.No Tree Planting in Utility Easements: No trees are allowed in the on-site public utility easements.
26.Underground All Overhead Utility Lines: All new or existing overhead utility lines (power, phone, TV, etc) shall be placed underground from the building to the point of origin at the primary/distribution lines of the utility (overhead lines to secondary or service poles will not be allowed). New service lines shall be installed underground even if the site has existing overhead service lines that will remain in place.
Erosion Control Conditions
27.Install Erosion Control Prior to Construction: Erosion control measures approved by the Public Works Department must be installed and inspected prior to the commencement of any construction.
28.Mandatory TESC Material Stockpiling: In addition to the mandatory TESC materials installed at the time of grading, the owner/contractor shall stockpile the following materials prior to work start-up:
✓ Minimum of 6 straw bales or wattles, and 6 additional bales /wattles per additional acre disturbed.
✓ Minimum 75 feet of filter fabric, and 75 feet per additional disturbed acre.
✓ Minimum of 15 silt fence stakes, and 15 stakes per additional disturbed acre.
This material must be protected from the elements and readily available to the contractor, if installation of emergency erosion control measures becomes necessary. Also, if any of the stockpiled materials are used, they shall be replaced within 2 days.
29.Protect Adjacent Property: Adequate drainage protection must be provided for adjacent properties. Applicants must control development runoff to ensure activities will not cause nuisance or adverse impact to adjacent private and public property.
30.Erosion Control Inspections: Erosion and Sediment Control (ESC) Inspections Required: Approved ESC measures must be installed prior to commencement of construction, and periodic inspections will be conducted during the course of construction.
✓ESC Inspection #1 - Required prior to pouring concrete for foundation and footings.
✓ESC Inspection #2 - Required after foundation backfill, rough grading, and prior to subfloor framing inspection. Subfloor framing inspection will not be performed until this ESC inspection has been successfully completed.
✓ESC Inspection #3 - Required for final site stabilization. A final building department inspection and sign-off will not occur until the final ESC inspection has been fully completed.
✓For demolition permits, only ESC Inspection #3 is required.

31.Cover All Exposed Soil: Construction drainage control shall be maintained by the developer and subject to periodic inspections. During the period from May 1 to September 30, all denuded soils must be covered within 7 days; between October 1 and April 30, all denuded soils must be covered within 12 hours. Additional erosion control measures may be required based on site and weather conditions. Exposed soils shall be stabilized at the end of the workday prior to a weekend, holiday, or predicted rain event.
32.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.
•The applicant is responsible to apply for a Construction Stormwater General Permit from Washington State Department of Ecology. Provide the City with a copy of the Notice of Intent for the permit.
Permit information can be found at the following website: www.ecy.wa.gov/
•Among other requirements, this permit requires the applicant to prepare a Storm Water Pollution Prevention Plan (SWPPP) and identify a Certified Erosion and Sediment Control Lead (CESCL) prior to the start of construction. The CESCL shall attend the City of Kirkland PW Dept. pre-construction meeting with a completed SWPPP.
•Turbidity monitoring by the developer/contractor is required for any surface water leaving the site.
•The SWPPP must be kept on site during all phases of construction and shall address construction-related pollution generating activities. Follow the guidelines in the Ecology Pollution Prevention Manual for plan preparation.
34.The long-term use of plastic covering on a site shall be limited to one wet season (October 1 to April 30). After that, the site will be required to hydroseed or install other TESC methods as approved by the Public Works Department.
Stormwater Conditions
35.Roof Drainage shall be Separate from Footing Drains: When roof and downspout drains are connected to the Public storm system, the onsite private storm must be tight lined separately from the foundation footing drains. All pipe material must be PVC gravity storm-sewer pipe meeting the requirements of ASTM D-3034, from the building to the stub or connection.
36.Surface Water Adjustment: Soil Amendment per Pre-Approved Plan E.12 is required for all landscaped areas.
37.Infiltration System Inspection: All residential storm drain systems including drywell/infiltration trenches must be inspected prior to backfill.
38.Location of Infiltration Facilities: The location of on-site infiltration facilities must be recommended by a geotechnical engineer of record, and meet conditions in the soils report.
39.Protect Areas to be used for Infiltration: Areas to be used for infiltration or storm water low impact development facilities must be protected from compaction and siltation during construction. Additional geotechnical verification during construction may be required.
40.Register Infiltration/Drywell Systems: WA State Dept. of Ecology (DOE) requires registration of infiltration trenches and drywells that receive runoff from impervious areas other than roofs of single-family homes; as part of the Underground Injection Control (UIC) Program. For additional information, view <https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Underground-injection-control-program>. This condition has been added to this permit to notify the applicant and owner of this DOE requirement. It is the applicant's responsibility to follow through with the registration process. Failure to do so may result in enforcement of WAC 173-218-130 by DOE.
41.Permeable Pavement Testing: Prior to acceptance, the design engineer/geotechnical professional will perform an infiltration test on the permeable pavement, following the standard test method per ASTM C1701/C1701M-09. City staff must be present to observe the test method and result.
42.Stormwater Special Inspection Required: Due to the installation of an infiltration facility or low impact development BMPs to meet the flow control facility exemption, special inspections are required during installation:
•Inspections must be performed by a licensed geotechnical engineer or geologist (Special Inspector).
•The Special Inspector must be onsite for the installation of all storm water BMPs.
•The Special Inspector must confirm the design soils type and groundwater depth at the BMP locations.
•The Special Inspector must confirm that the soils within the facility's footprint was not compacted or otherwise adversely altered during the project.
•The Special Inspector will provide a stamped technical memo to the City's inspector or development engineer including findings during their site visits and a location map.
43.Recycled Concrete: Recycled concrete is not allowed on-site for any purpose. Refer to Policy D-16 for details.
44.Pipe Separation: Minimum separation between utilities and structures is 5' horizontal and 18" vertical when in the right of way and/or public utility easement. Refer Pre-Approved Plan notes for details.
Right-of-Way Conditions
45.Permanent Patching of Utility Trenches: All utility trenches in the right-of-way shall be permanently patched within 30 days after the initial trench is made. All streets which require asphalt overlays (see Public Works Policy R-7) shall be overlaid within 120 days after the permanent patching is complete, or prior to completion of the project, whichever occurs first.
46.Driveway Inspection Required: A Public Works inspection is required before pouring or paving any driveway to confirm that the location and dimensions of the driveway are according to plan.
47.Roadway Compaction Tests: Compaction tests on roadway subgrade are required. The minimum compaction for roadway subgrade shall be 95% of maximum relative density. The number of tests shall be at the discretion of the Public Works Inspector.
48.Maintenance of Existing Street Signs: The contractor is responsible for protecting any existing signs in the right-of-way which are to remain. All new signs must meet the standards of the Public Works Department (See COK Standard Detail K-R.43) and cannot be re-used or re-located without prior approval from the Public Works Department.
49.Curb and Sidewalk Form Inspection: Curb and sidewalk forms & subgrade inspection required prior to pour. Steel forms are required.

50.Street Pavement Overlay Required: Three or more patches in the asphalt roadway within 150 feet of each other triggers a grind and overlay street. Other overlay criteria may apply. Refer to Public Works Policy R-7.
51.Street Trees and Utility Structures: Street trees shall not be planted within 10 feet of any storm or sanitary sewer structure.
52.Tree Trimming by a Certified Arborist: A certified arborist is required to do any tree pruning on trees in the public right-of-way. Also, notify the adjacent property owner of tree pruning prior to the work being done.

Check Permit Status

<https://PermitSearch.MyBuildingPermit.com>

Request an Inspection

<https://Inspection.MyBuildingPermit.com>

BSF24-09410
HOME PROJECT 600 SFR
PROJECT NAME:
10214 NE 139TH ST
SITE ADDRESS:
KIRKLAND, WA 98034

PERMIT NUMBER:

PROJECT NAME:

SITE ADDRESS:



Development Services Building Permit Cover Sheet

VERY IMPORTANT
**A PRINTED COPY OF ALL APPROVED DOCUMENTS MUST REMAIN ON
THE JOB SITE AND BE AVAILABLE AT ALL TIMES FOR INSPECTORS.**

THIS SHEET MUST BE PRINTED IN COLOR

Planning



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**Building Height Table
and Field Verification**
Planning Department

Complete this form to submit at City Hall. Or, use [mybuildingpermit.com](#) to submit your application entirely online.
This form shall be completed and submitted with a Building Permit Application for projects that involve new construction, additions, or increases in height to existing roof structures.

BUILDING HEIGHT TABLE
Site Address: 10214 NE 139th St. Kirkland, WA 98034
Parcel Number: 8143100580
Benchmark Location & Description (be specific):
OFF EAST PROPERTY LINE SUBJECT PROPERTY. LOCATED IN THE MIDDLE OF 103RD AVE NE.

Benchmark Elevation:	144.54
Finished First Floor or Basement Floor Elevation:	149.50
Difference between Benchmark & Finished First Floor or Basement Floor Elevations:	-4.960000000000001
Average Building Elevation (ABE):	148.30
Maximum Allowed Height of Structure above ABE:	30
Maximum Allowed Elevation of Structure (ABE + Allowed Height of Structure above ABE):	178.3
Maximum Proposed Elevation of Structure (ABE + Proposed Height of Structure):	176.58
Difference between Maximum Proposed Elevation & Maximum Allowed Elevation:	1.72

See [KZC 115.59](#) for how to calculate ABE.
Contact the Planning Department to determine the Allowed Height of Structure above ABE.
See [KZC 5.10.357](#) for definition of Height of Structure.

BUILDING HEIGHT FIELD VERIFICATION AND SURVEY REQUIREMENTS

A building height field verification or survey shall be provided by the owner or owner's agent for all new buildings and additions to existing buildings, following these requirements:

- At the subfloor inspection or the slab insulation inspection, a completed, signed, and dated height verification form must be submitted to the Building Inspector.
- At the time of the roof sheathing inspection for structures that will be within *one foot* of the maximum allowed height, a height survey, by a licensed surveyor, must be submitted to the Building Inspector.
 - A blank Building Height Field Verification Form is provided on Page 2 of this document.

For Office Use Only:	Building height field verification is required (Yes or No?):	YES	
	Height survey by a licensed surveyor required within one foot of maximum height (Yes or No?):	NO	
Reviewed by:	Colin Carter	Date: 5/20/2025	Permit #: BSF24-09410

Kirkland City Hall | 123 5th Ave, Kirkland, WA 98033 | www.kirklandwa.gov | Planning and Building: 425-587-3800 | Fire: 425-587-3850 | Public Works: 425-587-3800

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Page 1 of 2

Building Height Table and Field Verification - continued

BUILDING HEIGHT FIELD VERIFICATION
Site Address: 10214 NE 139th St. Kirkland, WA 98034
Permit Number:

Finished First Floor Elevation:

OR

Finished Basement Floor Elevation:

I certify that the elevation above has been field verified and is accurate as of the date below.
I also certify that I am the:

☐ Owner ☒ Owner's Agent

Printed Name:

Signature:

Company Name:

Date:

Check Permit Status

<https://PermitSearch.MyBuildingPermit.com>

PERMIT NUMBER:
PROJECT NAME:
SITE ADDRESS:

BSF24-09410
HOME PROJECT 600 SFR
10214 NE 139TH ST
KIRKLAND, WA 98034

Request an Inspection

<https://Inspection.MyBuildingPermit.com>



2021 WSEC-R Plan Sheet

R-3 Units that comply with the International Residential Code.

ENERGY EQUALIZATION CREDITS - SELECT ONE			
☒	1	For combustion heating equipment meeting minimum federal efficiency standards for the equipment listed in Table C403.3.2(5) or C403.3.2(6)	0
☐	2	For an initial heating system using a heat pump that meets federal standards for the equipment listed in Table C403.3.2(2) and supplemental heating provided by electric resistance or a combustion furnace meeting minimum standards listed in Table C403.3.2(5) ^b	1.5
☐	3	For heating system based on electric resistance only (either forced air or Zonal)	0.5
☐	4 ^c	For heating system using a heat pump that meets federal standards for the equipment listed in Table C403.3.2(2) or C403.3.2(9) OR Air to water heat pump units that are configured to provide both heating and cooling and are rated in accordance with AHRI 550/590	3.0
☐	5	For heating system based on electric resistance with: 1. Inverter-driven ductless mini-split heat pump system installed in the largest zone in the dwelling, or 2. With 2kW or less total installed heating capacity per dwelling	2.0
b. The gas back-up furnace will operate as fan-only when the heat pump is operating. The heat pump shall operate at all temperatures above 38°F or lower. Below that “changeover” temperature, the heat pump would not operate to provide space heating. The gas furnace provides heating below 38°F or lower. c. Additional points for the HVAC system are included in Table R406.3.			

EFFICIENT BUILDING ENVELOPE - SELECT ONE Prescriptive compliance based on Table 402.1.3 & 402.1.5. *Reduction in Total UA, provide C3 calculator.			
☐	1.1	Vertical fenestration U = 0.22	0.5
☐	1.2	Vertical fenestration U = 0.25 Floor R-38 Basement wall R-21 int plus R-5 ci Ceiling and single-rafter or joist-vaulted R-60 advanced Slab on grade R-10 perimeter and under entire slab Below grade slab R-10 perimeter and under entire slab OR Reduce the Total conductive UA by 15%*	1.0
☐	1.3	Vertical fenestration U = 0.18 Ceiling and single-rafter or joist-vaulted R-60 advanced Floor R-38 Basement wall R-21 int plus R-12 ci Slab on grade R-10 perimeter and under entire slab Below grade slab R-10 perimeter and under entire slab OR Reduce the Total conductive UA by 22.5%*	1.5
☐	1.4	Vertical fenestration U = 0.18 Ceiling and single-rafter or joist-vaulted R-60 advanced Wood frame wall R-21 int plus R-16 ci Floor R-48 Basement wall R-21 int plus R-16 ci Slab on grade R-20 perimeter and under entire slab Below grade slab R-20 perimeter and under entire slab OR Reduce the Total conductive UA by 30%*	2.5

AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION - SELECT ONE Prescriptive compliance is based on Table R402.1.3 with the following modifications			
☐	2.1	Reduce the tested air leakage to 2.0 air changes per hour maximum at 50 Pascals. ¹ AND All whole house ventilation requirements as determined by Section M1505.3 of the IRC or Section 403.8 of the IMC shall be met with a heat recovery ventilation system with minimum sensible heat recovery efficiency of 0.65.	1.0
☐	2.2	Reduce the tested air leakage to 1.5 air changes per hour maximum at 50 Pascals. ¹ AND All whole house ventilation requirements as determined by Section M1505.3 of the IRC or Section 403.8 of the IMC shall be met with a heat recovery ventilation system with minimum sensible heat recovery efficiency of 0.75.	1.5
☐	2.3	Reduce the tested air leakage to 0.6 air changes per hour maximum at 50 Pascals. ¹ AND All whole house ventilation requirements as determined by Section M1505.3 of the IRC or Section 403.8 of the IMC shall be met with a heat recovery ventilation system with minimum sensible heat recovery efficiency of 0.80. Duct insulation shall comply with Section R403.3.2.	2.0
1. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the maximum tested building air leakage and shall show the heat recovery ventilation system.			

HIGH EFFICIENCY HVAC EQUIPMENT OPTIONS Only one option from Items 3.1 - 3.10 may be selected. Option 3.11 may be taken with option 3.1 or 3.2 ^c only.			
☒	3.1 ^{a,1}	For a System Type 1 in Table R406.2: Energy Star rated (U.S. North) Gas or propane furnace with minimum AFUE of 95% OR Energy Star rated (U.S. North) Gas or propane boiler with minimum AFUE of 90%.	1.0
☐	3.2 ^{a,1}	For secondary heating system serving System Type 2 in Table R406.2: Energy Star rated (U.S. North) Gas or propane furnace with minimum AFUE of 95% OR Energy Star rated (U.S. North) Gas or propane boiler with minimum AFUE of 90%.	0.5
☐	3.3 ^{a,c,d,1}	Air-source, centrally ducted heat pump with minimum HSPF 2 of 8.1 (HSPF of 9.5). In areas where the winter design temperature as specified in Appendix RC is 23°F or below, a cold climate heat pump found on the NEEP cc ASHP qualified product list shall be used.	0.5
☐	3.4 ^{a,d,1}	Closed-loop ground source heat pump; with a minimum COP of 3.3 OR Open loop water source heat pump with a maximum pumping hydraulic head of 150 feet and minimum COP of 3.6.	1.5
☐	3.5 ^{d,1}	Ductless mini-split heat pump system, zonal control: In homes where the primary space heating system is zonal electric heating, a ductless mini-split heat pump system with a minimum HSPF 2 of 9 (HSPF of 10.0) shall be installed and provide heating to the largest zone of the housing unit.	1.5
☐	3.6 ^{a,1}	Air-source, centrally ducted heat pump with minimum HSPF 2 of 9.4 (HSPF of 11.0). A centrally ducted air source cold climate variable capacity heat pump (cc VCHP) found on the NEEP cc VCHP qualified product list with a minimum of 8.5 HSPF 2 (10 HSPF) may be used to satisfy this requirement. In areas where the winter design temperature as specified in Appendix RC is 23°F or below, an air source centrally ducted heat pump shall be a cold climate variable capacity heat pump as listed on the NEEP qualified product list.	1.0
☐	3.7 ^{a,d,e,1,2}	Ductless split system heat pumps with no electric resistance heating in the primary living areas. A ductless heat pump system with a minimum HSPF 2 of 9 (HSPF of 10) shall be sized and installed to provide heat to entire dwelling unit at the design outdoor air temperature. Exception: In homes with total heating loads of 24,000 or less using multi-zone mini-split systems with nominal ratings of 24,000 or less, the minimum HSPF s to claim this credit shall be 8.19 HSPF 2 (or 9 HSPF).	2.0
☐	3.8 ^{a,d,1,2}	Air-to-water heat pump with minimum COP of 3.2 at 47°F, rated in accordance with AHRI 550/590 by an accredited or certified testing lab.	1.0
☐	3.9 ¹	Gas-fired heat pump(s) meeting ANSI Z21.40.2 and Z21.40.4 or CSA, with a minimum UEF of 1.15.	1.5
☐	3.10 ^{f,1,3}	Combination water heating and space heating system shall include one of the following: Gas-fired heat pump water heater(s) meeting Tier 2 of the NEEA Advanced Water Heating Specification for Gas-Fueled Residential Storage Water Heaters Version 1.0.	2.5
☒	3.11 ^{c,4}	Connected thermostat meeting ENERGY STAR Certified Smart Thermostats/EPA ENERGY STAR specifications.	0.5
1. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and the minimum equipment efficiency. 2. To qualify to claim this credit, the building permit drawings shall specify the option being selected, the heated floor area calculation, the heating equipment type(s), the minimum equipment efficiency, and total installed heat capacity (by equipment type). 3. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the water heater equipment type and the minimum equipment efficiency and, for solar water heating systems, the calculation of the minimum energy savings. 4. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the thermostat model. a. An alternative heating source sized at a maximum of 0.5 Watts/ft2 (equivalent) of heated floor area or 500 Watts, whichever is bigger, may be installed in the dwelling unit. b. See Section R401.1 and residential building in Section R202 for Group R-2 scope. c. Option 3.11 can only be taken with Options 3.1 and 3.3. To qualify to claim Option 3.11 with 3.3, the system shall be a 1-2 speed heat pump system. Variable capacity heat pumps are ineligible from claiming this option. d. This option may only be claimed if serving System Type 4 or 5 from Table R406.2. e. Primary living areas include living, dining, kitchen, family rooms, and similar areas. f. Option 3.10 may only be taken with Efficient Water Heating Option 5.1 or 5.2. Equipment sizing for space heating shall be calculated as provided in Section R403.7 with increased capacity to provide a minimum of 75 percent of peak hot water demand or shall be sized in accordance with approved manufacturer’s specifications or guidance. Supplementary heat for water heating shall be in accordance with Section R403.5.7.			

HIGH EFFICIENCY HVAC DISTRIBUTION SYSTEM OPTION			
☐	4.1	HVAC equipment and associated duct system(s) installation shall comply with the requirements of Section R403.3.2. Electric resistance heat, hydronic heating and ductless heat pumps are not permitted under this option. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and shall show the location of the heating and cooling equipment and all the ductwork.	0.5

☐	Small (5 Credits): Less than 1,500 square feet in conditioned floor area less than 300 sq feet of fenestration area. Additions to existing building greater than 500 square feet of heated floor area but less than 1,500 square feet.
☒	Medium (8 Credits): All dwellings not included in Small or Large dwellings.
☐	Large (9 Credits): Dwelling units exceeding 5,000 square feet of conditioned floor area.
☐	Additions (2 Credits): 150 square feet to 500 square feet. Credits are not required if less than 150 square feet, but WSEC-R compliance is required.

EFFICIENT WATER HEATING OPTIONS Items 5.1 and 5.2 may be combined with any option. Only one option from 5.3 - 5.8 may be selected.			
☐	5.1 ¹	A drain water heat recovery unit(s) shall be installed, which captures waste water heat from at least two showers, including tub/shower combinations. It is acceptable, but not required, for sink water to be connected. Unit shall have a minimum efficiency of 40% if installed for equal flow or a minimum efficiency of 54% if installed for unequal flow. Such units shall be rated in accordance with CSA B55.1 or IAPMO IGC 346-2017 and be so labeled.	0.5
☐	5.2 ²	For Compact Hot Water Distribution system credit, the volume shall store not more than 16 ounces of water between the nearest source of heated water and the termination of the fixture supply pipe where calculated using Section R403.5.2. Construction documents shall indicate the ounces of water in piping between the hot water source and the termination of the fixture supply. When the hot water source is the nearest primed plumbing loop or trunk, this must be primed with an On Demand recirculation pump and must run a dedicated ambient return line from the furthest fixture or end of loop to the water heater.	0.5
☐	5.3 ³	Water heating system shall include the following: Energy Star rated gas or propane water heater with a minimum UEF of 0.80.	0.5
☐	5.4 ³	Water heating system shall include one of the following: Energy Star rated gas or propane water heater with a minimum UEF of 0.91 OR Solar water heating supplementing a minimum standard water heater. Solar water heating will provide a rated minimum savings of 85 therms or 2000 kWh based on the Solar Rating and Certification Corporation (SRCC) Annual Performance of OG-300 Certified Solar Water Heating System OR Water heater heated by ground source heat pump meeting the requirements of Option 3.4.	1.0
☐	5.5 ³	Water heating system shall include one of the following: Gas-fired heat pump water heater(s) meeting Tier 2 of the NEEA Advanced Water Heating Specification for Gas-Fueled Residential Storage Water Heaters Version 1.0.	1.5
☒	5.6 ³	Water heating system shall include one of the following: Electric heat pump water heater meeting the standards for Tier III of NEEA's advanced water heating specification	2.0
☐	5.7 ³	Water heating system shall include one of the following: Electric heat pump water heater with a minimum UEF of 2.9 and utilizing a split system configuration with the air-to-refrigerant heat exchanger located outdoors. Equipment shall meet Section 4, requirements for all units, of the NEEA standard Advanced Water Heating Specification with the UEF noted above	2.5
☐	5.8	Combination water heating and space heating system shall include one of the following: Gas-fired heat pump water heater(s) meeting Tier 2 of the NEEA Advanced Water Heating Specification for Gas-Fueled Residential Storage Water Heaters Version 1.0.	2.5
1. To qualify to claim this credit, the building permit drawings shall include a plumbing diagram that specifies the drain water heat recovery units and the plumbing layout needed to install it. Labels or other documentation shall be provided that demonstrates that the unit complies with the standard. 2. To qualify for this credit, the dwelling must have a minimum of 1.5 bathrooms. 3. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the water heater equipment type and the minimum equipment efficiency. (Option 5.4 & 5.5 & 5.8 - For solar water heating systems, the calculation of the minimum energy savings).			

RENEWABLE ELECTRIC ENERGY OPTION			
☒	6.1	For each 600 kWh of electrical generation per housing unit provided annually by on-site wind or solar equipment a 0.5 credit shall be allowed, up to 4.5 credits. Generation shall be calculated as follows: For solar electric systems, the design shall be demonstrated to meet this requirement using the National Renewable Energy Laboratory calculator PVWATTS or alternative approved by the code official. Documentation noting solar access shall be included on the plans. For wind generation projects designs shall document annual power generation based on the following factors: The wind turbine power curve; average annual wind speed at the site; frequency distribution of the wind speed at the site and height of the tower. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall show the photovoltaic or wind turbine equipment type, provide documentation of solar and wind access, and include a calculation of the minimum annual energy power production.	0.5 – 4.5

APPLIANCE PACKAGE OPTION			
☐	7.1	All of the following appliances shall be new and installed in the dwelling unit and shall meet the following standards: 1. Dishwasher, standard – Energy Star rated, Most Efficient 2021 or Dishwasher, compact – Energy Star rated (Version 6.0) 2. Refrigerator (if provided) – Energy Star rated (Version 5.1) 3. Washing machine (Residential) – Energy Star rated (Version 8.1) 4. Dryer – Energy Star rated, Most Efficient 2022 To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall show the appliance type and provide documentation of Energy Star compliance. At the time of inspection, all appliances shall be installed and connected to utilities. Dryer ducts and exterior dryer vent caps are not permitted to be installed in the dwelling unit.	0.5

MN600

10214 NE 139th ST,
KIRKLAND, WA 98034

MN

CUSTOM
HOMES

3009 112th Ave NE, Suite 100
Bellevue, WA 98004
T (425) 429-6645
F (888) 224-0299
mncustom.com
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CONSULTANT

STAMP

SHEET
SIZE24 x 36

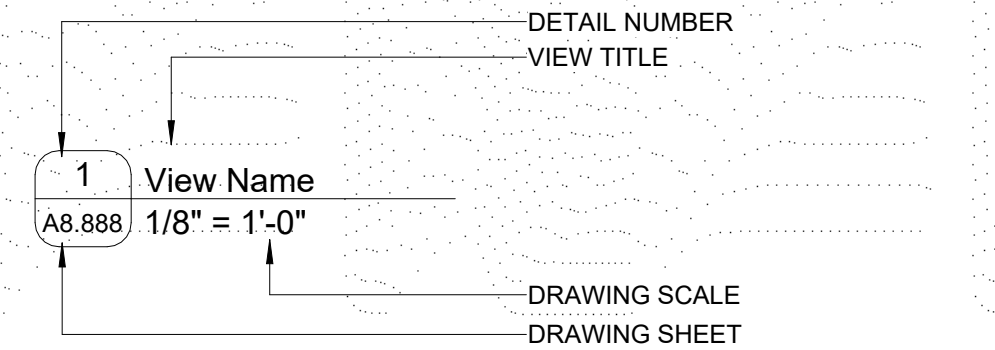
MN NO.

MN600

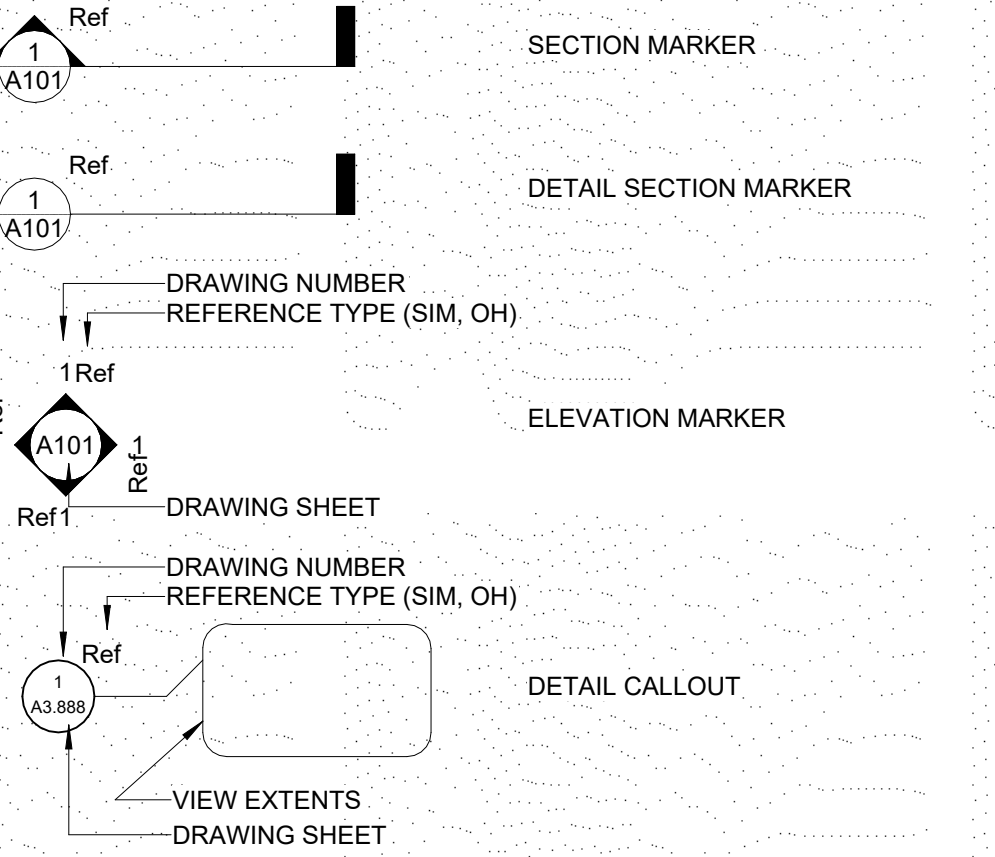
10214 NE 139th ST,
KIRKLAND, WA 98034

COVER SHEET

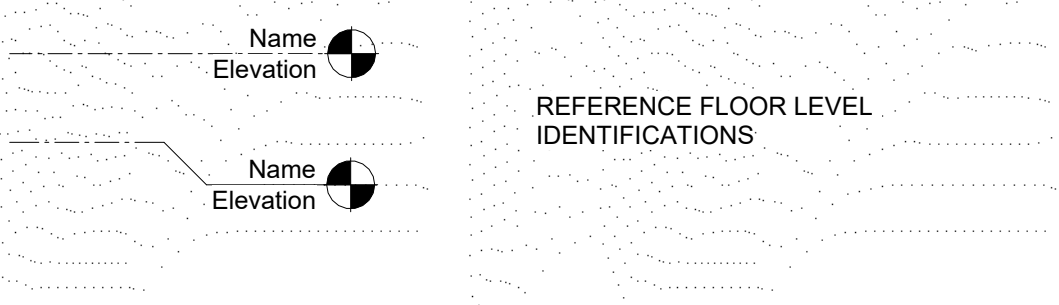
DRAWING TITLES



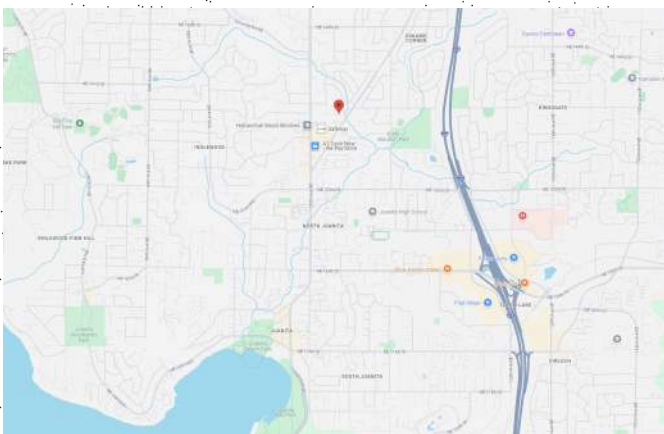
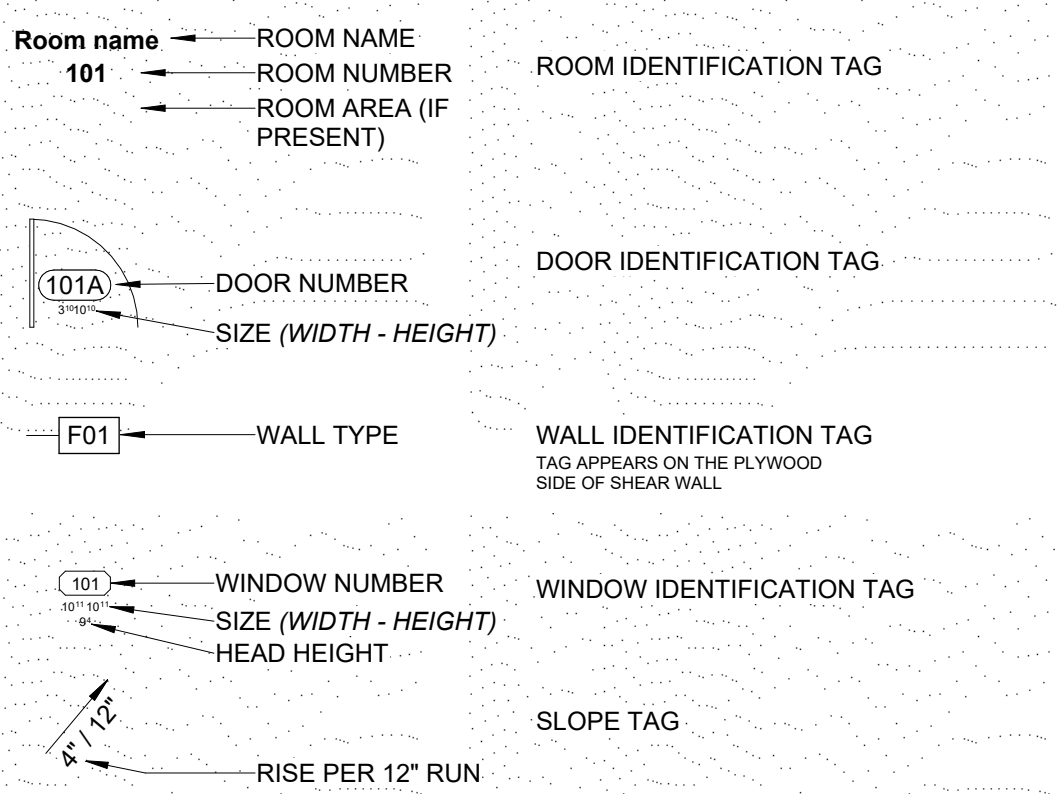
VIEW MARKERS



DRAWING SYMBOLS



ITEM TAGS



VICINITY MAP: 10214 NE 139th St., KIRKLAND, WA 98034

PROJECT SCOPE OF WORK
1. CONSTRUCTION OF NEW SINGLE FAMILY RESIDENCE AND ATTACHED GARAGE (SEE ARCHITECTURE SITE PLAN ALONG WITH ARCHITECTURE SET). REFER TO SHEETS A0.2, A0.3, AND A1.1 FOR SPECIFIC AREA CRITERIA FOR THE PROJECT.
2. CIVIL, RIGHT OF WAY, AND UTILITY IMPROVEMENTS TO SUIT PROPOSED DEVELOPMENT. SEE CIVIL SET.
3. DEMOLITION UNDER SEPARATE PERMIT.

PROJECT INFORMATION

OWNER
MN CUSTOM HOMES, LLC
3009 112TH AVE NE, SUITE 100, BELLEVUE, WA 98004

OWNER CONTACT
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PERMITS@MNCUSTOM.COM

SITE ADDRESS 10214 NE 139th ST.
KIRKLAND, WA 98034

PARCEL 8143100580
ZONING RSAB
JURISDICTION KIRKLAND
PRESENT USE SINGLE FAMILY RESIDENTIAL
PROPOSED USE SINGLE FAMILY RESIDENTIAL

LOT AREA 7.211SF (17 ACRES)
LEGAL DESCRIPTION LOT 58, SUN VILLAGE DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 85 OF PLATS, PAGE (S) 70 AND 71, IN KING COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

DEVELOPMENT INFORMATION
REFER TO SITE PLAN FOR DOCUMENTATION RELATING TO LOT COVERAGE, FAR, GREENSPACE, IMPERVIOUS AREA, AVERAGE GRADE CALCULATION, DRIVEWAY

PROJECT TEAM

OWNER
MN CUSTOM HOMES, LLC
3009 112TH AVE NE, SUITE 100, BELLEVUE, WA 98004
PROJECT MANAGER
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PERMITS@MNCUSTOM.COM

GENERAL CONTRACTOR
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ARBORIST
SHOFFNER CONSULTING
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TONY SHOFFNER
425-578-0894
TONYSHOFFNER.COM

SHEET INDEX	
#	SHEET NAME
A0.0	COVER SHEET
T0.0	SURVEY
C-101	CIVIL COVER SHEET
C-102	CIVIL GNERAL NOTES AND LEGEND
C-201	DEMOLITION AND TESC PLAN
C-301	GRADING AND DRAINAGE PLAN
C-401	UTILITY PLAN
C-402	CIVIL DETAILS
C-501	CIVIL DETAILS
A0.1	PROJECT GENERAL INFORMATION
A0.2	ENERGY CODE COMPLIANCE
A0.3	ZONING ANALYSIS AND DIAGRAMS
A0.5	DOOR SCHEDULE AND ELEVATIONS
A0.6	WINDOW SCHEDULE AND ELEVATIONS
A1.1	SITE PLAN
A2.1	CRAWLSPACE PLAN
A2.2	MAIN LEVEL FLOOR PLAN
A2.4	UPPER LEVEL FLOOR PLAN
A2.10	ROOF PLAN
A3.1	ELEVATIONS
A4.1	BUILDING SECTIONS
A4.2	BUILDING SECTIONS
A9.1	PERMIT DETAILS
A9.2	PERMIT DETAILS
A9.3	PERMIT SOLAR DETAILS
A9.4	PERMIT INSULATION DETAILS
S1.0	GENERAL STRUCTURAL NOTES
S2.1 A	FOUNDATION PLAN
S2.1 B	CRAWL SPACE FRAMING PLAN
S2.2	SECOND FLOOR FRAMING PLAN
S2.3	ROOF FRAMING PLAN
S3.0	TYPICAL CONCRETE DETAILS
S3.1	CONCRETE DETAILS
S4.0	TYPICAL WOOD FRAMING DETAILS
S4.1	WOOD FRAMING DETAILS
S4.2	WOOD FRAMING DETAILS
S4.3	WOOD FRAMING DETAILS

REVISION HISTORY

Δ	DATE	SUBMISSION
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DATE: 03-18-2025

SCALE: AS NOTED

SHEET TYPE: PERMIT REVISION 3

SHEET
NUMBER

A0.0

LOT 58, SUN VILLAGE DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 85 OF PLATS, PAGE(S) 70 AND 71, IN KING COUNTY, WASHINGTON.

BASIS OF BEARINGS

BEARING OF N 89°06'52" W, BETWEEN
THE CENTERLINE OF NE 139TH ST,

REFERENCES

R1. SUN VILLAGE DIV. 2, VOL. 85, OF PLATS, PG. 70,
RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD 88 PER CITY OF KIRKLAND BENCHMARK NO. 169
DESCRIPTION: TACK IN LEAD IN CONC MON IN CASE. 1.1' DOWN
LOCATION: INTX OF JUANITA WOODINVILLE WAY NE AND NE 140TH PL
ELEVATION: 149.620'

SITE BENCHMARK
DESCRIPTION: PK NAIL W/ WASHER
LOCATION: SET IN ASPHALT ON W. SIDE OF 103RD AVE NE
ELEV: 144.54'

SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN AUGUST OF 2024. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CO. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 814310-0580
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 7.211 ±S.F. (0.17 ACRES)
6. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE COMPANY'S "COMMITMENT FOR TITLE INSURANCE", COMMITMENT NO. 0278753-ETU, DATED AUGUST 16, 2024. IN PREPARING THIS MAP, TERRANE, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS TERRANE, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED "COMMITMENT FOR TITLE INSURANCE". TERRANE, INC. HAS RELIED WHOLLY ON CHICAGO TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND TERRANE, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
7. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
8. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

	BENCHMARK		NAIL AS NOTED MONUMENT (IN CASE, FOUND)
	ASPHALT SURFACE		POWER METER
	BUILDING		POWER (UNDERGROUND)
	CENTERLINE ROW		REBAR & CAP (SET)
	CONCRETE SURFACE		RETAINING WALL
	DECK		SEWER LINE
	FENCE LINE (CHAIN LINK)		SEWER MANHOLE
	FENCE LINE (WOOD)		STORM DRAIN LINE
	GAS LINE		TREE (AS NOTED)
	GAS METER		WATER LINE
	GRAVEL SURFACE		WATER VALVE
	INLET (TYPE 1)		FIRE HYDRANT
	LIGHT POLE		5' ELECTRIC/COMMUNICATION SYSTEM EASEMENT PER REC. NO. 6376202
	10' DRAINAGE EASEMENT PER R1		5' UTILITY EASEMENT PER R1
	5' UTILITY EASEMENT PER R1		DRAINAGE EASEMENT PER REC. NO. 6376202

VICINITY MAP
N.T.S.



1. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, EXCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SUCH COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, ARE SET FORTH ON THE PLAT OF SUN VILLAGE DIVISION NO. 2;

2. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT.

GRANTED TO: PUGET SOUND POWER & LIGHT COMPANY, A
WASHINGTON CORPORATION
PURPOSE: UNDERGROUND ELECTRIC AND
COMMUNICATIONS SYSTEM
RECORDED: APRIL 23, 1968
RECORDING NO.: 6376202
AFFECTS: 5 FEET PARALLEL AND ADJACENT TO ALL
ROAD FRONTAGE OF ENTIRE PLAT "B" OTTED

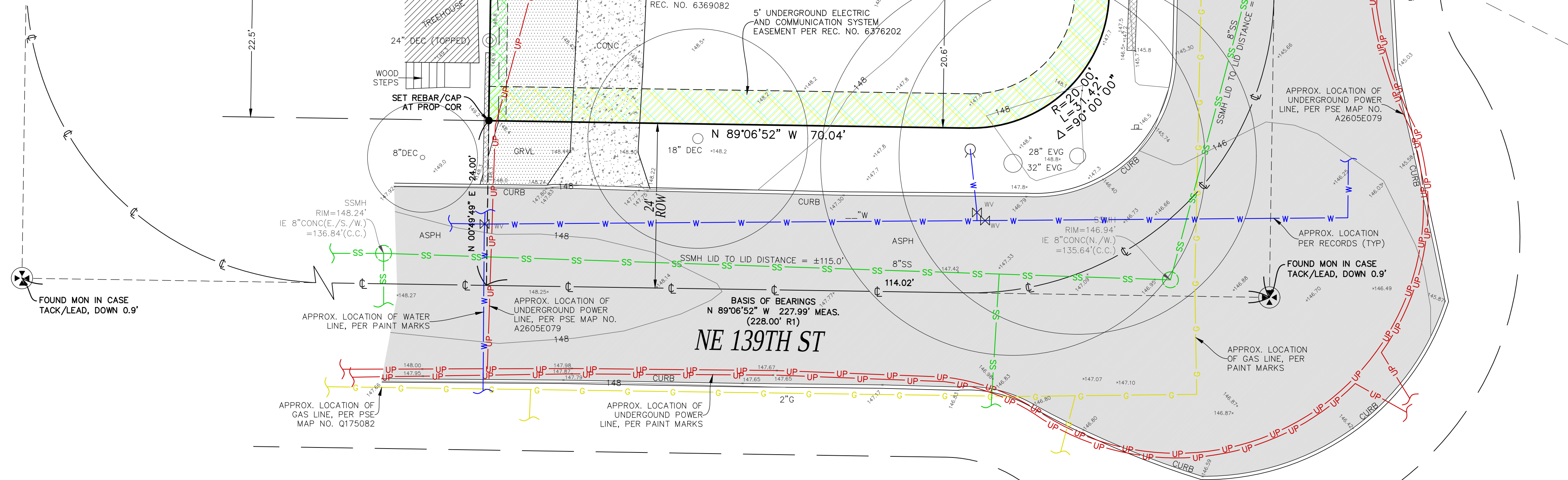
4. RELEASE OF DAMAGE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

EXECUTED BY: OWNERS AND KING COUNTY
RECORDING DATE: SEPTEMBER 2, 1964
RECORDING NO.: 5781873 "NOT SURVEY RELATED"

5. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND

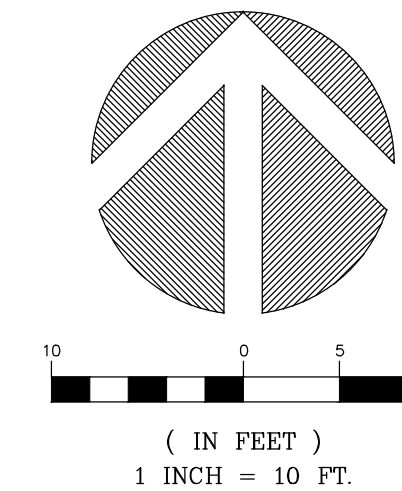
RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE
BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION,
FAMILY STATUS, MARITAL STATUS, DISABILITY, HANDICAP,
NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET
FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE
EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY
APPLICABLE LAW, AS SET FORTH ON THE SURVEY:

RECORDING NO: 2022110900013 "CURRENT CONDITIONS SHOWN"



THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS; AS SUCH, TERRAIN CANNOT BE LIABLY RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEP OR SLOPE INFORMATION. DETERMINING THE LIMITS AND STEPS OF ANY SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

TOPOGRAPHIC & BOUNDARY SURVEY



PARCEL NO. 8143100580



TERRANE

11235 SE 6th St, Suite 130
Bellevue, WA 98004
t: 425-458-4488 | e: info@terrane.net

JOB NUMBER:	221332
DATE:	08/29/24
DRAFTED BY:	IDV / RPM/LSA
CHECKED BY:	CSP
SCALE:	1" = 10'

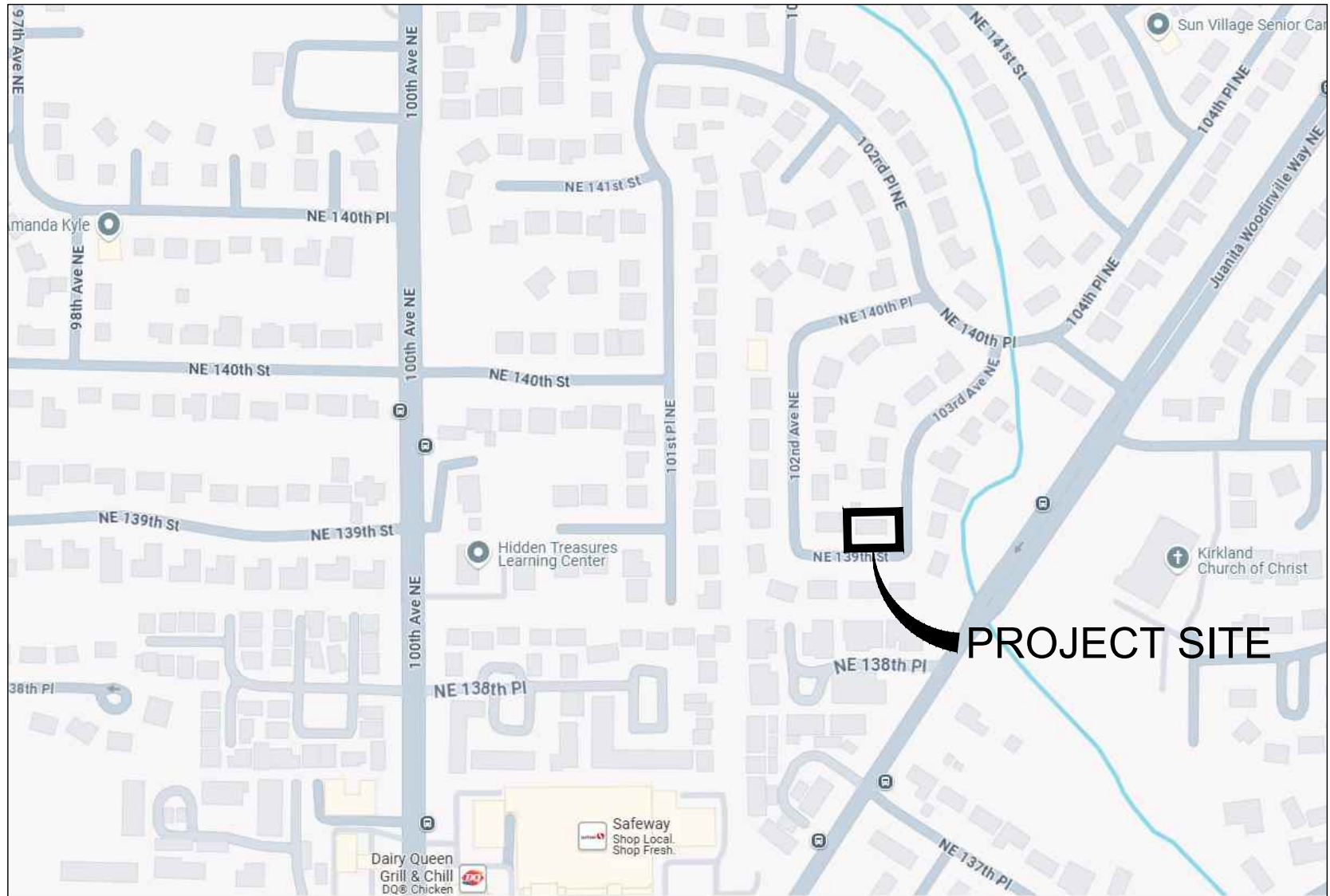
REVISION HISTORY

SHEET NUMBER
1 OF 1

We are the measure | **terrane.net**

MN600

10214 NE 139TH ST, KIRKLAND, WA 98034



VICINITY MAP

SCALE: NTS

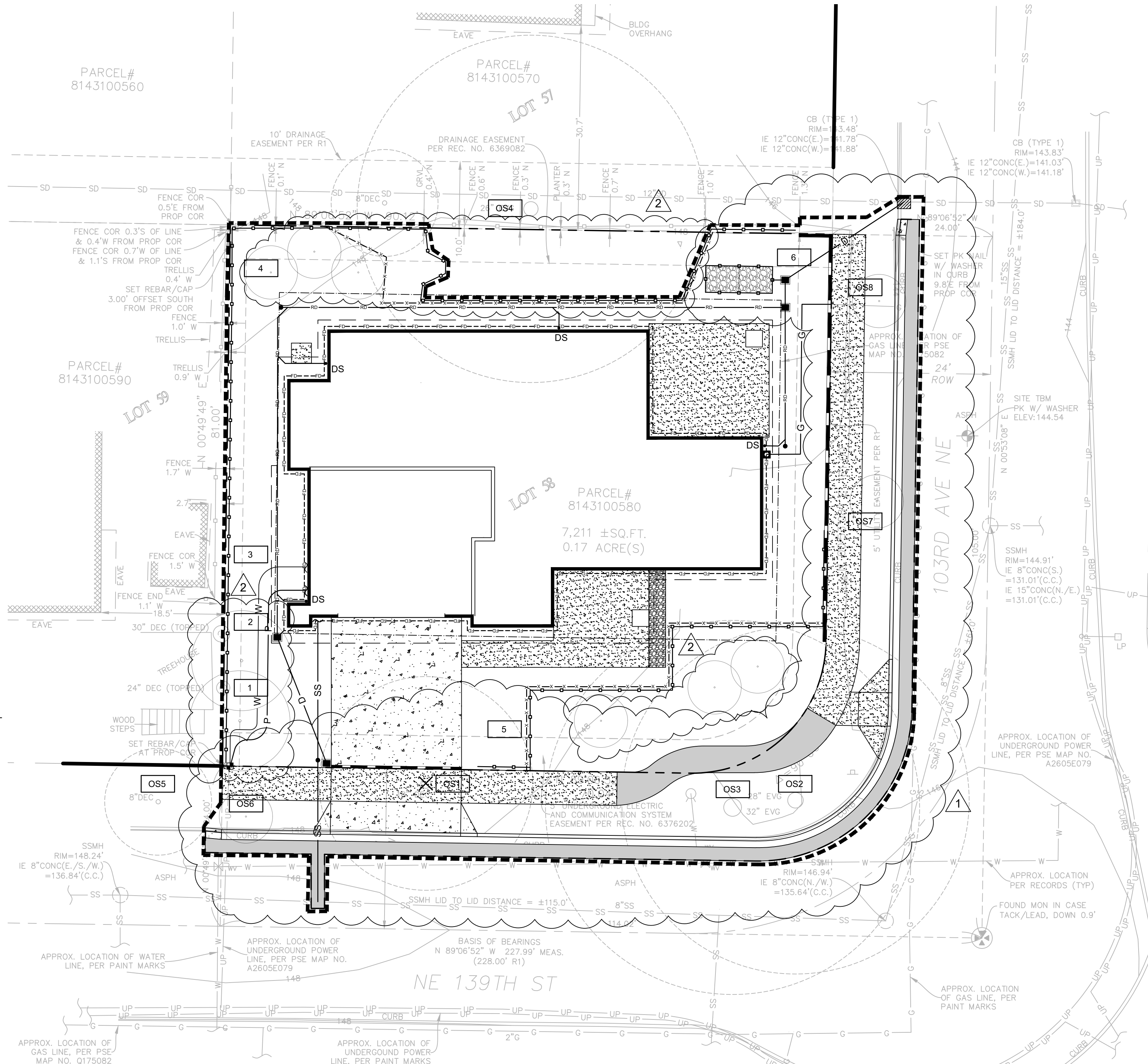
ABBREVIATIONS

AC	ACRE	G	GAS	R	RADIUS
APPROX	APPROXIMATELY	GRVL	GRAVEL	RCW	REVISED CODE OF WASHINGTON
APWA	AMERICAN PUBLIC WORKS ASSOCIATION	GV	GAS VALVE	ROW	RIGHT-OF-WAY
ARCH	ARCHITECTURAL	H	HEIGHT	RT	RIGHT
ASPH	ASPHALT	HDPE	HIGH DENSITY POLYETHYLENE	S	SOUTH
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	HMA	HOT MIX ASPHALT	SCH	SCHEDULE
AVE	AVENUE	HORIZ	HORIZONTAL	SD	STORM DRAIN
BLDG	BUILDING	ID	INSIDE DIAMETER	SDMH	STORM DRAIN MANHOLE
BMP	BEST MANAGEMENT PRACTICE	IE	INVERT ELEVATION	SDR	SQUARE FEET
BG	BOTTOM OF GRADE	L	LENGTH	SF	SQUARE FEET
BTM	BOTTOM OF PIPE	LAT	LATITUDE	SPEC	SPECIFICATIONS
BW	BOTTOM OF WALL	LF	LINEAR FEET	SS	SANITARY SEWER
CB	CATCH BASIN	LT	LONGITUDE	SSCO	SANITARY SEWER CLEANOUT
CF	CUBIC FEET	MAX	MAXIMUM	ST	STATION
CI	CAST IRON	MH	MANHOLE	STD	STANDARD
CL	CLASS	MIN	MINIMUM	SWPPP	STORM WATER POLLUTION PREVENTION PLAN
CMP	CORRUGATED METAL PIPE	MISC	MISCELLANEOUS	T	TELEPHONE
CO	CITY OF REDMOND	MON	MONUMENT	TC	TEMPORARY
CONC	CONCRETE	NC	NO CURB	TESC	TEMPORARY EROSION & SEDIMENT CONTROL
CPEP	CORRUGATED POLYETHYLENE PIPE	NTS	NOT TO SCALE	TG	TOP OF GRADE
CR	CROWN OF PIPE	ON	ON CENTER	TP	TOP OF PAVEMENT
CSTC	CRUSHED SURFACING TOP COURSE	OD	OUTSIDE DIAMETER	TW	TYPICAL
DEPT	DEPARTMENT	OFF	OFFSET	UG	UNDER GROUND
DI	DUCTILE IRON	PC	POINT OF CURVATURE	UIC	UNDER GROUND INJECTION CONTROL
E	EAST	PCC	POINT OF COMPOUND CURVE	U.O.N.	UNLESS OTHERWISE NOTED
EA	EXTRUDED CURB	PL	POINT OF INTERSECTION	UP	UTILITY POLE
EG	EXISTING GRADE	PL	PROPERTY LINE	V	VERTICAL
ELEV	ELEVATION	PP	POWER POLE	W	WEST
EX	EDGE OF PAVEMENT	PRC	POINT OF REVERSE CURVE	W/	WITH
SC	EROSION & SEDIMENT CONTROL	PROP	PROPOSED	WAC	WASHINGTON ADMINISTRATIVE CODE
EXIST	EXISTING	PT	POINT OF TANGENCY	WSDOT	WASHINGTON STATE DEPARTMENT OF TRANSPORTATION
FFE	FINISH FLOOR ELEVATION	PVC	POLYVINYL CHLORIDE	WV	WATER VALVE
FG	FINISHED GRADE	PVMT	PAVEMENT	YD	YARD DRAIN
FH	FIRE HYDRANT				
FL	FLANGED				

TREES - ON SITE						
TREE #	SPECIES	TRUNK DIAMETER	TREE CREDITS	STATUS	TREE - ON PROPERTY	TYPE
1	Acer nigrum 'Green Column' (Green Column Black Sugar Maple)	2 1/2"	1	NEW	Yes	
2	Acer nigrum 'Green Column' (Green Column Black Sugar Maple)	2 1/2"	1	NEW	Yes	
3	Acer nigrum 'Green Column' (Green Column Black Sugar Maple)	2 1/2"	1	NEW	Yes	
4	Acer rubrum 'Scarsen' (Scarlet Sentinel Maple)	2 1/2"	1	NEW	Yes	
5	Acer rubrum 'Scarsen' (Scarlet Sentinel Maple)	2 1/2"	1	NEW	Yes	
6	Acer rubrum 'Scarsen' (Scarlet Sentinel Maple)	2 1/2"	1	NEW	Yes	
NEW: 6		15"	6			
6		15"	6			

TREES - OFF SITE						
TREE #	SPECIES	TRUNK DIAMETER	TREE CREDITS	STATUS	TREE - ON PROPERTY	TYPE
OS6	Acer palmatum (Japanese Maple)	2 1/2"		NEW	No	
OS7	Acer palmatum (Japanese Maple)	2 1/2"		NEW	No	
OS8	Acer palmatum (Japanese Maple)	2 1/2"		NEW	No	
NEW: 3		7 1/2"	0			
OS1	Purpleleaf plum (Prunus cersifera)	18"		REMOVED	No	
REMOVED: 1		18"	0			
OS2	Douglas fir (Pseudotsuga menziesii)	28"		RETAINED	No	
OS3	Douglas fir (Pseudotsuga menziesii)	32"		RETAINED	No	
OS4	Douglas fir (Pseudotsuga menziesii)	26"		RETAINED	No	
OS5	EVG	8"		RETAINED	No	
RETAINED: 4		94"	0			
8		119 1/2"	0			

PER CITY OF KIRKLAND ZONING CODE SECTION 95.33: THE REQUIRED MINIMUM TREE DENSITY IS 50 TREE CREDITS PER ACRE FOR SINGLE-FAMILY HOMES. IN CALCULATING TREE DENSITY CREDITS, TREE CREDITS MAY BE ROUNDED UP TO THE NEXT WHOLE NUMBER FROM A 0.5 OR GREATER VALUE. REGULATED TREES ARE DEFINED AS >6" DBH



CONTACTS:

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EMAIL: TONY@TONYSHOFFNER.COM

KZC 95.32.2.D: PROJECT ARBORIST SHALL BE ON-SITE DURING WORK WITHIN TREE PROTECTION ZONE OF OFFSITE TREE #4 TO DOCUMENT ROOT IMPACTS. PROJECT ARBORIST SHALL PREPARE A REPORT DOCUMENTING IMPACTS, POTENTIAL RISKS, AND METHODS USED TO MITIGATE DEVELOPMENT IMPACTS. IF ROOTS GREATER THAN 2" DIAMETER ARE ENCOUNTERED, WORK SHALL STOP, AND THE PLANNING OFFICIAL SHALL BE NOTIFIED PRIOR TO WORK RESUMING. PROVIDE THIS REPORT TO THE TREE OWNER AND THE CITY PLANNING OFFICIAL.

PROJECT INFORMATION

ADDRESS: 10214 NE 139TH ST, KIRKLAND, WA 98034
PARCEL NO: 8143100580
PARCEL AREA: 7,211 SF / 0.17 ACRES
ZONING: R-A6
MAX IMPERVIOUS COVERAGE ALLOWED (50%)
AREA OF DISTURBANCE: 9,843 SF / 0.225 ACRES

LOT COVERAGE

DEVELOPMENT STANARD	AREA SF
LOT AREA	7211
STRUCTURE W/ ROOF OVERHANG	2751
CONCRETE WALKWAY	295
CONCRETE DRIVEWAY	442
TOTAL LOT COVERAGE	3488
PERCENTAGE OF LOT COVERAGE	48.40%

SHEET INDEX

Sheet Number	Sheet Title
C-101	CIVIL COVER SHEET
C-102	CIVIL GENERAL NOTES AND LEGEND
C-301	GRADING AND DRAINAGE PLAN
C-401	UTILITY PLAN
C-501	CIVIL DETAILS
C-502	CIVIL DETAILS

SURVEY INFORMATION

SURVEY BY TERRANE, DATED AUGUST 2024

LEGAL DESCRIPTION
LOT 58, SUN VILLAGE DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 85 OF PLATS, PAGE(S) 70 AND 71, IN KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

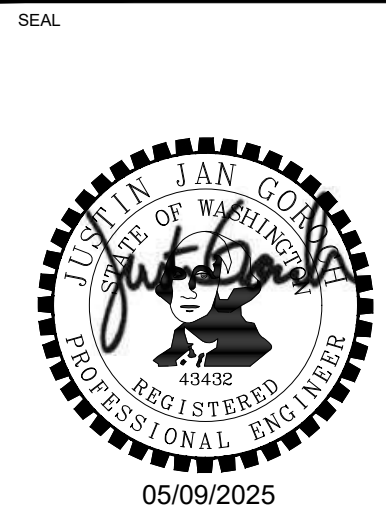
VERTICAL DATUM
NAVD 88 PER CITY OF KIRKLAND BENCHMARK NO. 169
DESCRIPTION: TACK IN LEAD IN CONC MON IN CASE.
1.1' DOWN
LOCATION: INTX OF JUANITA WOODINVILLE WAY NE AND NE 140TH PL
ELEVATION: 149.620'

SITE BENCHMARK
DESCRIPTION: PK NAIL W/ WASHER
LOCATION: SET IN ASPHALT ON W. SIDE OF 103RD AVE NE
ELEV: 144.54'

ELEVATION = 144.54'

BASIS OF BEARING
ACCEPTED THE BEARING OF N 89°06'52" W, BETWEEN MONUMENTS FOUND ALONG THE CENTERLINE OF NE 139TH ST, PER REFERENCE NO. 1.

REFERENCE
R1. SUN VILLAGE DIV. 2, VOL. 85, OF PLATS, PG. 70, RECORDS OF KING COUNTY, WASHINGTON.



PROJECT
MN600
10214 NE 139TH ST
KIRKLAND, WA 98034

REVISIONS
02.17.2025
CITY OF KIRKLAND
REVIEW COMMENTS
05.02.2025
CITY OF KIRKLAND
REVIEW COMMENTS



DRAWN BY: BDS
DESIGNED BY: RB
REVIEWED BY: RB
TITLE
CIVIL COVER SHEET

DATE
05.07.2025
PROJECT NUMBER
24048
SHEET

811
Know what's below.
Call before you dig.
C-101
PERMIT SET

KIRKLAND ROADWAY PLAN NOTES:

1. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
2. ALL ROADWAY WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH THE CURRENT APWA AND CITY OF KIRKLAND STANDARDS AND SPECIFICATIONS FOR CATCH BASINS.
3. ALL PUBLIC ROADWAYS SHALL BE CONSTRUCTED OF 7" CLASS "B" AC PAVING ON 4" ASPHALT-TREATED BASE (ATB), UNLESS OTHERWISE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
4. A COPY OF THE APPROVED ROADWAY PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
5. DENSITY TEST REPORTS WILL BE REQUIRED FOR ALL PUBLIC ROADWAYS AND ALL PRIVATE ROADWAYS WITHIN PLATS. ALL TRENCH BACKFILL SHALL BE COMPACTED TO 95 PERCENT DENSITY IN ROADWAYS, ROADWAY SHOULDERS, ROADWAY PRISM AND DRIVEWAYS, AND 85 PERCENT DENSITY IN UNPAVED AREAS. PIPE ZONE COMPACTION SHALL BE 95 PERCENT.
6. ALL COMMERCIAL AND RESIDENTIAL DRIVEWAYS MUST CONFORM TO THE CITY OF KIRKLAND DEPARTMENT OF PUBLIC WORKS DRIVEWAY POLICY.
7. ALL CONCRETE FOR SIDEWALKS AND CURB AND GUTTER MUST BE 4,000 PSI MINIMUM. (5-3/4 SACK MIX.)
8. IN THE CASE OF NEW ROAD CONSTRUCTION OR RECONSTRUCTION REQUIRING MAILBOXES TO BE MOVED OR REARRANGED, THE DEVELOPER/CONTRACTOR SHALL COORDINATE WITH THE U.S. POSTAL SERVICE FOR THE NEW LOCATION OF THE MAILBOX STRUCTURE.
9. ANY ROADWAY SIGNAGE OR STRIPING REMOVED OR TEMPORARILY MOVED BY THE CONTRACTOR SHALL BE RESTORED TO MEET THE CURRENT CITY OF KIRKLAND STANDARDS.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY TRAFFIC CONTROL TO ENSURE TRAFFIC SAFETY DURING CONSTRUCTION ACTIVITIES. THEREFORE, THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE PUBLIC WORKS DEPARTMENT. THE PLAN MUST BE IN PLACE AT LEAST 48 HOURS PRIOR TO STARTING ANY WORK IN THE RIGHT-OF-WAY. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM CONTROL DEVICES (MUTCD) OR AS MODIFIED BY THE TRAFFIC ENGINEER.
11. WHERE A SIDEWALK IS TO BE CONSTRUCTED ABOVE A SLOPE OR ADJACENT TO A ROCKERY OR RETAINING WALL WHERE THE LOWEST FINISHED ELEVATION OF THE SLOPE, ROCKERY, OR RETAINING WALL IS TO BE THIRTY INCHES (30") OR MORE BELOW THE FINISHED ELEVATION OF THE SIDEWALK, A SAFETY LADDER MUST BE REQUIRED WHEN (A) THE PLANE OF THE WALL FACE IS LESS THAN 4" IN HORIZONTAL DISTANCE FROM THE OUTSIDE EDGE OF THE SIDEWALK, (B) THE SLOPES ADJACENT TO THE SIDEWALK AVERAGE GREATER THAN TWO TO ONE.
12. THE MAXIMUM GRADE FOR PRIVATE ROADWAYS SHALL BE TWENTY PERCENT (20%), OR FIFTEEN PERCENT (15%) IF USED FOR P.E. ACCESS. FOR PUBLIC ROADWAYS, THE MAXIMUM GRADE SHALL BE FIFTEEN PERCENT (15%).
13. DEAD-END STREETS SHALL BE APPROPRIATELY SIGNED AND BARRICADED. SEE MOST CURRENT EDITION OF THE MUTCD. 2
14. SIDEWALK AND CURB AND GUTTER CANNOT BE POURED MONOLITHICALLY. THERE MUST BE A JOINT ON FULL-DEPTH EXPANSION JOINT BETWEEN THEM.
15. MEASURES SHALL BE TAKEN BY THE DEVELOPER TO PROVIDE GROUND COVER IN AREAS WITHIN THE RIGHT-OF-WAY WHICH HAVE BEEN STRIPPED OF NATURAL VEGETATION OR HAVE A POTENTIAL FOR EROSION.
16. THE DEVELOPER SHALL COORDINATE WITH PUGET POWER FOR THE DESIGN AND INSTALLATION OF STREET LIGHTS ON ALL NEWLY-CREATED PUBLIC ROADWAYS AND EXISTING ROADWAYS.
17. WHEN AN EXISTING ROADWAY IS TO RECEIVE A HALF-STREET OVERLAY, THE EXISTING ROADWAY MUST BE COLD PLANNED AT THE EDGE OF THE GUTTER AND CENTERLINE. WHEN THE EXISTING ROADWAY IS TO RECEIVE A FULL-STREET OVERLAY, THE ROADWAY MUST BE COLD PLANNED AT THE EDGE OF BOTH GUTTERS. SEE CITY OF KIRKLAND STANDARD DETAIL NO. R.13.
18. ALL NEW SIGNS REQUIRED IN THE PUBLIC RIGHT-OF-WAY MUST BE PURCHASED FROM, AND INSTALLED BY, THE CITY OF KIRKLAND.
19. WHEN INSTALLING NEW SIDEWALK, THE AREA BEHIND THE SIDEWALK MUST BE GRADED SO THAT THE YARD DRAINAGE DOES NOT DRAIN OVER THE SIDEWALK.
20. ANY EXISTING PUBLIC IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED PRIOR TO FINAL INSPECTION.
21. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL PUBLIC STREETS FREE FROM MUD AND DEBRIS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING POWER SWEEPERS OR OTHER PVICES OF EQUIPMENT NECESSARY TO KEEP THE ROADWAYS CLEAN.
22. BACKFILL IN ALL STREET CUTS ON ARTERIALS WILL BE CONTROL DENSITY FILL (CDF). CONTRACTOR MUST PROVIDE STEEL PLATING NECESSARY TO ALLOW THE CDF TO CURE.
23. WHEN CONSTRUCTING NEW CURB AND GUTTER WHICH DOES NOT ALIGN WITH THE EXISTING EDGE OF PAVEMENT, THE ROADWAY MUST BE TAPEDED FROM THE ENDS OF THE NEW CURB AND GUTTER TO MATCH THE EXISTING PAVEMENT. THE ENTRY TAPER INTO THE NEW IMPROVEMENTS SHALL BE 6:1.
24. WHEN AN EXISTING ROADWAY IS TO BE WIDENED, THE EXISTING PAVEMENT MUST BE SAW CUT AT LEAST ONE FOOT FROM THE EDGE TO PROVIDE A PROPER MATCH BETWEEN NEW AND EXISTING ASPHALT. HOWEVER, WHEN THE EXISTING PAVEMENT CONTAINS ALLIGATOR AREAS, THOSE AREAS MUST BE REMOVED PRIOR TO WIDENING. ALL SAW CUTS SHALL BE PARALLEL OR PERPENDICULAR TO THE RIGHT-OF-WAY CENTERLINE.
25. ALL ROCKERIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE MOST CURRENT GUIDELINES OF THE ASSOCIATION.

KIRKLAND SANITARY SEWER

PLAN NOTES:

1. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO CITY OF KIRKLAND DEPARTMENT OF PUBLIC WORKS AND CURRENT WSDOT/APWA STANDARDS AND SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION.
3. APPROXIMATE LOCATIONS OF EXISTING UTILITIES HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND ARE SHOWN FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF THE LOCATION OF POSSIBLE ADDITIONAL UTILITIES NOT SHOWN SO AS TO AVOID DAMAGE OR DISTURBANCE. THE UNDERGROUND UTILITY LOCATION SERVICE SHALL BE CONTACTED PRIOR TO ANY CONSTRUCTION. IF A UTILITY CONFLICT EXISTS, FOR UTILITY LOCATION IN KING COUNTY, CALL 1-800-424-5555. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT UTILITY LOCATES ARE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THEIR ACTIVITIES WITH LOCAL UTILITY COMPANIES TO ENSURE THAT THE PLANS AND THE REQUIREMENTS OF THE INDIVIDUAL UTILITY COMPANIES.
5. ALL MANHOLES SHALL CONFORM TO WSDOT/APWA STANDARDS. ECCENTRIC CONES WITH MANUFACTURER-APPROVED GASKETS AND 1/2" POLYPROPYLENE-ENCAPSULATED SAFETY STEPS AND LADDERS. MANHOLES SHALL BE COVERED WITH 24" DIAMETER CAST IRON COVERS. LIDS SHALL HAVE 2" RAISED LETTERS MARKED "SEWER" AND CLEANOUTS SHALL HAVE CAST IRON RINGS AND COVERS MARKED "WATER".
6. ALL SIDE SEWERS SHALL BE TESTED FOR ACCEPTANCE AT THE SAME TIME THE MAIN SEWER IS TESTED. SIDE SEWER LOCATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION AND BACKFILLING. ALL SIDE SEWERS SHALL BE CAPPED WITH A WATERIGHT PLUG. HAVE A CLEARANCE AND TEST SHALL BE MARKED FOR LOCATION. WITH A 2" X 4" STAKE PAINTED WHITE, MARKED SEWER, WITH 3 EXPRESSED, AND THE DEPTH OF THE CAP WRITTEN ON THE STAKE. ALL STAKES SHALL BE SECURED TO THE END OF THE PLUG WITH WIRE. A MINIMUM OF 16 GAUGE, INSIDE SIDE SEWER.
7. INSTALLATION OF SIDE SEWERS SHALL BE IN ACCORDANCE WITH THE CITY OF KIRKLAND AND IS COMPLEMENTARY TO THE CITY OF KIRKLAND. THE CONTRACTOR SHALL NOT BE APPROXIMATE ONLY AND MAY BE CHANGED AS REQUIRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER WHEN EXACT LOCATIONS ARE DETERMINED AND PROVIDE THE ENGINEER AND THE CITY OF KIRKLAND DEPARTMENT OF PUBLIC WORKS WITH AN AS-BUILT, IF APPROVED BY THE PUBLIC WORKS DEPARTMENT. ALL DOUBLE-SIDED SEWER WIRES MUST BE AT THE WORKER'S SIDE.
8. ALL MAIN LINE TRENCHES SHALL BE COMPACTED PRIOR TO TESTING SEWER LINES FOR ACCEPTANCE.
9. PRESSURE TESTING OF GRAVITY SEWER MAINS SHALL CONFORM TO THE FOLLOWING STANDARDS:
(1) AIR TESTING WILL REQUIRE A MINIMUM OF 4 PSI FOR 15 MINUTES WITH NO PRESSURE DROP;
(2) WATER TESTING WILL REQUIRE A MINIMUM OF 10' OF HEAD IN A STANDPIPE AT THE TEST LOCATION FOR 15 MINUTES WITH NO DROP IN THE WATER LEVEL IN THE STANDPIPE; EITHER TEST IS ACCEPTABLE.
9. PRESSURE TESTING OF FORCE MAINS AND LATERALS WILL REQUIRE AN AIR TEST OF 25 PSI MINIMUM FOR 15 MINUTES WITH NO PRESSURE DROP.
10. NEW CONNECTIONS TO EXISTING MANHOLES OR SEWER LINES SHALL BE SEALED OFF UNTIL UPSTREAM CONSTRUCTION IS FINISHED, AND ACCEPTED. ALL CONSTRUCTION DEBRIS AND WATER SHALL BE REMOVED PRIOR TO OPENING THE SEAL.
11. ALL PVC SEWER PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF ASTM SPECIFICATIONS D-3034 FOR 4" TO 16" DIAMETER AND D-3035 FOR 18" TO 24" DIAMETER. PIPE SHALL BE SDR-35 AND SHALL CONFORM TO STANDARD SPECIFICATIONS. BEDDING AND BACKFILL SHALL MEET WSDOT AND APWA SPECIFICATIONS.
12. MINIMUM SLOPE FOR SIDE SEWERS SHALL BE TWO PERCENT (2%).
13. AN APPROVED COPY OF THE SEWER PLAN MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
14. PRIOR TO CONSTRUCTION OF SEWER LINES, THE NECESSARY LOT CORNERS MUST BE SET, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF THE LOCATION OF PIPES, MANHOLES, AND INVERT ELEVATIONS.
15. PIPE ANCHORS, IF USED, SHALL BE INSTALLED: NOT OVER 36" CENTER TO CENTER ON GRADES FROM 20 PERCENT TO 35 PERCENT, NOT OVER 24" CENTER TO CENTER ON GRADES FROM 35 PERCENT TO 50 PERCENT, AND NOT OVER 16" CENTER TO CENTER ON GRADES 50 PERCENT AND GREATER.
16. ALL MANHOLES SHALL HAVE A MINIMUM OF 0.10' TO A MAXIMUM OF 1.00' DROP BETWEEN INVERT IN AND INVERT OUT.
17. PVC SEWER PIPE SHALL BE TESTED FOR DEFLECTION ACCORDING TO WSDOT/APWA SPECIFICATIONS.
18. ALL TRENCH BACKFILL SHALL BE COMPACTED TO 95 PERCENT DENSITY IN ROADWAYS, ROADWAY SHOULDERS, ROADWAY PRISM AND DRIVEWAYS, AND 85 PERCENT DENSITY IN UNPAVED AREAS. ALL PIPE ZONE COMPACTION SHALL BE 95 PERCENT.
19. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST ALL MANHOLE LIDS AND CLEANOUT LIDS TO MATCH FINAL ASPHALT ELEVATIONS IN ROADWAYS OR GROUND ELEVATIONS IN LANDSCAPED AREAS.
20. WHEN TYING INTO EXISTING MANHOLES THAT ARE BELOW MINIMUM STANDARDS, THE EXISTING MANHOLE MUST BE UPGRADED TO MEET CURRENT STANDARDS.
21. ALL NEW SEWER MAIN EXTENSIONS SHALL BE VIDEOED PRIOR TO FINAL ACCEPTANCE.
22. ALL FASTENERS (BOLTS, NUTS, WASHERS, ETC.) ON MANHOLE AND CATCH BASIN LIDS TO BE STANDARD SIZE (METRIC FASTENERS ALLOWED).

KIRKLAND STORM DRAINAGE

PLAN NOTES:

1. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
2. BEFORE ANY CONSTRUCTION MAY OCCUR, THE CONTRACTOR SHALL HAVE PLANS WHICH HAVE BEEN SIGNED AND APPROVED BY THE CITY OF KIRKLAND PUBLIC WORKS DEPARTMENT, OBTAINED ALL CITY, COUNTY, STATE, FEDERAL AND OTHER REQUIRED PERMITS, AND HAVE POSTED ALL REQUIRED BONDS.
3. ALL STORM DRAINAGE IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF KIRKLAND PUBLIC WORKS PRE-APPROVED PLANS AND POLICIES AND THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, PREPARED BY WSDOT AND THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA).
4. ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL. ALL CHANGES SHALL BE SUBMITTED TO THE CITY.
5. A COPY OF THE APPROVED STORM WATER PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
6. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SIMILARLY STABILIZED TO THE SATISFACTION OF THE CITY OF KIRKLAND DEPARTMENT OF PUBLIC WORKS FOR THE PREVENTION OF ON-SITE EROSION AFTER THE COMPLETION OF CONSTRUCTION.
7. MINIMUM COVER OVER STORM DRAINAGE PIPES IN ROW OR VEHICULAR PATH SHALL BE SUBJECT TO PRE-APPROVED PLAN OK-0-01, UNLESS OTHER DESIGN IS APPROVED.
8. ALL CATCH BASINS SHALL BE TYPE I UNLESS OTHERWISE NOTED. CATCH BASINS WITH A DEPTH OF OVER FIVE FEET (5') TO THE PIPE INVERT SHALL BE TYPE II CATCH BASIN. TYPE I CATCH BASIN EXCEEDING FIVE FEET (5') IN DEPTH SHALL HAVE A STANDARD LADDER INSTALLED, UNLESS APPROVED BY CITY OF KIRKLAND ENGINEER.
9. ALL STORM DRAINAGE MAIN EXTENSIONS WITHIN THE PUBLIC RIGHT-OF-WAY OR IN EASEMENTS MUST BE STAKED FOR LINE AND GRADE PRIOR TO STARTING CONSTRUCTION.
10. ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF ONE FOOT (1') AND MUST MEET THE FOLLOWING SPECIFICATIONS: 4"-8" ROCK/40%-70% PASSING; 2"-4" ROCK/30%-40% PASSING; 2"-MINUS ROCK/10%-20% PASSING. RECYCLED CONCRETE SHALL NOT BE USED FOR EROSION PROTECTION, INCLUDING FOR CONSTRUCTION ENTRANCE OR TEMPORARY STABILIZATION ELSEWHERE ON SITE.
11. ALL PIPE, MANHOLES, CATCH BASINS, AND APPURTENANCES SHALL BE LAID ON A PROPERLY PREPARED FOUNDATION IN ACCORDANCE WITH THE CURRENT STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (WSDOT). THIS SHALL INCLUDE NECESSARY LEVELING OF THE TRENCH BOTTOM OR THE TOP OF THE FOUNDATION MATERIAL AS WELL AS PLACEMENT AND COMPACTION OF REQUIRED BEDDING MATERIAL TO UNIFORM GRADE SO THAT THE ENTIRE LENGTH OF THE PIPE WILL BE SUPPORTED ON A UNIFORMLY DENSE, UNYIELDING BASE. IF THE NATIVE MATERIAL IN THE BOTTOM OF THE TRENCH MEETS THE REQUIREMENTS FOR "GRAVEL BACKFILL FOR PIPE BEDDING," THE FIRST LIFT OF PIPE BEDDING MAY BE OMITTED. THE MATERIAL IN THE MATERIAL IN THE TRENCH SHALL BE LOOSENEED, REGRADED, AND COMPACTED TO FORM A DENSE UNYIELDING BASE. ALL PIPE BEDDING SHALL BE APWA CLASS B, TYPE I, OR BETTER. PIPE SHALL NOT BE INSTALLED ON SOD, FROZEN EARTH, LARGE BouldERS, OR ROCK. PIPE BEDDING FOR FLEXIBLE PIPES SHALL BE PEA GRAVEL TO THE SPRINGLINE OF THE PIPE.
12. CONSTRUCTION OF DEWATERING DISCHARGES SHALL ALWAYS MEET WATER QUALITY GUIDELINES LISTED IN COK POLICY E-1. SPECIFICALLY, DISCHARGES TO THE PUBLIC STORMWATER DRAINAGE SYSTEM MUST BE BELOW 20NTU, AND NOT CONSIDERED A PROHIBITED DISCHARGE (PER KMC 15.52.090). TEMPORARY DISCHARGES TO SANITARY SEWER REQUIRE PRIOR AUTHORIZATION AND PERMIT FROM KING COUNTY INDUSTRIAL WASTE PROGRAM (206-477-5300) AND NOTIFICATION TO THE PUBLIC WORKS CONSTRUCTION INSPECTOR.
13. ISSUANCE OF A BUILDING OR LAND SURFACE MODIFICATION PERMIT BY THE CITY OF KIRKLAND DOES NOT RELIEVE THE OWNER OF THE CONTINUING LEGAL OBLIGATION AND/OR LIABILITY CONNECTED WITH STORM SURFACE DISPOSITION. FURTHER, THE CITY OF KIRKLAND DOES NOT ACCEPT ANY OBLIGATION FOR THE PROPER FUNCTIONING AND MAINTENANCE AND MAINTENANCE OF THE DRAINAGE SYSTEM. CONSTRUCTION EXCEPT AS OUTLINED IN THE CITY OF KIRKLAND PUBLIC WORKS STANDARDS.
14. ALL TRENCH BACKFILL SHALL BE COMPACTED TO 95 PERCENT DENSITY IN ROADWAYS, ROADWAY SHOULDERS, ROADWAY PRISM AND DRIVEWAYS, AND 85 PERCENT DENSITY IN UNPAVED AREAS. ALL PIPE ZONE COMPACTION SHALL BE 95 PERCENT.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, CONFINED SPACE PROTECTION, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACT. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE A TRAFFIC CONTROL PLAN APPROVED BY THE CITY OF KIRKLAND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SPECIFICATIONS, TRAFFIC CONTROL, AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL APPLY.
16. NO FINAL CUT OR FILL SLOPE SHALL EXCEED SLOPES OF TWO (2) HORIZONTAL, TO ONE (1) VERTICAL UNWIT STABILIZATION BY ROCKERY OR BY A STRUCTURAL RETAINING WALL.
17. ALL MANHOLE LADDERS SHALL BE FIRMLY ATTACHED AND EXTEND TO WITHIN 1' OF THE BOTTOM OF THE STRUCTURE.
18. APPROXIMATE LOCATIONS OF EXISTING UTILITIES HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND ARE SHOWN FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF EXISTING UTILITY LOCATIONS WHETHER OR NOT THESE UTILITIES ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXERCISE ALL CARE TO AVOID DAMAGE TO ANY UTILITY. IF CONFLICTS WITH EXISTING UTILITIES ARISE DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY CONSTRUCTION INSPECTOR AND ANY CHANGES REQUIRED SHALL BE APPROVED BY THE DEVELOPMENT ENGINEER PRIOR TO COMMENCEMENT OF RELATED CONSTRUCTION ON THE PROJECT.
19. THE UNDERGROUND UTILITY LOCATION SERVICE SHALL BE CONTACTED FOR FIELD LOCATION OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. THE OWNER OR THEIR REPRESENTATIVE SHALL BE CONTACTED IF A UTILITY CONFLICT EXISTS. FOR UTILITY LOCATION IN KING COUNTY, CALL 1-800-424-5555. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT UTILITY LOCATES ARE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
20. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, WIDTHS, THICKNESSES, AND ELEVATIONS OF ALL EXISTING PAVEMENTS AND STRUCTURES THAT ARE TO INTERFACE WITH NEW WORK. PROVIDE ALL TRIMMING, CUTTING, SAW CUTTING, GRADING, LEVELING, SLOPING, COATING, AND OTHER WORK, INCLUDING MATERIALS AS NECESSARY, TO CAUSE THE INTERFACE WITH EXISTING WORKS TO BE PROPER, ACCEPTABLE TO THE ENGINEER AND THE CITY OF KIRKLAND, COMPLETE IN PLACE AND READY TO USE.
21. ALL INLET, MANHOLE, AND CATCH BASIN FRAMES AND GRATES SHALL NOT BE ADJUSTED TO GRADE UNTIL IMMEDIATELY PRIOR TO FINAL PAVING. ALL CATCH BASIN GRATES SHALL BE SET 0.10' BELOW PAVEMENT LEVEL.
22. OPEN CUT ROAD CROSSINGS FOR UTILITY TRENCHES ON EXISTING TRAVELED ROADWAY SHALL BE BACKFILLED ONLY WITH 18" MINUS CRUSHED ROCK AND MECHANICALLY COMPACTED (UNLESS OTHERWISE APPROVED BY THE CITY). FOR STREETS CLASSIFIED AS ARTERIALS OR COLLECTORS, BACKFILL FOR CROSSINGS SHALL BE CDF. CUTS INTO THE EXISTING ASPHALT SHALL BE NEAT LINE CUT WITH SAW OR JACKHAMMER IN A CONTINUOUS LINE. A TEMPORARY COLD MIX PATCH MUST BE PLACED IMMEDIATELY AFTER BACKFILL AND COMPACTION. A PERMANENT HOT MIX PATCH SHALL BE PLACED WITHIN 30 DAYS AND SHALL BE A MINIMUM OF 1" THICKER THAN THE ORIGINAL ASPHALT WITH A MINIMUM THICKNESS OF 2". SEE STANDARD D-102.
23. ALL DAMAGES INCURRED TO PUBLIC AND/OR PRIVATE PROPERTY BY THE CONTRACTOR DURING THE COURSE OF CONSTRUCTION SHALL BE PROMPTLY REPAIRED TO THE SATISFACTION OF THE CITY CONSTRUCTION INSPECTOR BEFORE PROJECT APPROVAL AND/OR THE RELEASE OF THE PROJECT'S PERFORMANCE BOND. GROUT ALL SEAMS AND OPENINGS IN ALL INLETS, CATCH BASINS, AND MANHOLES. JETSET OR SPEED CRETE RED LINE GROUT IS NOT ALLOWED.
24. WHEN WIDENING AN EXISTING ROADWAY WHERE AN EXISTING TYPE I CATCH BASIN WILL REMAIN IN THE TRAVEL LANE, THE EXISTING FRAME AND COVER SHALL BE REPLACED WITH A ROUND, LOOKING FRAME AND COVER.
25. FOR OTHER THAN SINGLE-FAMILY DWELLINGS, ALL EXPOSED OR READILY EXPOSED INDOOR STORM DRAINAGE PIPING OR LUMBER SHALL BE LABELED WITH THE WORDS "STORM DRAIN" WITH MINIMUM 2 INCH HIGH LETTERS.
26. RECYCLED CONCRETE SHALL NOT BE USED AROUND STORMWATER FACILITIES.
27. ALL FASTENERS (BOLTS, NUTS, WASHERS, ETC.) ON MANHOLE AND CATCH BASIN LIDS TO BE STANDARD SIZE. NO METRIC FASTENERS ALLOWED.

KIRKLAND ESC STANDARD NOTES

1. THE APPROVED CONSTRUCTION SEQUENCE SHALL BE AS FOLLOWS:
A. PRE-CONSTRUCTION MEETING.
B. FLAG OR FENCE CLEARING LIMITS.
C. POST SIGN WITH NAME AND PHONE NUMBER OF TESC SUPERVISOR.
D. INSTALL CATCH BASIN PROTECTION DOWNSTREAM AND AS DETERMINED BY THE CITY INSPECTOR.
E. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
F. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
G. CONSTRUCT SEDIMENT PONDS AND TRAPS.
H. GRADE AND STABILIZE CONSTRUCTION ROADS.
I. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
J. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF KIRKLAND STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
K. RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CITY TESC MINIMUM REQUIREMENTS.
L. COVER ALL AREAS WITHIN THE SPECIFIED TIME FRAME WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, CRUSHED ROCK OR EQUIVALENT.
M. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN 7 DAYS.
N. SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
O. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED IF APPROPRIATE.
2. CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS CLEAN AND FREE OF CONTAMINANTS AT ALL TIMES AND FOR PREVENTING AN ILLICIT DISCHARGE (KMC 15.52) INTO A MUNICIPAL STORM DRAIN SYSTEM. IF YOUR CONSTRUCTION PROJECT CAUSES AN ILLICIT DISCHARGE TO THE MUNICIPAL STORM DRAIN SYSTEM, 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 FLOW CONTROL VIOLATIONS, TRAVELING LADEN WATER, OR SEDIMENT LADEN WATER, TO BE REMOVED FROM THE 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.
3. CONSTRUCTION DEWATERING DISCHARGES SHALL ALWAYS MEET WATER QUALITY GUIDELINES LISTED IN COK POLICY E-1. SPECIFICALLY, DISCHARGES TO THE PUBLIC STORMWATER DRAINAGE SYSTEM MUST BE BELOW 25 NTU, AND NOT CONSIDERED AN ILLICIT DISCHARGE (PER KMC 15.52.090). TEMPORARY DISCHARGES TO SANITARY SEWER REQUIRE PRIOR AUTHORIZATION AND PERMIT FROM KING COUNTY INDUSTRIAL WASTE PROGRAM (206-477-5300) AND NOTIFICATION TO THE PUBLIC WORKS CONSTRUCTION INSPECTOR.
4. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF KIRKLAND STANDARDS AND SPECIFICATIONS.
5. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE SET BY SURVEY AND CLEARLY FLAGGED IN THE FIELD BY A CLEARING CONTROL FENCE PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO EROSION OR DISTURBANCE OF THE GROUND COVER BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE PERMITTEE/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
6. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
7. THE IMPLEMENTATION OF THIS ESC PLAN AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADE OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
8. A COPY OF THE APPROVED ESC PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
9. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS. WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.
10. THE ESC FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS ON THE APPROVED PLANS. LOCATIONS MAY BE MOVED TO SUIT FIELD CONDITIONS, SUBJECT TO APPROVAL BY THE ENGINEER AND THE CITY OF KIRKLAND INSPECTOR.
11. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED (E.G., ADDITIONAL PUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.) AS NEEDED FOR UNEXPECTED STORM EVENTS. ADDITIONALLY, MORE ESC FACILITIES MAY BE REQUIRED TO ENSURE THE CONTINUED FUNCTIONING OF THE SILTATION CONTROL SYSTEMS. DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY THEIR ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES OVER AND ABOVE THE MINIMUM REQUIREMENTS AS MAY BE NEEDED.
12. THE ESC FACILITIES SHALL BE INSPECTED BY THE PERMITTEE/CONTRACTOR DAILY DURING NON-RAINFALL PERIODS, EVERY HOUR (DAYLIGHT) DURING A RAINFALL EVENT, AND AT THE END OF EVERY RAINFALL, AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. IN ADDITION, TEMPORARY SILTATION PONDS AND ALL TEMPORARY SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED, PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION HAS PASSED. WRITTEN RECORDS SHALL BE KEPT DOCUMENTING THE REVIEWS OF THE ESC FACILITIES.
13. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 48 HOURS FOLLOWING A STORM EVENT.
14. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
15. ALL DENIED SOILS MUST BE STABILIZED WITH AN APPROVED TESC METHOD (E.G., SEEDING, MULCHING, PLASTIC COVERING, CRUSHED ROCK) WITHIN THE FOLLOWING TIMELINES:
A. MAY 1 TO SEPTEMBER 30 - SOILS MUST BE STABILIZED WITHIN 7 DAYS OF GRADING.
B. OCTOBER 1 TO APRIL 30 - SOILS MUST BE STABILIZED WITHIN 2 DAYS OF GRADING.
C. STABILIZE SOILS AT THE END OF THE WORKDAY PRIOR TO A WEEKEND, HOLIDAY, OR PREDICTED RAIN EVENT.
16. THE LONG-TERM USE OF PLASTIC COVERING ON A SITE SHALL BE LIMITED TO ONE WET SEASON (OCTOBER 1 TO APRIL 30). AFTER THAT, THE SITE WILL BE REQUIRED TO HYDROSEED OR INSTALL OTHER TESC METHODS AS APPROVED BY THE PUBLIC WORKS DEPARTMENT.
17. WHERE SEEDING FOR TEMPORARY EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROPRIATE RATE (EXAMPLE: ANNUAL OR PERENNIAL RYE APPLIED AT APPROXIMATELY 80 POUNDS PER ACRE).
18. WHERE STRAW MULCH IS REQUIRED FOR TEMPORARY EROSION CONTROL, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2".
19. ALL LOTS ADJOINING OR HAVING ANY NATIVE GROWTH PROTECTION EASEMENTS (NGPE) SHALL HAVE A 6' HIGH TEMPORARY CONSTRUCTION FENCE (CHAIN LINK WITH PIER BLOCKS) SEPARATING THE LOT (OR BUILDABLE PORTIONS OF THE LOT) FROM THE AREA RESTRICTED BY THE NGPE AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR CLEARING AND REMAIN IN PLACE UNTIL THE PLANNING DEPARTMENT AUTHORIZES REMOVAL.
20. CLEARING LIMITS SHALL BE DELINEATED WITH A CLEARING CONTROL FENCE. THE CLEARING CONTROL FENCE SHALL CONSIST OF:
A. A 6' HIGH CHAIN LINK FENCE ADJACENT THE DRIP LINE OF TREES TO BE SAVED, WETLAND OR STREAM BUFFERS, AND SENSITIVE SLOPES.
B. CLEARING CONTROL FENCES ALONG WETLAND OR STREAM BUFFERS OR SLOPES OF SENSITIVE SLOPES SHALL BE ACCOMPANIED BY AN EROSION CONTROL FENCE. IF APPROVED BY THE CITY, A FOUR-FOOT HIGH ORANGE MESH CLEARING CONTROL FENCE MAY BE USED TO DELINEATE CLEARING LIMITS IN ALL OTHER AREAS.
21. OFF-SITE STREETS MUST BE KEPT CLEAN AT ALL TIMES. IF DIRT IS DEPOSITED ON THE PUBLIC STREET SYSTEM, THE STREET SHALL BE IMMEDIATELY CLEANED WITH POWER SWEEPER OR OTHER EQUIPMENT. ALL VEHICLES SHALL LEAVE THE SITE BY WAY OF THE CONSTRUCTION ENTRANCE AND SHALL BE CLEANED OF ALL DIRT THAT WOULD BE DEPOSITED ON THE PUBLIC STREETS.
22. ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF 1' AND MUST MEET THE FOLLOWING SPECIFICATIONS: 4"-8" ROCK/40%-70% PASSING; 2"-4" ROCK/30%-40% PASSING, AND 1"-2" ROCK/10%-20% PASSING. RECYCLED CONCRETE SHALL NOT BE USED FOR EROSION PROTECTION, INCLUDING CONSTRUCTION ENTRANCE OR TEMPORARY STABILIZATION ELSEWHERE ON THE SITE.
23. IF ANY PART(S) OF THE CLEARING LIMIT BOUNDARY OR TEMPORARY EROSION/SEDIMENTATION CONTROL PLAN IS/ARE DAMAGED, IT SHALL BE REPAIRED IMMEDIATELY.
24. ALL PROPERTIES ADJACENT TO THE PROJECT SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND RUNOFF.
25. AT NO TIME SHALL MORE THAN 1" OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED IMMEDIATELY FOLLOWING REMOVAL OF EROSION CONTROL BMP'S. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
26. ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE PERMANENT FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION OR DISPERSION SYSTEM, THE FACILITY SHALL NOT BE USED AS A TEMPORARY SETTLING BASIN. NO UNDERGROUND DETENTION TANK, DETENTION VAULT, OR SYSTEM WHICH BACKS UNDER OR INTO A POND SHALL BE USED AS A TEMPORARY SETTLING BASIN.
27. ALL EROSION/SEDIMENTATION CONTROL PONDS WITH A DEAD STORAGE DEPTH EXCEEDING 6" MUST HAVE A PERIMETER FENCE WITH A MINIMUM HEIGHT OF 3'.
28. THE WASHED GRAVEL BACKFILL ADJACENT TO THE FILTER FABRIC FENCE SHALL BE REPLACED AND THE FILTER FABRIC CLEANED IF IT IS NONFUNCTIONAL BY EXCESSIVE SILT ACCUMULATION AS DETERMINED BY THE CITY OF KIRKLAND. ALSO, ALL INTERCEPTOR SWALES SHALL BE CLEANED IF SILT ACCUMULATION EXCEEDS ONE-QUARTER DEPTH.
29. PRIOR TO THE OCTOBER 1 OF EACH YEAR (THE BEGINNING OF THE WET SEASON), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. THE IDENTIFIED DISTURBED AREA SHALL BE SEEDED WITH ONE WEEK AFTER OCTOBER 1. A SITE PLAN DEPICTING THE AREAS TO BE SEEDED AND THE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE PUBLIC WORKS CONSTRUCTION INSPECTOR. THE INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.
30. ANY AREA TO BE USED FOR INFILTRATION OR PERVIOUS PAVEMENT (INCLUDING A 5-FOOT BUFFER) MUST BE SURROUNDED BY SILT FENCE PRIOR TO CONSTRUCTION AND UNTIL FINAL STABILIZATION OF THE SITE TO PREVENT SOIL COMPACTION AND SILTATION BY CONSTRUCTION ACTIVITIES.
31. IF THE TEMPORARY CONSTRUCTION ENTRANCE OR ANY OTHER AREA WITH HEAVY VEHICLE LOADING IS LOCATED IN THE SAME AREA TO BE USED FOR INFILTRATION OR PERVIOUS PAVEMENT, 6" OF SEDIMENT BELOW THE GRAVEL SHALL BE REMOVED PRIOR TO INSTALLATION OF THE INFILTRATION FACILITY OR PERVIOUS PAVEMENT (TO REMOVE FINES ACCUMULATED DURING CONSTRUCTION).

32. ANY CATCH BASINS COLLECTING RUNOFF FROM THE SITE, WHETHER THEY ARE ON OR OFF THE SITE, SHALL HAVE ADEQUATE PROTECTION FROM SEDIMENT. CATCH BASINS DIRECTLY DOWNSTREAM OF THE CONSTRUCTION ENTRANCE OR ANY OTHER CATCH BASIN AS DETERMINED BY THE CITY INSPECTOR SHALL BE PROTECTED WITH A "STORM DRAIN PROTECTION INSERT" OR EQUIVALENT.
33. IF A SEDIMENT POND IS NOT PROPOSED, A BAKER TANK OR OTHER TEMPORARY GROUND AND/OR SURFACE WATER STORAGE TANK MAY BE REQUIRED DURING CONSTRUCTION, DEPENDING ON WEATHER CONDITIONS.
34. DO NOT FLUSH CONCRETE BY-PRODUCTS OR TRUCKS NEAR OR INTO THE STORM DRAINAGE SYSTEM. IF EXPOSED AGGREGATE IS FLUSHED INTO THE STORM SYSTEM, IT COULD MEAN RE-CLEANING THE ENTIRE DOWNSTREAM STORM SYSTEM, OR POSSIBLY RE-LAYING THE STORM LINE.
35. RECYCLED CONCRETE SHALL NOT BE STOCKPILED ON SITE, UNLESS FULLY COVERED WITH NO POTENTIAL FOR RELEASE OF RUNOFF.

LEGEND

- -- PROPERTY/BOUNDARY LINE
- -- BUILDING SETBACK LINE
- ASPHALT PAVEMENT
- CEMENT CONCRETE SIDEWALK/PATIO
- CEMENT CONCRETE DRIVEWAY
- -- CLEARING LIMITS / LIMITS OF DISTURBANCE
- -- SILTATION FENCE
- -- TREE PROTECTION FENCE
- -- ROOF DRAIN LINE
- -- FOOTING DRAIN LINE
- CLEAN OUT
- AREA DRAIN
- DS DOWNSPOUT
- DRY WELL
- -- TRENCH DRAIN LINE
- P POWER SERVICE LINE
- SS SANITARY SEWER SERVICE LINE
- D STORM DRAIN LINE
- W WATER SERVICE LINE
- G GAS METER
- G GAS SERVICE LINE
- 295 MAJOR CONTOUR
- 292 MINOR CONTOUR
- 294.50 SPOT ELEVATION
- -- SLOPE ARROW
- -- GRADE BREAK
- -- LANDSCAPE WALL
- -- CATCH BASIN INLET PROTECTION
- -- REMOVE ASPHALT PAVEMENT
- -- REMOVE CEMENT CONCRETE PAVEMENT
- -- REMOVE EXISTING GRAVEL
- X-X-X-X-X-X-X- REMOVE EXISTING CURB
- /-/-/-/-/-/-/-/- REMOVE EXISTING UTILITY
- -- REMOVE EXISTING TREE
- -- PAVEMENT CUT

EXISTING

- BENCHMARK
- ASPHALT SURFACE
- BUILDING
- CENTERLINE ROW
- CONCRETE SURFACE
- DECK
- FENCE LINE (CHAIN LINK)
- FENCE LINE (WOOD)
- GAS LINE
- GAS METER
- GRAVEL SURFACE
- INLET (TYPE 1)
- LIGHT POLE
- 10' DRAINAGE EASEMENT PER R1
- 5' UTILITY EASEMENT PER R1
- NAIL AS NOTED MONUMENT (IN CASE, FOUND)
- P POWER METER
- UP POWER (UNDERGROUND)
- REBAR & CAP (SET)
- RETAINING WALL
- SS SEWER LINE
- SEWER MANHOLE
- STORM DRAIN LINE
- SD TREE (AS NOTED)
- W WATER LINE
- WV WATER VALVE
- FIRE HYDRANT
- 5' ELECTRIC/COMMUNICATION SYSTEM EASEMENT PER REC. NO. 6.376.202
- DRAINAGE EASEMENT PER REC. NO. 6.376.202

13. THE CONTRACTOR SHALL CONTACT THE CITY OF KIRKLAND DEPARTMENT OF PUBLIC WORKS FIVE (5) DAYS PRIOR TO ANY WORK BEGINNING THE SHUTDOWN OF EXISTING WATER MAINS. THE CONTRACTOR IS REQUIRED TO GIVE TWO (2) WORKING DAYS NOTICE TO ALL CUSTOMERS AFFECTED BY A WATER MAIN SHUTDOWN (NOTICES AND MAPS FOR THE SHUTDOWN WILL BE PROVIDED BY THE WATER DIVISION). SHUTDOWNS SHALL BE SCHEDULED FOR MONDAYS, TUESDAYS, WEDNESDAYS, AND THURSDAYS BETWEEN 8:30 AM AND 2 PM. SHUTDOWNS AFFECTING INSTITUTIONS SHALL BE SCHEDULED AT NIGHT. ONLY WATER DIVISION PERSONNEL OR A DESIGNATE OF THE WATER DIVISION MANAGER MAY OPERATE VALVES, AND/OR HYDRANTS, BLOW-OFFS, ETC., FOR FILLS, SHUT DOWNS, FLUSHING, OR RECHARGING OF WATER LINES. TWO(2) WORKING DAYS NOTICE TO THE WATER DIVISION IS REQUIRED TO SCHEDULE FILLS.
14. THERE SHALL BE NO WATER MAIN CONSTRUCTION ON A SATURDAY, SUNDAY, OR HOLIDAYS OBSERVED BY THE CITY OF KIRKLAND.
15. SHOULD THE WATER MAIN WORK NECESSITATE THE CLOSING OF CERTAIN GATE VALVES WITHIN THE EXISTING SYSTEM, THE CITY OF KIRKLAND MAINTENANCE DEPARTMENT SHALL BE RESPONSIBLE FOR THE OPERATION OF SUCH VALVES.
16. THE FIRE FLOW SYSTEM SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO ABOVE-GROUND COMBUSTIBLE CONSTRUCTION.
17. ALL TRENCH BACKFILL SHALL BE COMPACTED TO 95 PERCENT DENSITY IN ROADWAYS, ROADWAY SHOULDERS, ROADWAY PRISM AND DRIVEWAYS, AND 85 PERCENT DENSITY IN UNPAVED AREAS. ALL PIPE ZONE COMPACTION SHALL BE 95 PERCENT.
18. MEGA-LUGS (OR SIMILAR PRODUCT) SHALL BE REQUIRED ON ALL FITTINGS AND VALVES FOR TI-ENS, OR BUILD-OUTS FOR TI-ENS PRIOR TO A FINAL CONNECTION TO THE EXISTING WATER MAIN. APPROPRIATE CONCRETE BLOCKING IS ALSO REQUIRED IN ADDITION TO MEGA-LUGS.
19. FOR THE DURATION OF ANY WATER MAIN INSTALLATION PROJECT, ALL EXISTING AND NEWLY INSTALLED VALVE CANS ARE TO REMAIN ACCESSIBLE TO WATER DIVISION PERSONNEL.
20. WHEN IT BECOMES NECESSARY TO RE-PLUMB THE CUSTOMER'S SIDE OF AN EXISTING WATER METER AS THE RESULT OF THE RELOCATION OF THE EXISTING SERVICE OR TO COMPLY WITH ANY CITY OF KIRKLAND PUBLIC WORKS SPECIFICATIONS, THE CUSTOMER'S SIDE SHALL BE RECONNECTED WITH THE APPROPRIATE PLUMBING MATERIALS (AND RELATED FITTINGS) SUCH AS BRASS, COPPER, POLYETHYLENE WITH A 200 P.S.I. RATING, OR PVC. ALL PARTS, PIPE, AND/OR FITTINGS SHALL BE NEW FROM THE BACK SIDE OF THE METER TO THE CONNECTION POINT OF THE CUSTOMER'S SERVICE.
21. NO TI-EN WILL BE ALLOWED INTO THE EXISTING TAILPIPE ON THE CUSTOMER'S SIDE OF THE METER. IF THE EXISTING METER DOES NOT HAVE A CHECK VALVE INSTALLED ON THE BACK SIDE OF THE METER (CUSTOMER'S SIDE) A CHECK VALVE CANNOT BE INSTALLED WHEN DOING THE TI-EN.
22. IF A FITTING, EITHER DURING INSTALLATION OR AFTER, IS FOUND TO BE DEFECTIVE IN ANY WAY AS DETERMINED BY THE CITY, THE CONTRACTOR SHALL REPLACE THE ENTIRE FITTING AND NOT JUST THE DEFECTIVE COMPONENT.

23. BEGINNING JANUARY 1, 2014, ALL PIPES, PIPE FITTINGS, PLUMBING FITTINGS, AND PLUMBING FIXTURES USED FOR POTABLE WATER, MUST HAVE A MAXIMUM LEAD CONTENT NOT TO EXCEED 0.25% PER "LEAD FREE" STANDARDS AS DEFINED IN SECTION 9 OF NSF/ANSI STANDARD #61.



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05/09/2025

PROJECT

MIN600

10214 NE 139TH ST
KIRKLAND, WA 98034

REVISIONS

02.17.2025
CITY OF KIRKLAND
REVIEW COMMENTS

05.02.2025
CITY OF KIRKLAND
REVIEW COMMENTS



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DRAWN BY: BDS
DESIGNED BY: RB
REVIEWED BY: RB

TITLE
CIVIL GENERAL NOTES
AND LEGEND

DATE
05.07.2025

PROJECT NUMBER
24048

SHEET

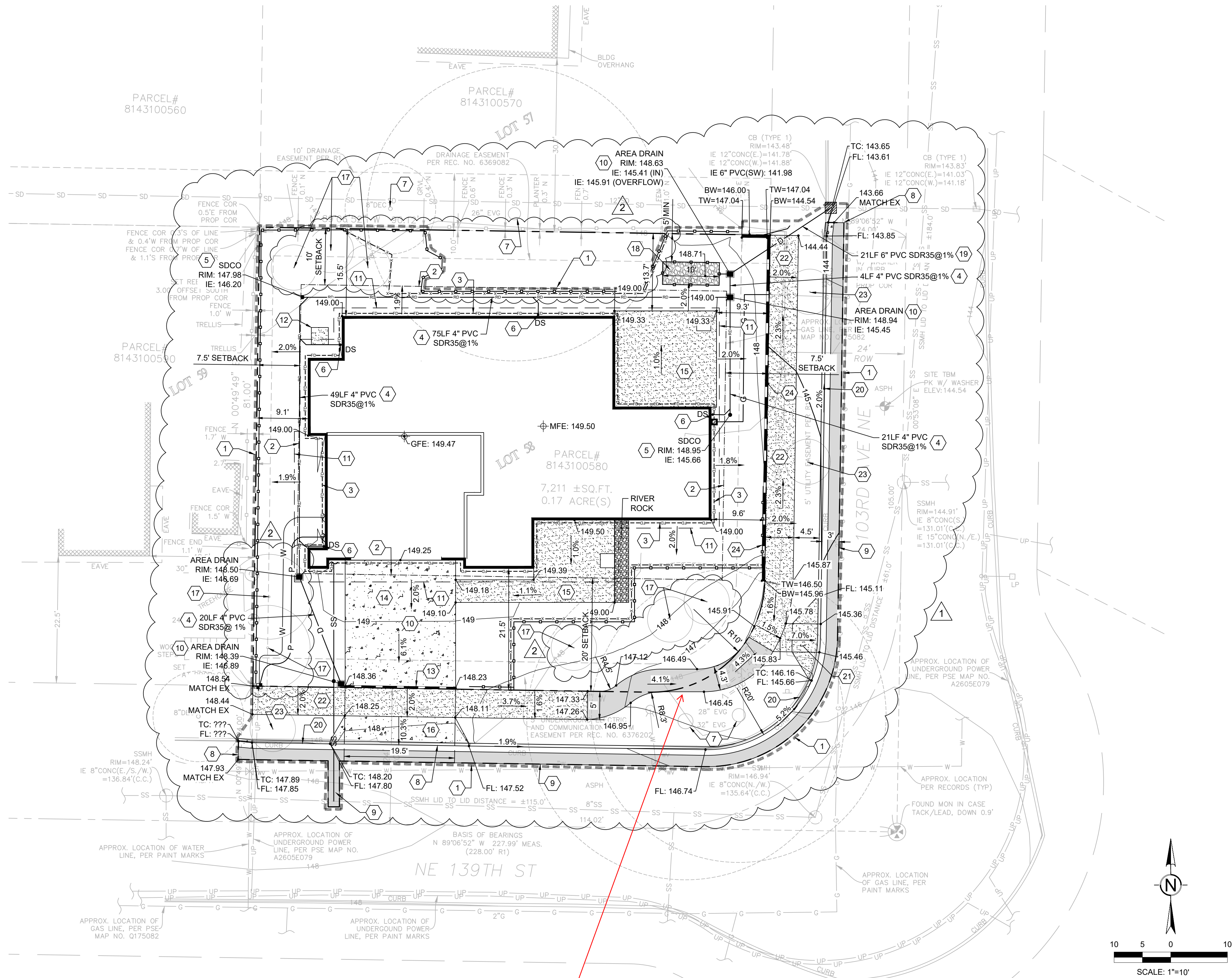


Know what's below.
Call before you dig.

C-102

PERMIT SET

DATE PLOTTED: 5/8/2025 11:12:32 AM FILENAME: 24048C-301.DWG



Coordinate install of
meandered sidewalk
with PW inspector
and project arborist.
Material is at
discretion of arborist,
but city requirement
is to install concrete
to max extent
feasible

SHEET NOTES

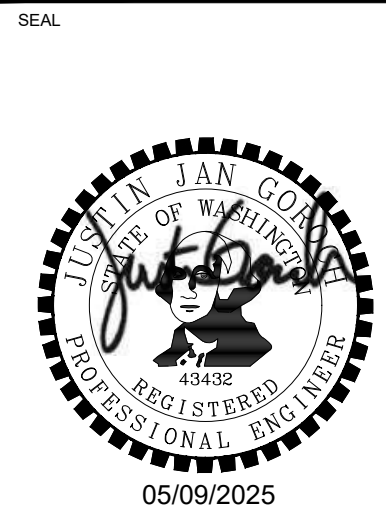
- 1 LIMITS OF DISTURBANCE.
- 2 BUILDING SETBACK.
- 3 4" PVC PERFORATED FOOTING DRAIN PIPE PER DETAIL. SURROUND WITH MINIMUM 6" OF DRAIN ROCK WRAPPED IN A NON-WOVEN GEOSYNTHETIC FILTER FABRIC.
- 4 PVC SDR35 ROOF DRAIN AT 1.0% MINIMUM SLOPE.
- 5 ROOF DRAIN CLEANOUT PER DETAIL.
- 6 DOWNSPOUT CONNECTION PER DETAIL.
- 7 PROTECT EXISTING TREES PER DETAIL AND ARBORIST REPORT.
- 8 MATCH GRADES AT EXISTING ROADWAY.
- 9 ASPHALT PAVEMENT PATCH. MATCH EXISTING SECTION.
- 10 AREA DRAIN PER DETAIL.
- 11 ROOF OVERHANG. REFER TO ARCHITECTURAL PLANS.
- 12 PAD FOR HVAC EQUIPMENT. REFER TO ARCHITECTURAL PLANS.
- 13 4" SLOPED ACO TRENCH DRAIN. CONNECT TO AREA DRAIN.
- 14 CEMENT CONCRETE PAVEMENT
- 15 CEMENT CONCRETE WALKWAY/PATIO
- 16 RESIDENTIAL DRIVEWAY APPROACH PER DETAIL.
- 17 PROPOSED TREE. REFER TO ARCHITECTURAL SITE PLAN
- 18 INFILTRATION DRYWELL AND INFILTRATION FILTER PER DETAIL
TRIBUTARY IMPERVIOUS AREA: 3750SF
KCSWM SIZING (COARSE SANDS): 60CF/1000SF OF TRIBUTARY AREA
REQUIRED VOLUME: 227CF
VOLUME PROVIDED 230CF (4'W x 10'L x 5.75'D)
TOP OF ROCK: 147.0
BOTTOM OF ROCK: 141.25
- 19 EMERGENCY OVERFLOW. CONNECT TO EXISTING TYPE 1 CATCH BASIN.
- 20 CEMENT CONCRETE CURB AND GUTTER, TYPE "A" PER DETAIL.
- 21 CURB RAMP PER CITY OF KIRKLAND ROADWAY CURB RAMP INSTALLATION AND REPLACEMENT POLICY.
- 22 NEW 5' WIDE SIDEWALK PER DETAIL.
- 23 PROPOSED STREET TREE PER DETAIL.
- 24 LANDSCAPE WALL 2.5' MAX HEIGHT

GENERAL NOTES

1. REFER TO SHEET C-102 FOR CITY OF KIRKLAND STANDARD ESC PLAN NOTES.
2. LAWN AND LANDSCAPE AREAS SHALL MEET THE POST CONSTRUCTION SOIL QUALITY AND DEPTH REQUIREMENTS PRIOR TO FINAL INSPECTION OF THE PROJECT. PROPOSED LAWN AND LANDSCAPE AREAS SHALL RECEIVE TOPSOIL AMENDED WITH CEDAR GROVE FINE GRADE COMPOST OR OTHER COMPOST THAT MEETS WSDOT STANDARD SPEC 9-14.5(B).
3. PROVIDE A MINIMUM 2 INCH LIFT OF MULCH IN ALL PLANTING AREAS FOR EROSION CONTROL.
4. REFER TO ARCHITECTURAL PLANS FOR DOWNSPOUT LOCATIONS.
5. PROJECT ARBORIST SHALL BE ON-SITE TO OBSERVE ALL WORK WITHIN CRZS OF IMPACTED TREES.



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PROJECT
MN600
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REVISIONS
1. 02.17.2025
CITY OF KIRKLAND
REVIEW COMMENTS
2. 05.02.2025
CITY OF KIRKLAND
REVIEW COMMENTS



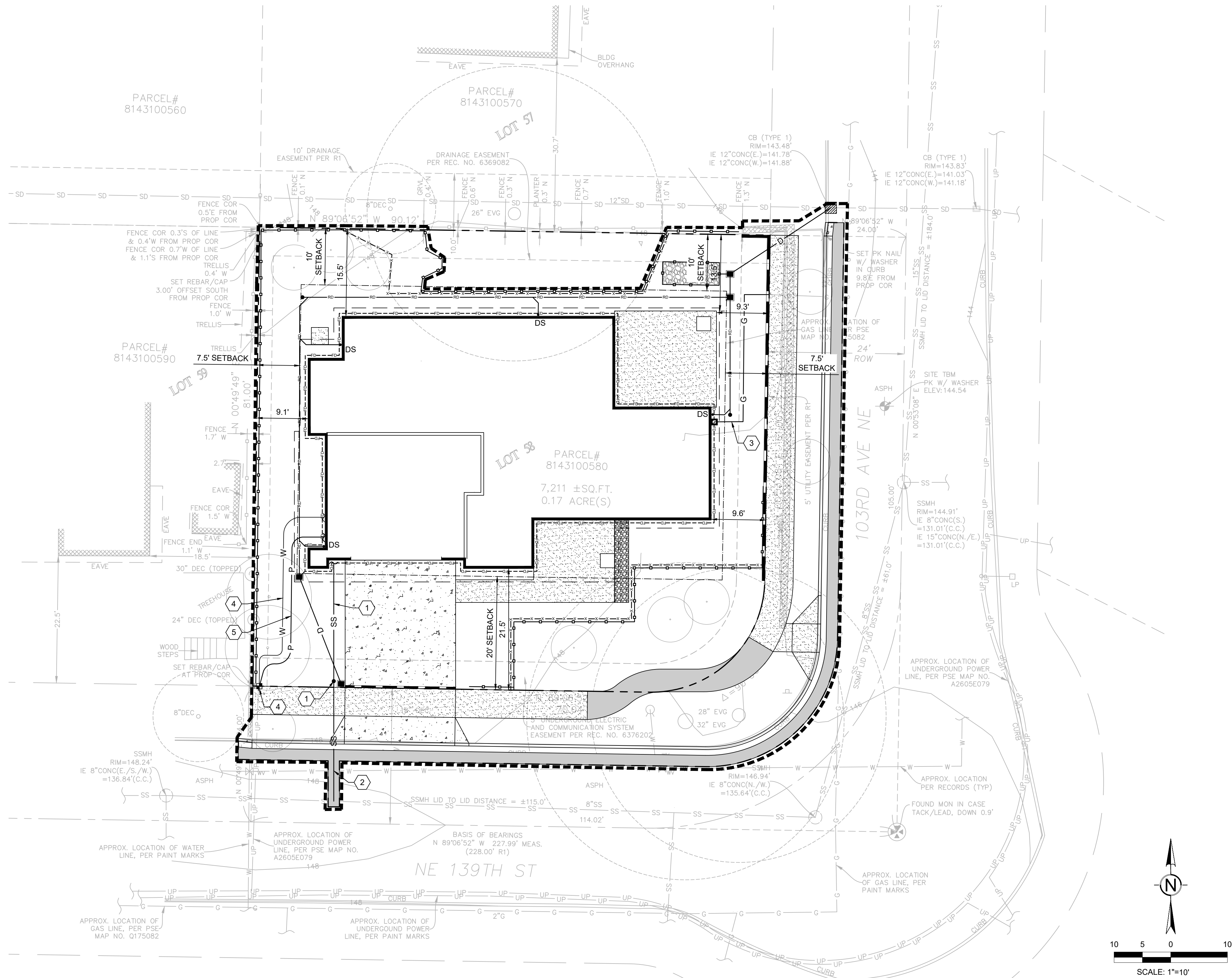
DRAWN BY: BDS
DESIGNED BY: RB
REVIEWED BY: RB
TITLE
GRADING AND
DRAINAGE PLAN

DATE
05.07.2025
PROJECT NUMBER
24048
SHEET

C-301
PERMIT SET



DATE PLOTTED: 5/8/2025 11:12:47 AM FILENAME: 24048C-401.DWG



SHEET NOTES

- 1 SIDE SEWER AND CLEANOUT. COORDINATE WITH NORTHSHORE UTILITY DISTRICT. SEWER STUB NOT SURVEYED. FIELD VERIFY LOCATION. SHOWN FOR REFERENCE PURPOSES ONLY.
- 2 PROVIDE MINIMUM 1' VERTICAL SEPERATION AT UTILITY CROSSING, TYP.
- 3 EXISTING NATURAL GAS SERVICE. COORDINATE HOUSE ENTRY WITH BUILDING/OWNER.
- 4 EXISTING WATER SERVICE AND METER TO REMAIN. COORDINATE WITH NORTHSHORE UTILITY DISTRICT. SHOWN FOR REFERENCE PURPOSES ONLY.
- 5 EXISTING UNDERGROUND POWER SERVICE. COORDINATE HOUSE ENTRY WITH OWNER/BUILDER.



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SEAL



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- | NO. | DATE | REVISION |
|-----|------------|----------------------------------|
| 1 | 02.17.2025 | CITY OF KIRKLAND REVIEW COMMENTS |
| 2 | 05.02.2025 | CITY OF KIRKLAND REVIEW COMMENTS |



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REVIEWED BY: RB
TITLE
UTILITY PLAN

DATE
05.07.2025

PROJECT NUMBER
24048

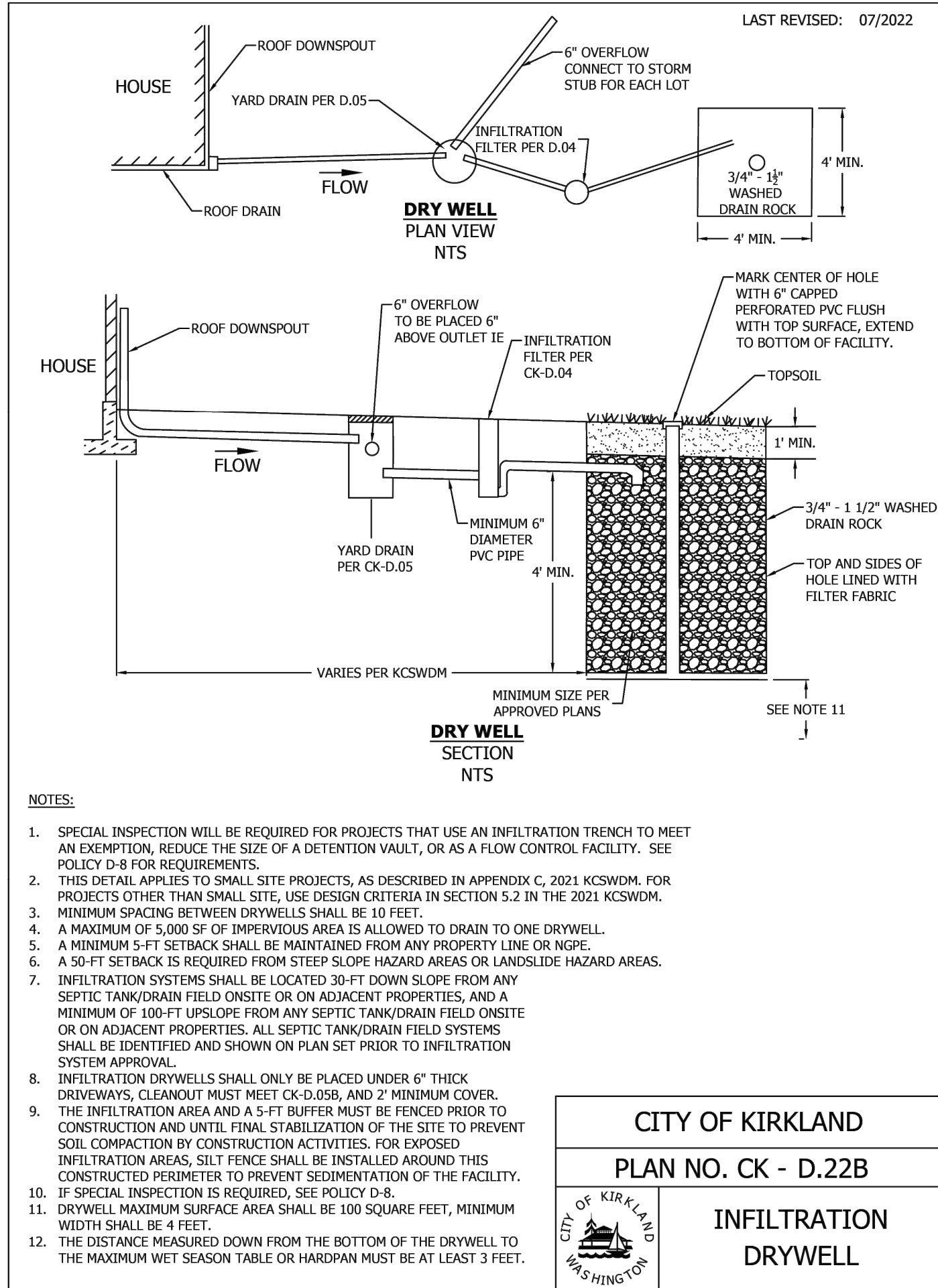
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C-401

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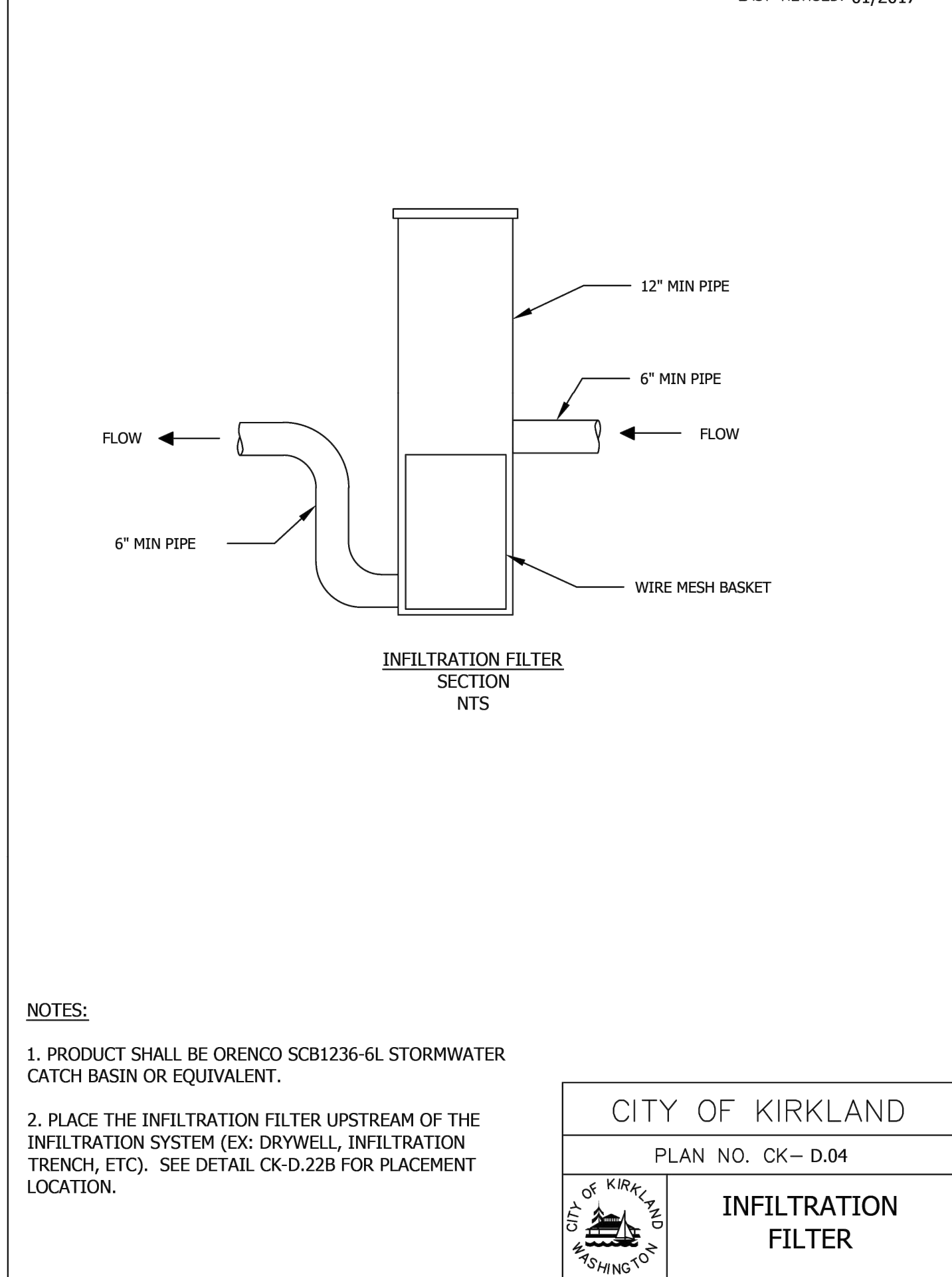
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INFILTRATION DRYWELL

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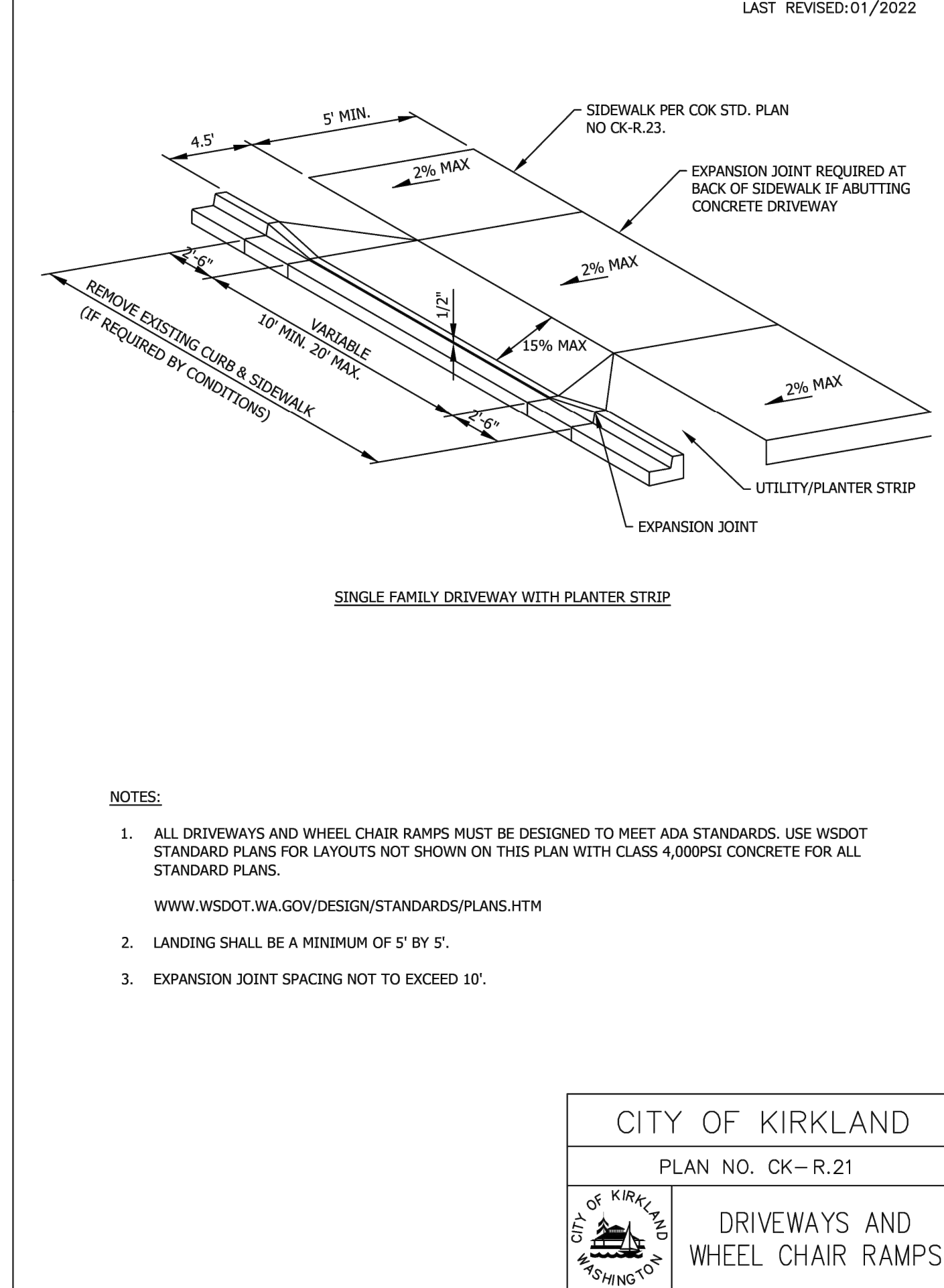
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INFILTRATION FILTER

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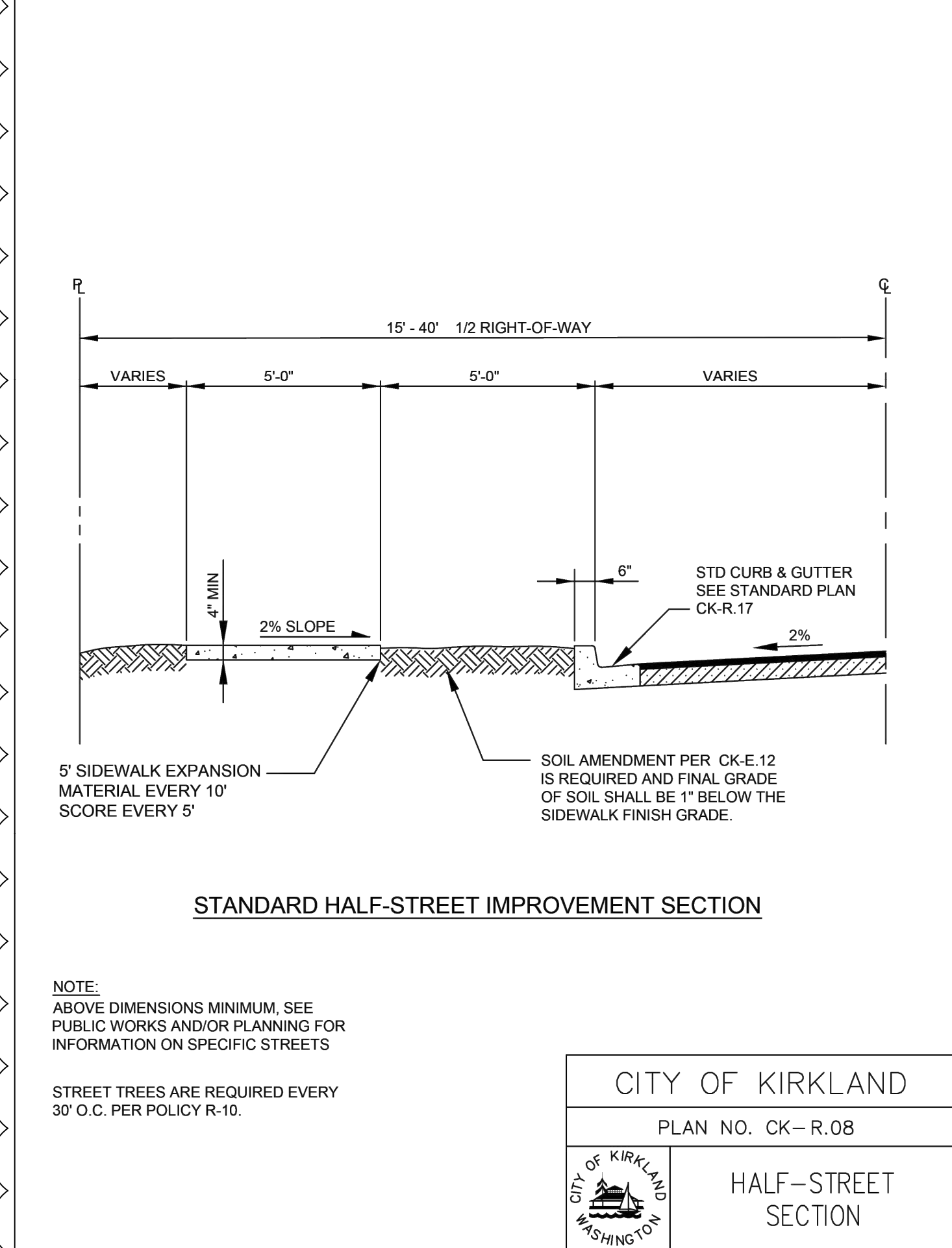
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DRIVEWAY APPROACH

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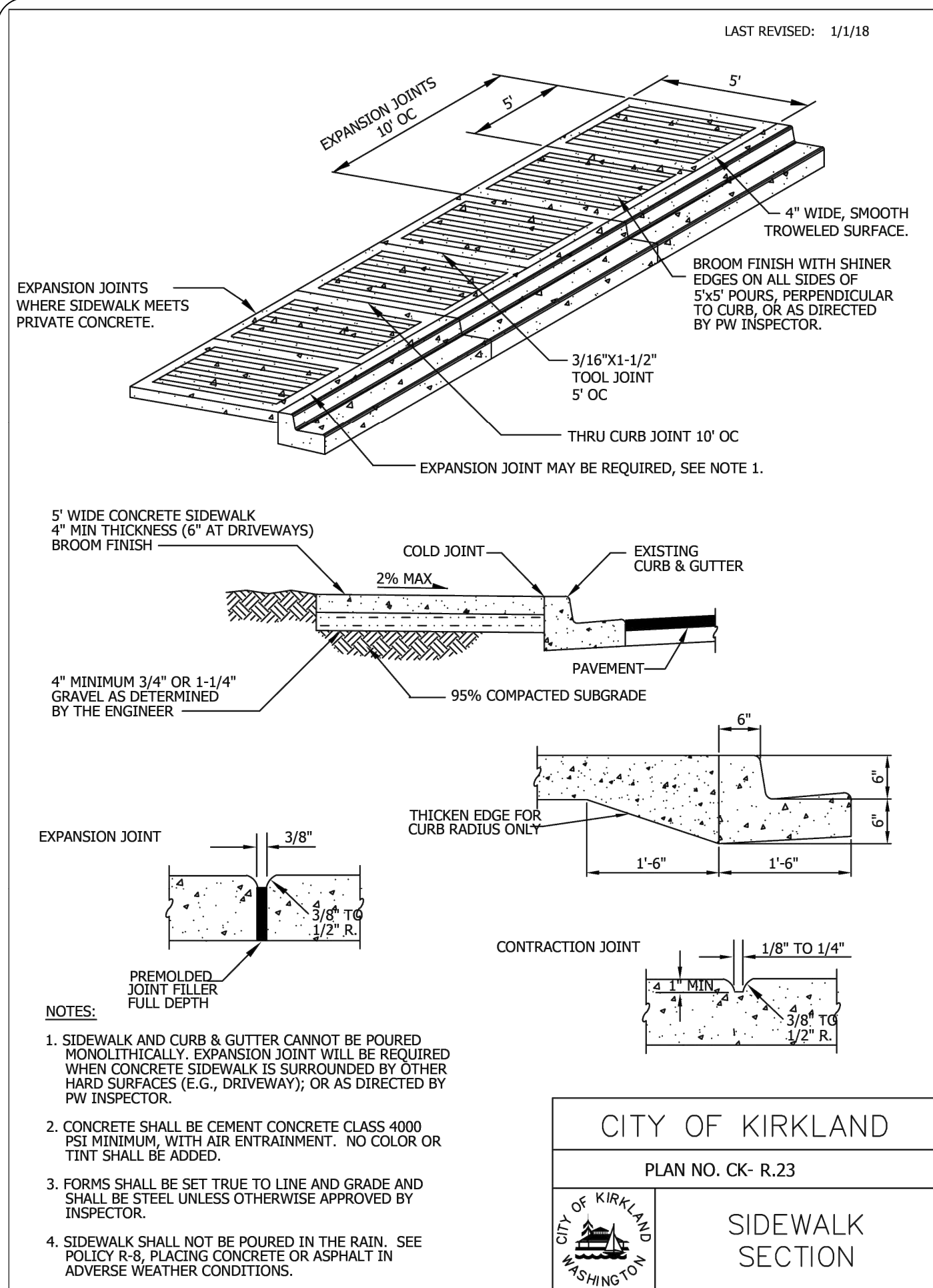
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HALF-STREET SECTION

SCALE: NTS

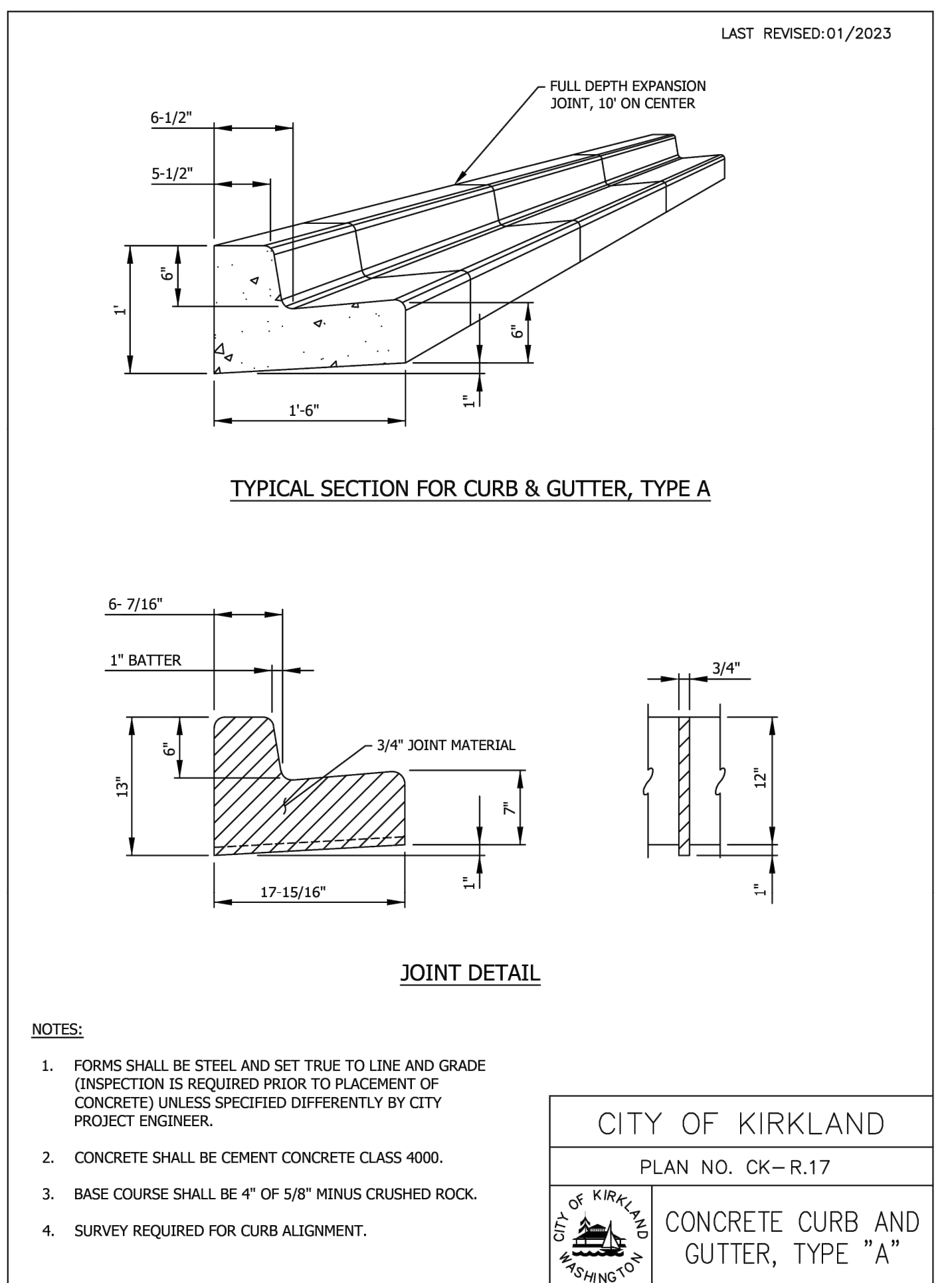
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SIDEWALK

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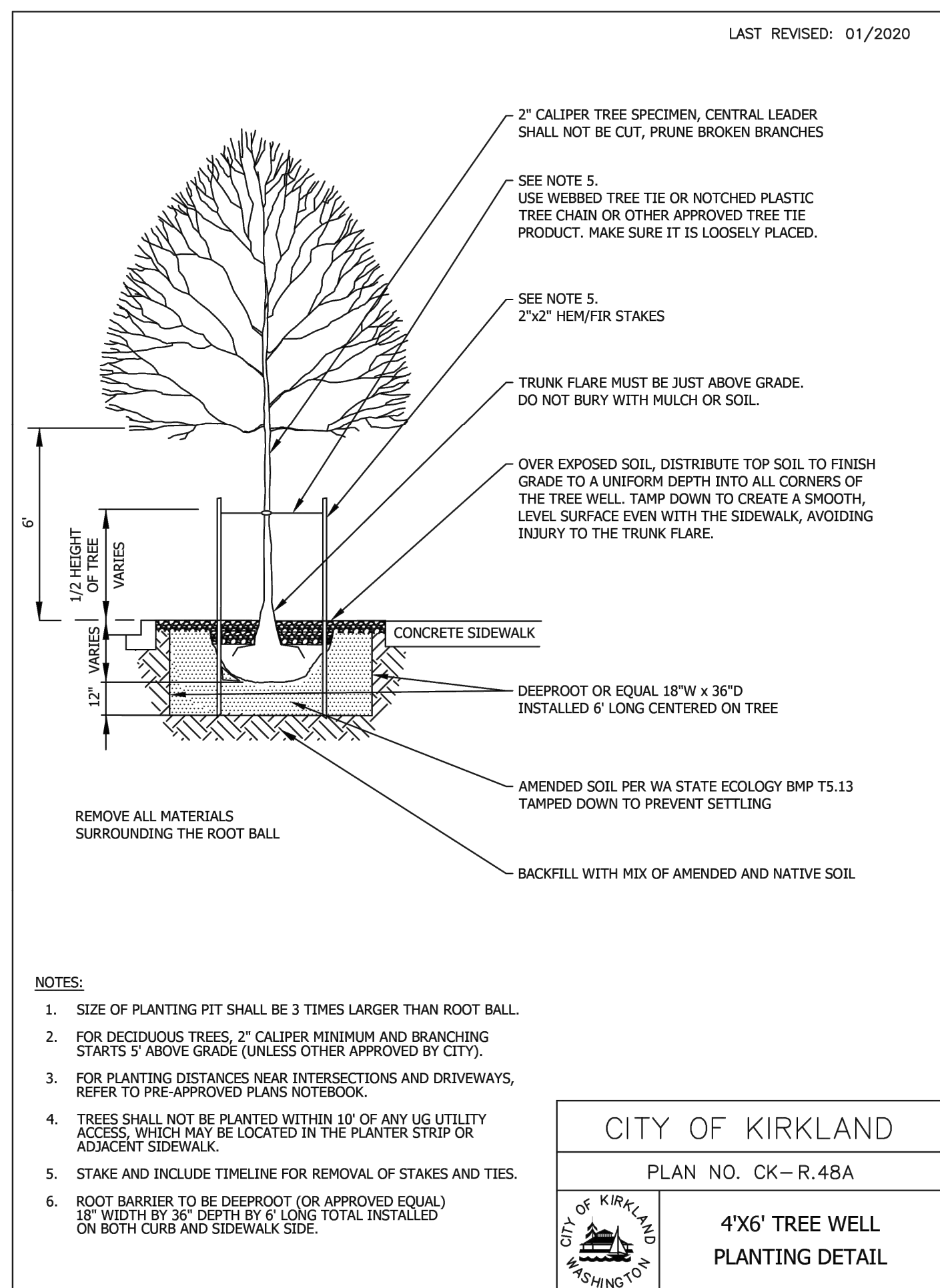
5



CURB AND GUTTER

SCALE: NTS

6



STREET TREE

SCALE: NTS

7

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SEAL

05/09/2025

PROJECT

MN600

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05.02.2025	CITY OF KIRKLAND REVIEW COMMENTS

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DRAWN BY: BDS
DESIGNED BY: RB
REVIEWED BY: RB
TITLE
CIVIL DETAILS

DATE
05.07.2025

PROJECT NUMBER
24048

SHEET

C-502

PERMIT SET

ENERGY CODE NOTES (ALSO SEE ADDITIONAL PROJECT AND CODE NOTES ON A0.1)

- WSEC R401.3 CERTIFICATE. A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR OTHER APPROVED PARTY AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED. THE CERTIFICATE SHALL INDICATE THE FOLLOWING:
 - THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION (SLAB, BELOW GRADE WALL, AND/OR FLOOR) AND DUCTS OUTSIDE CONDITIONED SPACES.
 - U-FACTORS FOR FENESTRATION AND THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF FENESTRATION, WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, THE CERTIFICATE SHALL INDICATE THE AREA WEIGHTED AVERAGE VALUE.
 - THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING.
 - THE RESULTS FROM THE HOUSE-MECHANICAL VENTILATION SYSTEM FLOW RATE TEST.
 - THE TYPES, SIZES AND EFFICIENCIES OF HEATING, COOLING, WHOLE-HOUSE MECHANICAL VENTILATION, AND SERVICE WATER HEATING APPLIANCES.
 - WERE ON-SITE PHOTOVOLTAIC PANEL SYSTEMS HAVE BEEN INSTALLED, THE ARRAY CAPACITY, INVERTER EFFICIENCY, PANEL TILT, ORIENTATION AND ESTIMATED ANNUAL ELECTRICAL GENERATION SHALL BE NOTED ON THE CERTIFICATE.
 - THE CODE EDITION UNDER WHICH THE STRUCTURE WAS PERMITTED, AND THE COMPLIANCE PATH USED.
- REFER TO A0.1 FOR ASSEMBLY DETAILS INCLUDING R-VALUES AND U-VALUES.
- REFER TO A0.1 FOR ADDITIONAL NOTES FOR MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS
- REFER TO A0.5 AND A0.6 DOOR AND WINDOW SCHEDULE SHEETS
- KING COUNTY IS CLIMATE ZONE 4C (MARINE) PER TABLE R301.1
- THE BUILDING ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE PER R402.4
- THE MAXIMUM AIR LEAKAGE RATE SHALL NOT EXCEED 4.0 AIR CHANGES PER HOUR PER WSEC R402.4.1.3.1. REFER TO AIR BARRIER, AIR SEALING, AND INSULATION INSTALLATION CRITERIA CONTAINED IN WSEC TABLE R402.4.1.1. DUCTS SHALL BE LEAK TESTED IN ACCORDANCE WITH WSU RS-33, USING THE MAXIMUM DUCT LEAKAGE RATES SPECIFIED PER WSEC R403.3.6. A WRITTEN REPORT OF THE RESULTS SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL PER WSEC R403.3.5
- PROVIDE AT LEAST ONE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM AT SOLAR READY ZONE AVOID ROOF PENETRATIONS. SEE ROOF PLAN FOR ADDITIONAL NOTES REGARDING VENT TERMINATIONS AND ROOF APPURTENANCES AT THAT AREA.

ENERGY CODE COMPLIANCE
2021 WASHINGTON STATE RESIDENTIAL ENERGY CODE (WSEC-R)
TOTAL UA TRADE OFF IS USED TO DEMONSTRATE COMPLIANCE. PROPOSED UA IS LESS THAN OR EQUAL TO THE TARGET UA. SEE WSEC CODE COMPLIANCE CALCULATOR SHEETS ADJACENT.
TABLE R402.1.2

- FENESTRATION (WINDOWS AND DOORS) U-FACTOR: .30
- SKYLIGHT U-FACTOR: .50
- CEILING U-FACTOR: .024
- ABOVE GRADE WALL U-FACTOR: .056
- FLOOR U-FACTOR: .029
- BELOW GRADE WALLS: 2' DEPTH = .042, 3.5' DEPTH = .040, 7' DEPTH = .035

ENERGY CONSERVATION
INSULATION AND VAPOR BARRIERS.
APPLICATION AND INSTALLATION OF INSULATION AND VAPOR BARRIERS SHALL COMPLY WITH WASHINGTON STATE THERMAL INSULATION STANDARDS. ALL INSULATING MATERIALS SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 PER SECTION R302.10.1. EXTERIOR WINDOW AND DOOR HEADERS SHALL BE INSULATED WITH MIN R-10 INSULATION.
AIR LEAKAGE
ALL EXTERIOR JOINTS SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO LIMIT AIR LEAKAGE IN THE FOOTING LOCATIONS. PARTIAL LIST BELOW, REFER TO WSEC R402.4.2.2 FOR COMPLETE LIST ON AIR BARRIER, AIR SEALING, AND INSULATION INSTALLATION REQUIREMENTS.

- WINDOW AND DOOR FRAMES
- OPENINGS BETWEEN WALLS AND FOUNDATIONS
- BETWEEN WALLS AND ROOF OPENINGS AT PENETRATION OF UTILITY SERVICES
- ALL OTHER OPENINGS IN THE BUILDING

AIR LEAKAGE RATE LIMITED TO 4 AIR CHANGES PER HOUR

TABLE R404.1-INTERIOR LIGHTING
ALL PERMANENTLY INSTALLED LIGHTING FIXTURES, EXCLUDING KITCHEN APPLIANCE LIGHTING FIXTURES, SHALL CONTAIN ONLY HIGH-EFFICACY LIGHTING SOURCES.

TABLE R406.3-ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS
2. MEDIUM DWELLING UNIT, ALL DWELLING UNITS THAT ARE NOT INCLUDED IN #1, #3, OR #4. **8 CREDITS REQUIRED**

SELECTED OPTIONS:
PRIMARY HEATING SOURCE (R406.2 ENERGY EQUALIZATION CREDITS)
OPTION 3.1 (1 CREDIT) ENERGY STAR RATED GAS OR PROPANE FURNACE
ENERGY OPTIONS (R406.3 ENERGY CREDITS)
OPTION 3.11 (0.5 CREDITS) SMART THERMOSTAT
OPTION 5.6 (2.0 CREDITS) ELECTRIC HEAT PUMP WATER HEATING
OPTION 6.1 (4.5 CREDITS) RENEWABLE ENERGY
TOTAL CREDITS = 8

WORKSHEET NOTES

3.1 - HIGH EFFICIENCY HVAC
BASIS OF DESIGN OR EQUAL: TRANE S9X2, 4 TON, 96% AFUE, W/TRANE TAM9 AIR HANDLER; UP TO 9 HPSF2

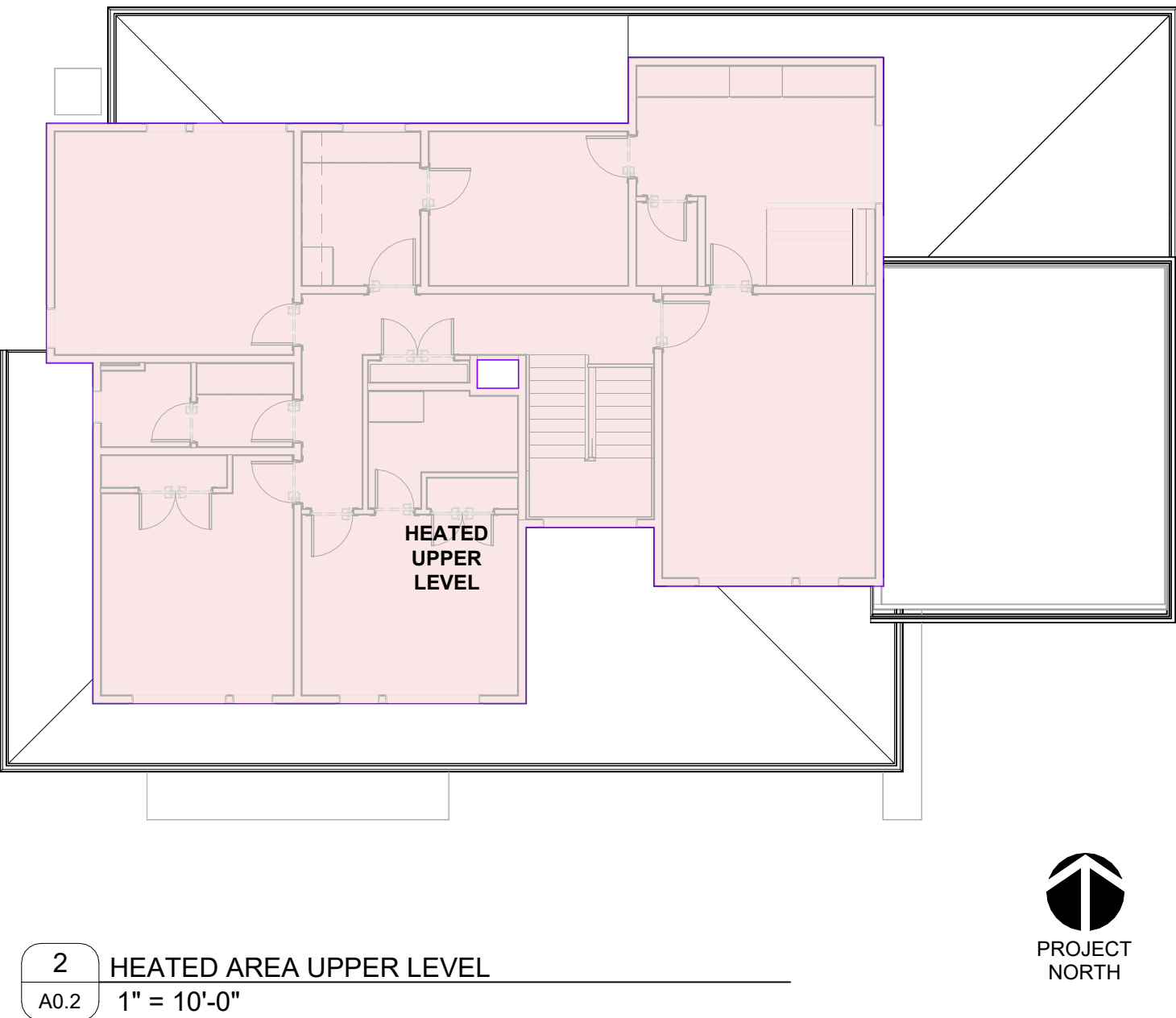
3.1.1 - THERMOSTAT
BASIS OF DESIGN OR EQUAL: FOURTH GENERATION NEST THERMOSTAT

5.6 - EFFICIENT WATER HEATING
TIER III WH W/EXT COMPRESSOR, 2.0 CREDITS
BASIS OF DESIGN OR EQUAL: 80 GAL RHEEM ELECTRIC HEAT PUMP WATER HEATER:
MODEL #PROP-H02-T-RH350D; EFF=3.70

6.1 - RENEWABLE ELECTRIC ENERGY
4.5 CREDITS = MIN 5,400 kWh
14x430 WATT PANELS = 5,800 kWh GENERATED = 4.5 CREDITS
BASIS OF DESIGN OR EQUAL: SILFAB SOLAR 4300D

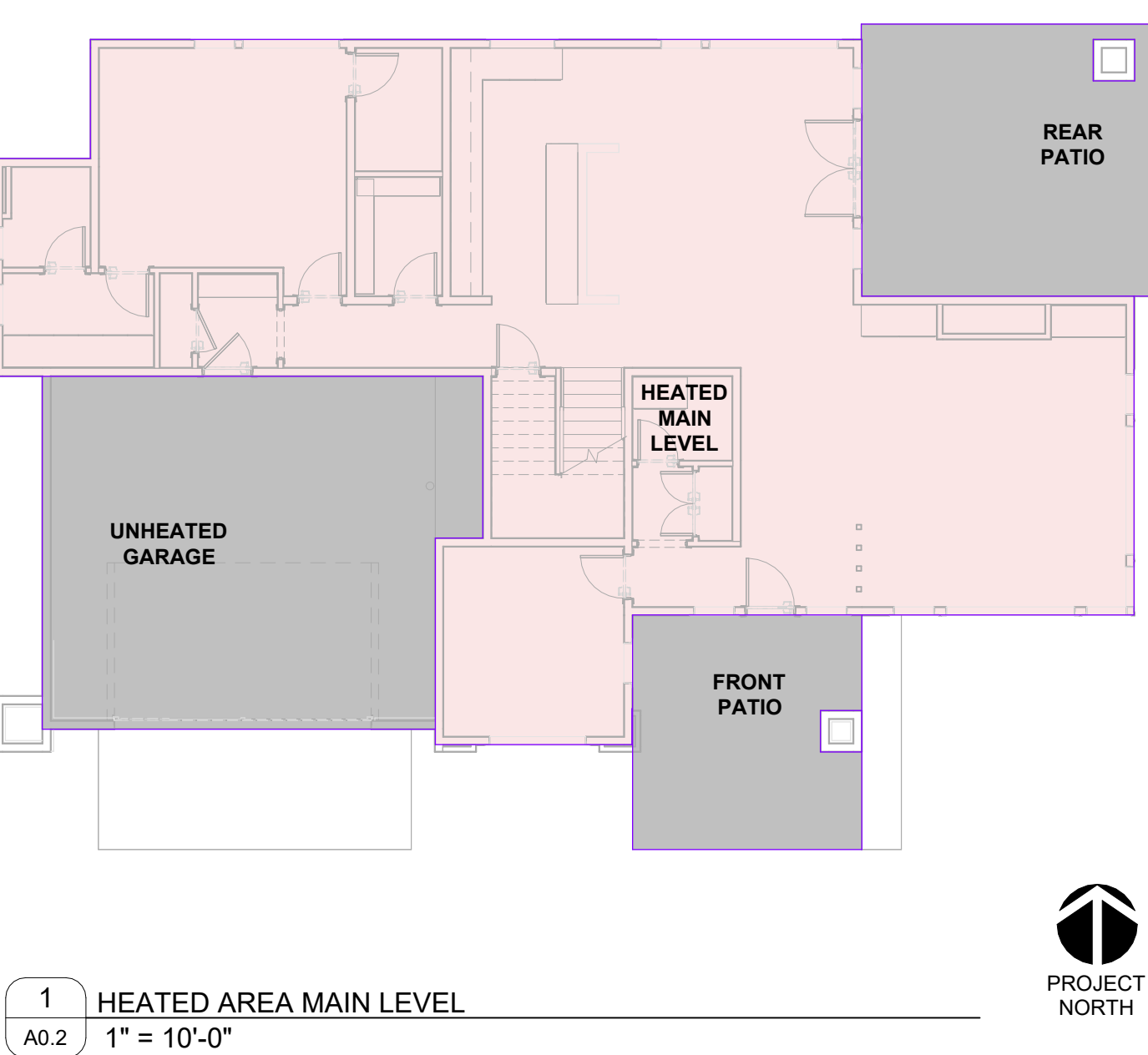
CONDITIONED AREA	
AREA TYPE	AREA
HEATED UPPER LEVEL	1821.03 SF
HEATED MAIN LEVEL	1893.16 SF
HEATED AREA	3714.19 SF
REAR PATIO	207.91 SF
UNHEATED GARAGE	568.83 SF
FRONT PATIO	202.34 SF
UNHEATED AREA	1069.08 SF

BUILDING AREA
HEATED AREA
UNHEATED AREA



2 HEATED AREA UPPER LEVEL
A0.2 1" = 10'-0"

BUILDING AREA
HEATED AREA
UNHEATED AREA



1 HEATED AREA MAIN LEVEL
A0.2 1" = 10'-0"



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CONSULTANT

STAMP

SHEET
SIZE

24 x 36

MN NO.

MN600

10214 NE 139th ST,
KIRKLAND, WA 98034

ENERGY CODE COMPLIANCE

REVISION HISTORY

Δ	DATE	SUBMISSION
1	2025.02.05	REV 1
2	2025.05.02	REV 3

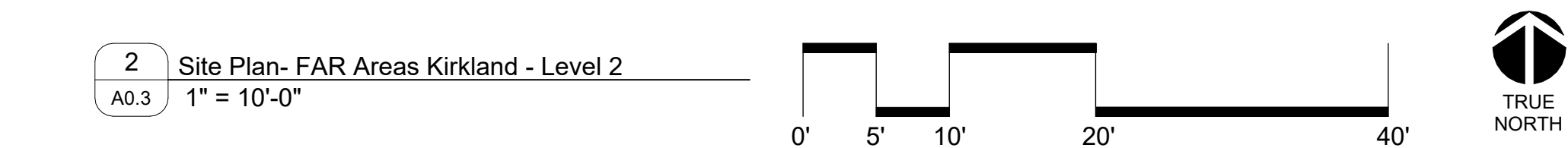
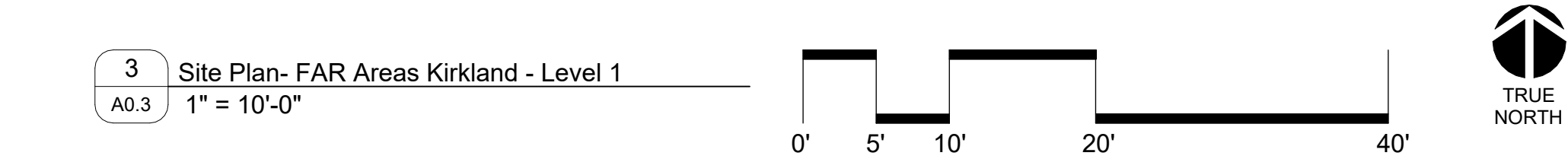
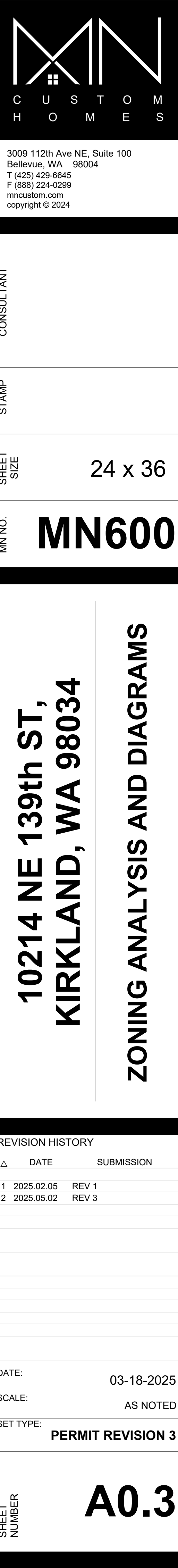
DATE: 03-18-2025

SCALE: AS NOTED

SET TYPE: PERMIT REVISION 3

SHEET
NUMBER

A0.2



DESIGN-BASED F.A.R. BONUS (PER 115.42)

AN ADDITIONAL FIVE (5) PERCENT F.A.R. ABOVE THE MAXIMUM F.A.R. FOR THE ZONE WILL BE ALLOWED IF AT LEAST TWO (2) OF THE DESIGN ELEMENTS BELOW ARE USED IN THE DESIGN AND CONSTRUCTION OF A DETACHED DWELLING UNIT:

- WITH THE EXCLUSION OF ACCESSORY FEATURES, ALL ROOF FORMS CONSIST OF RIDGELINES PEAKED NEAR THE CENTER OF THE STRUCTURE, WITH A MINIMUM PITCH OF FOUR (4) FEET VERTICAL TO 12 FEET HORIZONTAL.
(DOES NOT COMPLY)
- ALL STRUCTURES ARE SET BACK FROM SIDE PROPERTY LINES BY AT LEAST SEVEN AND ONE-HALF (7 1/2) FEET.
(COMPLIES)

THE GROSS FLOOR AREA OF ANY FLOOR ABOVE GROUND FLOOR SHALL BE REDUCED BY A MINIMUM OF 15 PERCENT OF THE FLOOR AREA OF THE GROUND FLOOR.
(COMPLIES)

2341.17 * 0.15 = 351.18
2341.17 - 351.18 = 1,989.99 > 1719.17

SITE AREA: 7,211 SF
MAXIMUM FAR: 50% = 3,605.5 SF
55% COVERAGE ALLOWED = 3,966.05 SF
TOTAL F.A.R.: 4060.43 SF - 100 SF (STAIR EXEMPTION) = **3960.43 SF**
TOTAL F.A.R. **(54.92%) COMPLIES**, UNDER 55% COVERAGE

L01	FAR	2341.27 SF	
MAIN LEVEL		2341.27 SF	
L02	FAR	1719.17 SF	
UPPER LEVEL		1719.17 SF	
TOTAL		4060.43 SF	
I01	DRIVEWAY	441.55 SF	6.2%
I02	STRUCTURE WITH ROOF OVERHANG	2750.82 SF	38.4%
I03	WALKWAY	261.31 SF	3.7%
I04	REAR PATIO	34.00 SF	0.5%
I05	GRAVEL	36.42 SF	0.5%
IMPERVIOUS		3524.09 SF	49.2%
P01	YARD	3601.69 SF	50.3%
P02	YARD	30.12 SF	0.4%
PERVIOUS		3631.81 SF	50.8%
TOTAL:		7155.90 SF	100.0%

LOT AREA: 7,211 SF
50% COVERAGE ALLOWABLE: 3,605.5 SF
TOTAL IMPERVIOUS = 49.2% - COMPLIES, UNDER 50% COVERAGE

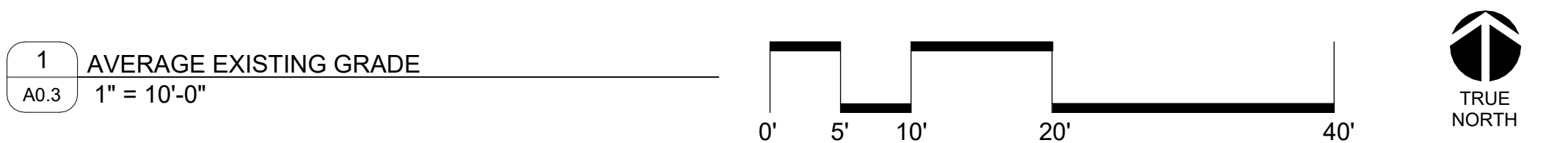
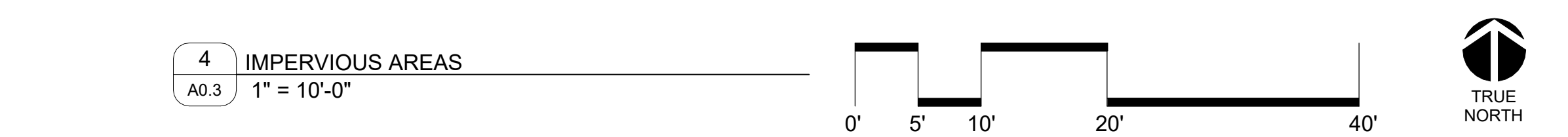
NUMBER OF SPOT GRADES, AVERAGE EXISTING GRADE, MAX BUILDING HEIGHT:				
AVERAGE EXISTING ELEV AND MAX HEIGHT				
COUNT	LENGTH TOTAL	LENGTH x ELEV TOTAL	AVG BLDG ELEVATION	MAX HT
4	230'-0"	34,116.104	148.33	178.33

AVERAGE EXISTING GRADE

NOTE: SPOT GRADES INDICATED WITH
DOT MEASURED AT 10' INTERVALS
SURROUNDING THE BUILDING AND PATIO
FOOTPRINTS

EXISTING GRADE SPOT ELEVATIONS			
LOCATION	ELEVATION	LENGTH	ELEVATION x LENGTH
A	148.292	71'-0"	10,528.732
B	148.142	44'-0"	6,518.248
C	148.312	71'-0"	10,530.152
D	148.613	44'-0"	6,538.972
		230'-0"	34,116.104

PROPOSED HOUSE HEIGHT:
28'-3.5"
176'7"
BENCHMARK:
144.54



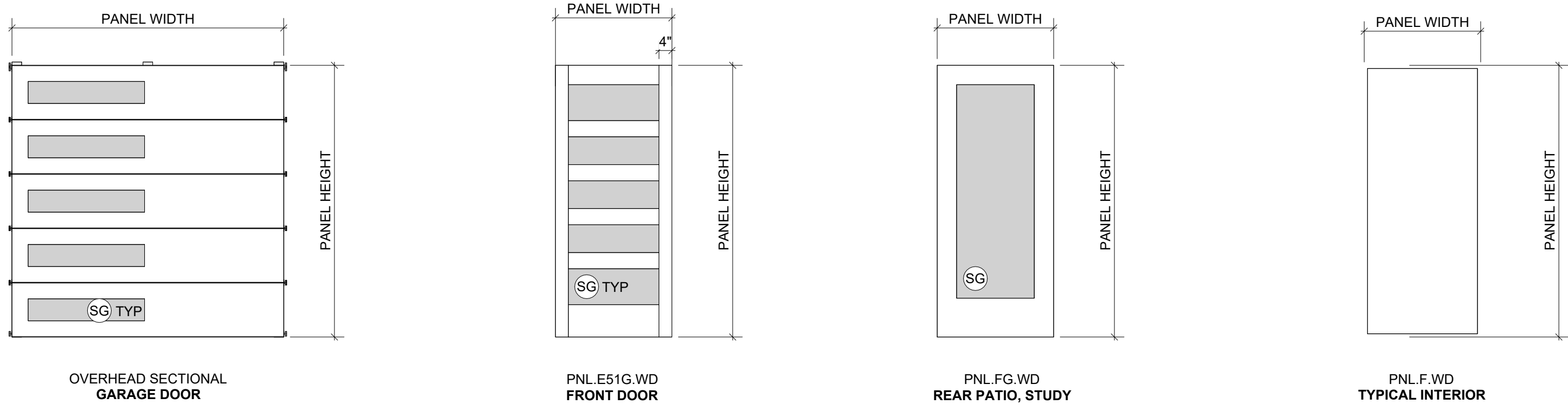
DOOR SCHEDULE

DOOR	DOOR PANELS						GLAZING NOTES	NOTES	CURRENT REV
NUMBER	# OF PNLS	PANEL TYPE		PANEL DIMENSIONS					
		PANEL 1	PANEL 2	PANEL 1	PANEL 2	WIDTH			
MAIN LEVEL									
101A	1	PNL F5 STL		16'-0"		8'-0"			
103A	1	PNL FN WD		3'-0"		8'-0"		EXTERIOR FRONT DOOR, SATIN ETCH GLASS, NOTES 2,3,4,5,8,11, U,30	
103B	1	PNL NP		3'-0"		8'-3"		CASED OPENING	
103C	2	PNL F HM	PNL F HM	2'-0"	2'-0"	8'-0"			
104A	1	PNL F WD		2'-6"		8'-0"			
107A	2	PNL FG WD	PNL FG WD	3'-0"	3'-0"	8'-0"		EXTERIOR PATIO DOOR, NOTES 2,3,4,5,8,11, U,30	
108A	1	PNL F WD		2'-8"		8'-0"			
110A	1	PNL F WD		2'-8"		8'-0"			
112A	1	PNL F WD		2'-8"		8'-0"		STUDY DOOR, NOTES 2,3,4,5,8,11	
112A	1	PNL F WD		2'-8"		8'-0"			
112B	1	PNL F WD		2'-8"		8'-0"			
113A	1	PNL F WD		2'-8"		8'-0"			
113B	1	PNL F WD		2'-6"		8'-0"			
114A	1	PNL F WD		3'-0"		8'-0"		20 MIN RATED, NOTE 1	
114B	1	PNL F WD		2'-8"		8'-0"			
114C	1	PNL NP		3'-0"		8'-3"		CASED OPENING	
UPPER LEVEL									
201A	1	PNL F WD		2'-8"		6'-8"			
201B	2	PNL F HM	PNL F HM	2'-4"	2'-4"	6'-8"			
202A	1	PNL F WD		2'-8"		6'-8"			
202B	2	PNL F HM	PNL F HM	2'-0"	2'-0"	8'-0"			
203A	1	PNL F WD		2'-6"		6'-8"			
204A	2	PNL F HM	PNL F HM	2'-4"	2'-4"	6'-8"			
205A	1	PNL F WD		3'-0"		6'-8"			
206A	1	PNL F WD		2'-8"		6'-8"			
206B	1	PNL F WD		2'-8"		6'-8"			
207A	1	PNL F WD		2'-8"		6'-8"			
207B	1	PNL F WD		2'-8"		6'-8"			
208A	1	PNL F WD		3'-0"		6'-8"		LAUNDRY ROOM DOOR UNDERCUT FOR AIR	
209A	1	PNL F WD		2'-8"		6'-8"			
210A	1	PNL F WD		2'-8"		6'-8"			
210B	1	PNL F WD		2'-6"		6'-8"			

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DOOR NOTES

1. OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE SOLID WOOD DOORS NOT LESS THAN 1-3/8" OR 20 MIN FIRE-RATED DOORS, DOORS SHALL BE SELF-LATCH AND HAVE SELF CLOSING HINGES PER IRC R302.5.1. FIRE-RATED DOORS MUST BE LABELED BY MFG.
2. ALL DOORS WITH GLAZING SHALL BE SAFETY GLASS PER IRC R308.4.1. INDICATED AS SG
3. ALL EXTERIOR DOORS SHALL BE NFRC CERTIFIED
4. ALL EXTERIOR DOORS SHALL HAVE A LOCKING DEVICE PER R329.3
5. ALL EXTERIOR DOORS SHALL HAVE A U-VALUE AS STATED ON ENERGY CODE COMPLIANCE SHEET A0.2
6. VERIFY R DIMENSIONS WITH MFG
7. ALL INTERIOR DOORS SHALL BE SOLID PAINT GRADE
8. INSTALL OBSERVATION PORT ON EVERY BUILDING ENTRY DOOR OTHER THAN GARAGE DOORS. LOCATE NOT LESS THAN 54" AND NOT MORE THAN 66" FROM THE FLOOR PER R329.2
9. JAMB AT ENTRY DOOR SHALL BE MIN 6" FROM ADJACENT WALL AT HINGE SIDE
10. INTERIOR DOOR TRIM SHALL BE 1X4 MDF, PAINTED UNO
11. PROVIDE R-10 AT EXTERIOR HEADERS
12. EACH DWELLING UNIT TO HAVE 1 EGRESS DOOR PER R311.2
13. PROVIDE STOPS WHERE DOORS OPEN AGAINST AN ADJACENT WALL OR OTHER FEATURE (SHOWER)
14. DOOR SIZING IS PANEL SIZE, ADJUST ROUGH OPENING ACCORDINGLY
15. GARAGE DOORS SHALL BE LABELED WITH A PERMANENT LABEL BY GARAGE DOOR MANUFACTURER THAT IDENTIFIES THE MODEL/SERIES NUMBER, THE POSITIVE AND NEGATIVE DESIGN WIND PRESSURE RATING, THE INSTALLATION INSTRUCTION DRAWINGS REFERENCE NUMBER AND THE APPLICABLE TEST STANDARD



1	DOOR LEGEND
A0.5	3/8" = 1'-0"

- WINDOW NOTES**
- ONE WINDOW PER BEDROOM SHALL MEET EGRESS CODE REQUIREMENTS PER IRC R310.1
 - INSTALL FLANGED WINDOWS PER AAMA METHOD D
 - SAFETY GLAZING TO BE PROVIDED PER IRC R308 AND AS INDICATED ON PLANS AND SCHEDULE
 - ALL HAZARDOUS GLAZING LOCATIONS SHALL COMPLY WITH IRC 308.4
 - SKYLIGHTS SHALL COMPLY WITH IRC 308.6
 - WINDOW FALL PROTECTION SHALL BE PROVIDED AT OPERABLE WINDOWS WITH A SILL BELOW 24" ABOVE FLOOR AND A HEAD ABOVE 72" PER IRC R312.2.
 - WINDOWS AND GLASS DOORS TO BE NFRC CERTIFIED AND LABELED BY MANUF.
 - WINDOWS LABELED AS EXEMPT IN U-FACTOR COLUMN ARE LOCATING IN UNHEATED AREAS AND ARE EXEMPT PER WSEC
 - REFER TO SHEET A0.2 FOR ENERGY CODE NOTES AND AVERAGE U-VALUE
 - PROVIDE R-10 AT HEADERS, WHERE FEASIBLE
 - ELEVATIONS BELOW SHOWN FROM EXTERIOR. REVIEW BUILDING ELEVATIONS AND REVIEW WINDOWS FOR MIRRORED TYPES
 - OPERABLE WINDOWS AT UPPER LEVEL SHALL BE MIN 24" FROM SILL TO FLOOR
 - WINDOW SIZING SPECIFIES THE ROUGH OPENING SIZE FOR THE WINDOW

GLAZING NOTES

- GLAZING SHALL BE IN ACCORDANCE WITH IRC SECTION R308.
 - LOCKING DEVICES SHALL BE PROVIDED ON ALL SLIDING DOORS AND OPENING WINDOWS AND COMPLY WITH R329.3
- EXTERIOR GLAZING.** ALL EXTERIOR WALL GLAZING SHALL BE DOUBLE-GLAZED AND COMPLY WITH WAC 51-11 AS WELL AS DESIGNED TO WITHSTAND WIND PER R301.2.1.
- SAFETY GLAZING.** PROVIDE IN AREAS SUBJECT TO HUMAN IMPACT PER SECTION R308.1 & R308.4. SUCH HAZARDOUS LOCATIONS INCLUDE:
- GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, OR BI-FOLDING DOOR ASSEMBLIES.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE UNLESS THERE IS A PERMANENT INTERVENING BARRIER, IT IS ADJACENT TO THE FIXED PANEL OF A PATIO DOOR, OR DECORATIVE GLAZING.
 - GLAZING IN STORM DOORS.
 - GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS.
 - GLAZING IN AN PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
 - GLAZING WITHIN 60" OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION
 - GLAZING LESS THAN 36" ABOVE PLANE OF ADJACENT STAIRWAYS, LANDINGS, RAMPS WITHIN 36" OF A WALKING SURFACE
- GLAZING IN AN INDIVIDUAL OR FIXED PANEL THAT MEETS ANY OF THE FOLLOWING CONDITIONS:**
- ALL OF THESE CONDITIONS MUST BE MET:
 - EXPOSED AREA OF AN INDIVIDUAL PANEL GREATER THAN 9 SQUARE FEET.
 - BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
 - TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
 - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
 - ALL GLAZING IN RAILINGS, REGARDLESS OF AN AREA OR HEIGHT ABOVE WALKING SURFACE, INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL I FILL PANELS.
 - GLAZING IN WALLS, AND FENCES, CONTAINING OR ADJACENT TO HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS, AND INDOOR OR OUTDOOR SWIMMING POOLS, WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE ANY STANDING OR WALKING SURFACE AND WITHIN 60 INCHES HORIZONTAL OF THE WATER'S EDGE; OR EDGE OF SHOWER, SAUNA OR STEAM ROOM.
 - GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE
 - GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD.
- EGRESS OPENINGS**
- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIM NET CLEAR OPENING OF 5.7 SQ. FT. EXCEPT GRADE FLOOR OPENINGS SHALL BE 5 SQ. FT. MINIMUM. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24" AND THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20" PER IRC SECTION R310. T SILL OF THE OPENING SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FLOOR. PROVIDE ONE EGRESS WINDOW PER BEDROOM

WINDOW SCHEDULE (parallax)

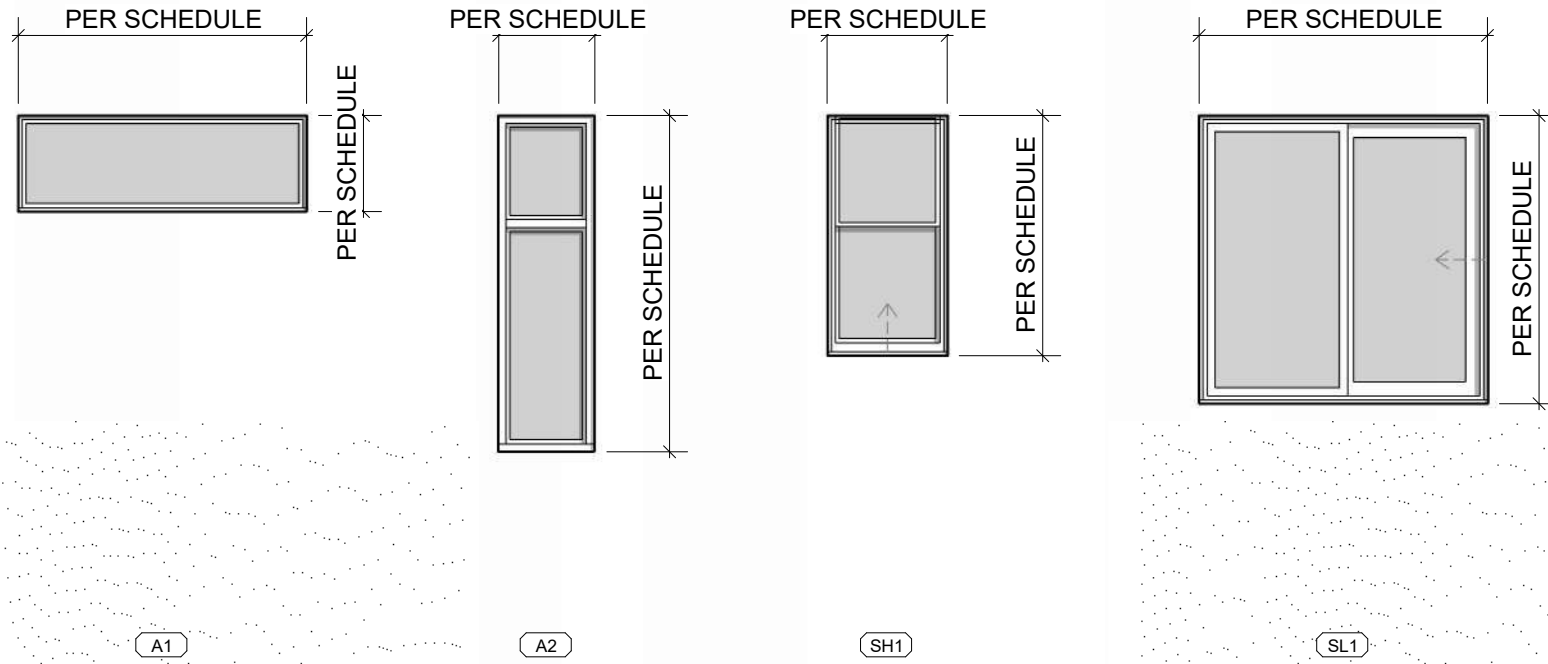
MARK	TYPE	DESCRIPTION	ROUGH OPENING WINDOW DIMENSIONS		PLACEMENT		AREA	U-VALUE	UA-VALUE	COMMENTS	REVISION
			WIDTH	HEIGHT	HEAD HEIGHT	SILL HEIGHT					
101A	A1	FIXED	6'-0"	2'-0"	8'-0"	6'-0"	12.00 SF	0.3	3.60 SF		
102A	SH1	SINGLE HUNG	2'-6"	6'-0"	8'-0"	2'-0"	15.00 SF	0.3	4.50 SF		
102B	A1	FIXED	6'-0"	6'-0"	8'-0"	2'-0"	36.00 SF	0.3	10.80 SF		
103A	A1	FIXED	2'-6"	6'-0"	8'-0"	2'-0"	15.00 SF	0.3	4.50 SF	SAFETY GLAZING	
103B	A1	FIXED	2'-6"	6'-0"	8'-0"	2'-0"	15.00 SF	0.3	4.50 SF	SAFETY GLAZING	
105A	SH1	SINGLE HUNG	2'-6"	6'-0"	8'-0"	2'-0"	15.00 SF	0.3	4.50 SF		
105B	A1	FIXED	8'-0"	6'-0"	8'-0"	2'-0"	48.00 SF	0.3	14.40 SF		
105C	SH1	SINGLE HUNG	2'-6"	6'-0"	8'-0"	2'-0"	15.00 SF	0.3	4.50 SF		
105D	SH1	SINGLE HUNG	2'-6"	6'-0"	8'-0"	2'-0"	15.00 SF	0.3	4.50 SF		
105E	A1	FIXED	8'-0"	6'-0"	8'-0"	2'-0"	48.00 SF	0.3	14.40 SF		
105F	SH1	SINGLE HUNG	2'-6"	6'-0"	8'-0"	2'-0"	15.00 SF	0.3	4.50 SF		
105G	A1	FIXED	2'-6"	6'-0"	14'-6"	8'-6"	15.00 SF	0.3	4.50 SF		
105H	A1	FIXED	8'-0"	6'-0"	14'-6"	8'-6"	48.00 SF	0.3	14.40 SF		
105J	A1	FIXED	2'-6"	6'-0"	14'-6"	8'-6"	15.00 SF	0.3	4.50 SF		
105K	A1	FIXED	2'-6"	6'-0"	14'-6"	8'-6"	15.00 SF	0.3	4.50 SF		
105L	A1	FIXED	8'-0"	6'-0"	14'-6"	8'-6"	48.00 SF	0.3	14.40 SF		
105M	A1	FIXED	2'-6"	6'-0"	14'-6"	8'-6"	15.00 SF	0.3	4.50 SF		
107A	SH1	SINGLE HUNG	2'-6"	6'-0"	8'-0"	2'-0"	15.00 SF	0.3	4.50 SF		
107B	A1	FIXED	8'-0"	6'-0"	8'-0"	2'-0"	48.00 SF	0.3	14.40 SF		
107C	A1	FIXED	2'-6"	6'-0"	8'-0"	2'-0"	15.00 SF	0.3	4.50 SF	SAFETY GLAZING	
107D	A1	FIXED	2'-6"	6'-0"	8'-0"	2'-0"	15.00 SF	0.3	4.50 SF	SAFETY GLAZING	
108A	SH1	SINGLE HUNG	4'-0"	4'-0"	8'-0"	4'-0"	16.00 SF	0.3	4.80 SF		
112A	SH1	SINGLE HUNG	2'-6"	6'-0"	8'-0"	2'-0"	15.00 SF	0.3	4.50 SF	EGRESS	
112B	A1	FIXED	6'-0"	6'-0"	8'-0"	2'-0"	36.00 SF	0.3	10.80 SF		
113A	A1	FIXED	2'-6"	6'-0"	8'-0"	2'-0"	15.00 SF	0.3	4.50 SF		
113B	SH1	SINGLE HUNG	2'-0"	4'-0"	8'-0"	4'-0"	8.00 SF	0.3	2.40 SF	SAFETY GLAZING	
26							588.00 SF		176.40 SF		
201A	A1	FIXED	6'-0"	2'-0"	8'-0"	6'-0"	12.00 SF	0.3	3.60 SF		
201B	A1	FIXED	6'-0"	6'-0"	8'-0"	2'-0"	36.00 SF	0.3	10.80 SF		
201C	SH1	SINGLE HUNG	2'-6"	6'-0"	8'-0"	2'-0"	15.00 SF	0.3	4.50 SF	EGRESS	
202A	SH1	SINGLE HUNG	2'-6"	6'-0"	8'-0"	2'-0"	15.00 SF	0.3	4.50 SF	EGRESS	
202B	A1	FIXED	6'-0"	6'-0"	8'-0"	2'-0"	36.00 SF	0.3	10.80 SF		
202C	A1	FIXED	6'-0"	2'-0"	8'-0"	6'-0"	12.00 SF	0.3	3.60 SF		
204A	A1	FIXED	6'-0"	6'-0"	8'-0"	2'-0"	36.00 SF	0.3	10.80 SF	SAFETY GLAZING	
205A	A1	FIXED	6'-0"	6'-0"	8'-0"	2'-0"	36.00 SF	0.3	10.80 SF		
205B	SH1	SINGLE HUNG	2'-6"	6'-0"	8'-0"	2'-0"	15.00 SF	0.3	4.50 SF	EGRESS	
206A	A1	FIXED	5'-0"	5'-0"	8'-0"	3'-0"	25.00 SF	0.3	7.50 SF	SAFETY GLAZING	
208A	SH1	SINGLE HUNG	4'-0"	4'-0"	8'-0"	4'-0"	16.00 SF	0.3	4.80 SF		
209A	A1	FIXED	6'-0"	6'-0"	8'-0"	2'-0"	36.00 SF	0.3	10.80 SF		
209B	SH1	SINGLE HUNG	2'-6"	6'-0"	8'-0"	2'-0"	15.00 SF	0.3	4.50 SF		
209C	SH1	SINGLE HUNG	2'-6"	6'-0"	8'-0"	2'-0"	15.00 SF	0.3	4.50 SF		
210A	SH1	SINGLE HUNG	2'-0"	4'-0"	8'-0"	4'-0"	8.00 SF	0.3	2.40 SF	SAFETY GLAZING	
15							328.00 SF		98.40 SF		
							916.00 SF		274.80 SF		

DOOR SCHEDULE (GLAZED)

DOOR SCHEDULE (GLAZED)														
DOOR	DOOR PANELS						GLAZING NOTES	AREA	DOOR	U-VALUE	UA VALUE	DESCRIPTION	NUMBER	REVISION
NUMBER	NUM OF PNLS	PANEL TYPE		PANEL DIMENSIONS										
		PANEL 1	PANEL 2	WIDTH		HEIGHT								
				PANEL 1	PANEL 2									
MAIN LEVEL														
103A	1	PNL.FN.WD		3'-0"		8'-0"		24.00 SF	0.3	7.20 SF	EXTERIOR, FRONT DOOR, SATIN ETCH GLASS, NOTES 2,3,4,5,8,11, U.30	103A		
107A	2	PNL.FG.WD	PNL.FG.WD	3'-0"	3'-0"	8'-0"		48.00 SF	0.3	14.40 SF 21.60 SF	EXTERIOR PATIO DOOR, NOTES 2,3,4,5,8,11, U.30	107A		

SKYLIGHT SCHEDULE

QUANTITY	WIDTH	HEIGHT	AREA	U-VALUE	UA-VALUE	COMMENTS
1	2'-0"	4'-0"	8.00 SF	0.5	4.00 SF	SG



1 WINDOW TYPES
A0.6 1/4" = 1'-0"



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WINDOW SCHEDULE AND ELEVATIONS

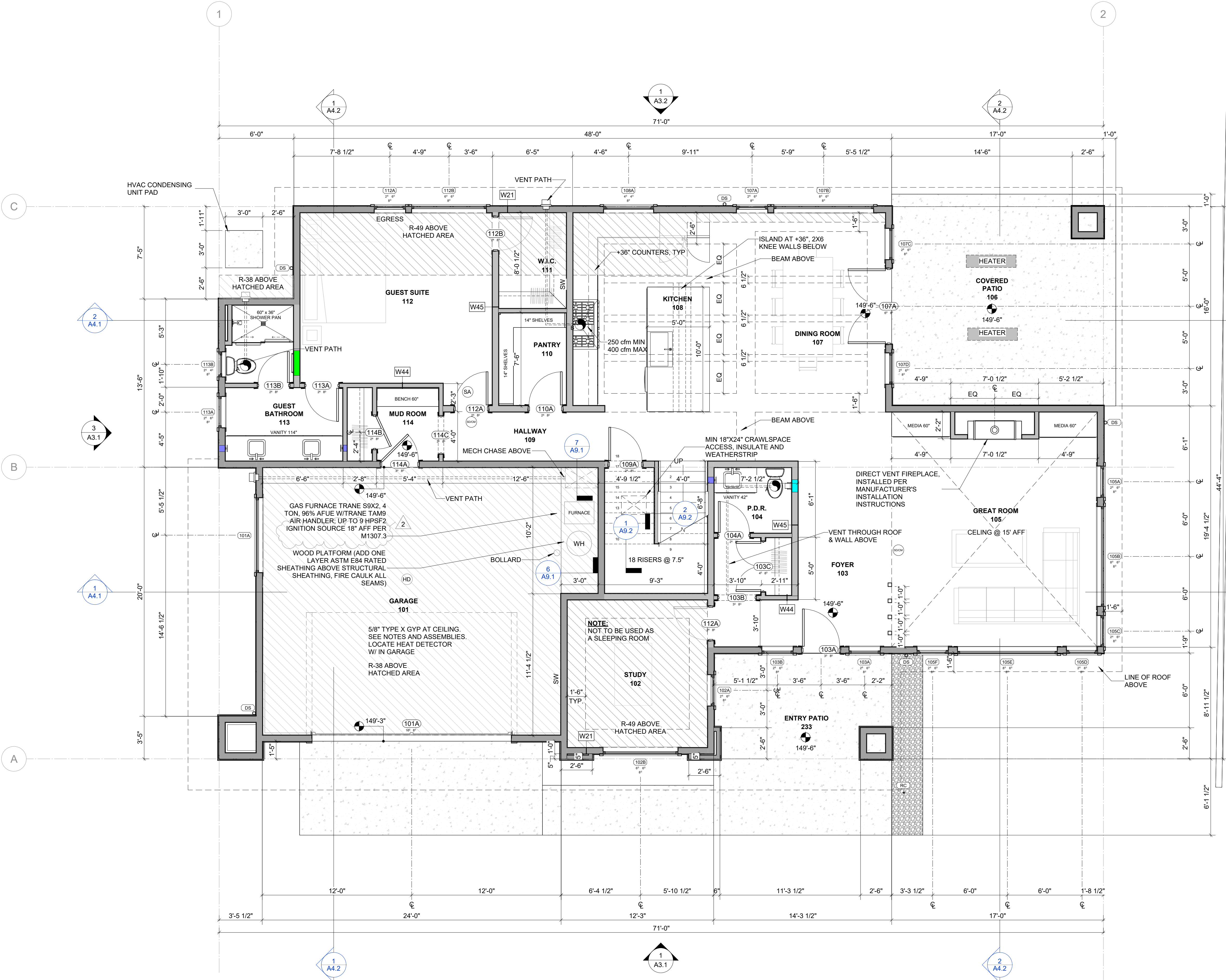
REVISION HISTORY

Δ	DATE	SUBMISSION
1	2025.02.05	REV 1

DATE: 03-18-2025
SCALE: AS NOTED
SET TYPE: PERMIT REVISION 3

SHEET
NUMBER

A0.6



1 FLOOR PLAN- MAIN LEVEL
A2.2 1/4" = 1'-0"

SOLAR PANEL AND SYSTEM REQUIREMENTS

1. PHOTOVOLTAIC PANELS AND MODULES SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 1703 OR WITH BOTH UL 61730-1 AND UL 61730-2. INVERTERS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 1741. SYSTEMS CONNECTED TO THE UTILITY GRID SHALL USE INVERTERS LISTED FOR UTILITY INTERACTION. MOUNTING SYSTEMS LISTED AND LABELED IN ACCORDANCE WITH UL 2703 SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THEIR LISTINGS PER R324.3.1

EXHAUST RATES
WSEC AMENDMENTS TO IRC M1505. ALL FANS VENT TO OUTSIDE. MEET ALL REQUIREMENTS OF M1505 AND AMENDMENTS. REFER TO A0.2 ENERGY CODE COMPLIANCE FOR ADDITIONAL NOTES AND DOCUMENTATION FOR VENTILATION AND HEATING SYSTEM SIZING.

BATHROOMS, POWDER
MINIMUM 80 CFM AT .25" WG, 6" DUCT

KITCHEN
MINIMUM 250 CFM INTERMITTENT, AND 80% CAPTURE EFFICIENCY PER ASTM E3087. RANGE HOOD OR DOWN DRAFT EXHAUST FAN RATED AT 250 CFM AT .10" WG MAY BE USED FOR EXHAUST FAN REQUIREMENT. FANS IN EXCESS OF 400 CFM SHALL PROVIDE MAKE UP AIR. 10" DUCT.
KITCHEN EXHAUST FANS SHALL BE RATED FOR SOUND AT A MAXIMUM OF 3 SONES AT ONE OR MORE AIRFLOW SETTINGS NOT LESS THAN 100 CFM AT A STATIC PRESSURE NOT LESS THAN THAT DETERMINED AT WORKING SPEED AS SPECIFIED IN HVI 916 SECTION 7.2.

LAUNDRY ROOM - WHOLE HOUSE MECHANICAL VENTILATION
WHOLE HOUSE FAN MUST OPERATE AT 85 CFM MIN CONT. WHOLE HOUSE VENTILATION USING EXHAUST FANS

ALARM SCHEDULE

2021 IRC S14 AND S15

SMOKE ALARM
110V INTERCONNECTED WITH BATTERY BACKUP. INSTALLED IN EACH FLOOR, IN EACH SLEEPING AREA, AND OUTSIDE EACH SEPARATE SLEEPING AREA. INSTALLED NOT LESS THAN 3 FEET FROM THE DOOR OF A BATH WHICH CONTAINS A TUB OR SHOWER UNLESS THIS PREVENTS PLACEMENT IN A REQUIRED LOCATION. EQUIPMENT TO BE LISTED WITH UL 217 AND TO COMPLY WITH NFPA 72

COMBINATION SMOKE ALARM AND CARBON MONOXIDE ALARM
INSTALLED ON EACH FLOOR AND OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND IN A BEDROOM THAT CONTAINS GAS FIREPLACE ION THE BEDROOM OR ADJACENT BATHROOM. MEET SMOKE ALARM REQUIREMENTS ABOVE. EQUIPMENT TO BE LISTED WITH UL 217 AND UL 2034

HEAT DETECTOR
A HEAT DETECTOR OR HEAT ALARM TO BE INSTALLED IN A CENTRAL LOCATION IN THE GARAGE AND PER MANUF INSTRUCTIONS. EQUIPMENT TO BE LISTED AND TESTED FOR USE. HEAT DETECTORS AND ALARMS SHALL BE CONNECTED TO AN ALARM OR SMOKE ALARM INSTALLED IN THE DWELLING

BATHROOM HARDWARE

2X6 BACKING FOR ALL HARDWARE

- TOWEL RING
BLOCKING @ 60° AFF
- TOWEL BAR
BLOCKING @ 48° AFF
- ROBE HOOK
BLOCKING @ 60° AFF
- TP HOLDER
BLOCKING @ 24° AFF

TABLE R406.3 - ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS

2. MEDIUM DWELLING UNIT, ALL DWELLING UNITS THAT ARE NOT INCLUDED IN #1, #3, OR #4. 8 CREDITS REQUIRED

3.1 - HIGH EFFICIENCY HVAC. (1.0 CREDIT)
BASIS OF DESIGN OR EQUAL: TRANE S9X2, 4 TON, 96% AFUE, W/ITRANE TAM9 AIR HANDLER; UP TO 9 HPSF2

3.1.1 - THERMOSTAT. (0.5 CREDIT)
BASIS OF DESIGN OR EQUAL: FOURTH GENERATION NEST THERMOSTAT

5.6 - EFFICIENT WATER HEATING. (2.0 CREDITS)
TIER III WH W/EXT COMPRESSOR: 2.0 CREDITS
BASIS OF DESIGN OR EQUAL: 80 GAL RHEEM ELECTRIC HEAT PUMP WATER HEATER; MODEL #PROPH80-T2-RH350D; EFF=3.70

6.1 - RENEWABLE ELECTRIC ENERGY. (4.5 CREDITS)
4.5 CREDITS = MIN 5,400 kWh
14x430 WATT PANELS = 5,800 kWh GENERATED = 4.5 CREDITS
BASIS OF DESIGN OR EQUAL: SILFAB SOLAR 430QD



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MAIN LEVEL FLOOR PLAN

REVISION HISTORY

Δ	DATE	SUBMISSION
1	2025.02.05	REV 1
2	2025.05.02	REV 3

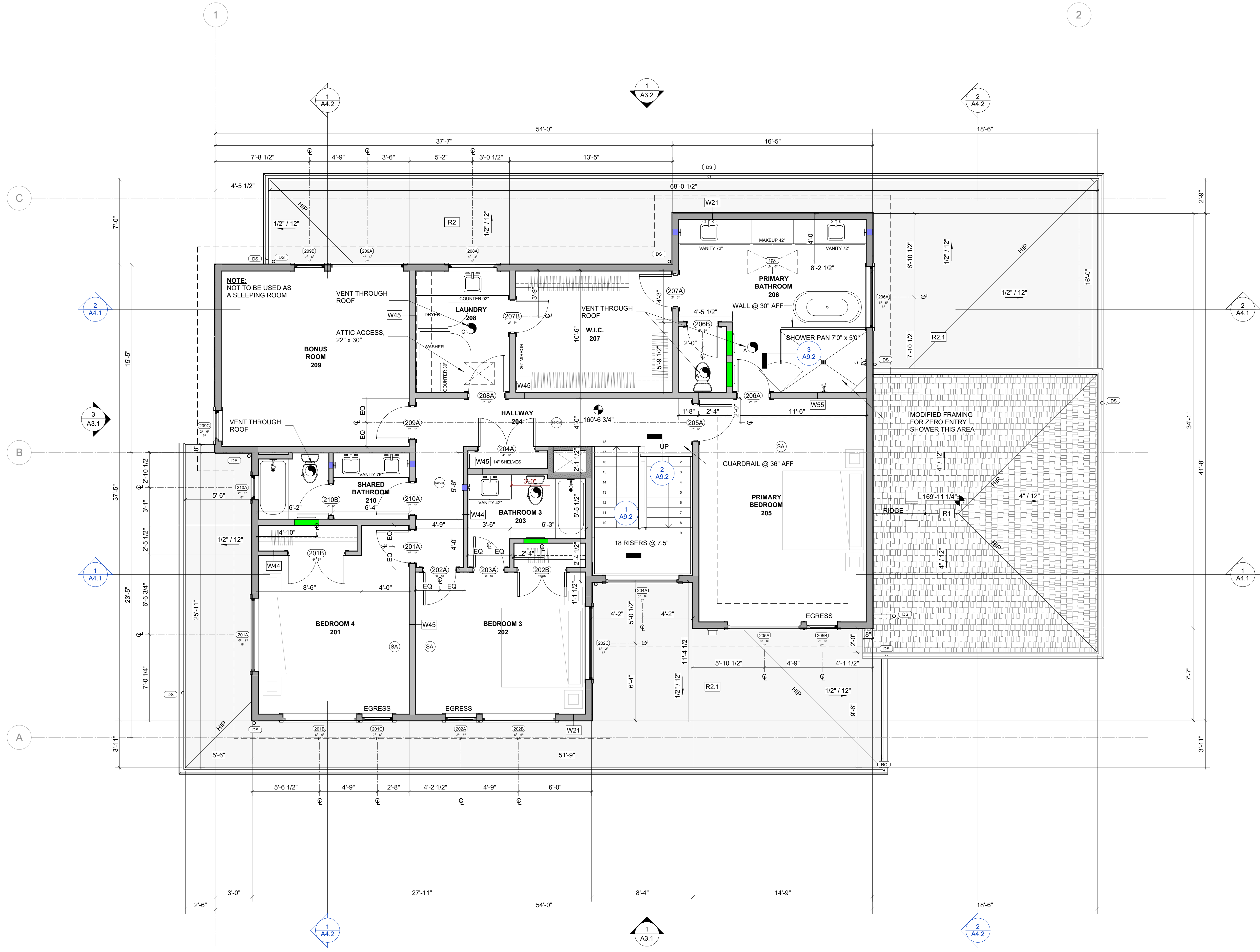
DATE: 03-18-2025

SCALE: AS NOTED

SET TYPE: PERMIT REVISION 3

SHEET
NUMBER

A2.2



1 FLOOR PLAN- UPPER LEVEL
1/4" = 1'-0"

SOLAR PANEL AND SYSTEM REQUIREMENTS
1. PHOTOVOLTAIC PANELS AND MODULES SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 1703 OR WITH BOTH UL 61730-1 AND UL 61730-2. INVERTERS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 1741. SYSTEMS CONNECTED TO THE UTILITY GRID SHALL USE INVERTERS LISTED FOR UTILITY INTERACTION. MOUNTING SYSTEMS LISTED AND LABELED IN ACCORDANCE WITH UL 2703 SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THEIR LISTINGS PER R324.3.1

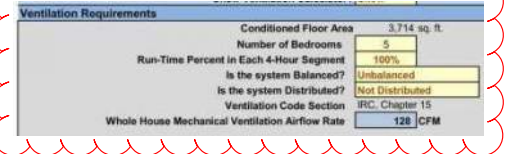
EXHAUST RATES
WSEC AMENDMENTS TO IRC M1505. ALL FANS VENT TO OUTSIDE. MEET ALL REQUIREMENTS OF M1505 AND AMENDMENTS. REFER TO A0.2 ENERGY CODE COMPLIANCE FOR ADDITIONAL NOTES AND DOCUMENTATION FOR VENTILATION AND HEATING SYSTEM SIZING.

BATHROOMS, POWDER
MINIMUM 80 CFM AT 25" WG, 6" DUCT

KITCHEN
MINIMUM 250 CFM INTERMITTENT, AND 80% CAPTURE EFFICIENCY PER ASTM E3087. RANGE HOOD OR DOWN DRAFT EXHAUST FAN RATED AT 250 CFM AT 10" WG MAY BE USED FOR EXHAUST FAN REQUIREMENT. FANS IN EXCESS OF 400 CFM SHALL PROVIDE MAKE UP AIR. 10" DUCT.
KITCHEN EXHAUST FANS SHALL BE RATED FOR SOUND AT A MAXIMUM OF 3 SONES AT ONE OR MORE AIRFLOW SETTINGS NOT LESS THAN 100 CFM AT A STATIC PRESSURE NOT LESS THAN THAT DETERMINED AT WORKING SPEED AS SPECIFIED IN HVI 916 SECTION 7.2.

LAUNDRY ROOM - WHOLE HOUSE MECHANICAL VENTILATION
WHOLE HOUSE FAN MUST OPERATE AT 85 CFM MIN CONT.
• WHOLE HOUSE VENTILATION USING EXHAUST FANS

ALARM SCHEDULE
2021 IRC 314 AND 315



SMOKE ALARM
110V INTERCONNECTED WITH BATTERY BACKUP. INSTALLED IN EACH FLOOR, IN EACH SLEEPING AREA, AND OUTSIDE EACH SEPARATE SLEEPING AREA. INSTALLED NOT LESS THAN 3 FEET FROM THE DOOR OF A BATH WHICH CONTAINS A TUB OR SHOWER UNLESS THIS PREVENTS PLACEMENT IN A REQUIRED LOCATION. EQUIPMENT TO BE LISTED WITH UL 217 AND TO COMPLY WITH NFPA 72

COMBINATION SMOKE ALARM AND CARBON MONOXIDE ALARM
INSTALLED ON EACH FLOOR AND OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND IN A BEDROOM THAT CONTAINS GAS FIREPLACE ION THE BEDROOM OR ADJACENT BATHROOM. MEET SMOKE ALARM REQUIREMENTS ABOVE. EQUIPMENT TO BE LISTED WITH UL 217 AND UL 2034

HEAT DETECTOR
A HEAT DETECTOR OR HEAT ALARM TO BE INSTALLED IN A CENTRAL LOCATION IN THE GARAGE AND PER MANUF INSTRUCTIONS. EQUIPMENT TO BE LISTED AND TESTED FOR USE. HEAT DETECTORS AND ALARMS SHALL BE CONNECTED TO AN ALARM OR SMOKE ALARM INSTALLED IN THE DWELLING



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UPPER LEVEL FLOOR PLAN

REVISION HISTORY

Δ	DATE	SUBMISSION
1	2025.02.05	REV 1

DATE: 03-18-2025

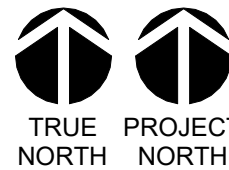
SCALE: AS NOTED

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SHEET NUMBER

A2.4

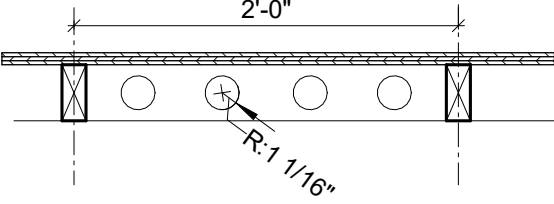




- ROOF PLAN NOTES**
- AT AREA SURROUNDING SOLAR PANELS/SOLAR ZONE PROVIDE MIN 36 INCHES CLEAR TO PLUMBING VENTS AND OTHER ELEMENTS ABOVE THE PLANE OF SHINGLES
 - LOCATE PLUMBING AND RADON VENTS (IF PRESENT) AT REAR OF HOUSE AND OFF PRIMARY FONT ROOF. TRANSITION DUCTS IN ATTIC AS NEEDED.
 - COMPOSITION SHINGLE ROOF AREAS TO BE MIN 4" IN 12" SLOPE, IF LESS PROVIDE ICE/WATER SHIELD THROUGHOUT
 - ROOF SLOPE SHALL IN NO CASE BE LESS THAN 1/2" IN 12" AT ANY LOCATION
 - REFER TO ROOF VENTILATION CALCS ON THIS SHEET FOR VENTING REQUIREMENTS IF PROPOSED
 - WHERE PRESENT, CONTINUOUS SOFFITED EAVES SHALL HAVE 1" VENT STRIPS WITH A FREE AREA OF .065 SF PER LINEAL FOOT MINIMUM.
 - PROVIDE (2) 36" WIDE ROOF ACCESS PATHWAYS TO HIGHEST RIDGE CLEAR OF VENTING AND OTHER APPURTENANCES FOR FIRE FIGHTER ACCESS.
 - INSTALL PERMANENT ANCHOR FOR FALL PROTECTION ON ALL ROOFS INCLUDING: LOWER ROOFS USED TO ACCESS UPPER ROOFS, HIGHEST RIDGE. PM TO COORDINATE LOCATION WITH INSTALLING SUB. ANCHOR TO PRIMARY STRUCTURE/TRUSS OR WALL. USE LOW PROFILE ANCHOR.
 - WHERE ROOF NON LOW-SLOPE VENT UPPER LEVEL BATHROOMS VERTICALLY THROUGH ROOF. AT LOW SLOPE UPPER ROOFS, VENT THROUGH FACADE
 - IF SKYLIGHTS ARE INDICATED, SKYLIGHTS SHALL BE INSTALLED AS REQUIRED BY IRC R308.6 AND THE WA STATE ENERGY CODE
- SOLAR PANEL NOTES**
- (14) 430QD W PANELS PROPOSED = 4.5 CREDITS
 - BASIS OF DESIGN PANEL = SILFAB 430QD
 - PANEL DIMENSION = 67.8" L x 44.6" W x 1.4" T
 - PANEL WEIGHT = 47 LBS PER UNIT
 - MAINTAIN 36" CLEAR TO VENTS AND OTHER APPURTENANCES
 - REFER TO SOLAR DETAILS FOR ATTACHMENT METHODS AND DETAILS ON A9.2
 - MAXIMUM PROJECTION OF SOLAR PANELS ABOVE SHINGLES = 6"
 - SOLAR DESIGN PROFESSIONAL AND INSTALLER: **KEVIN CHARAP**
MAD ENERGY NW
NABCEP Certified Solar PV Installer
NABCEP Certified PV Technical Sales
206-678-5720
 - FOOTPRINT OF SOLAR PANELS IS LESS THAN 33% TOTAL ROOF COVERAGE AND CLEARANCE TO RIDGES IS REDUCIBLE TO 18" PER IFC 1204.2.1. GAIN PRIOR APPROVAL FROM INSPECTOR AND MAINTAIN 36" CLEAR TO ALL VENTS.
 - SOLAR THERMAL SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH CHAPTER 23 AND THE INTERNATIONAL FIRE CODE. IFC 1207.1
 - R324.4 ELECTRICAL PERMIT AND INSPECTION REQUIRED FOR SOLAR PANELS.

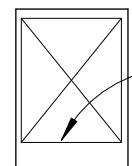
ROOF VENTILATION
R806.2 - PROVIDE 1/300 OR 1/150 OF THE VENTED SPACE.
NOTE: 1/300 REQUIRES THAT NOT LESS THAN 40% AND NOR MORE THAN 50% OF REQUIRED VENTILATION AREA IS PROVIDED AT THE HIGH PART OF ATTIC
SEE SCHEDULED CALCULATIONS BELOW

TYPICAL EAVE VENTING



3.54 SQ IN X 4 = 14.16 SQ IN PER 2' PERIMETER OR 7.08 SQ IN PER LINEAR FOOT

TYPICAL ROOF/JACK VENT



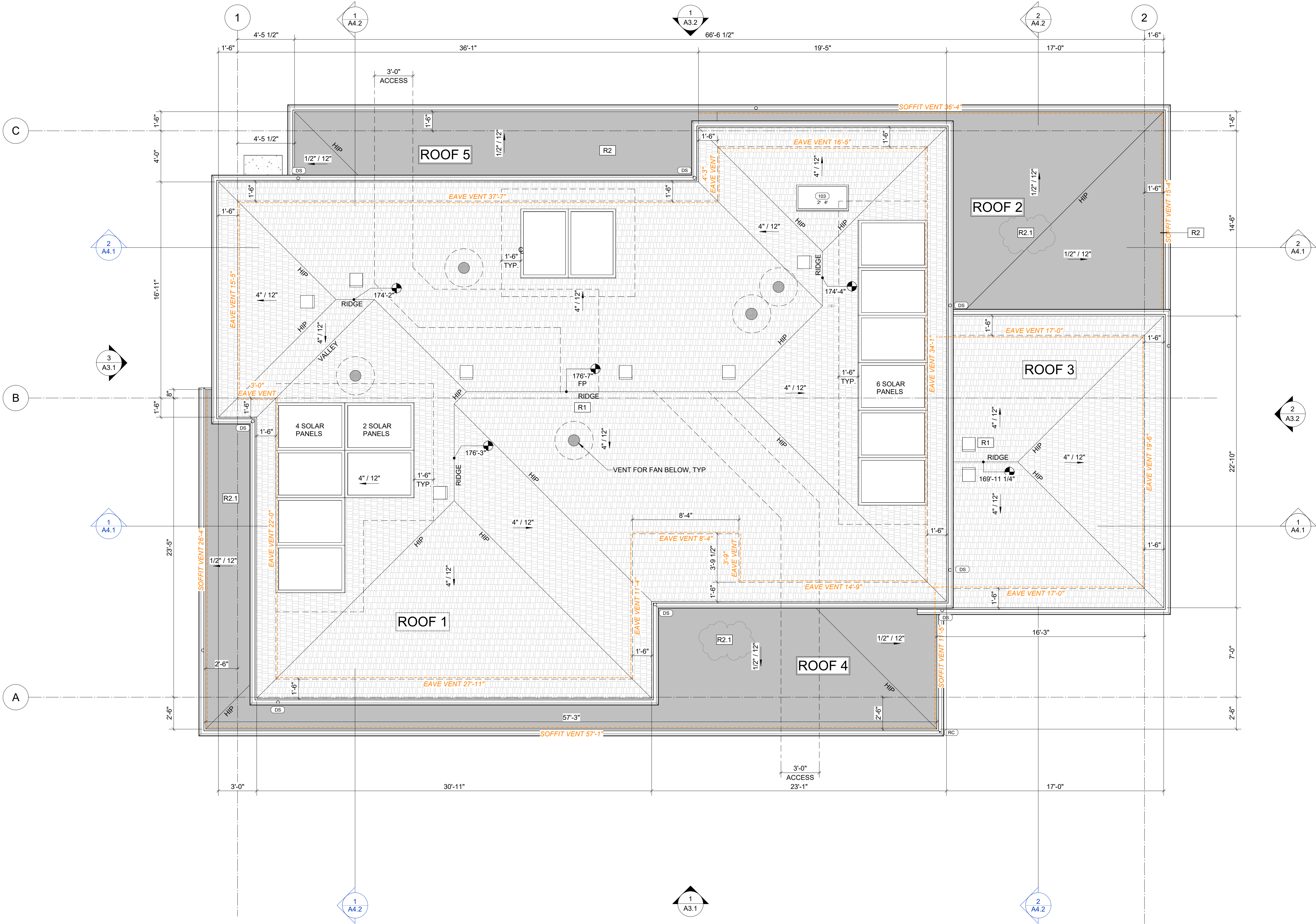
50 SQ IN FREE AREA PER VENT

ROOF VENTILATION REQUIRED

ZONE	AREA	ROOF VENT FACTOR	VENTILATION REQUIRED	LOW VENTS		ROOF VENT CALCULATIONS		HIGH VENT - ROOF JACKS		TOTAL VENTING PROVIDED
				Length Eave Vent	Venting - SQ IN	Area Over-Under	High Venting Required	Roof Jack Count	Roof Jack Area	
ROOF 1	1817.63 SF	300	872.46 in ²	198'-10"	1407.37 in ²	-534.91 in ²	-10.70 in ²	7	350.00 in ²	1757.37 in ²
ROOF 2	368.90 SF	150	354.14 in ²	51'-8"	365.70 in ²	-11.56 in ²	-0.23 in ²	0	0.00 in ²	365.70 in ²
ROOF 3	337.17 SF	300	161.84 in ²	53'-6"	378.68 in ²	-216.84 in ²	-4.34 in ²	2	100.00 in ²	478.68 in ²
ROOF 4	557.19 SF	150	534.90 in ²	94'-10"	671.24 in ²	-136.34 in ²	-2.73 in ²	0	0.00 in ²	671.24 in ²

ROOF EAVE VENT LENGTHS

ROOF ZONE	VENT TYPE	VENT LENGTH
R1	EAVE VENT	198'-10"
R2	SOFFIT VENT	51'-8"
R3	EAVE VENT	53'-6"
R4	SOFFIT VENT	94'-10"



1 ROOF PLAN- OVERALL
A2.10 1/4" = 1'-0"

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ELEVATIONS

REVISION HISTORY

DATE

SUBMISSION

12025.02.05

REV 1

DATE: 03-18-2025

SCALE: AS NOTED

SET TYPE: PERMIT REVISION 3

SHEET NUMBER
A3.1

ELEVATION NOTES

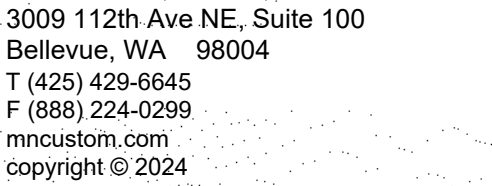
1. VERIFY SHEAR WALL NAILING AND HOLD DOWNS PER STRUCT PRIOR TO INSTALLING SIDING
2. CAULK ALL EXTERIOR JOINTS AND PENETRATIONS
3. PROVIDE CORROSION RESISTANT FLASHING AT EXTERIOR WALL ENVELOPE PER IRC R703.8
4. PROVIDE FLASHING AT ROOF PENETRATIONS PER IRC R903.2
5. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR AND GARAGE DOORS
6. PROVIDE CONTINUOUS GUTTERS AND DOWNSPOUTS AT ALL EAVES
7. ROOF EAVES WITHIN 5'-0" OF PROPERTY LINE TO HAVE FIRE BLOCKING FROM THE WALL TOP PLATE TO UNDER SIDE OF ROOF SHEATHING. IRC R302.1
8. HOUSE NUMBER TO BE VISIBLE FROM THE STREET. MIN 6" HIGH
9. PROVIDE EXTERIOR STAIRWAY ILLUMINATION PER IRC R308.8. LOCATE AT HOME FRONT DOOR AND/OR AT THE TOP OF THE STAIR.
10. SLOPE GRADE AWAY FROM RESIDENCE PER IRC 401.3
11. REFER TO A0.1 FOR ADDITIONAL NOTES

MATERIAL KEY		
Material Tag	Description	Area
1	ARTIC WHITE STONE	332.92 SF
2	WHITE LAP SIDING	2227.40 SF
3	WHITE HARDIE PANEL	1199.27 SF

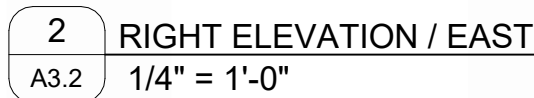
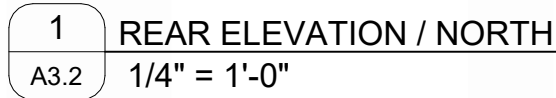
1 FRONT ELEVATION / SOUTH
A3.1 1/4" = 1'-0"

3 LEFT ELEVATION / WEST
A3.1 1/4" = 1'-0"

BSF24-09410_Aproved Plans_Home Project 600 SFR_6.25.2025_Page 23 of 41



- | MATERIAL KEY | | |
|--------------|--------------------|------------|
| Material Tag | Description | Area |
| 1 | ARTIC WHITE STONE | 332.92 SF |
| 2 | WHITE LAP SIDING | 2227.40 SF |
| 3 | WHITE HARDIE PANEL | 1199.27 SF |



**10214 NE 139th ST,
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REVISION HISTORY	
DATE	SUBMISSION
2025.02.05	REV.1

DATE: 03-18-2025
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A3.2

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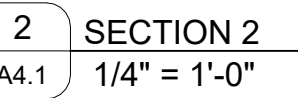
BUILDING SECTIONS

BUILDING SECTIONS

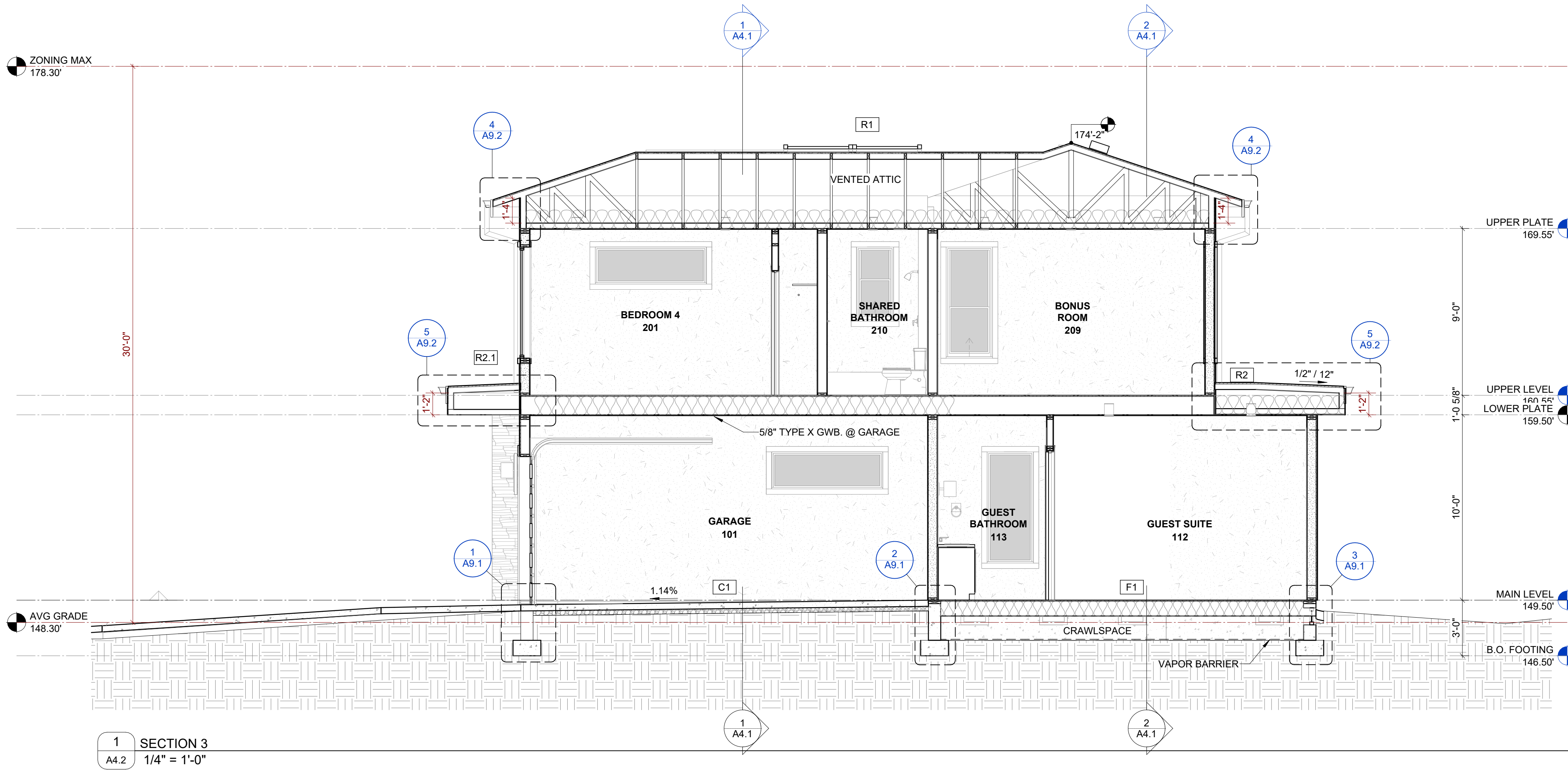
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A4.1

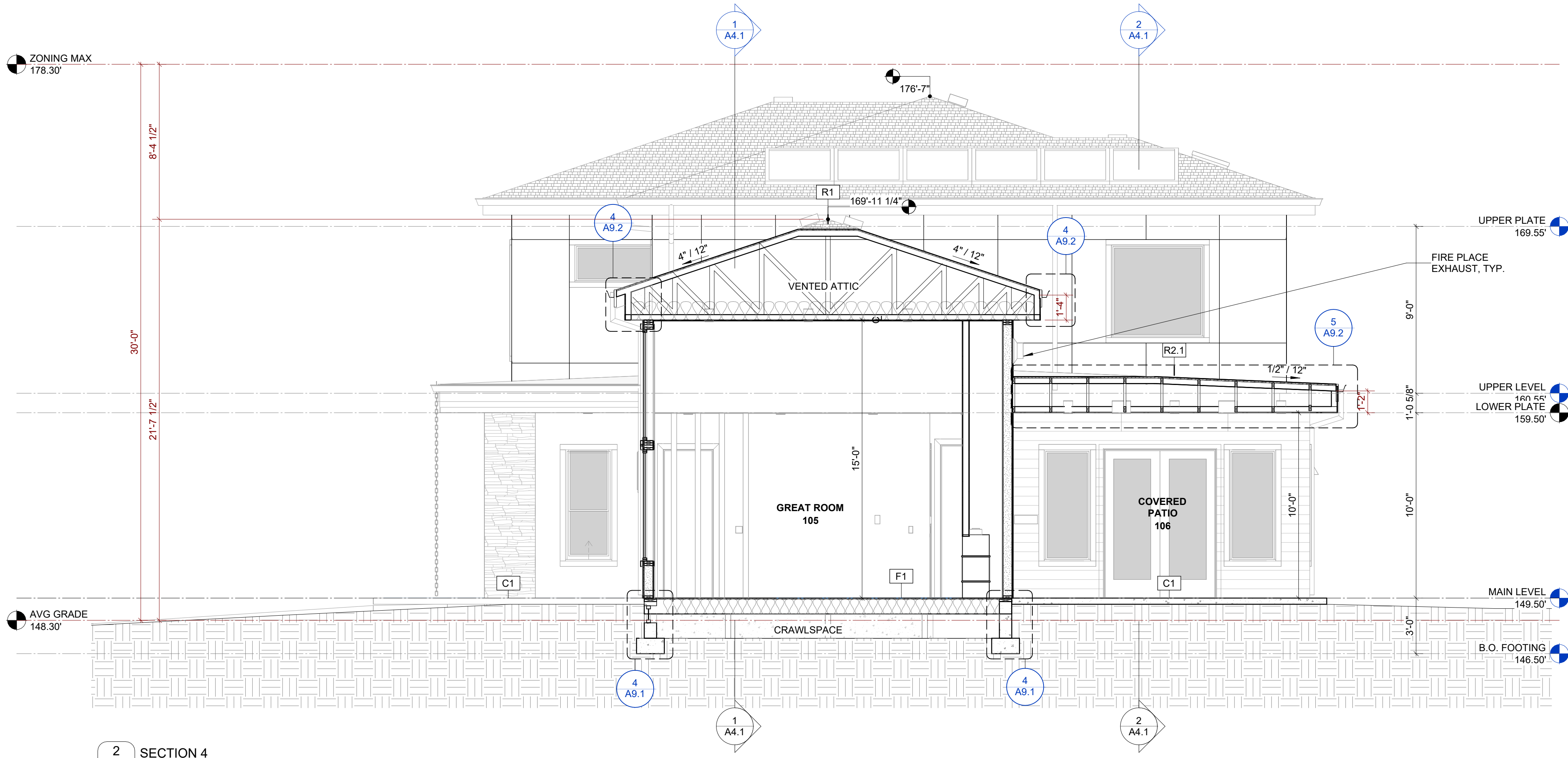
1. VERIFY SHEAR WALL NAILING AND HOLD DOWNS PER STRUCTURAL REQUIREMENTS
PRIOR TO INSTALLING SIDING
2. REFER TO ASSEMBLIES ON A0.1



5/2/2025 12:13:23 PM



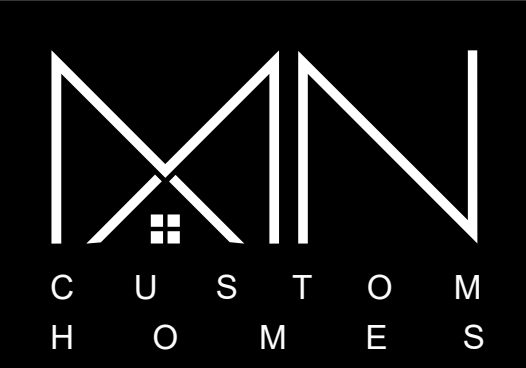
1 SECTION 3
A4.2 1/4" = 1'-0"



2 SECTION 4
A4.2 1/4" = 1'-0"

SECTION NOTES

1. VERIFY SHEAR WALL NAILING AND HOLD DOWNS PER STRUCT
2. PRIOR TO INSTALLING SIDING
REFER TO ASSEMBLIES ON A0.1



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Bellevue, WA 98004
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F (888) 224-0299
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CONSULTANT

STAMP

SHEET SIZE
24 x 36

MN NO.
MN600

10214 NE 139th ST,
KIRKLAND, WA 98034
BUILDING SECTIONS

REVISION HISTORY

DATE SUBMISSION

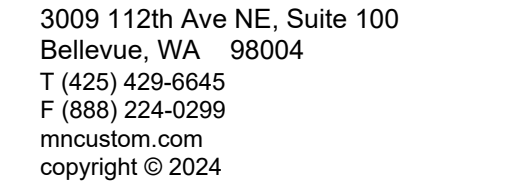
DATE: 03-18-2025

SCALE: AS NOTED

SET TYPE: PERMIT REVISION 3

SHEET NUMBER

A4.2



MN NO.

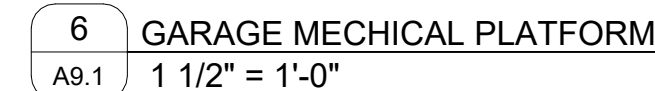
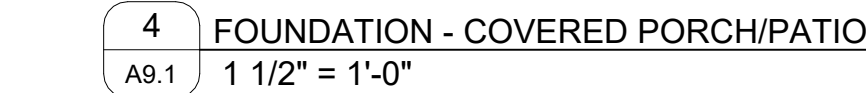
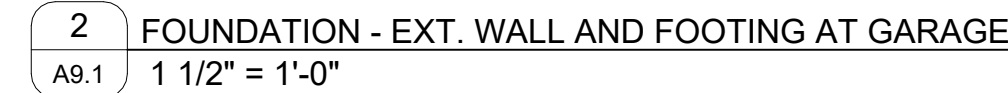
MN600

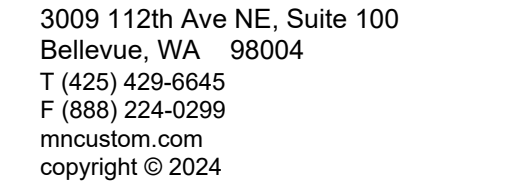
PERMIT DETAILS

[illegible]

SET TYPE: **PERMIT REVISION 3**

A9.1



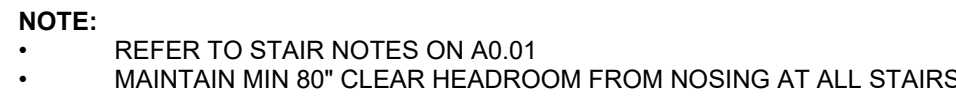


24 x 36

MN600

PERMIT DETAILS

A9.2



A9.2	$1\frac{1}{2}'' = 1'-0''$
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HANDRAIL & GUARDRAIL

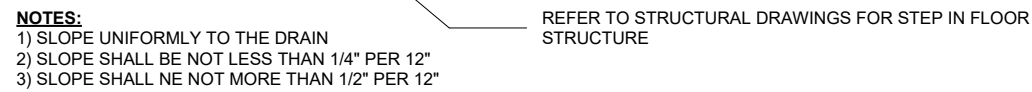
- HANDRAILS MUST BE CONTINUOUS FOR THE FULL LENGTH OF EACH FLIGHT AND HANDRAIL ENDS MUST BE RETURNED OR TERMINATE TO A POST PER R311.7.8.4.
- GRIP: 1.25 - 2" DIAMETER, PROJECTION FROM WALL NO LESS THAN 1.5"
- OPEN RAIL: OPEN SPACE BETWEEN PICKETS SHALL NOT ALLOW THE PASSAGE OF A 4" SPHERE

GUARDS AND HANDRAILS SHALL WITHSTAND 200 LBS IMPACT FORCE AT TOP OF THE RAIL. GUARD IN-FILL COMPONENTS, BALUSTERS, AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 PSF. IMPACT FORCE AND IN-FILL NORMAL FORCE NEED NOT BE APPLIED CONCURRENTLY WITH EACH OTHER OR ANY OTHER LIVE LOAD. HANDRAIL AND IN-FILL COMPONENTS SHALL BE FASTENED TOGETHER WITH 5/16" Ø x 4" STRUCTURAL WOOD SCREWS. STANCHIONS TO PRIMARY STRUCTURE SHALL BE LOCATED AT 6' OC MAX.

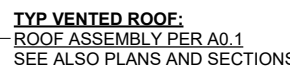
- REFER TO ADDITIONAL NOTES ON A0.01

INTERIOR ILLUMINATION
 PROVIDE LIGHTING FOR TREADS AND LANDINGS, A SWITCH AT EACH LEVEL/LANDING MORE
 THAN 6 STEPS. LIGHTING SHALL BE MIN 1 FOOT CANDLE. R303.7

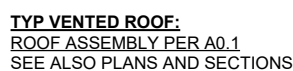
EXTERIOR ILLUMINATION
 PROVIDE LIGHTING AT ENTRY AND/OR AT THE TOP OF THE STAIRWAY PER R311/R312,
 R308.8. REFER TO ELECTRICAL NOTES FOR ADDITIONAL CRITERIA.



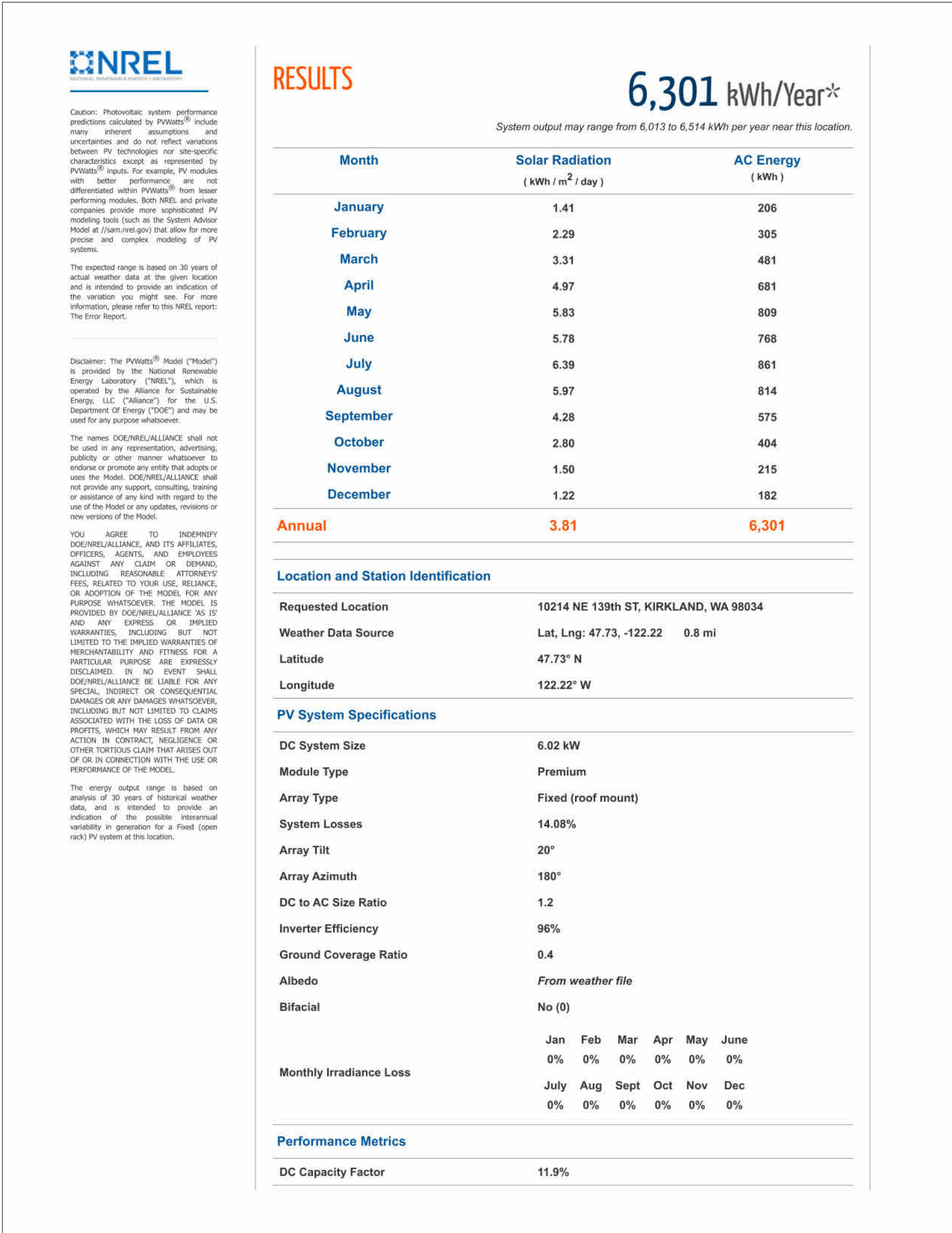
A9.2	$1\frac{1}{2}'' = 1'-0''$
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A9.2	$1\frac{1}{2}'' = 1'-0''$
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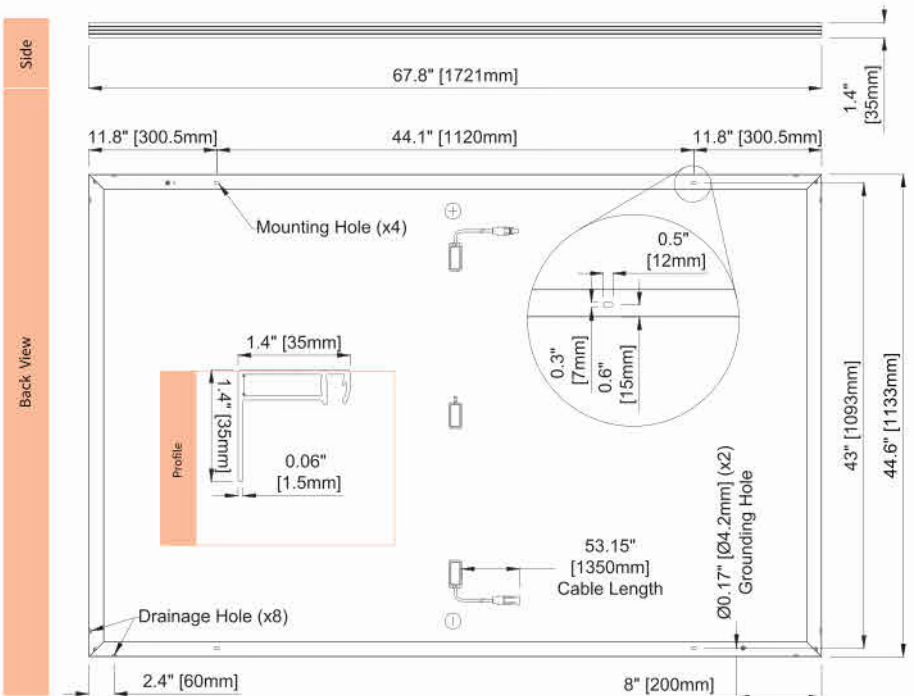


A9.2	$1\frac{1}{2}'' = 1'-0''$
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1. PHOTOVOLTAIC PANELS AND MODULES SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 1703 OR WITH BOTH UL 61730-1 AND UL 61730-2. INVERTERS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 1741. SYSTEMS CONNECTED TO THE UTILITY GRID SHALL USE INVERTERS LISTED FOR UTILITY INTERACTION. MOUNTING SYSTEMS LISTED AND LABELED IN ACCORDANCE WITH UL 2703 SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THEIR LISTINGS PER R324.3.1

ELECTRICAL SPECIFICATIONS		430	
Test Conditions		STC	NOCT
Module Power (P _{max})	Wp	430	321
Maximum power voltage (V _{mpmax})	V	30.25	31.62
Maximum power current (I _{mpmax})	A	12.93	10.93
Open circuit voltage (V _{oc})	V	38.91	36.58
Short circuit current (I _{sc})	A	13.87	11.15
Module efficiency	%	22.1%	
Maximum system voltage (V _{OC})	V		1000
Series fuse rating	A		25
Power Tolerance	Wp		0 to +10
Measurement conditions: STC 1000 W/m ² • AM 1.5 • Temperature 25 °C • NOCT 800 W/m ² • AM 1.5 • Measurement uncertainty ± 3% Sun simulator calibration reference modules from Fraunhofer Institute. Electrical characteristics may vary by 15% and power by 0 to +10 W.			
MECHANICAL PROPERTIES / COMPONENTS		METRIC	IMPERIAL
Module weight		21 kg ± 0.2 kg	46.3 lbs ± 0.4 lbs
Dimensions (W x L x D)		1722 mm x 1133 mm x 35 mm	67.8" x 44.6" x 1.37"
Maximum surface load (wind/snow)*		4200 Pa rear load / 5400 Pa front load	83.5 lb/ft ² rear load / 112.3 lb/ft ² front load
Hail impact resistance		≥ 25 mm at 83 km/h	≥ 1 in at 51.6 mph
Cells		108 Half cells - N-Type Silicon solar cell	108 Half cells - N-Type Silicon solar cell
		182 mm x 93 mm	7.165" x 3.681"
Glass		3.2 mm high transmission, tempered, antireflective coating	0.126 in high transmission, tempered, antireflective coating
Cables and connectors (refer to installation manual)		3.05 mm, ± 5.7 mm, MC4 from Staubli	53.1 in, ± 0.22 in (22 AWG), MC4 from Staubli
Backsheet		High durability, superior hydrolysis and UV resistance, multi-layer dielectric film, fluorine-free PV backsheet	
Frame		Anodized aluminum (Black)	
Junction Box		UL 3730 Certified, IEC 62709 Certified, IP68 rated, 3 diodes	
TEMPERATURE RATINGS		WARRANTIES	
Temperature Coefficient Isc	0.04 %/°C	Module product workmanship warranty	25 years*
Temperature Coefficient Voc	-0.24 %/°C	Linear power performance guarantee	30 years*
Temperature Coefficient Pmax	-0.29 %/°C		
NOCT (± 2 °C)	45 °C		± 88% and 1st yr ± 94.7% and 2nd yr ± 90.8% and 25th yr ± 89.3% and 30th yr
Operating temperature	-40/+85 °C		
CERTIFICATIONS		SHIPPING SPECS	
Product	UL 61215, UL 61730, CSA C22.40P61730, IEC 62115, IEC 61730, IEC 61701 (Salt Mist Corrosion), IEC 62718 (Atmospheric Corrosion), CCC UL101, UL Fire Rating: Type 2	Modules Per Palette	26 or 26 (California)
		Pallets Per Truck	32 or 32 (California)
Factory	ISO9001:2015	Modules Per Truck	832 or 780 (California)



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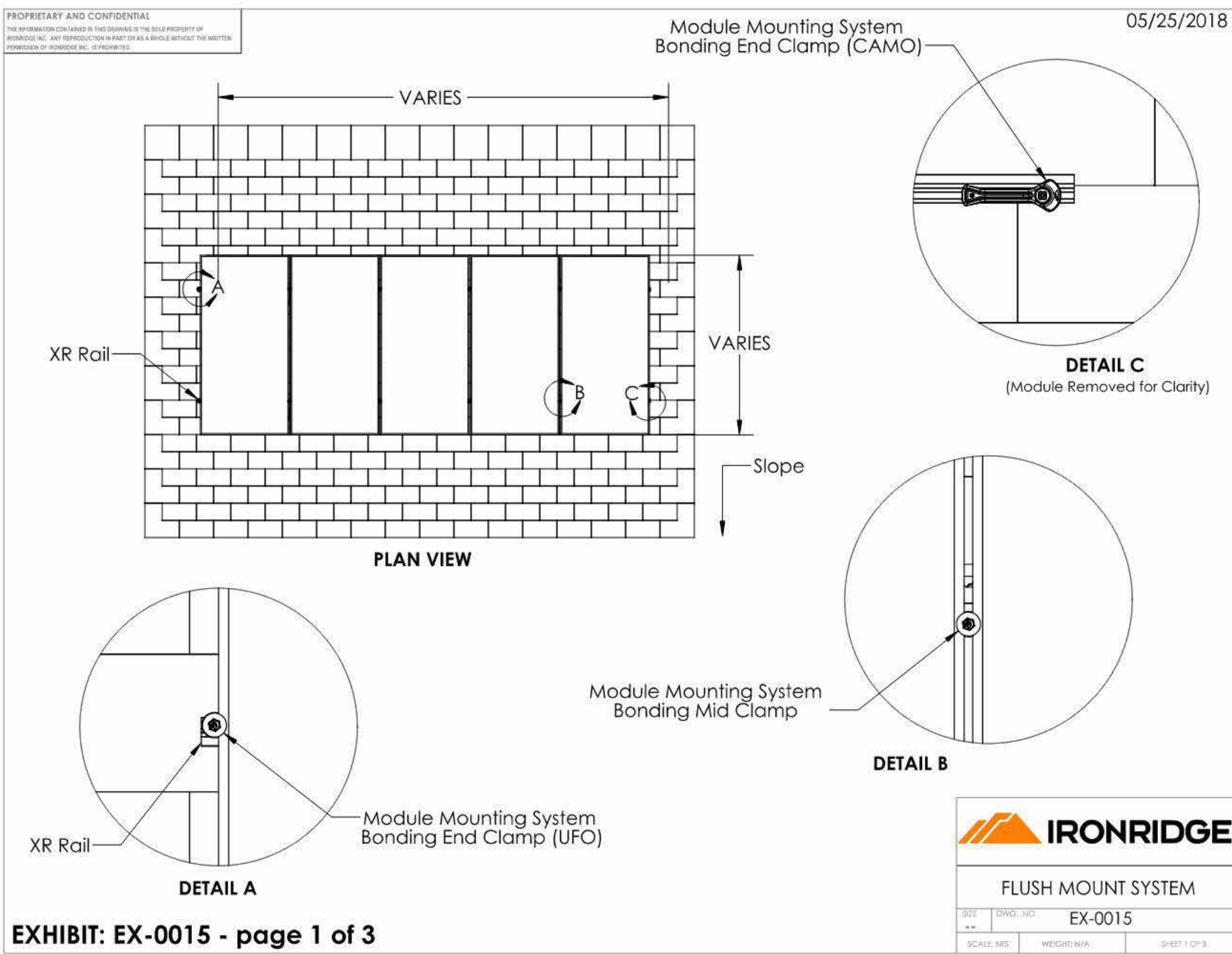


EXHIBIT: EX-0015 - page 1 of 3

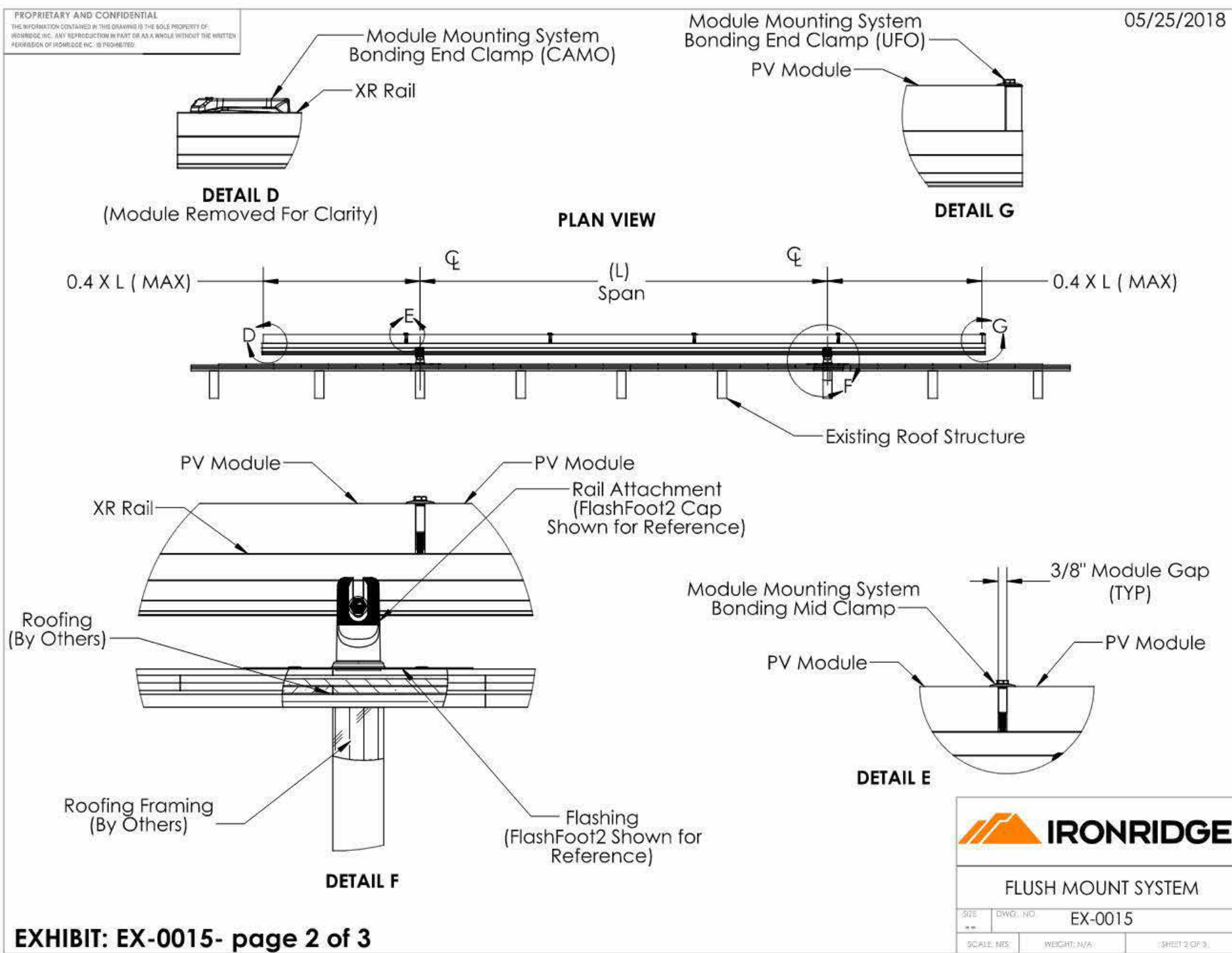


EXHIBIT: EX-0015- page 2 of 3

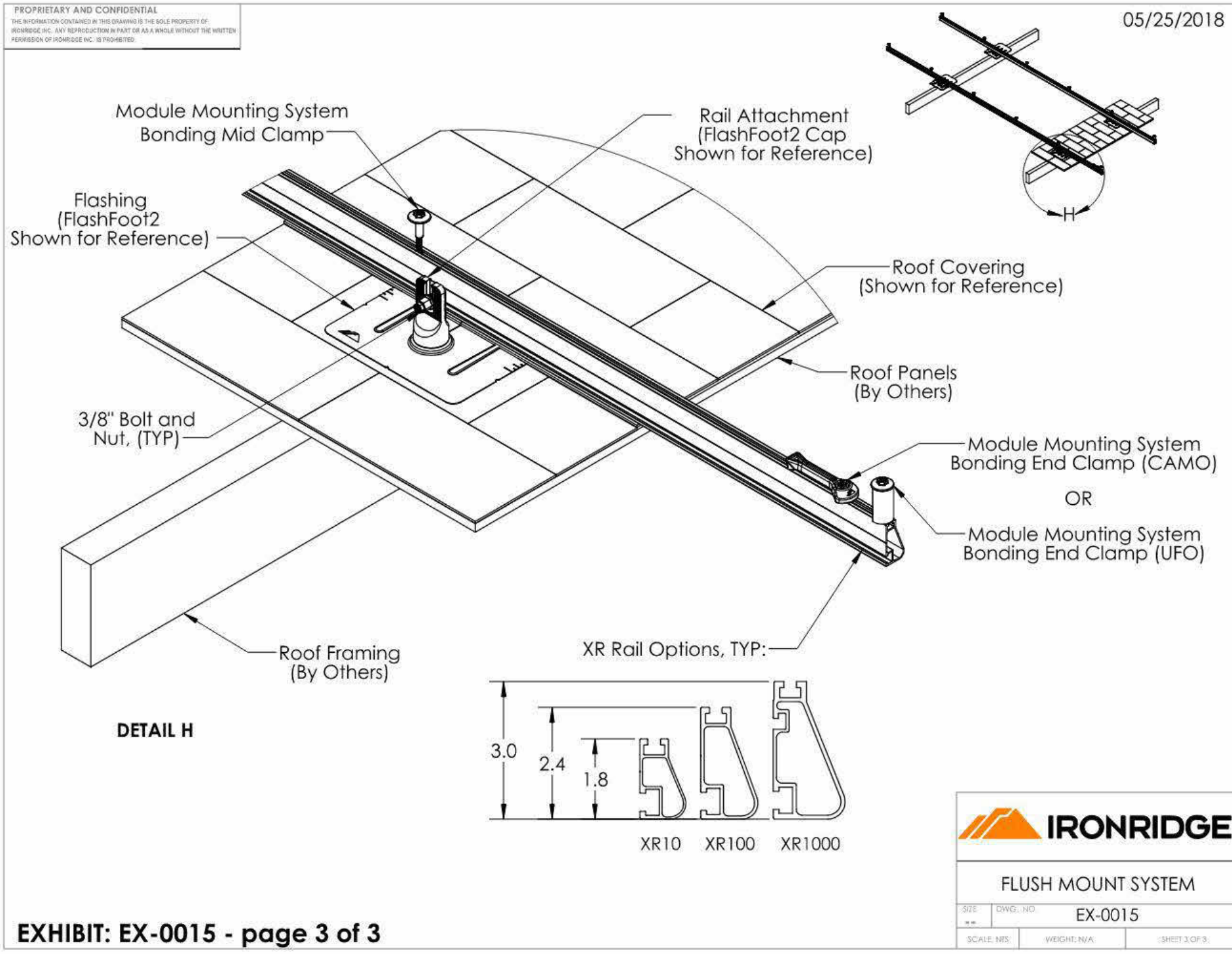


EXHIBIT: EX-0015 - page 3 of 3

[illegible]

Specification Sheet

InsulSafe® SP Fiber Glass Blowing Insulation For Use in the Blow-In Blanket® System

PRODUCT DESCRIPTION

Basic Use: The Blow-In Blanket® System (BIBS®) is a proprietary insulating process that uses InsulSafe® SP glass fibers. The system blows the insulation into wall cavities covered with fabric. The system is used in residential and commercial construction for thermal and acoustical insulation.

Benefits: InsulSafe SP is noncombustible, noncorrosive and odor-free. In addition, InsulSafe SP won't settle, contains no chemicals to cause mildew and fungus growth, contains no formaldehyde, provides no sustenance for vermin, contains no asbestos, won't rot or decay and won't absorb moisture. InsulSafe SP improves energy efficiency and reduces energy consumption. This product helps conserve nonrenewable energy sources, reduces dependence on foreign oil and decreases greenhouse gas emissions.

Composition and Materials: InsulSafe SP is an unbonded, white, virgin fiber, loose-fill fiber glass insulation designed for pneumatic application.

Limitations: This product is designed for use at ambient temperatures in interior (weather protected) locations. Pneumatic installation equipment must have an effective shredding section, a uniform controlled feed system and adequate material/airflow capabilities. The InsulSafe SP fiber glass product must be kept dry during shipping, storage and installation.

INSTALLATION

Installation procedures and techniques must be as recommended by CertainTeed. Only qualified contractors certified by CertainTeed may install the BIBS with InsulSafe SP. Please refer to the InsulSafe SP Installation Instruction Manual (30-24-302).

AVAILABILITY AND COST

Manufactured and sold throughout the United States. For availability and cost, contact your local contractor or distributor, or call CertainTeed Sales Support Group at (800) 233-8990.

WARRANTY

Refer to CertainTeed's Limited Lifetime Insulation Warranty for InsulSafe SP (30-21-1344).

MAINTENANCE

No maintenance required.

TECHNICAL SERVICES

Technical assistance can be obtained from your local CertainTeed sales representative or by calling CertainTeed Sales Support Group at (800) 233-8990.



Product Name	InsulSafe® SP Fiber Glass Blowing Insulation
Manufacturer	CertainTeed Corporation
Address	20 Moores Road Malvern, PA 19355
Phone	800-233-8990
Website	www.certainteed.com/insulation

TECHNICAL DATA

Applicable Standards

- Model Building Codes
- ICC International Code Council – California Quality Standards

Material Standards

- ASTM C764, Mineral Fiber Loose-Fill Thermal Insulation Type 1 – Pneumatic application
- GREENGUARD® Gold Certified
- Thermal resistance
 - ASTM C618 and C687
 - Critical radiant flux
 - ASTM E970 ≥ 0.12 in/m²
 - Combustion characteristics
 - ASTM E136 – Noncombustible
 - Water vapor sorption
 - ASTM C1304 / pass
 - Corrosiveness
 - ASTM C794
 - Fungus resistance
 - ASTM C1338 / pass

Fire Resistance

- Fire Hazard Classification:
 - UL 723/ASTM E84, CWI / LLC-S10 2.2
 - Max. Flame Spread Index: 5
 - Max. Smoke Dev. Index: 5

Thermal/Acoustical Properties

- Thermal Performance:

– ASTM C618
The stated R-values in BIBS for sidewall application on the back of this sheet are achieved at weights and coverages specified when insulation is installed with pneumatic equipment in accordance with CertainTeed recommendations.

Sound Transmission Loss

The same STC ratings obtained with fiber glass blanket insulation can be estimated for InsulSafe SP in BIBS application. Request CertainTeed's Sound Control Guide (30-29-121) for more information on the subject.

Quality Assurance

CertainTeed's commitment to quality and environmental management has earned the registration of the Athens, Cincinnati and Kansas City plants to ISO 9001:2008 and ISO 14001:2004 standards.



COVERAGE CHART—SIDEWALL APPLICATION

When installed with BIBS equipment in wall cavities, the following thermal performance based on a nominal 31 lb. bag is achieved at the thicknesses, weights and coverages specified.

COVERAGE CHART					
Thickness (in.)	R-Value (R-ft²·°F·ft/Btu)	Density (lbs./ft³)	Maximum Coverage Per Bag (ft²)	Minimum Number of Bags for 1000 ft²	Minimum Weight per unit area (lbs./ft²)
3.5 (2x4)	14	1.2	88.6	11.3	0.350
3.5 (2x6)	15	1.6	66.4	15.1	0.467
5.5 (2x6)	22	1.2	56.4	17.7	0.550
5.5 (2x6)	23	1.4	48.3	20.7	0.642
5.5 (2x6)	24	1.8	37.6	26.6	0.825
7.25 (2x8)	29	1.2	42.8	23.4	0.725
7.25 (2x8)	31	1.6	32.1	31.2	0.967
9.25 (2x10)	38	1.4	28.7	34.8	1.079
9.25 (2x10)	40	1.8	22.3	44.8	1.388
11.25 (2x12)	45	1.2	27.6	36.3	1.125
11.25 (2x12)	48	1.6	20.7	48.4	1.500
13.25 (2x14)	55	1.4	20.1	49.9	1.546
13.25 (2x14)	56	1.5	18.7	53.4	1.656

INSULSAFE SP FOR TJI TRUSSES					
InsulSafe SP Closed Cavity			Bag Weight: 31 lbs.		
Thickness (in.)	R-Value (R-ft²·°F·ft/Btu)	Density (lbs./ft³)	Maximum Coverage Per Bag (ft²)	Minimum Number of Bags for 1000 ft²	Minimum Weight per unit area (lbs./ft²)
9.5	40	1.5	26.1	38.3	1.188
11.875	50	1.5	20.9	47.9	1.484
14	59	1.5	17.7	56.5	1.75
16	68	1.5	15.5	64.5	2



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CertainTeed Corporation
20 Moores Road
Malvern, PA 19355

Professional: 800-233-8990
Consumer: 800-782-8777
www.certainteed.com/insulation



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JM Corbond® IV
CLOSED-CELL SPRAY POLYURETHANE FOAM
IAPMO ES #0146

DESCRIPTION

JM Corbond® IV closed-cell spray polyurethane foam (SPF) is a next generation HFO blown, two-component, Class 1 rated, medium-density, SPF insulation system. JM Corbond IV is designed to insulate commercial, residential, and industrial buildings. The HFO technology allows JM Corbond IV to be produced with a low Global Warming Potential (GWP) and with an Ozone Depletion Potential (ODP) of zero. Its high yield, superior thermal and moisture performance, and exceptional sprayability and adhesion make it an ideal choice for high-performing energy efficient buildings.

RECOMMENDED USES

- Walls (exterior and interior)
- Floors
- Ceilings

PERFORMANCE ADVANTAGES

- Improves Energy Efficiency
- Provides an Effective Air Barrier
- Increases Racking Strength
- Exceptional Adhesion

- Unvented Attics
- Vented Attics
- Crawl Spaces

INSTALLER ADVANTAGES

- Superior Sprayability
- High Yield
- Wide Processing Window
- Excellent Adhesion

PHYSICAL PROPERTIES**

Property	Test Method	Value
R-Value per inch	ASTM C518 (lagged)	7.0 (F+R+I+J/BTU)
R-Value at 2"		14 (F+R+I+J/BTU)
R-Value at 3"		21 (F+R+I+J/BTU)
R-Value at 3.5"		25 (F+R+I+J/BTU)
Core Density	ASTM D1622	2.0 lb/ft³
Compressive Strength (1")	ASTM D1621	36 psi
Closed-cell Content	ASTM D6226	> 98%
Water Absorption	ASTM D2642	0.06%
Water Vapor Permeance	ASTM E96	0.81 perm at 1.5", 1.1 perm at 1"
Air Infiltration	ASTM E283	0.001 L/s/m² @ 75 Pa
Air Permeance at 75 Pa (3.75")	ASTM E2178	0.00055 L/s/m²
Dimensional Stability (158°F at 97% RH)	ASTM D2126	12% Change in Volume
Recycled Content of Side B		11% (pre- and post-consumer)
Fungus	ASTM C1338	No Growth
Sound Transmission Coefficient	ASTM E2179	36** (ASTC)
Service Temperature Maximum		180°F (82°C)
Emissions	GREENGUARD GOLD	Pass

FLAMMABILITY CHARACTERISTICS***

Property	Test Method	Value
Surface Burning at 4"	ASTM E84	Class 1
Flame Spread Index		Flame Spread Index < 25
Smoke Developed Index		Smoke Developed Index < 450
Commercial Fire Resistance		Assembly Passed
No-Burn Plus Thermal Barrier	NFPA 286	Assembly Passed
TPR2 Thermal Barrier		Assembly Passed
DC 315 Thermal Barrier		
Attics & Crawl Space Walls & Roof Uninsulated Thickness	AC307 Appendix X	Roof 7.5" max thickness Wall 5.5" max thickness

** These items are provided as general information only. They are approximate values and are not part of the product specifications.
*** Residential exterior wall with 15" o.c. 2x4 wood studs, 2.78" Corbond IV SPF, 15/32" exterior USB sheathing, and 1/2" gypsum board.
**** Numerical flame spread and all other data presented are not intended to reflect the hazards presented by this or any other material in actual fire situations.

HEALTH AND SAFETY

For information on Health and Safety, refer to Johns Manville Safety Data Sheets and the Spray Polyurethane Foam Alliance Health and Safety guidance documents at <https://spraypolyurethane.org>.

Visit our website at www.JM.com or call 800-654-3103 | Building Insulation Division P.O. Box 5108 | Denver, CO 80217-5108



APPROVALS / COMPLIANCES

- 2021, 2018, 2015, 2012, 2009 International Building Code (IBC) Types I – V Construction
- 2021, 2018, 2015, 2012, 2009 International Residential Code (IRC)
- 2021, 2018, 2015, 2012, 2009 International Energy Conservation Code (IECC)
- IAPMO ES #0146
- ASTM C1029, Standard Specification for Spray-Applied Rigid Cellular Polyurethane Thermal Insulation
- AC307 Appendix X approval for application in unoccupied attics and crawl spaces without a prescriptive ignition barrier or coating
- VOC Emission Testing Compliance
- Meets ICC-ES ECR-1077 Acceptance Criteria for Spray-Applied Foam Plastic Insulation
- JM Corbond IV has zero Ozone Depletion Potential (ODP) and less than 2 Global Warming Potential (GWP)

REOCCUPANCY

All occupants must vacate the building or the spray areas must be cordoned off and remain separated from the occupied space for 24 hours after application.

- The application area should be properly ventilated during application and for 24 hours post application
- Re-entry time for non-SPF trade workers: 12 hours
- Re-entry time for building occupants: 24 hours

PACKAGING

- 55 Gallon Drum (1,000 lbs per set)
- 250 Gallon Tote (5,000 lbs per set)



SUGGESTED PROCESSING PARAMETERS

Drum Storage Temperature	50° – 80°F (10°C – 27°C)
Drum Temperature During Application	65° – 80°F (18°C – 27°C)
Proportioner Preheat Temperature	Side A 110°F – 130°F (43°C – 54°C) Side B 115°F – 135°F (46°C – 57°C)
Hose Temperature	110° – 135°F (43°C – 57°C)
Surface Temperature (Summer)	45° – 120°F (7°C – 48°C)
Surface Temperature (Winter)	25° – 75°F (-4°C – 24°C)

The initial settings are a guideline and ambient and substrate temperatures may require settings outside of the suggested range. Under no circumstances should a temperature of 140°F be exceeded without first contacting a JM technical representative.

DRUM TEMPERATURE

Material will perform better when its temperature is between 65° – 80°F. Drums may be placed into a heated room for two days before use to acclimate.

MIXING / RECIRCULATION

Material will perform better when its temperature is between 65° – 80°F. Drums may be placed into a heated room for two days before use to acclimate.

HUMIDITY

Care should be taken if the relative humidity is greater than 80%. Excessive humidity will adversely affect system performance and physical properties.

PRESSURE SETTINGS

The finished foam properties are affected by both temperature and pressure settings. The goal of 1100 psi minimum at the gun when the trigger is pulled is an important part of proper mix. To achieve, you must take into account the pressure drop from the machine to the gun. A rough rule of thumb (depending on several parameters) is that the pressure will drop approximately 1 psi per foot of hose. Therefore, set the pressure at the machine so that when the trigger is pulled, the pressure maintained is the target gun pressure plus the pressure drop across the hose length. For example, a machine with 260 feet of hose should have a dynamic spray pressure of 1360 psi.

PASS THICKNESS

JM Corbond IV may be applied in a single pass from a minimum of 0.5" to a maximum of 4".

Multiple immediate passes, with no wait time, may also be applied as follows:

R-Value	R-35	R-42	R-49
Number of Immediate Passes	2	3	4
Thickness per Pass (in)	2.5 / 2.5	2 / 2 / 2	1.75 / 1.75 / 1.75
Maximum Total Thickness (in)	5.0	6.0	7.0

For application thicknesses above 7", wait 30 minutes between passes (e.g. for a 6" total thickness, install two 4" lifts waiting 30 minutes between the passes).

SHUT DOWN

For breaks in application longer than 60 minutes:

1. Park the proportioner according to the manufacturer's instructions.
2. Close the fluid shut off valves on the gun and grease the spray gun according to the manufacturer's instructions when applicable.

PARTIAL DRUM POUR-UP

Residual materials should be properly handled and transferred to a new drum immediately for use within 3 - 5 days. Collecting multiple partially full drums for combining later is not a recommended practice and may result in poor quality foam. Never mix different formulations together.



Visit our website at www.JM.com or call 800-654-3103 | Building Insulation Division P.O. Box 5108 | Denver, CO 80217-5108
Technical specifications as shown in this literature are intended to be used as general guidelines only. Please refer to the Safety Data Sheet and product label prior to using this product. The physical and chemical properties of closed-cell spray polyurethane foam listed herein represent typical, average values obtained in accordance with accepted test methods and are subject to normal manufacturing variations. They are supplied as a technical service and are subject to change without notice. Any references to numerical flame spread or smoke developed ratings are not intended to reflect hazards presented by these or any other materials under actual fire conditions. Check with the sales office nearest you for current information. All Johns Manville products are sold subject to Johns Manville's standard Terms and Conditions, which includes a Limited Warranty and Limitation of Remedy. For a copy of the Johns Manville standard Terms and Conditions or for information on other Johns Manville insulation and systems, visit www.jm.com/terms-conditions or call 800-654-3103.
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CONSULTANT

STAMP

SHEET
SIZE

24 x 36

MN NO.

MN600

10214 NE 139th ST,
KIRKLAND, WA 98034

PERMIT INSULATION DETAILS

REVISION HISTORY

Δ	DATE	SUBMISSION
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DATE:

03-18-2025

SCALE:

AS NOTED

SET TYPE:

PERMIT REVISION 3

SHEET
NUMBER

A9.4

GENERAL STRUCTURAL NOTES

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

CRITERIA

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (IBC) 2021 EDITION.
2. DESIGN LOADING CRITERIA

FLOOR LIVE LOAD (RESIDENTIAL)40 PSF

FLOOR LIVE LOAD (RESIDENTIAL DECKS AND BALCONIES)60 PSF

SNOW25 PSF

WINDMETHOD - DIRECTIONAL PROCEDURE

EARTHQUAKEK_{zt}=1.0, G_{CPI}=0.18, 98 MPH (RISK CATEGORY II), EXPOSURE "B" ANALYSIS PROCEDURE; EQUIVALENT LATERAL FORCE PROCEDURE LATERAL SYSTEM: LIGHT FRAMED SHEAR WALLS

SDC D, SITE CLASS D, I_e=1.0, S_s=1.6, S₁=0.5, S_{ds}=1.280, S_{d1}=NULL, C_s=0.197, R=6.5, SEISMIC DESIGN BASE SHEAR V_{xs}=27.19 KIPS

3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

4. PRIMARY STRUCTURAL ELEMENTS NOT DIMENSIONED ON THE STRUCTURAL PLANS AND DETAILS SHALL BE LOCATED BY THE ARCHITECTURAL PLANS AND DETAILS. VERTICAL DIMENSION CONTROL IS DEFINED BY THE ARCHITECTURAL WALL SECTIONS, BUILDING SECTIONS, AND PLANS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.

5. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. CONFORM TO ASCE 37-14 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION."

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTOR'S WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

7. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

8. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION, WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN. SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.

9. ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE, AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER. MANUFACTURERS INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION FOR THE INSPECTORS USE AND REFERENCE.

GEOTECHNICAL

10. ALLOWABLE SOIL PRESSURE AND LATERAL EARTH PRESSURE ARE ASSUMED AND THEREFORE MUST BE VERIFIED BY A QUALIFIED SOILS ENGINEER OR APPROVED BY THE BUILDING OFFICIAL. IF SOILS ARE FOUND TO BE OTHER THAN ASSUMED, NOTIFY THE STRUCTURAL ENGINEER FOR POSSIBLE FOUNDATION REDESIGN.

FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH AT LEAST 18" BELOW ADJACENT FINISHED GRADE. FOOTINGS SHALL BE CENTERED BELOW COLUMNS OR WALLS ABOVE, UNO.

BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING, GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE.

ALLOWABLE SOIL PRESSURE	1500 PSF
LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED)	50 PCF/35 PCF
TRAFFIC SURCHARGE	70 PSF
COEFFICIENT OF FRICTION	0.35

CONCRETE

11. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 318 AND ACI 301, INCLUDING TESTING PROCEDURES. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF F_c = 3000 PSI. SLUMP OF CONCRETE SHALL NOT EXCEED 6". STRUCTURAL DESIGN IS BASED ON A CONCRETE STRENGTH OF F_c = 2500 PSI, THEREFORE NO CONCRETE STRENGTH TESTING REQUIRED. CONCRETE EXPOSURE CATEGORIES ARE F1, S0, W0, AND C1.

ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-19, TABLE 19.3.3.1.

12. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, f_y = 60 KSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, f_y = 40 KSI. WELDED WIRE WIRE FABRIC SHALL CONFORM TO ASTM A1064. SPIRAL REINFORCEMENT SHALL BE DEFORMED WIRE CONFORMING TO ASTM A615, GRADE 60, f_y = 60 KSI.

13. DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315-99 AND 318-19. LAP ALL CONTINUOUS REINFORCEMENT #6 AND SMALLER 48 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS #5 AND SMALLER 48 BAR DIAMETERS OR 2'-0" MINIMUM. LAPS OF LARGER BARS SHALL BE MADE IN ACCORDANCE WITH ACI 318-19, CLASS B. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.

14. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#6 BARS OR LARGER)	2"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#5 BARS OR SMALLER)	1-1/2"
COLUMN TIES OR SPIRALS AND BEAM STIRRUPS	1-1/2"
SLABS AND WALLS (INT FACE)	GREATER OF BAR DIAMETER PLUS 1/8" OR 3/4"

ANCHORAGE

15. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "SET-3G" EPOXY ADHESIVE AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT ESR-4057. SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH CURRENT ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED. RODS SHALL BE ASTM A36, UNO.

16. HEAVY DUTY THREADED CONCRETE ANCHORS SPECIFIED ON THE DRAWINGS SHALL BE "TITEN HD SCREW ANCHOR" AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT ESR-2713 AND ESR-1056, INCLUDING MINIMUM EMBEDMENT AND EDGE DISTANCE REQUIREMENTS. SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH CURRENT ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED.

17. EXPANSION BOLTS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "STRONG-BOLT Z" ANCHORS AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT CONFORMANCE TO ICC-ES REPORT ESR-3037 AND IAPMO-UES REPORT ER-240, INCLUDING MINIMUM EMBEDMENT AND EDGE DISTANCE REQUIREMENTS. SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH CURRENT ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED.

18. DRIVE PINS AND OTHER POWDER-ACTUATED FASTENERS SHALL BE LOW VELOCITY TYPE (PDPWL-300MG, 0.145" DIAMETER, UNO) AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY OR AN APPROVED EQUIVALENT IN STRENGTH AND EMBEDMENT. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT ESR-2138. MINIMUM EMBEDMENT IN CONCRETE SHALL BE 1", UNO. MAINTAIN AT LEAST 3" TO NEAREST CONCRETE EDGE.

WOOD

19. ALL 2x LUMBER SHALL BE KILN DRIED OR MC-19, AND ALL LUMBER SHALL BE GRADED AND MARKED IN CONFORMANCE WITH WCLUB STANDARD GRADING RULES FOR WEST COAST LUMBER NO 17. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS AND BEAMS	(2x AND 3x MEMBERS)	HEM-FIR NO 2 OR SPRUCE-PINE-FIR NO 2
		MINIMUM BASE VALUE, F _b = 850 PSI
	(4x MEMBERS)	DOUGLAS FIR-LARCH NO 2
		MINIMUM BASE VALUE, F _b = 900 PSI
BEAMS	(6x AND LARGER)	DOUGLAS FIR-LARCH NO 2
		MINIMUM BASE VALUE, F _b = 875 PSI
POSTS	(4x MEMBERS)	DOUGLAS FIR-LARCH NO 2
		MINIMUM BASE VALUE, F _c = 1350 PSI
	(6x AND LARGER)	DOUGLAS FIR-LARCH NO 2
		MINIMUM BASE VALUE, F _c = 600 PSI
STUDS, PLATES AND MISC FRAMING		HEM-FIR NO 2 OR SPRUCE-PINE-FIR NO 2

20. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND ANSI/AITC STANDARDS. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA-EWS CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN GLULAM BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, F_b = 2400 PSI, F_v = 265 PSI, E = 1800 KSI, UNO. ALL CANTILEVER GLULAM BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, F_b = 2400 PSI, F_v = 265 PSI, E = 1800 KSI, UNO. GLUED LAMINATED COLUMNS SHALL BE DOUGLAS FIR COMBINATION 3, L2D GRADE, F_c = 2300 PSI, F_e = 2000 PSI, E = 1900 KSI.

21. MANUFACTURED LUMBER, OSB AND LVL, SHALL BE MANUFACTURED UNDER A PROCESS APPROVED BY THE NATIONAL RESEARCH BOARD. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD NUMBER, AND THE QUALITY CONTROL AGENCY. ALL OSB AND LVL LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH ICC-ES REPORT ESR-1210 USING DOUGLAS FIR VENEER GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. OSB AND LVL MEMBERS OF WIDTH LISTED SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

1-1/4"	F _b = 600 PSI	E = 550 KSI	F _v = 270 PSI
1-3/4" / 3-1/2"	F _b = 2250 PSI	E = 1600 KSI	F _v = 220 PSI
5-1/4" / 7"	F _b = 3100 PSI	E = 2100 KSI	F _v = 290 PSI

DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY THE ROSEBURG FOREST PRODUCTS COMPANY. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.

MANUFACTURED LUMBER PRODUCTS SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%. EXCESSIVE DEFLECTIONS MAY OCCUR IF MOISTURE CONTENT EXCEEDS THIS VALUE.

22. PREFABRICATED PLYWOOD WEB JOIST DESIGN SHOWN ON PLANS IS BASED ON JOISTS MANUFACTURED BY THE ROSEBURG FOREST PRODUCTS COMPANY. ALTERNATE PLYWOOD WEB JOISTS MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH PLYWOOD WEB JOIST PROVIDED.

IF ALTERNATE PREFABRICATED PLYWOOD WEB JOISTS ARE USED THEY SHALL BE DESIGNED BY THE MANUFACTURER FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS AND SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S SPECIFICATIONS. ALL NECESSARY BRIDGING, BLOCKING, BLOCKING PANELS, STIFFENERS, ETC, SHALL BE DETAILED AND FURNISHED BY THE MANUFACTURER. SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. DESIGN SUBMITTALS SHALL BE THE STAMPED AND SIGNED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON. PERMANENT AND TEMPORARY BRIDGING SHALL BE INSTALLED IN CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS.

23. PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS-1 OR PS-2. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.

- A. WALL SHEATHING SHALL BE 7/16" or 1/2" (NOMINAL) WITH SPAN RATING 24/0
- B. FLOOR SHEATHING SHALL BE 3/4" T&G (NOMINAL) WITH SPAN RATING 48/24
- C. WATERPROOF DECK SHEATHING SHALL BE 3/4" T&G (NOMINAL) WITH SPAN RATING 48/24
- D. FLAT ROOF SHEATHING SHALL BE 3/4" T&G (NOMINAL) WITH SPAN RATING 48/24
- E. ROOF SHEATHING SHALL BE 1/2" or 7/16" (NOMINAL) WITH SPAN RATING 32/16
- FOR ROOFS WITH A PITCH GREATER THAN 12

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

24. ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.

25. PRESSURE TREATED WOOD (INCLUDES PRESERVATIVE AND FIRE TREATED) SHALL BE TREATED PER AWPA STANDARDS. PRESSURE TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO RETENTION OF 0.25 PCF. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO A RETENTION OF 0.40 PCF. SODIUM BORATE (SBX) TREATED WOOD SHALL NOT BE USED WHERE EXPOSED TO WEATHER. FASTENERS AND TIMBER CONNECTORS WITHOUT AMMONIA IN DIRECT CONTACT WITH ACQ-A TO A RETENTION LEVEL OF 0.40 PCF), CBA-A (UP TO A RETENTION LEVEL OF 0.41 PCF), CA-B (UP TO A RETENTION LEVEL OF 0.21 PCF), SHALL BE G185 OR A185 HOT DIPPED OR CONTINUOUS HOT-GALVANIZED PER ASTM A653. FASTENERS AND TIMBER CONNECTORS WITH AMMONIA IN DIRECT CONTACT WITH ACQ-A (OVER A RETENTION LEVEL OF 0.40 PCF), CBA-A (OVER A RETENTION LEVEL OF 0.41 PCF), CA-B (OVER A RETENTION LEVEL OF 0.21 PCF), OR WITH ACZA TREATED WOOD SHALL BE TYPE 304 OR 316 STAINLESS STEEL.

26. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-C-2024. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

ALL 2x JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. ALL DOUBLE-JOISTS BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MIU" SERIES JOIST HANGERS.

WHERE CONNECTOR STRAPS CONNECT (2) MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER.

ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

27. WOOD FASTENERS

A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:				
SIZE	TYPE	LENGTH	DIAMETER	
8d	COMMON	2-1/2"	0.131"	
10d	GUN	3"	0.131"	
12d	GUN	3-1/4"	0.131"	
16d	GUN	3-1/2"	0.131"	

IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.

NAILS - PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

B. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. INSTALLATION OF LAG SCREWS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (2018 EDITION) WITH A LEAD BORE HOLE OF 60-70% OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" AND SMALLER LAG SCREWS. BOLT HOLES SHALL BE A MINIMUM OF 1/32" TO A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER. HOLES SHALL BE ACCURATELY ALIGNED IN MAIN MEMBERS AND SIDE PLATES/MEMBERS. BOLTS SHALL NOT BE FORCIBLY DRIVEN.

C. SDS AND SDWS SCREWS CALLED OUT ON PLAN ARE TIMBER SCREWS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY. SCREWS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. EQUIVALENT SCREWS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. LAG SCREWS ARE NOT AN EQUIVALENT SUBSTITUTION.

28. WOOD FRAMING NOTES - THE FOLLOWING APPLY UNLESS NOTED OTHERWISE ON THE PLANS:

A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE IBC, THE AITC "TIMBER CONSTRUCTION MANUAL", AND THE AF&PA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION". MINIMUM NAILING, SHALL CONFORM TO TABLE 2304.10.1. OF THE IBC, UNO. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.

B. WALL FRAMING: REFER TO ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16"oc, UNO. (2) STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. (2) 2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS IN STRUCTURAL WALLS, UNO. NAIL MULTI-MEMBER HEADERS WITH (2) ROWS 10d AT 12"oc. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 10'-0" IN HEIGHT.

ALL WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE AND BOTTOM PLATE TO EACH STUD WITH (3) 10d NAILS. FACE NAIL DOUBLE TOP PLATES WITH 10d AT 12"oc AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE (12) 10d NAILS AT 4"oc EACH SIDE OF JOINT. AT TOP PLATE INTERSECTIONS PROVIDE (3) 10d FACE NAILS.

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH (2) ROWS OF 12d NAILS AT 16"oc, OR ATTACHED TO CONCRETE BELOW WITH 5/8" DIAMETER ANCHOR BOLTS AT 4'-0"oc EMBEDDED 7" MINIMUM, UNO. THERE SHALL BE A MINIMUM OF (2) BOLTS PER PLATE SECTION WITH (1) BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 4'-1/2" FROM EACH END OF THE PLATE SECTION. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH (2) ROWS OF 10d AT 16"oc. UNLESS NOTED OTHERWISE, GYPSUM WALLBOARD SHALL BE FASTENED TO THE INTERIOR SURFACE OF ALL STUDS AND PLATES WITH #6 x 1-1/4" TYPE S OR W SCREWS AT 12"oc. UNLESS NOTED OTHERWISE, 7/16" OR 1/2" (NOMINAL) APA RATED SHEATHING (SPAN RATING 24/0) SHALL BE NAILED TO ALL EXTERIOR SURFACES WITH 8d NAILS AT 6"oc AT PANEL EDGES AND TOP AND BOTTOM PLATES (BLOCK UN-SUPPORTED EDGES) AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d NAILS AT 12"oc. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND PANEL ENDS.

C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS, UNO. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TOENAIL TIMBER JOISTS TO SUPPORTS WITH (3) 10d NAILS AND NAIL RPFI JOISTS TO SUPPORTS WITH (2) 10d NAILS. ATTACH JOISTS TO BEAMS WITH SIMPSON JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH (2) ROWS 10d AT 12"oc. TOENAIL RIM JOIST TO TOP PLATE WITH 10d AT 6"oc. TOENAIL BLOCKING BETWEEN JOISTS TO TOP PLATE WITH (3) 10d NAILS.

UNLESS NOTED OTHERWISE ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS WITH END JOINTS STAGGERED, AND NAILED AT 6"oc WITH 8d NAILS TO FRAMED PANEL EDGES, STRUTS AND OVER STUD WALLS AS SHOWN ON PLANS AND AT 12"oc TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 10d AT 12"oc, UNO.

29. NOTCHES AND HOLES IN WOOD FRAMING:

A. SAWN LUMBER JOISTS AND RAFTERS: NOTCHES AT THE ENDS OF JOISTS SHALL NOT EXCEED 1/4 THE JOIST DEPTH. NOTCHES IN THE TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED 1/6 THE JOIST DEPTH. BE LONGER THAN 1/3 THE JOIST DEPTH, OR BE LOCATED IN THE MIDDLE 1/3 OF THE SPAN. HOLES SHALL NOT BE WITHIN 2" OF THE TOP OR BOTTOM OF THE JOIST AND THE DIAMETER SHALL NOT EXCEED 1/3 THE JOIST DEPTH. SPACING BETWEEN HOLES SHALL BE A MINIMUM OF (2) TIMES THE DIAMETER OF THE LARGEST HOLE OR 2" AND SHALL BE LOCATED A MINIMUM OF 2" FROM ANY NOTCH.

B. EXTERIOR AND BEARING WALLS: WOOD STUDS ARE PERMITTED TO BE NOTCHED TO A DEPTH NOT EXCEEDING 1/4 OF ITS WIDTH. A HOLE NOT GREATER IN DIAMETER THAN 40% OF THE STUD WIDTH IS PERMITTED IN WOOD STUDS. HOLES SHALL NOT BE WITHIN 5/8" TO THE EDGE OF THE STUD. SPACING BETWEEN HOLES SHALL BE A MINIMUM OF (2) TIMES THE DIAMETER OF THE LARGEST HOLE OR 2" AND SHALL NOT BE LOCATED AT THE SAME SECTION AS A NOTCH.

C. CUTS, NOTCHES, AND HOLES IN MANUFACTURED LUMBER, PREFABRICATED PLYWOOD WEB JOISTS, AND PREFABRICATED TRUSSES ARE PROHIBITED EXCEPT WHERE NOTED ON STRUCTURAL PLANS OR PERMITTED BY MANUFACTURER'S RECOMMENDATIONS.

30. ELECTRICAL, MECHANICAL, PLUMBING, AND DRAINAGE SYSTEMS SHALL BE DESIGNED TO ACCOMMODATE THE DIFFERENTIAL SHRINKAGE OR MOVEMENT OF THE WOOD STRUCTURE (3/8" PER FLOOR).

31. DEFLECTION OF CANTILEVERS SHALL BE CLOSELY MONITORED BY THE CONTRACTOR DURING CONSTRUCTION. CONTRACTOR TO VERIFY AND ENSURE ALL POST CAPS AND POST BEARING CONDITIONS ARE INSTALLED IN STRICT CONFORMANCE TO THE STRUCTURAL PLANS. CANTILEVERS IN WOOD FRAMING CAN DEFLECT UP TO 1/8" PER FOOT (I.E. 4' CANTILEVER MAY DEFLECT 1/2"). IF DEFLECTION EXCEEDS 1/8" PER FOOT NOTIFY STRUCTURAL ENGINEER IMMEDIATELY. BEFORE FINISHES ARE INSTALLED, FLOORS AT OR ABOVE CANTILEVERS MAY REQUIRE LEVELING COMPOUND AND SOFFITS FURRED TO MAKE THEM LEVEL.

32. PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE "NATIONAL DESIGN STANDARD FOR METAL PLATE-CONNECTED WOOD TRUSS CONSTRUCTION", ANSI/TPI 1 BY THE TRUSS PLATE INSTITUTE FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS. LOADING SHALL BE AS FOLLOWS:

TOP CHORD LIVE LOAD	25 PSF
TOP CHORD DEAD LOAD	15 PSF
BOTTOM CHORD DEAD LOAD	5 PSF
TOTAL LOAD	45 PSF
WIND UPLIFT (TOP CHORD)	10 PSF
BOTTOM CHORD LIVE LOAD	20 PSF
(BOTTOM CHORD LIVE LOAD DOES NOT ACT CONCURRENTLY WITH THE ROOF LIVE LOAD)	
REFER TO PLAN FOR ADDITIONAL LOADING	

TRUSSES SHALL BE DESIGNED TO NOT ALLOW LIMITED STORAGE PER IBC TABLE 1607.1. WEBS SHALL BE CONFIGURED SO THAT ALL OPENINGS ARE SMALLER THAN 24" WIDE x 42" HIGH.

WOOD TRUSSES SHALL UTILIZE APPROVED CONNECTOR PLATES (GANGNAIL OR EQUAL). SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. SUBMITTED DOCUMENTS SHALL BE STAMPED AND SIGNED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON. PROVIDE FOR SHAPES, BEARING POINTS, INTERSECTIONS, HIPS, VALLEYS, ETC, SHOWN ON THE DRAWINGS. EXACT COMPOSITION OF SPECIAL HIP, VALLEY, AND INTERSECTION AREAS, USE OF GIRDER TRUSSES, JACK TRUSSES, STEP-DOWN TRUSSES, ROOF OVER-FRAMING, ETC SHALL BE DETERMINED BY THE MANUFACTURER UNLESS SPECIFICALLY INDICATED ON THE PLANS. PROVIDE ALL TRUSS TO TRUSS AND TRUSS TO GIRDER TRUSS CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS. PROVIDE FOR ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING.

ABBREVIATIONS

±	PLUS OR MINUS	GL	GLUE LAMINATED	OSB	ORIENTED STRAND BOARD
Ø	DIAMETER		TIMBER		
AB	ANCHOR BOLT	GR	GRADE	PLF	POUNDS PER LINEAR FOOT
ADDL	ADDITIONAL	GT	GIRDER TRUSS		
ALT	ALTERNATE	GW	GYPSUM WALLBOARD	PLY	PLYWOOD
APPROX	APPROXIMATE	HD	HOLDDOWN	PREFAB	PREFABRICATED
ARCH	ARCHITECT, ARCHITECTURAL	HDR	HEADER	PSF	POUNDS PER SQUARE FOOT
		HF	HEM FIR		
BLKG	BLOCKING	HGR	HANGER	PSI	POUNDS PER SQUARE INCH
BM	BEAM	HM	HIP MASTER		
BOE	BOTTOM OF	HORIZ	HORIZONTAL	PSL	PARALLEL STRAND LUMBER
	EXCAVATION	HT	HEIGHT		
BOT	BOTTOM	IBC	INTERNATIONAL BUILDING CODE	PT	PRESSURE TREATED LUMBER
C	CENTERLINE				
CLR	CLEARANCE	INT	INTERIOR	REINF	REINFORCING
CONT	CONTINUOUS	IRC	INTERNATIONAL RESIDENTIAL CODE	REQD	REQUIRED
DBL	DOUBLE			SOG	SLAB ON GRADE
DF	DOUGLAS FIR	JST	JOIST	SQ	SQUARE
DP	DEEP, DEPTH	K	KIPS (1000 LBS)	STD	STANDARD
DN	DOWN	KP	KING POST	SW	SHEARWALL
DS	DRAG STRUT	L	LENGTH	T&G	TONGUE AND GROOVE
DWGS	DRAWINGS	LBS	POUNDS	THRD	THREADED
(E)	EXISTING	LONG	LONGITUDINAL	TPL	TRIPLE
EA	EACH	LSL	LAMINATED	TRANSV	TRANSVERSE
EMBED	EMBEDMENT		STRUCTURAL LUMBER	TYP	TYPICAL
EQ	EQUAL	LVL	LAMINATED VENEER LUMBER	UNO	UNLESS NOTED OTHERWISE
EQUIV	EQUIVALENT				
EW	EACH WAY	MAX	MAXIMUM	VERT	VERTICAL
EXP	EXPANSION	MB	MACHINE BOLT	W	WIDE OR WIDTH
EXT	EXTERIOR	MFR	MANUFACTURER	w/	WITH
FDN	FOUNDATION	MIN	MINIMUM	w/o	WITHOUT
FRMG	FRAMING	MISC	MISCELLANEOUS	WHS	WELDED HEADED STUD
FT	FEET	NO	NUMBER		
FIG	FOOTING	NTS	NOT TO SCALE	WTS	WELDED THREADED STUD
GA	GAUGE	oc	ON CENTER		
GALV	GALVANIZED	OPP	OPPOSITE	WWM	WELDED WIRE MESH



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PLAN NOTES

1. BOTTOM OF ALL FOOTINGS SHALL BE 18" MINIMUM BELOW LOWEST ADJACENT GRADE, UNO.
2. SLAB ON GRADE SHALL BE 4" MINIMUM THICKNESS. REINFORCE WITH 6x6 W1.4 x W1.4 WWM CENTERED IN SLAB. PROVIDE RIGID INSULATION AT INTERIOR SPACES AND VAPOR BARRIER BELOW SLAB PER ARCHITECTURAL DRAWINGS OVER 4" MINIMUM FREE DRAINING GRAVEL OVER FIRM NATIVE SOILS OR STRUCTURAL FILL PER SOILS ENGINEER.
3. REFER TO SHEET S3.0 FOR TYPICAL FOUNDATION AND CONCRETE DETAILS.
4. HDU HOLDDOWNS ARE DIMENSIONED TO THE CENTERLINE OF ANCHOR BOLT. DIMENSIONS ARE BASED OFF OF DRAWINGS PROVIDED BY THE ARCHITECT AND SHOULD BE VERIFIED.
5. REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL REQUIREMENTS.
6. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

FOOTING SCHEDULE

MARK	SIZE	REINFORCING
A	1'-6" SQ x 8" DP	(2) #4 EW BOT
B	2'-6" SQ x 12" DP	(4) #4 EW BOT
C	3'-0" SQ x 12" DP	(4) #4 EW BOT
D	3'-6" SQ x 12" DP	(5) #4 EW BOT
E	4'-0" SQ x 16" DP	(7) #4 EW BOT

LEGEND

- STRUCTURAL FOOTINGS
- CONCRETE WALL ABOVE
- CONCRETE WALL BELOW
- STRUCTURAL WALL ABOVE
- NON-STRUCTURAL WALL ABOVE
- NON-STRUCTURAL WALL BELOW
- PLUMBING PENETRATION ABOVE

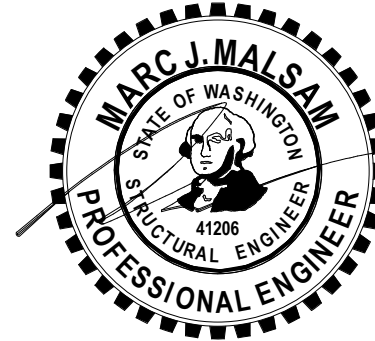


1/4" = 1'-0"

FOUNDATION PLAN

MATERIALS

- TRUSSES
- SAWN LUMBER
- ENGINEERED
- GLU-LAM
- STEEL MEMBER



PROJECT NO	0444.2024.48.01	
PROJECT MANAGER	WAC	
DRAWN BY	JAT	
ENGINEER	JRF	
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REV	DESCRIPTION	DATE
1	PLAN REVISIONS	3.20.2025

PERMIT SET	11.19.24
ARCH	MN CUSTOM HOMES
CLIENT	425.891.3301

FOUNDATION PLAN

S2.1A

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PLAN NOTES

1. BOTTOM OF ALL FOOTINGS SHALL BE 18" MINIMUM BELOW LOWEST ADJACENT GRADE, UNO.
2. SLAB ON GRADE SHALL BE 4" MINIMUM THICKNESS. REINFORCE WITH 6x6 W1.4 x W1.4 WWM CENTERED IN SLAB. PROVIDE RIGID INSULATION AT INTERIOR SPACES AND VAPOR BARRIER BELOW SLAB PER ARCHITECTURAL DRAWINGS OVER 4" MINIMUM FREE DRAINING GRAVEL OVER FIRM NATIVE SOILS OR STRUCTURAL FILL PER SOILS ENGINEER.
3. REFER TO SHEET S3.0 FOR TYPICAL FOUNDATION AND CONCRETE DETAILS.
4. TYPICAL FLOOR FRAMING CONSISTS OF 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER 9-1/2" RFP1 400's AT 16"oc, UNO. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH.
5. GLUE AND NAIL FLOOR SHEATHING w/ 8d AT 6"oc AT FRAMED PANEL EDGES AND AT 12"oc IN THE FIELD, UNO.
6. "SW_" INDICATES SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE ON 4/S4.0 FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS ARE SW6, UNO.
7. ALL HEADERS SHALL BE 4x10, UNO. PROVIDE PT 4x6 POST AT SPLICES, PT 4x4 POSTS ELSEWHERE, UNO. REFER TO DETAIL 11/S3.0 FOR ADDITIONAL REQUIREMENTS.
8. HDU HOLDDOWNS ARE DIMENSIONED TO THE CENTERLINE OF ANCHOR BOLT. DIMENSIONS ARE BASED OFF OF DRAWINGS PROVIDED BY THE ARCHITECT AND SHOULD BE VERIFIED.
9. REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL REQUIREMENTS.
10. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

FOOTNOTES

- 
- 1 PROVIDE DOUBLE JOISTS BELOW KITCHEN ISLAND
 - 2 DROPPED SHOWER FRAMING CONSISTS OF 2x8's AT 16"oc w/ LUS SERIES HANGER
 - 3 POST ABOVE TO BEAR DIRECTLY ON FOUNDATION w/ (2)LAYERS OF BUILDING PAPER AND (2)A35 TO BOTTOM PLATE

LEGEND

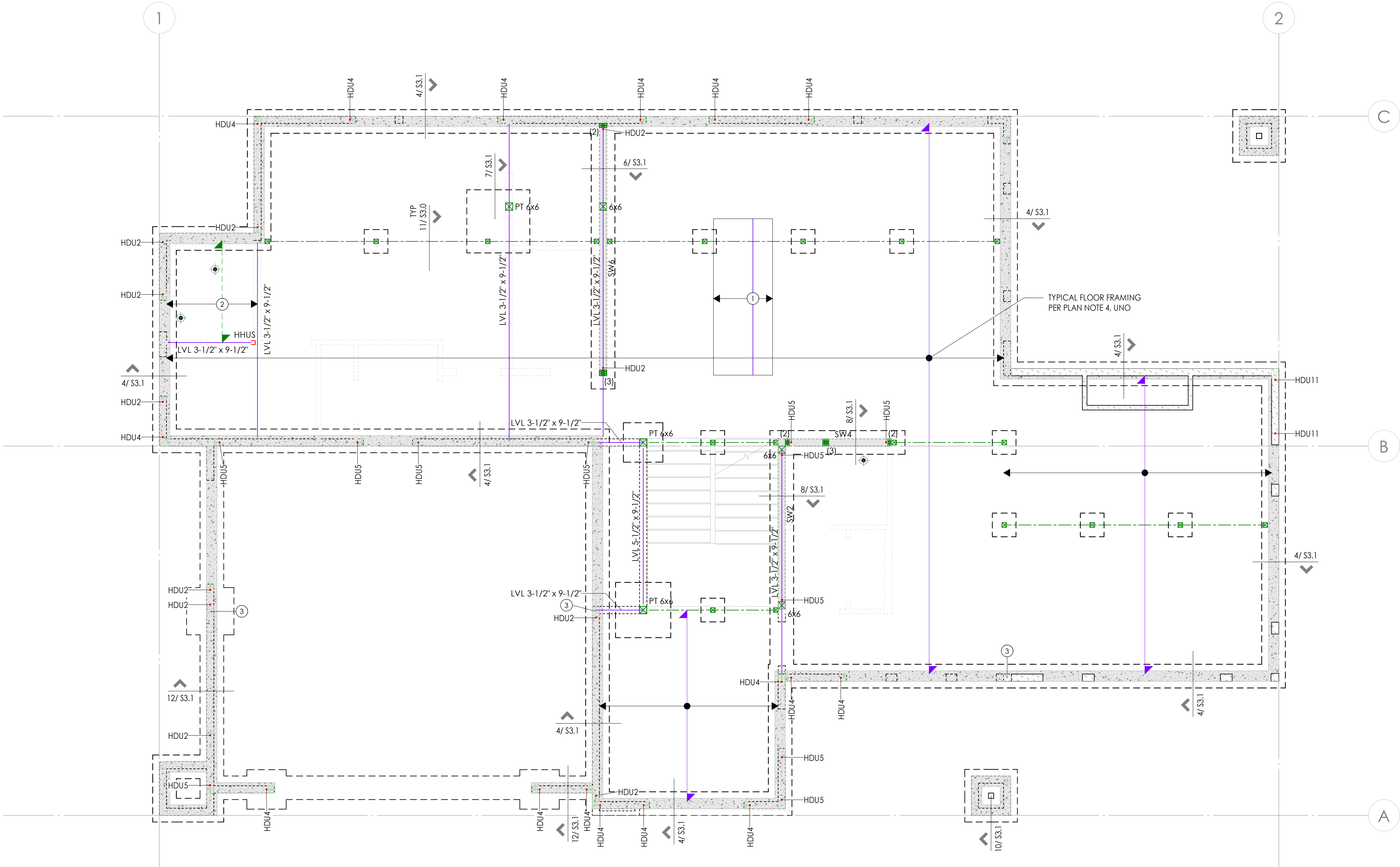
- STRUCTURAL FOOTINGS
-
- CONCRETE WALL BELOW

DS



1/4" = 1'-0"

CRAWLSPACE FRAMING PLAN



PLAN NOTES

1. TYPICAL FLOOR FRAMING CONSISTS OF 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER RFP1's PER JOIST SCHEDULE, UNO. PROVIDE DBL JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH.
2. GLUE AND NAIL FLOOR SHEATHING w/ 8d at 6"oc AT FRAMED PANEL EDGES AND OVER SHEARWALLS AND AT 12"oc IN FIELD, UNO.
3. TYPICAL ROOF FRAMING CONSISTS OF 7/16" or 1/2" APA RATED SHEATHING (SPAN RATING 32/16) OVER PRE-MANUFACTURED TRUSSES AT 24"oc, UNO. PROVIDE H2.5A CLIPS EACH END OF ALL TRUSSES, AND H2.5A EACH SIDE OF ALL MULTIPLE TRUSSES, UNO. REFER TO ARCH DRAWINGS FOR TRUSS PROFILE.
4. NAIL ROOF SHEATHING w/ 8d at 6"oc AT FRAMED PANEL EDGES AND OVER SHEARWALLS, AND AT 12"oc IN THE FIELD, UNO.
5. "SW_" INDICATES SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE ON 4/S4.0 FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS ARE SW6, UNO.
6. ALL REQUIRED HEADERS ARE SHOWN ON PLAN AND SHALL BE (2)2x8, UNO. REFER TO DETAIL 8/S4.0 FOR ADDITIONAL REQUIREMENTS.
7. PROVIDE (2)BEARING (TRIMMER) STUDS AT EACH END OF ALL HEADERS, BEAMS, AND GIRDER TRUSSES 6'-0" IN LENGTH AND OVER, UNO.
8. WHERE POSTS OCCUR, PROVIDE SOLID VERTICAL GRAIN BLOCKING THRU FLOOR TO MATCHING SUPPORTS BELOW, UNO.
9. TYPICAL WALL FRAMING CONSISTS OF 2x6's AT 16"oc AT EXTERIOR WALLS AND 2x4's or 2x6's AT 16"oc AT INTERIOR WALLS PER ARCH DRAWINGS, UNO.
10. REFER TO SHEET S4.0 FOR TYPICAL WOOD FRAMING DETAILS.
11. REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL REQUIREMENTS.
12. DO NOT SCALE DRAWINGS. REFER TO ARCH DRAWINGS FOR ALL DIMENSIONS.

JOIST SCHEDULE ①

MAX LENGTH	SIZE	SPACING	FACE MOUNT HANGER	TOP FLANGE HANGER
16'-6"	11-7/8" RFP1 20	16"oc	IUS1.81/11.88	ITS1.81/11.88
17'-3"	11-7/8" RFP1 400	16"oc	IUS2.06/11.88	ITS2.06/11.88
18'-0"	11-7/8" RFP1 40	16"oc	IUS2.37/11.88	ITS2.37/11.88
19'-3"	11-7/8" RFP1 70	16"oc	IUS2.37/11.88	ITS2.37/11.88
21'-3"	11-7/8" RFP1 90	16"oc	IUS3.56/11.88	ITS3.56/11.88

① DESIGN BASED ON DL=15 PSF, LL=40 PSF, △ LL< L/480

FLUSH BEAM SCHEDULE

MARK	SIZE ①	BRG STUDS	HANGER
B1	LVL 1-3/4 x 11-7/8	2	HUS1.81/10
B2	GL 3-1/2 x 11-7/8 OR LVL 3-1/2 x 11-7/8	2	HHUS410 ② HHUS410
B3	GL 5-1/2 x 11-7/8 OR LVL 5-1/4 x 11-7/8	3	HGUS5.50/10 HGUS5.50/10
B4	LVL 7 x 11-7/8	4	HGUS7.25/10

- ① ALL GLULAM BEAMS ARE 24F-V4 - UNO
- ② PROVIDE HUC410 WHERE REQUIRED - UNO

FOOTNOTES

- ① DROPPED SHOWER FRAMING CONSISTS OF 1-3/4 x 9-1/2 LVL's AT 16"oc
- ② HORIZONTAL CS16 x 6'-6" - LAP PORCH BEAM 1'-6" AND NAIL REMAINING LENGTH TO SNUG-FIT FLAT 2x4 BLOCKING BETWEEN STUDS
- ③ SHEARWALL SHEATHING CONTINUOUS THROUGH WALL INTERSECTION
- ④ POST TO BEAR DIRECTLY ON FOUNDATION w/ (2)LAYERS OF BUILDING PAPER AND (2)A35 TO BOTTOM PLATE
- ⑤ PROVIDE HGA10KT TOP AND BOTTOM
- ⑥ PROVIDE 0.22"ø x 6" SDWS TIMBER SCREWS AT 48"oc THRU DOUBLE TOP PLATE INTO BEAM
- ⑦ POCKET BEAM INTO WALL w/ (2)BEARING STUDS AND (1)FULL HEIGHT STUD EACH SIDE
- ⑧ 2x8's AT 16"oc w/ LUS HANGER TO 2x8 LEDGER w/ (3)0.22"ø x 4" SDWS TIMBER SCREWS AT 16"oc INTO EACH STUD
- ⑨ PROVIDE (6)0.22"ø x 6" SDWS SCREWS EQUALLY SPACED FROM (2)STUDS TO POST PER PLAN
- ⑩ TRUSS MANUFACTURER TO DESIGN TRUSS TO TRANSFER 1500 LBS LATERALLY FROM TOP TO BOTTOM CHORD

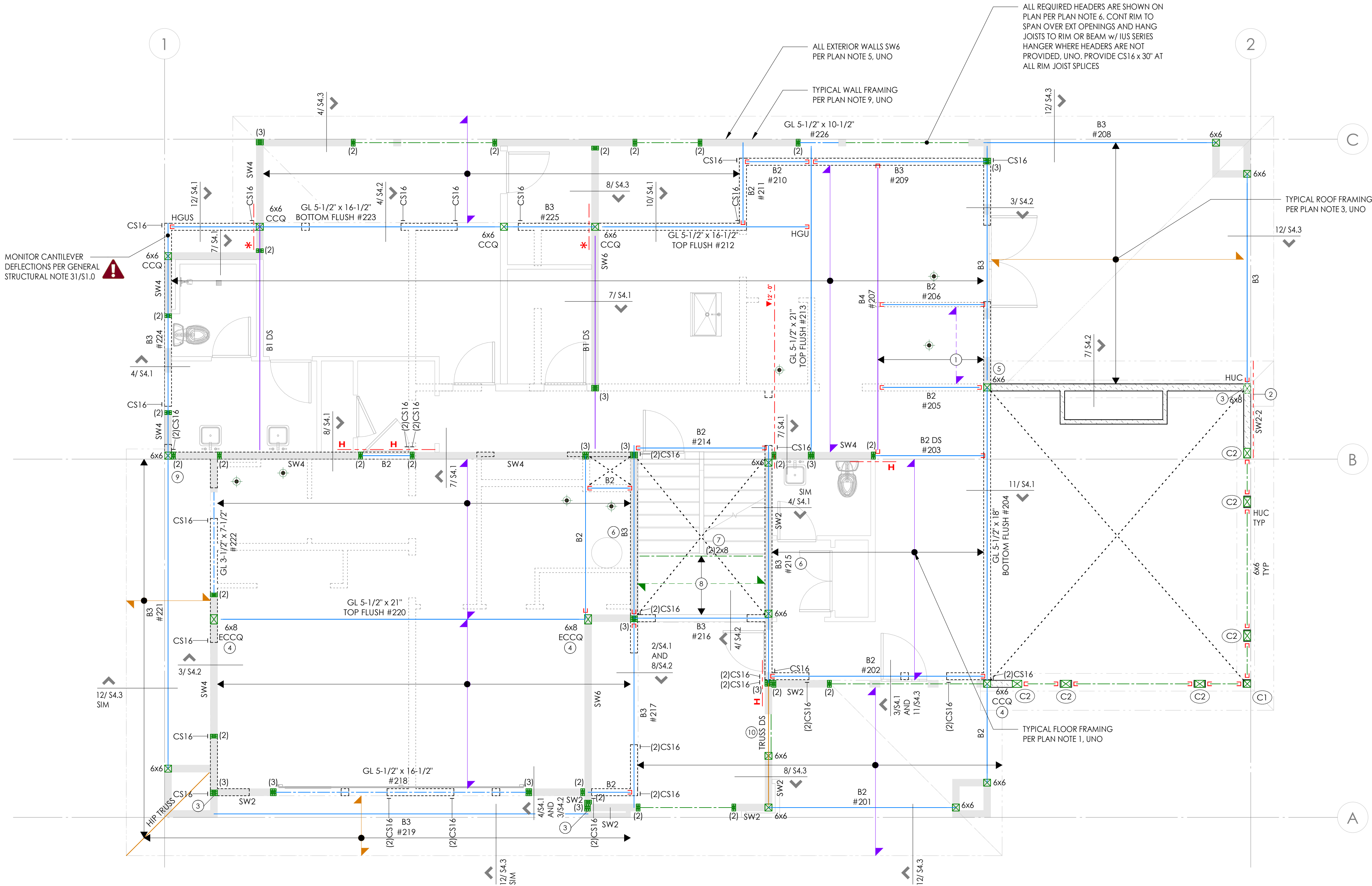
LEGEND

	STRUCTURAL WALL ABOVE		HEADER/BEAM BELOW FRAMING - TYP
	STRUCTURAL WALL BELOW		TOP/BOTTOM FLUSH BEAM - TYP
	NON-STRUCTURAL WALL ABOVE	DS	DRAG STRUT - NAIL THRU SHEATHING W/ 8d AT 4"oc INTO ENTIRE LENGTH OF MEMBER
	NON-STRUCTURAL WALL BELOW		HORIZ CS16 x X'-0" OVER FLOOR SHEATHING - LAP RIM/BEAM 1'-6" AND NAIL REMAINING LENGTH TO SNUG FIT FLAT 2x6 BLOCKING BETWEEN JOISTS
	SPAN AND EXTENTS		LVL 5-1/2 x 5-1/2 - HGA10KT TOP AND BOT
	HORIZ CS16 x 3'-0" - BEAM TO BEAM		LVL 5-1/2 x 7-1/2 - HGA10KT TOP AND BOT
	HTS30C - BEAM TO TOP PLATE		
	PLUMBING PENETRATION ABOVE		



1/4" = 1'-0"

SECOND FLOOR FRAMING PLAN



MATERIALS

- TRUSSES
- SAWN LUMBER
- ENGINEERED
- GLU-LAM
- STEEL MEMBER

PLAN NOTES

1. TYPICAL ROOF FRAMING CONSISTS OF 7/16" or 1/2" APA RATED SHEATHING (SPAN RATING 32/16) OVER PRE-MANUFACTURED TRUSSES AT 24"oc, UNO. PROVIDE H2.5A CLIPS EACH END OF ALL TRUSSES, AND H2.5A EACH SIDE OF ALL MULTIPLE TRUSSES, UNO. REFER TO ARCH DRAWINGS FOR TRUSS PROFILE.
2. TYPICAL CRICKET ROOF FRAMING CONSISTS OF 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER 2x SLEEPERS AT 24"oc. TOENAIL SLEEPERS w/ (2)10d AT 24"oc OVER TYPICAL ROOF FRAMING. PROVIDE VENTING HOLES BELOW CRICKET ROOF FRAMING AS REQUIRED.
3. NAIL ROOF SHEATHING w/ 8d AT 6" oc AT FRAMED PANEL EDGES AND OVER SHEARWALLS, AND AT 12"oc IN FIELD, UNO.
4. "SW_" INDICATES SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE ON 4/54.0 FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS ARE SW6, UNO.
5. ALL REQUIRED HEADERS ARE SHOWN ON PLAN AND SHALL BE (2)2x8, UNO. REFER TO DETAIL 8/54.0 FOR ADDITIONAL REQUIREMENTS.
6. PROVIDE (2)BEARING (TRIMMER) STUDS AT EACH END OF ALL HEADERS, BEAMS, AND GIRDER TRUSSES 6'-0" IN LENGTH AND OVER, UNO.
7. WHERE POSTS OCCUR, PROVIDE SOLID VERTICAL GRAIN BLOCKING THRU FLOOR TO MATCHING SUPPORTS BELOW, UNO.
8. TYPICAL WALL FRAMING CONSISTS OF 2x6's AT 16"oc AT EXTERIOR WALLS AND 2x4's or 2x6's AT 16"oc AT INTERIOR WALLS PER ARCH DRAWINGS, UNO.
9. REFER TO SHEET S4.0 FOR TYPICAL WOOD FRAMING DETAILS.
10. REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL REQUIREMENTS.
11. DO NOT SCALE DRAWINGS. REFER TO ARCH DRAWINGS FOR ALL DIMENSIONS.

DRAG TRUSS SCHEDULE

MARK	LOAD TRANSFER①②
DT1	2.3 KIPS
DT2	3.0 KIPS
DT3	6.9 KIPS

- ① TRUSS MFR TO DESIGN TRUSS TO TRANSFER LISTED LOAD FROM TOP TO BOT CHORD
- ② NAIL THRU SHEATHING w/ 8d AT 4"oc INTO ENTIRE LENGTH OF MEMBER

FOOTNOTES

- ① PROVIDE HORIZ CS16 STRAP FROM INSIDE OF TOP PLATES AT BALLOON FRAMED WALL TO 2x4 BLOCKING BETWEEN STUDS AT SW4
- ② GIRDER TRUSS BEARING POINT
- ③ PROVIDE HORIZ CS16 STRAP x 12'-0" L - LAP DT AND GT EACH END 1'-6" AND NAIL REMAINING LENGTH TO SNUG FIT FLAT 2x6 BLOCKING BETWEEN TRUSSES
- ④ SHEARWALL SHEATHING CONTINUOUS THRU WALL INTERSECTION

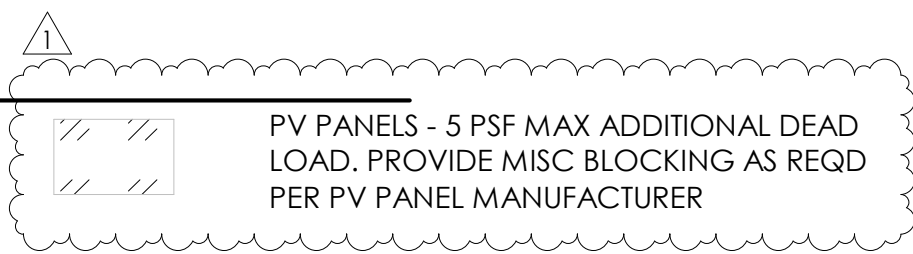
LEGEND

- STRUCTURAL WALL BELOW
- NON-STRUCTURAL WALL BELOW



- * HORIZ CS16 x 3'-0" - BEAM TO BEAM
- H HTS30C - BEAM TO TOP PLATE
- HEADER/BEAM BELOW FRAMING - TYP
- TOP/BOTTOM FLUSH BEAM - TYP

- STEP PER ARCH
- DS DRAG STRUT - NAIL THRU SHEATHING W/ 8d AT 4"oc INTO ENTIRE LENGTH OF MEMBER
- DTX DRAG TRUSS - NAIL THRU SHEATHING W/ 8d AT 4"oc INTO ENTIRE LENGTH OF TRUSS
- GT GIRDER TRUSS
- RT RIM TRUSS
- HM HIP MASTER
- C1 LVL 5-1/2 x 5-1/2 - HGA10KT TOP AND BOT
- C2 LVL 5-1/2 x 7-1/2 - HGA10KT TOP AND BOT

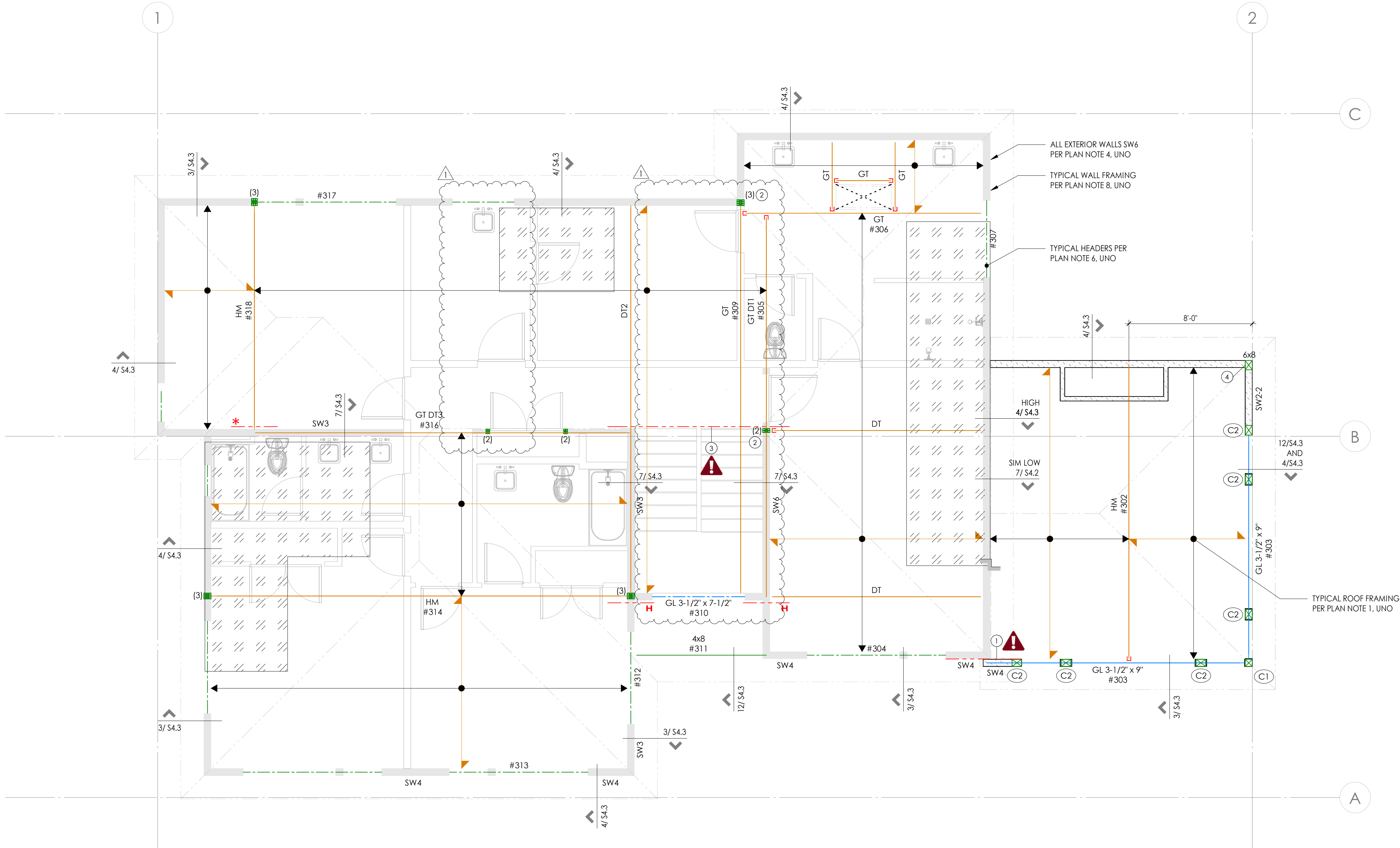


PV PANELS - 5 PSF MAX ADDITIONAL DEAD LOAD. PROVIDE MISC BLOCKING AS REQD PER PV PANEL MANUFACTURER



1/4" = 1'-0"

ROOF FRAMING PLAN



MATERIALS

- TRUSSES
- SAWN LUMBER
- ENGINEERED
- GLU-LAM
- STEEL MEMBER



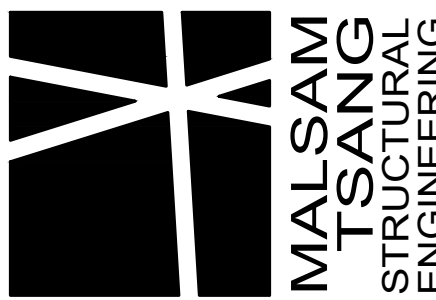
PROJECT NO	0444.2024.48.01	
PROJECT MANAGER	WAC	
DRAWN BY	JAT	
ENGINEER	JRF	
	206.669.8709	
	JESSICA.F@MALSAM-TSANG.COM	
REV	DESCRIPTION	DATE
1	PLAN REVISIONS	3.20.2025

PERMIT SET	11.19.24
ARCH	MN CUSTOM HOMES
CLIENT	425.891.3301

ROOF FRAMING PLAN

S2.3

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PROJECT NO 0444.2024.48.01
PROJECT MANAGER WAC
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REV DESCRIPTION DATE
1 PLAN REVISIONS 3.20.2025

PERMIT SET 11.19.24
ARCH MN CUSTOM HOMES
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TYPICAL CONCRETE
DETAILS

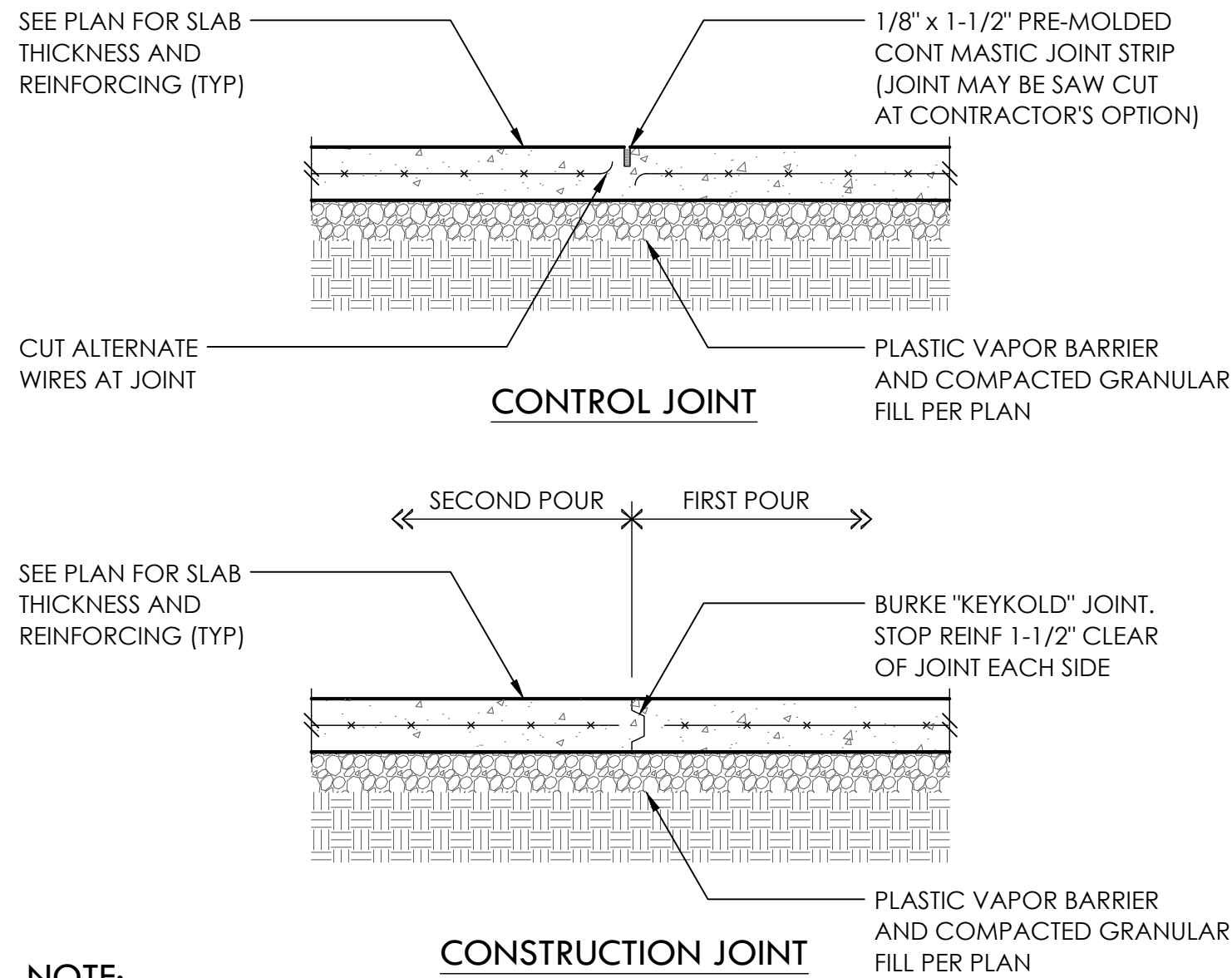
S3.0
SCALE - 3/4" = 1'-0"
24x36

1

2

3

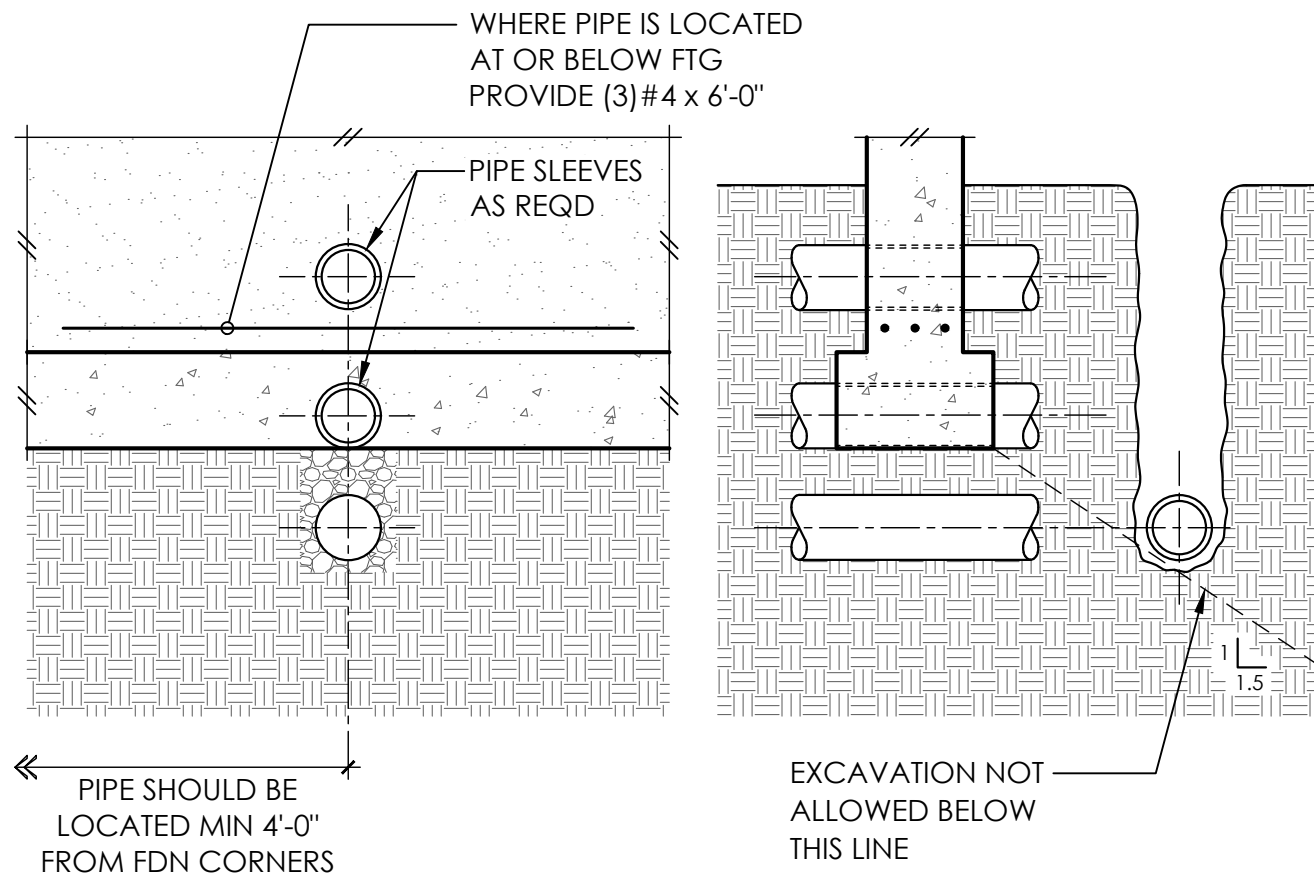
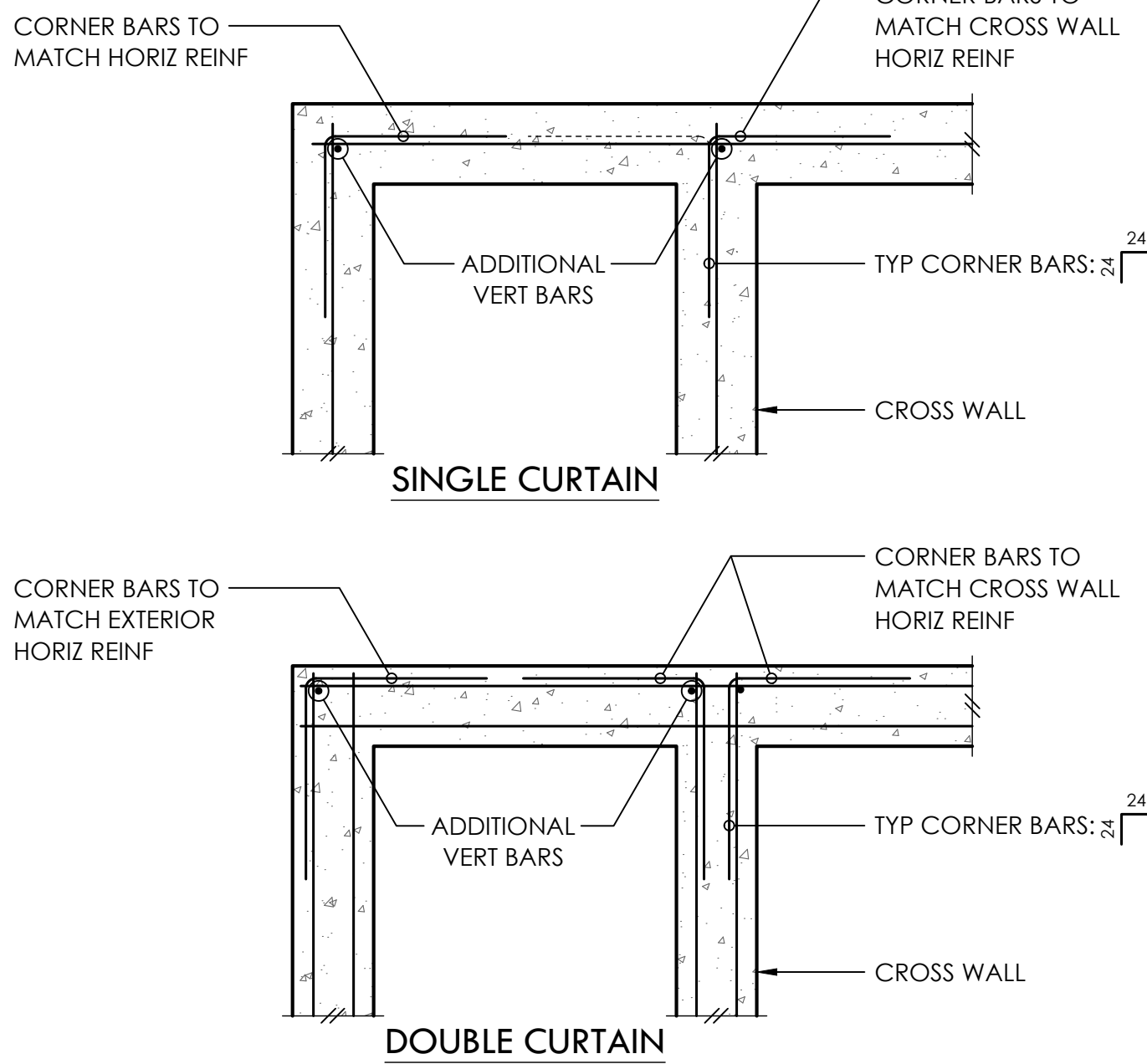
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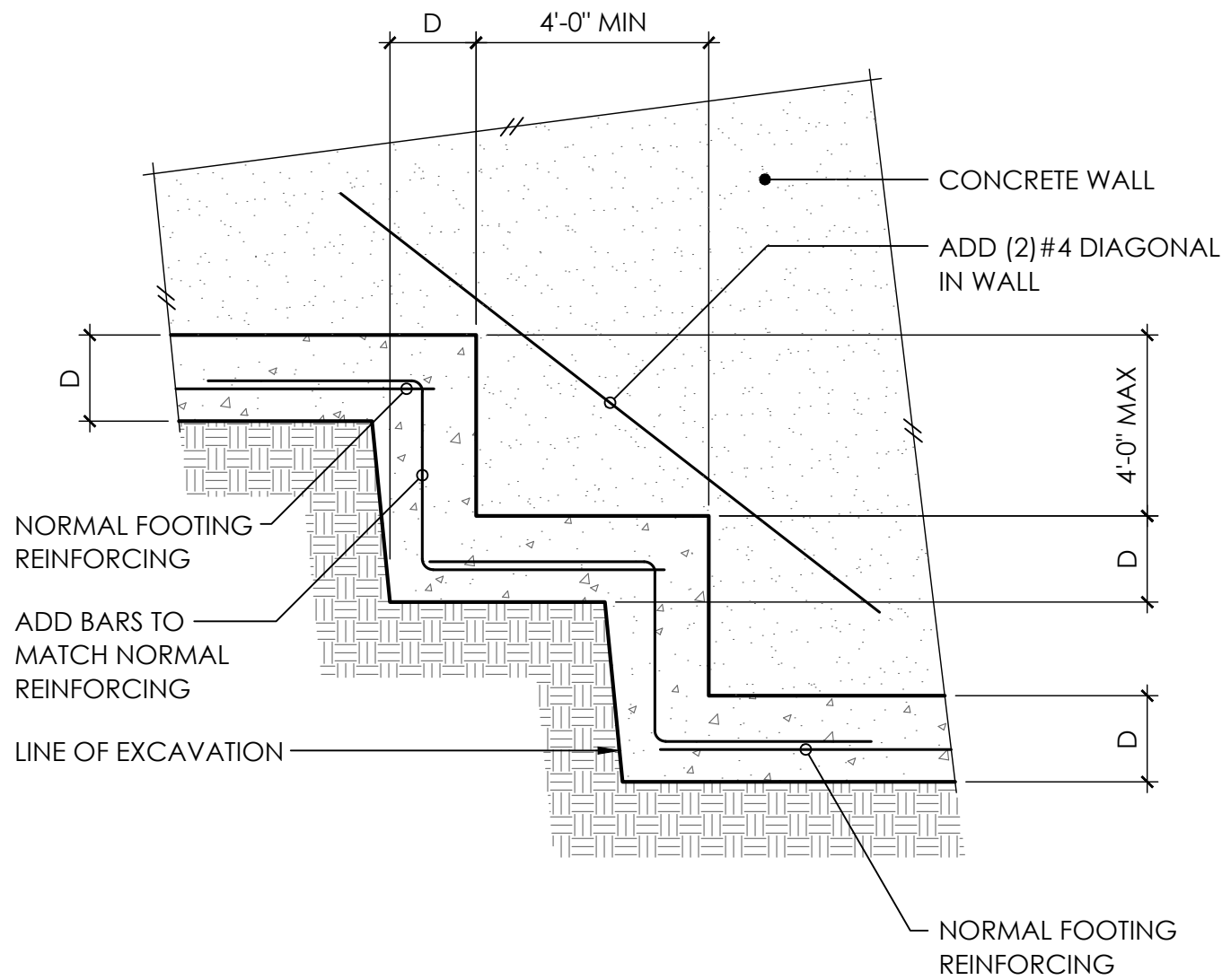
NOTE:
PROVIDE CONTROL OR CONSTRUCTION JOINTS IN SLABS ON GRADE TO BREAK UP SLAB INTO RECTANGULAR AREAS OF 200 SQUARE FEET OR LESS. AREAS TO BE APPROX SQUARE AND HAVE NO ACUTE ANGLES. JOINT LOCATIONS TO BE APPROVED BY THE ARCHITECT.

TYPICAL SLAB JOINTS

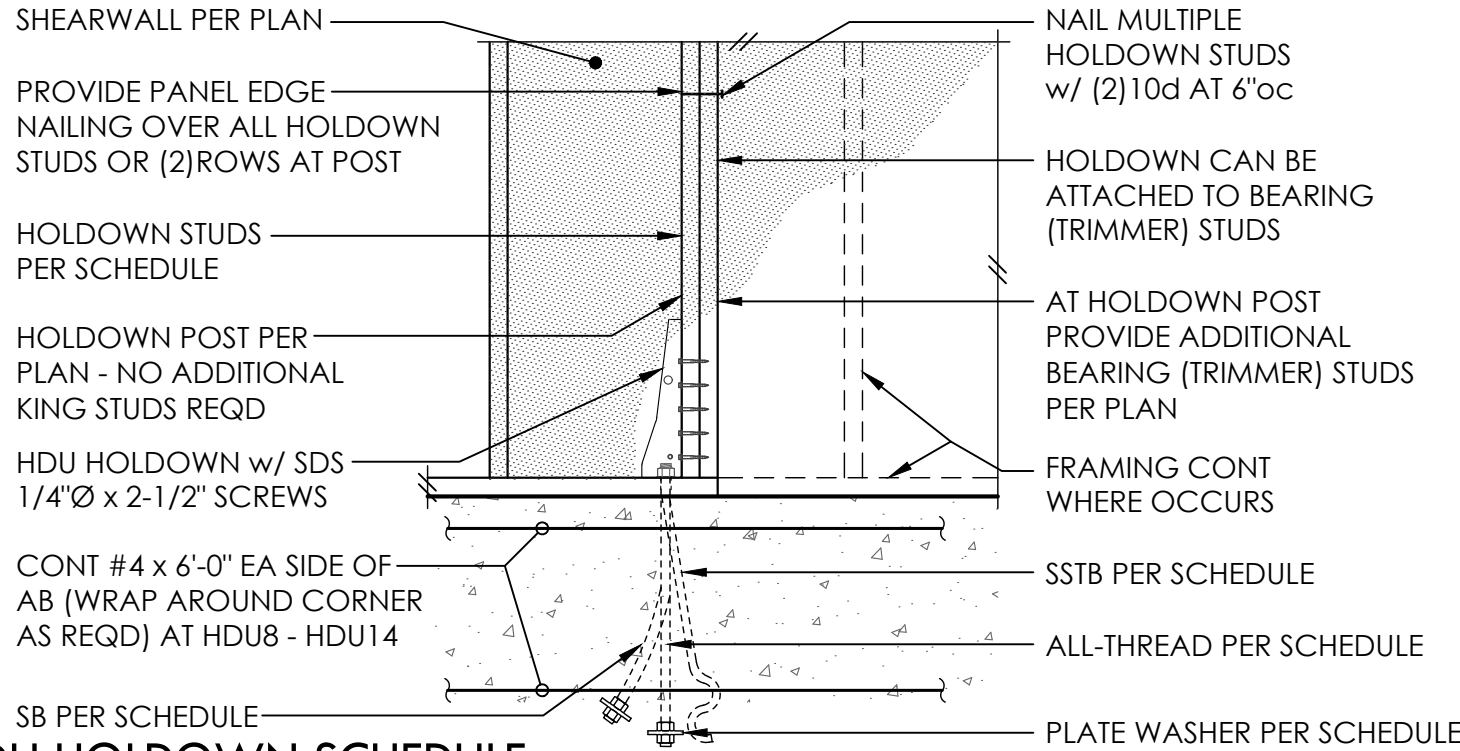
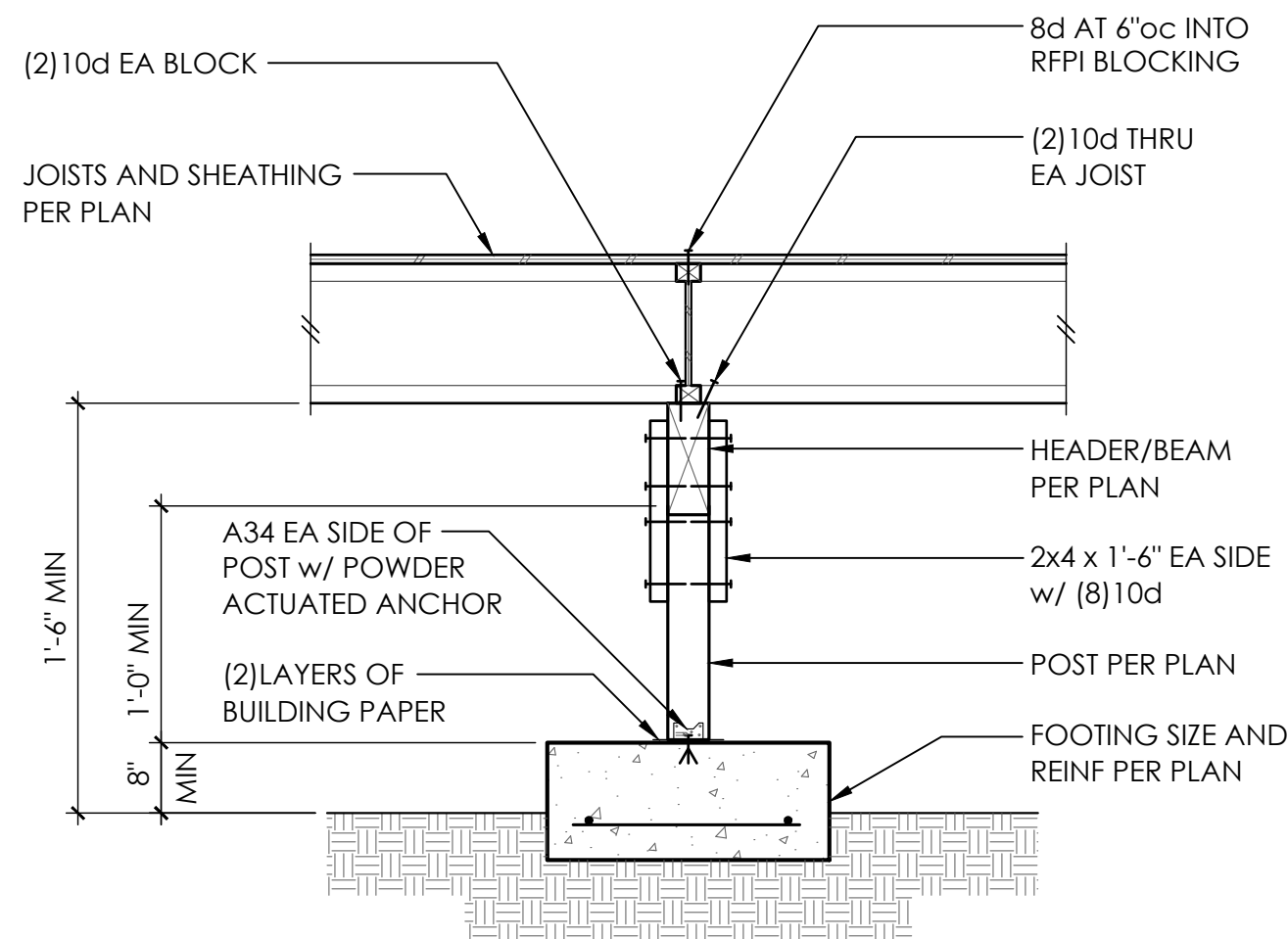
TYP CORNER BARS AT CONCRETE WALLS AND FTGS



PIPE AND TRENCH LOCATIONS



TYPICAL STEPPED FOOTING



HDU HOLDOWN SCHEDULE									
PLAN MARK	AT STEMWALL		AT FOOTING⊙⊙			HD POST⊙			
	AB	EMBED	ALL-THREAD	WASHER	EMBED	4x WALL	6x WALL		
HDU2	5/8"Ø - SSTB16(L)	12-5/8"	5/8"Ø	1-3/4"SQ x 1/2	9"	(2)2x4	(2)2x6		
HDU4	5/8"Ø - SB5/8 x 24	18"	5/8"Ø	1-3/4"SQ x 1/2	9"	(2)2x4	(2)2x6		
HDU5	5/8"Ø - SB5/8 x 24	18"	5/8"Ø	1-3/4"SQ x 1/2	9"	(2)2x4	(2)2x6		
HDU8	7/8"Ø - SB7/8 x 24	18"	7/8"Ø	2-1/2"SQ x 1/2	12"	4x6	6x6		
HDU11	1"Ø - SB1 x 30⊙	24"	1"Ø	3"SQ x 5/8	12"	4x8	6x6		
HDU14	-	-	1"Ø	3"SQ x 5/8	12"	4x12	6x8		

- ⊙ ALL HOLDOWN ANCHOR BOLTS THAT NEED TO BE EMBEDDED INTO FOOTING ARE SPECIFICALLY SHOWN ON PLAN
- ⊙ A307 ALL-THRD w/ PLATE WASHER PER SCHEDULE AND DOUBLE NUT BOT OR EQUIVALENT SIMPSON PAB
- ⊙ MINIMUM SIZE OF POST UNO ON FRAMING PLANS
- ⊙ REQUIRES MINIMUM 8" THICK CONCRETE WALL

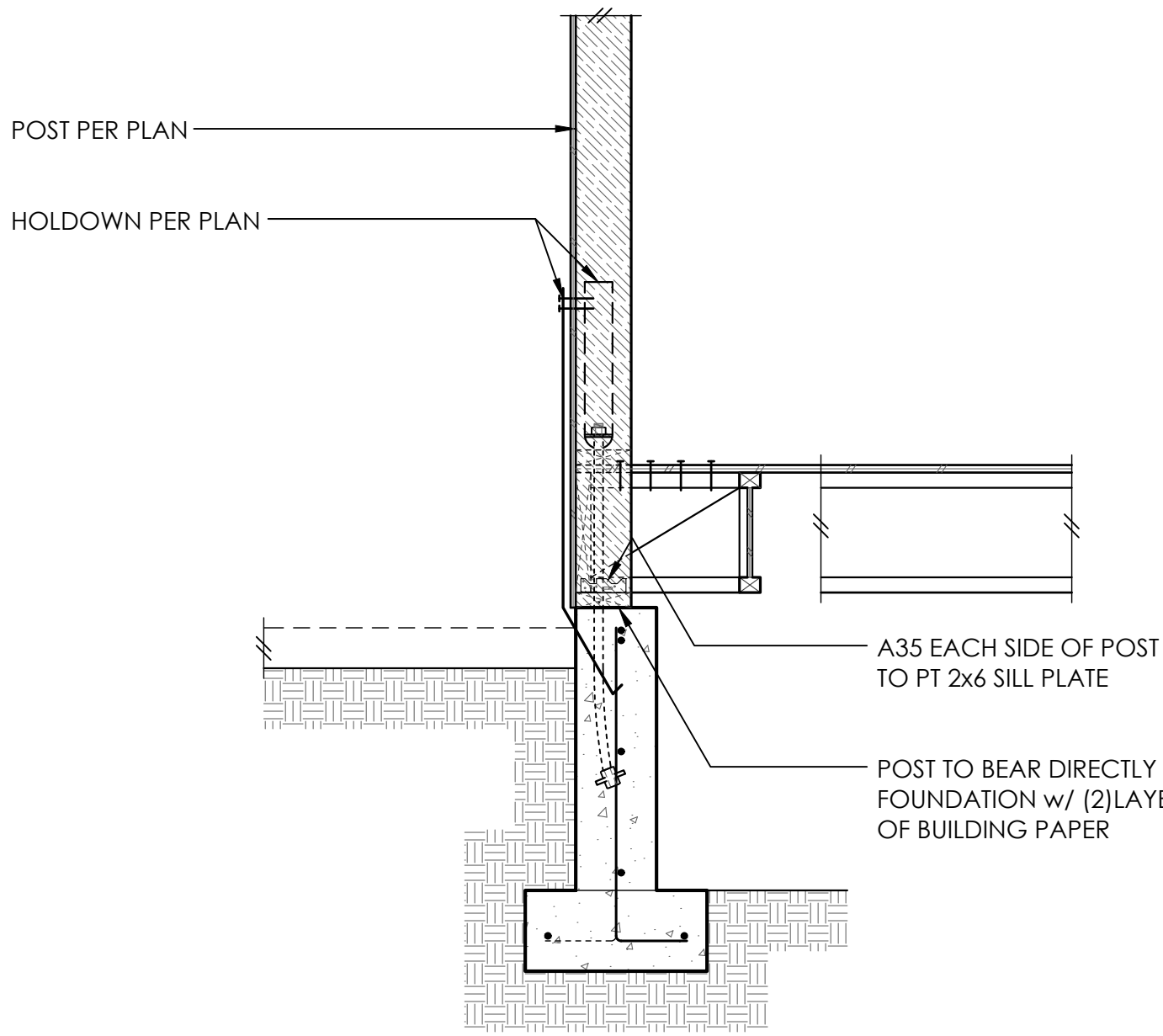
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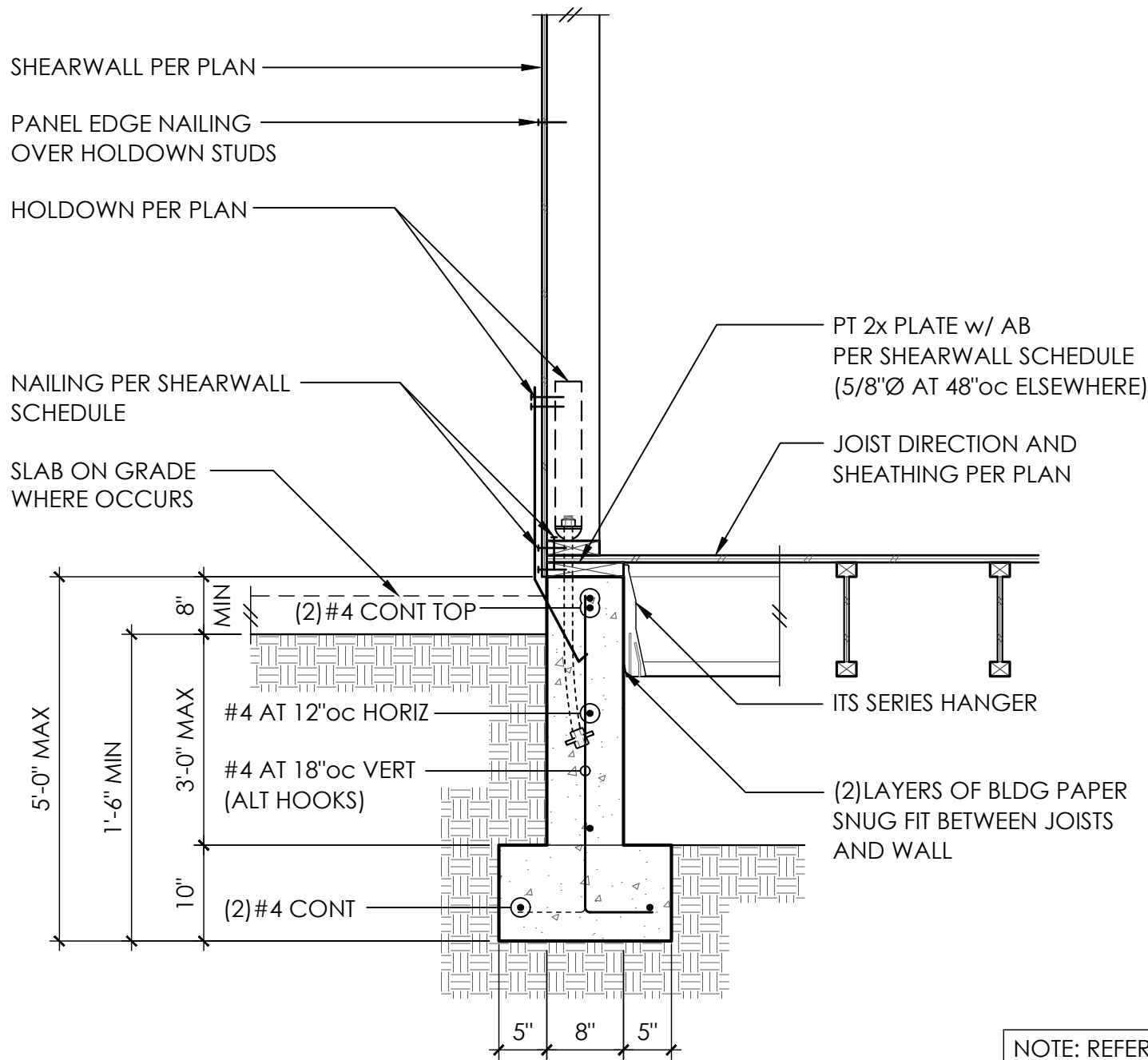
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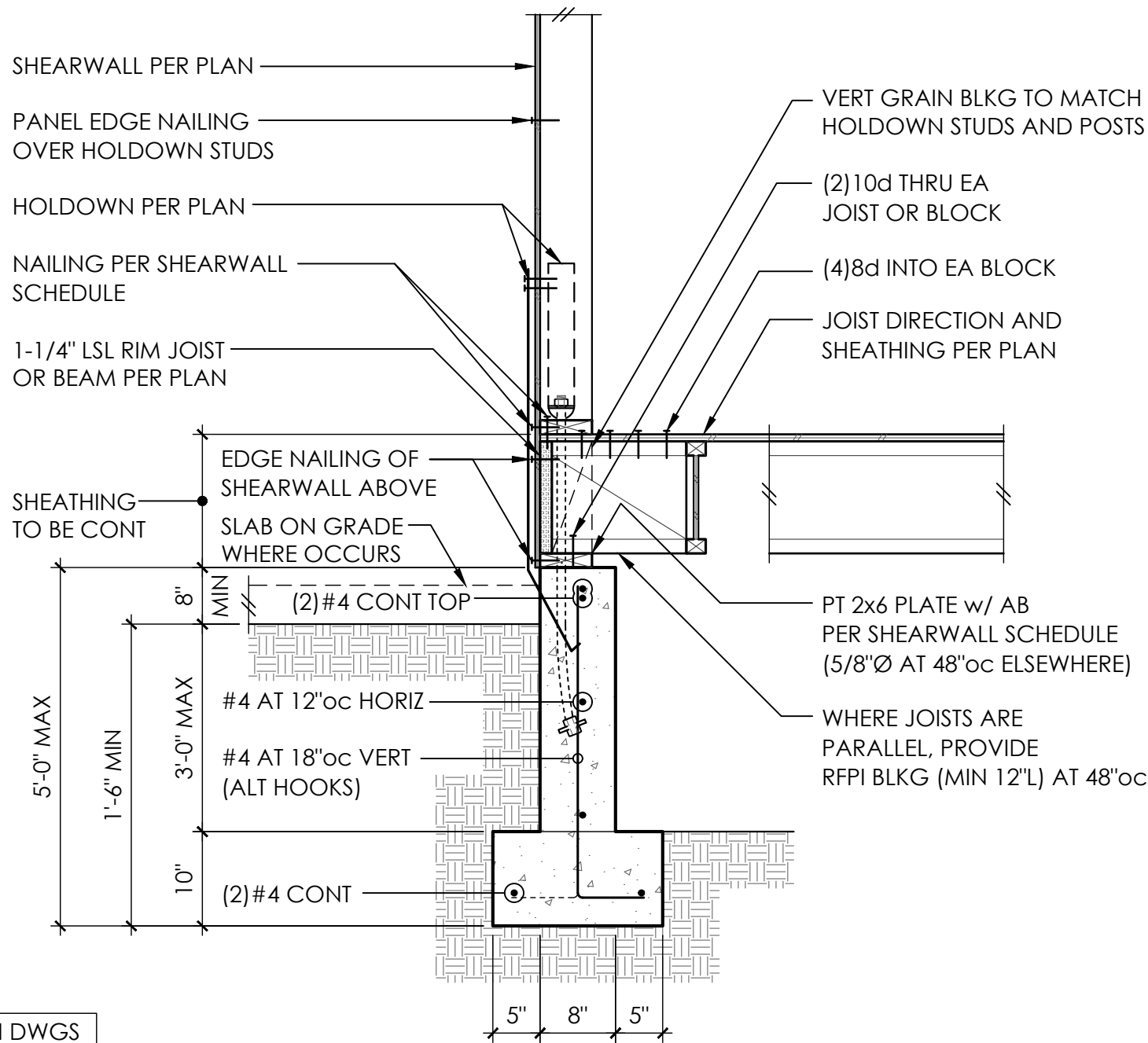
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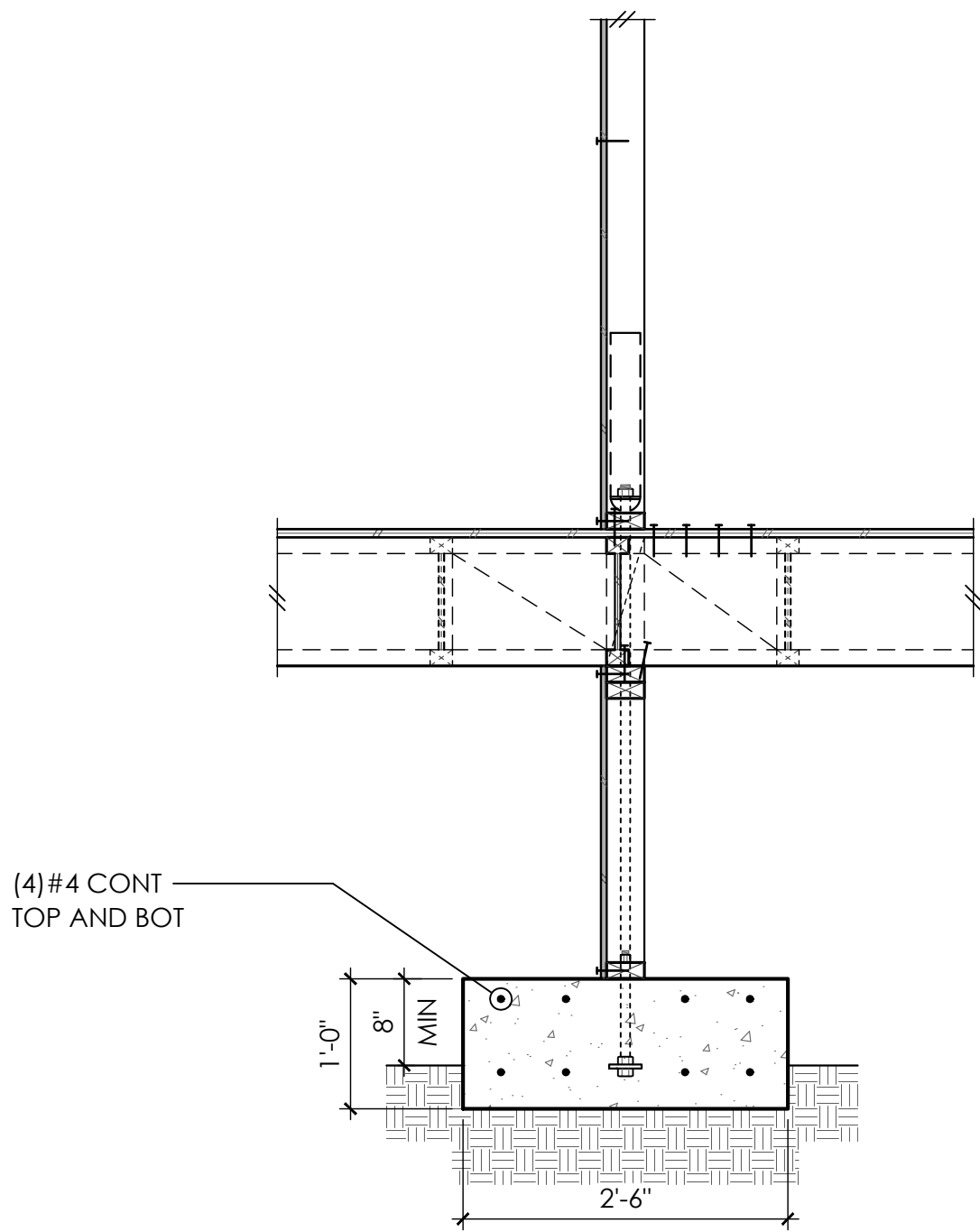
JOISTS HANGING FROM STEM

NOTE: REFER TO ARCH DWGS FOR FINISH FLOOR AND FINISH GRADE ELEVATIONS



4

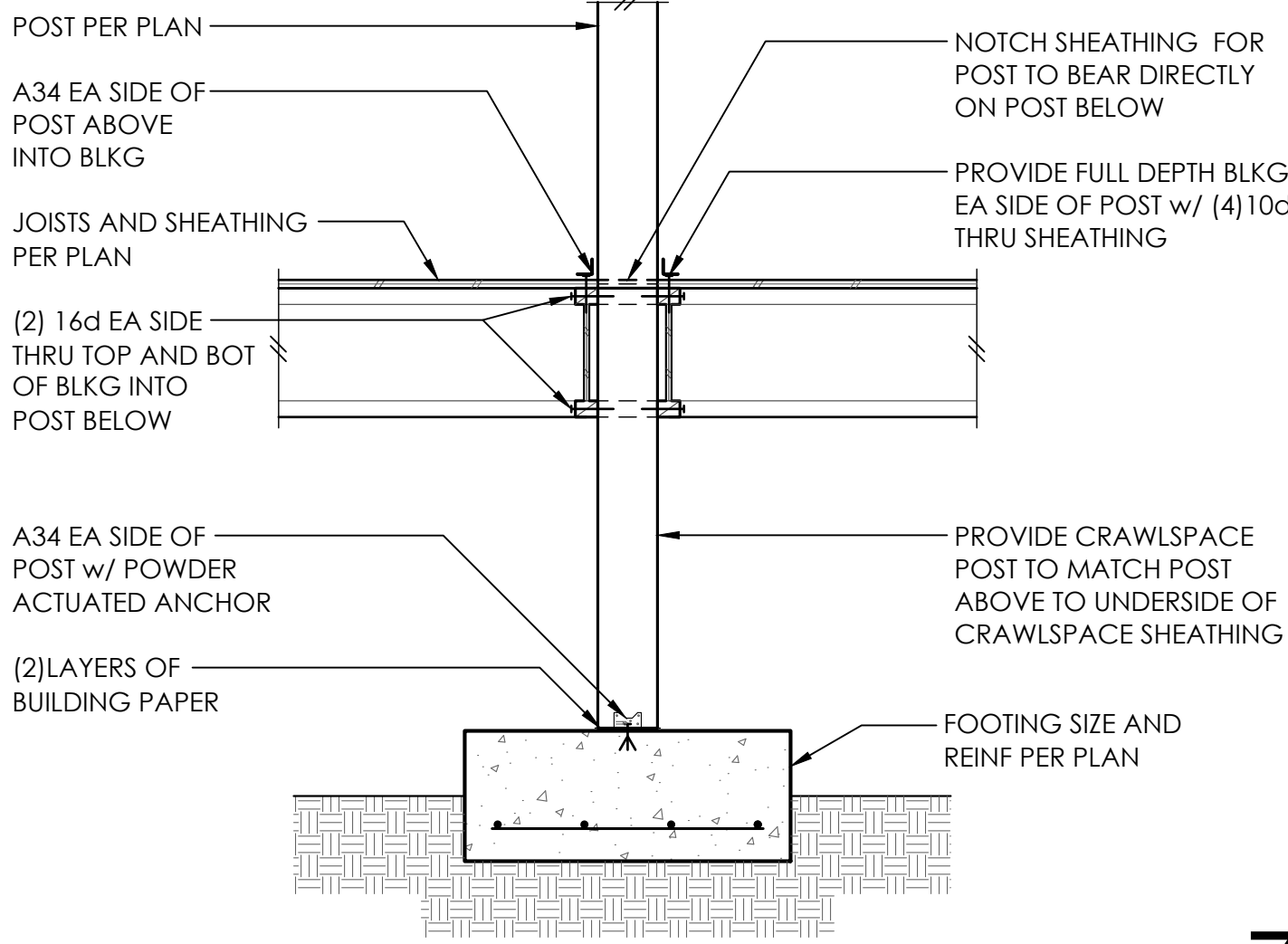
JOISTS BEARING ABOVE STEM



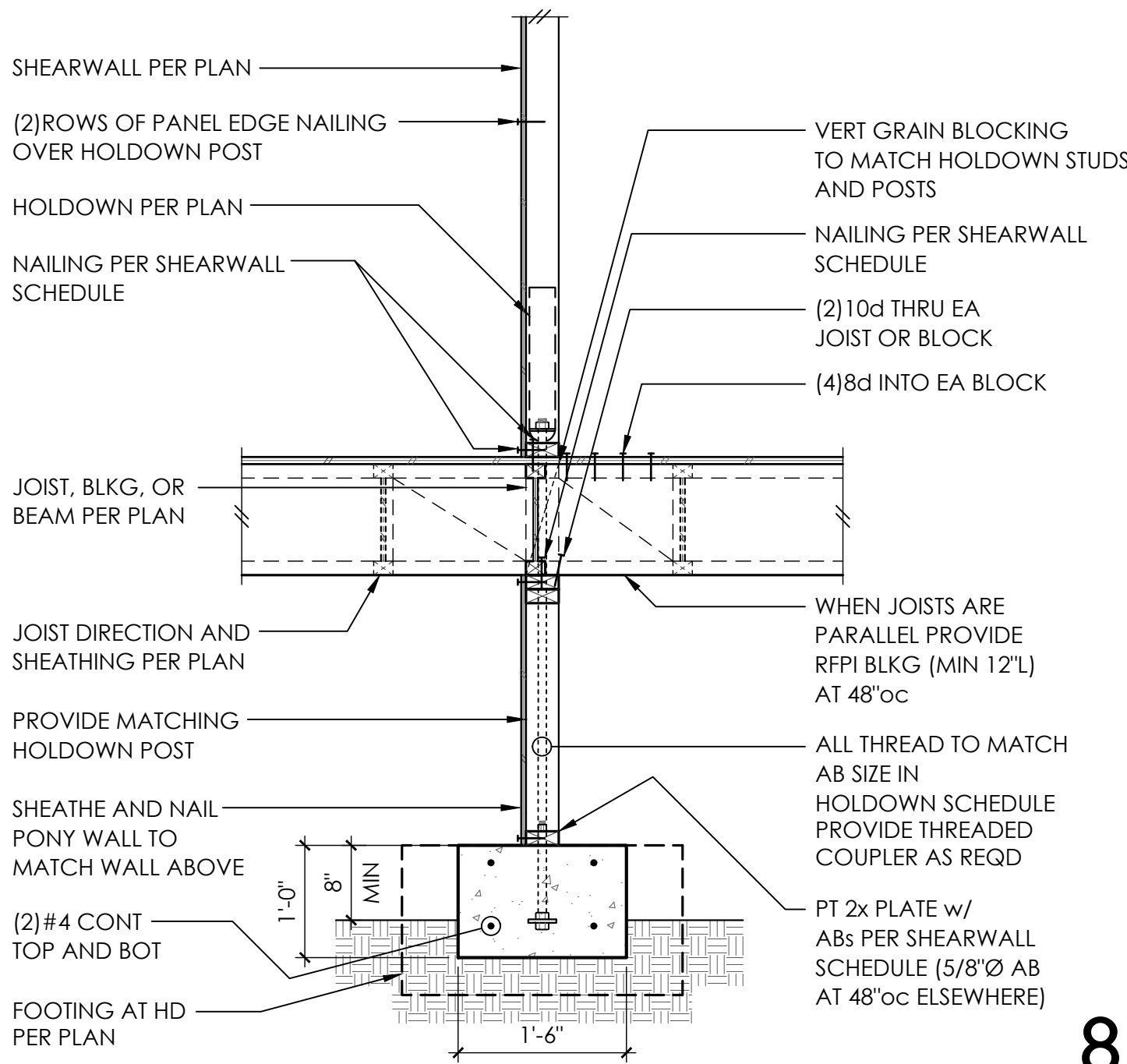
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FOR CALLOUTS IN COMMON REFER 8/S3.1

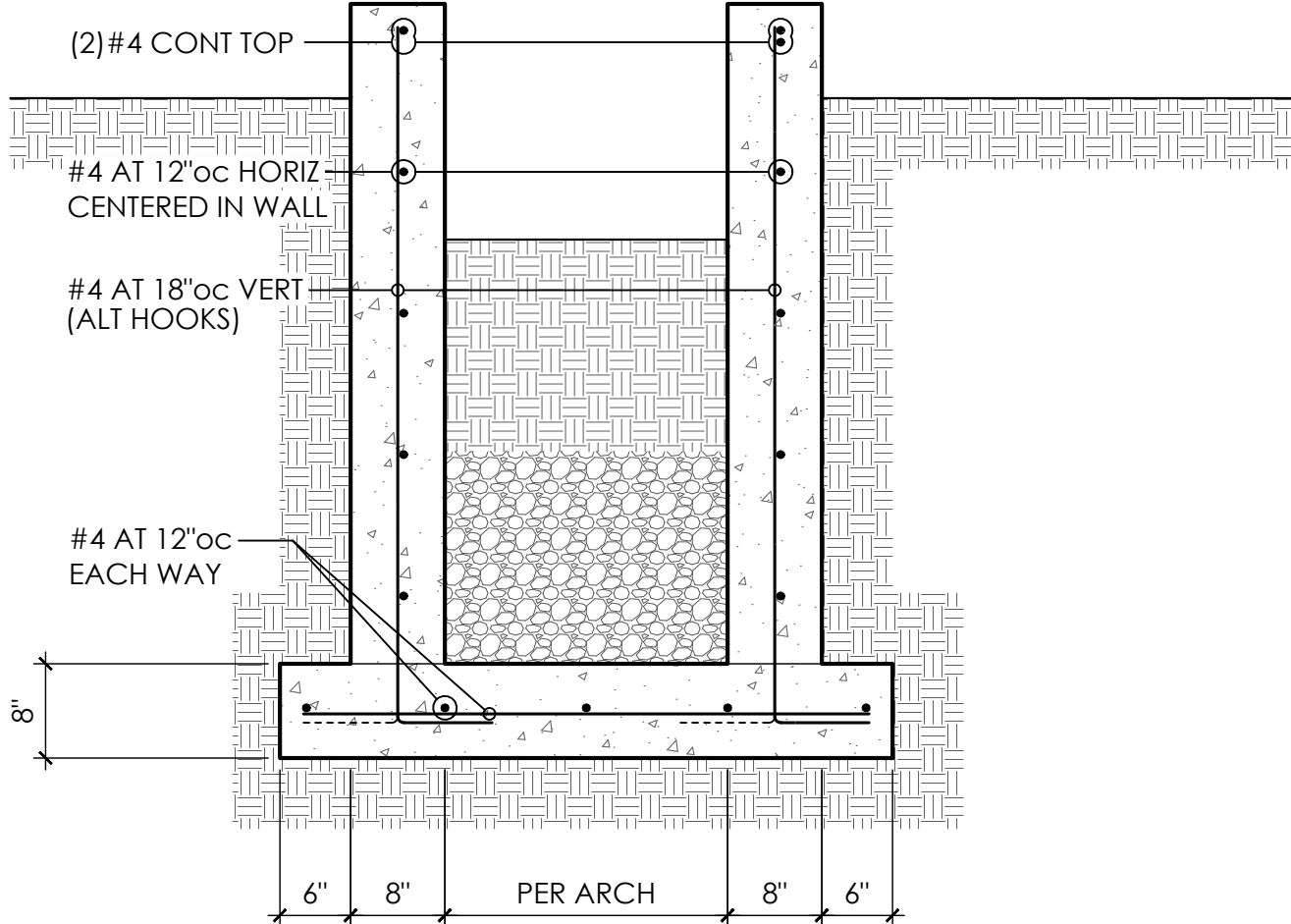
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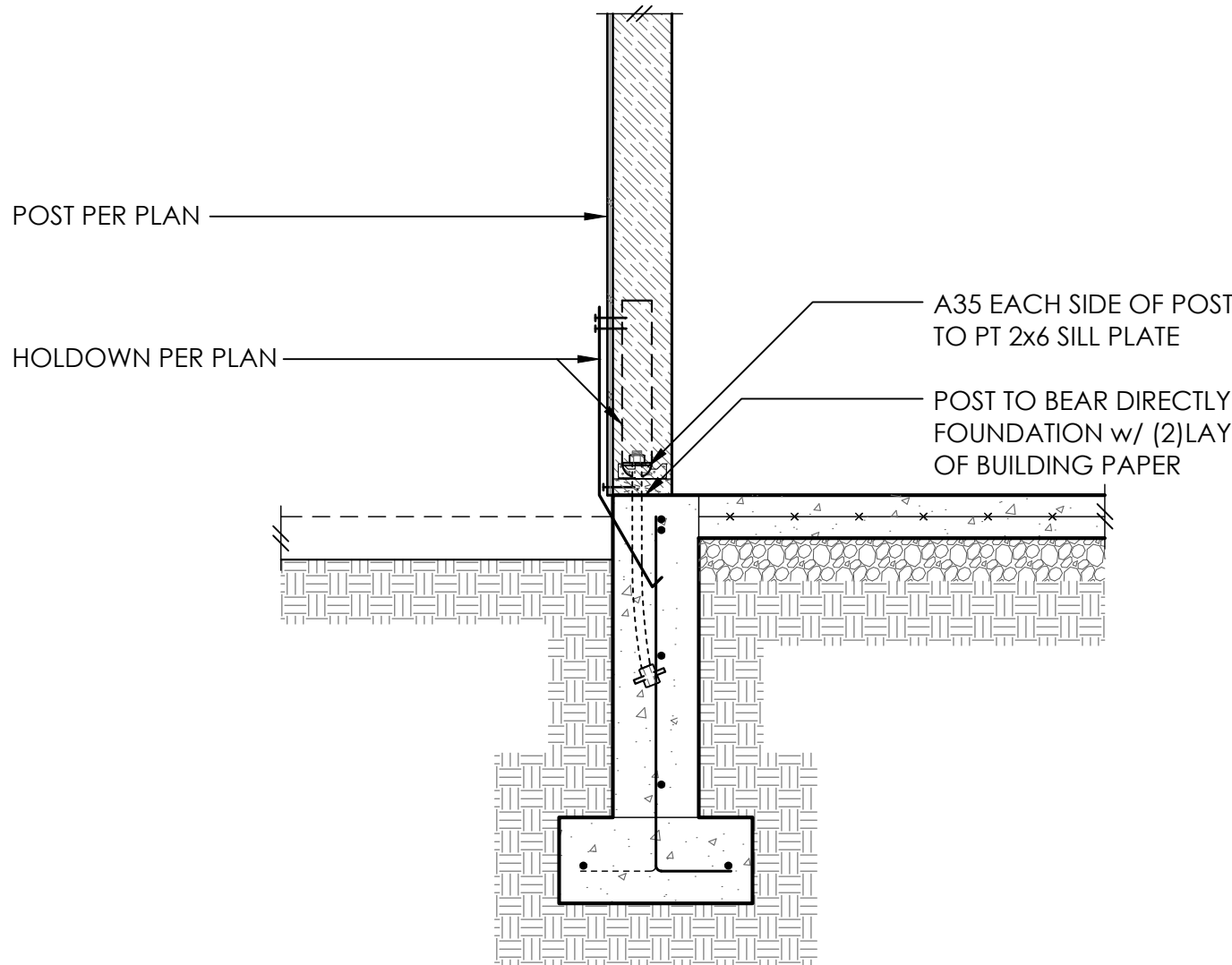
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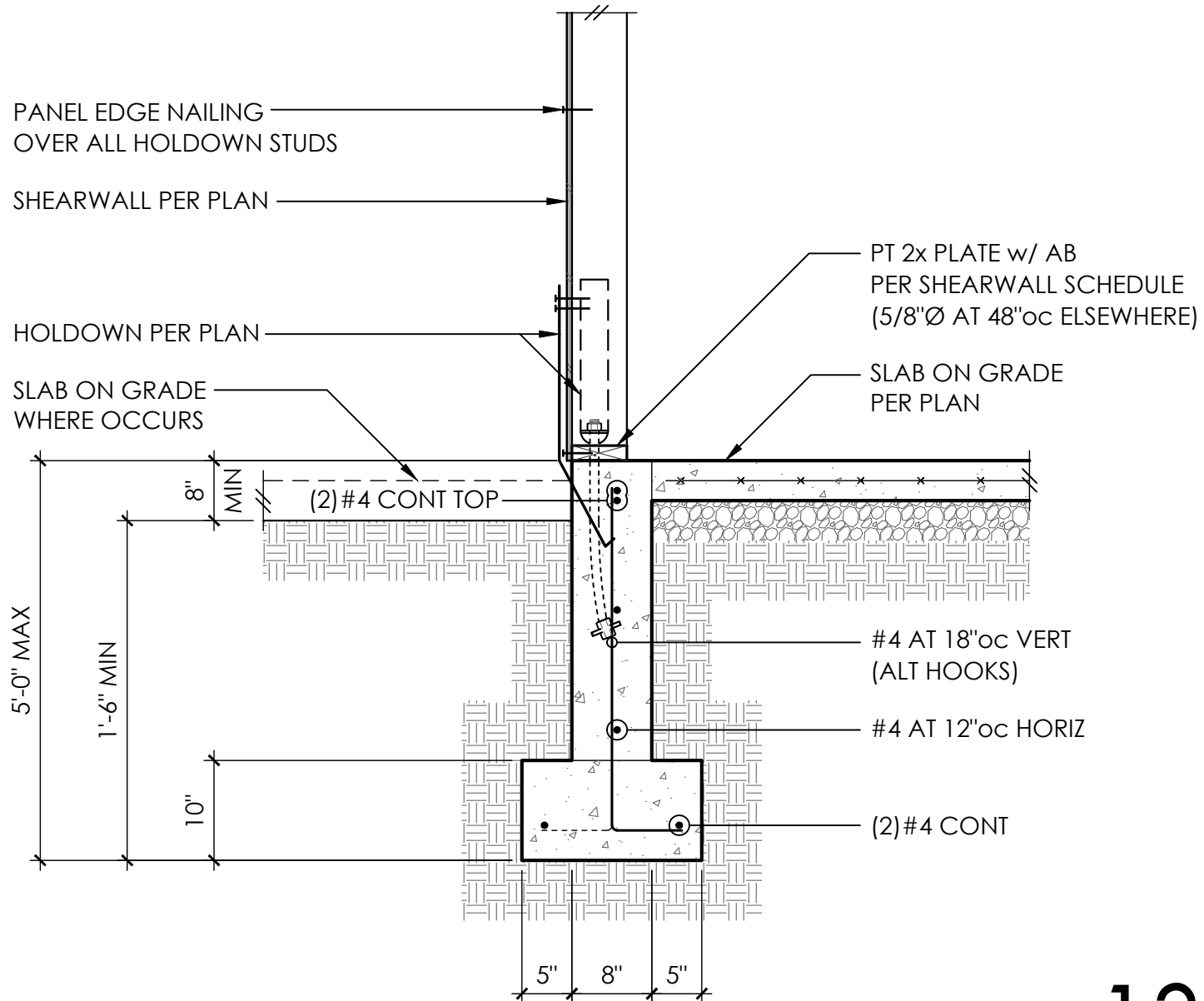
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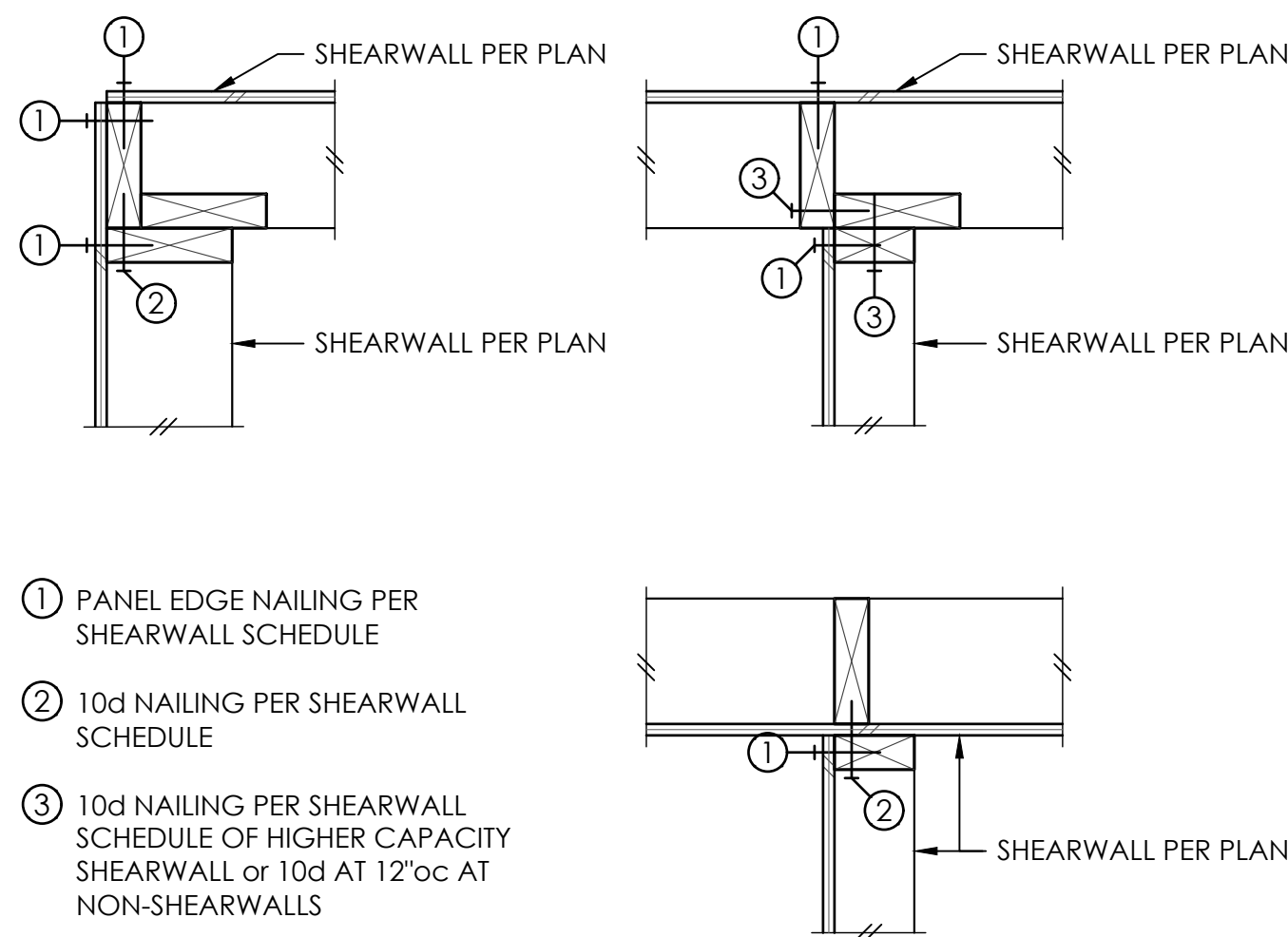


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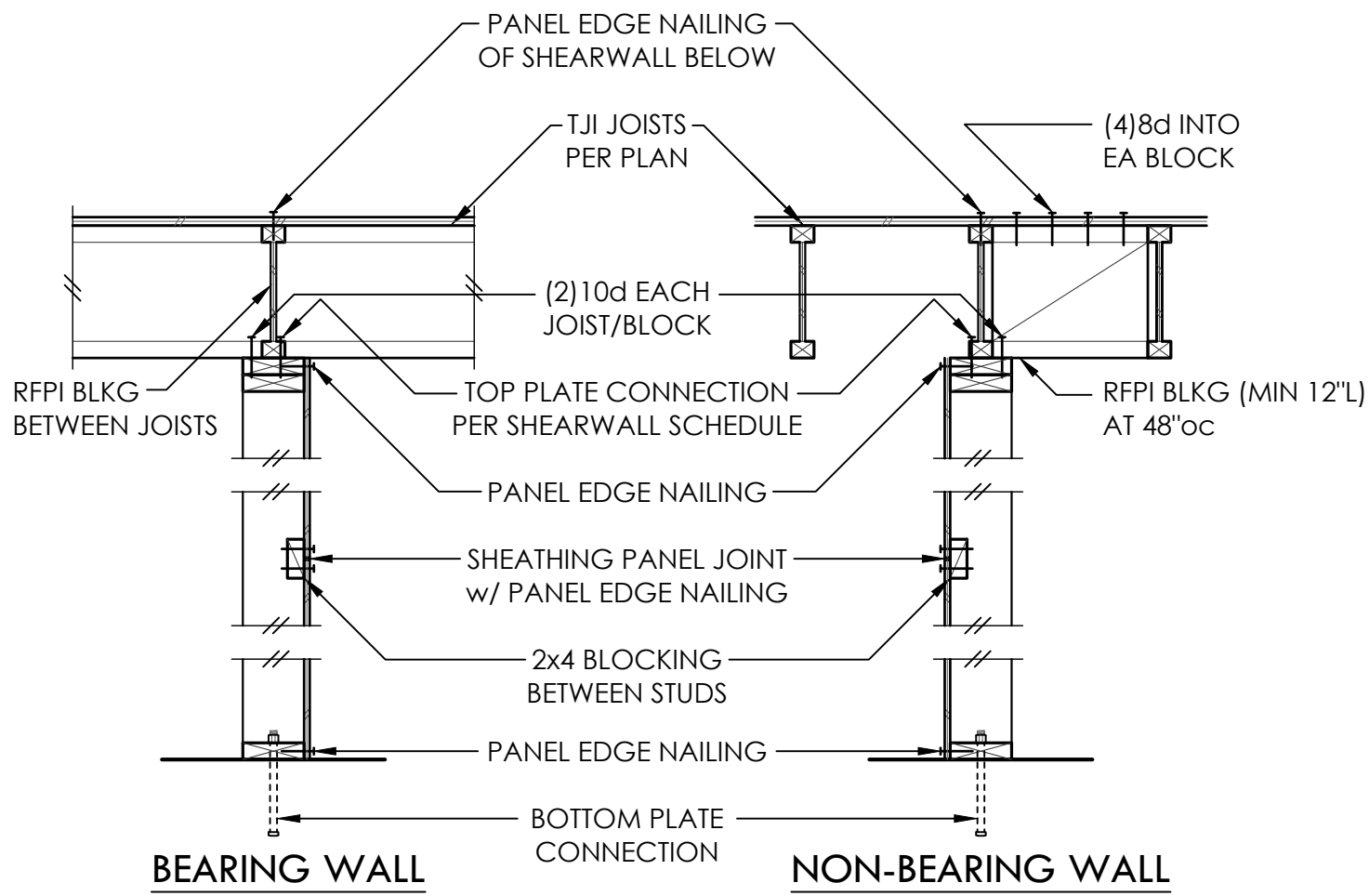
12



- 1 PANEL EDGE NAILING PER SHEARWALL SCHEDULE
- 2 10d NAILING PER SHEARWALL SCHEDULE
- 3 10d NAILING PER SHEARWALL SCHEDULE OF HIGHER CAPACITY SHEARWALL or 10d AT 12"oc AT NON-SHEARWALLS

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

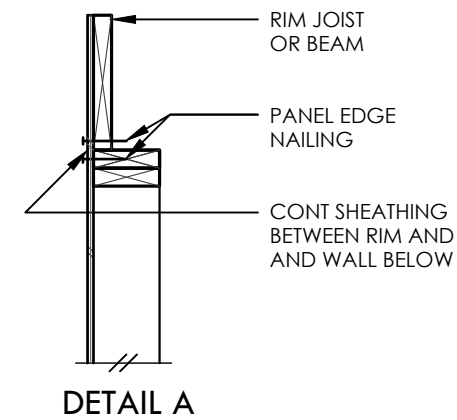
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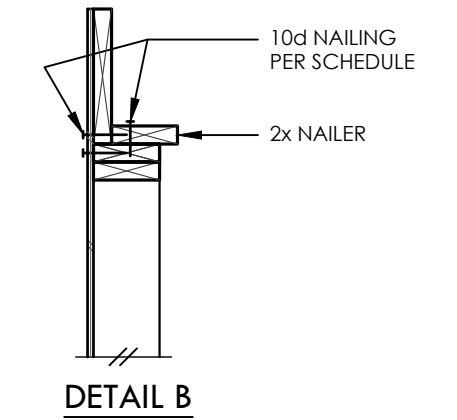
NOTE:
SEE SHEARWALL SCHEDULE FOR ALL NAILING AND CONNECTIONS, UNO

TYPICAL SHEARWALL CONSTRUCTION

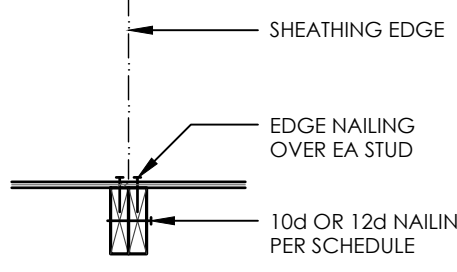
2



DETAIL A



DETAIL B



DETAIL C

PLAN VIEW AT ABUTTING PANEL EDGES OF SW3, SW2, SW3-2, AND SW2-2

SHEARWALL SCHEDULE ①②③④⑤⑥⑦

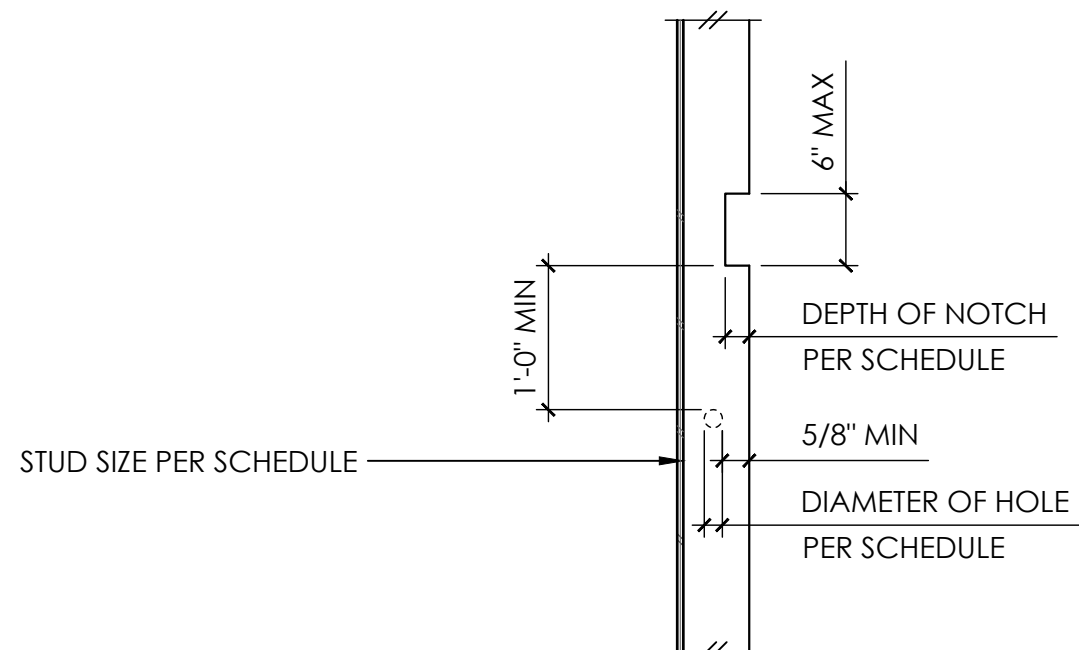
MARK	SHEATHING	PANEL EDGE NAILING	TOP PLATE CONNECTION		BASE PLATE CONNECTION	
			RFPI	RIM/BEAM ⑥	AT WOOD	AT CONCRETE
SW6	1/2" PLY or 7/16" OSB	8d AT 6"oc	10d AT 6"oc	A35 AT 30"oc ⑦	12d AT 6"oc	5/8"Ø AB AT 48"oc
SW4	1/2" PLY or 7/16" OSB	8d AT 4"oc	10d AT 4"oc	A35 AT 18"oc ⑦	12d AT 4"oc	5/8"Ø AB AT 42"oc
SW3 ④	1/2" PLY or 7/16" OSB	8d AT 3"oc	(2)ROWS 10d AT 6"oc	A35 AT 16"oc ⑦	(2)ROWS 12d AT 6"oc	5/8"Ø AB AT 36"oc
SW2 ④	1/2" PLY or 7/16" OSB	8d AT 2"oc	(2)ROWS 10d AT 4"oc	A35 AT 12"oc ⑦	(2)ROWS 12d AT 4"oc	5/8"Ø AB AT 24"oc
SW3-2②	1/2" PLY or 7/16" OSB EA SIDE	8d AT 3"oc EA SIDE	N/A	A35 AT 8"oc	(2)ROWS 12d AT 3"oc	5/8"Ø AB AT 18"oc
SW2-2②	1/2" PLY or 7/16" OSB EA SIDE	8d AT 2"oc EA SIDE	N/A	A35 AT 6"oc	(3)ROWS 12d AT 3"oc	5/8"Ø AB AT 12"oc

- ① BLOCK PANEL EDGES WITH 2x4 LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d AT 12"oc.
- ② 8d NAILS SHALL BE 0.131"Ø x 2-1/2", 10d NAILS SHALL BE 0.131"Ø x 3", AND 12d NAILS SHALL BE 0.131"Ø x 3-1/4".
- ③ EMBED ANCHOR BOLTS AT LEAST 7". ALL BOLTS SHALL HAVE 3" x 3" x 0.229" PLATE WASHERS. THE PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE(S) w/ SHEATHING. AT 2x6 SW3-2 AND SW2-2 WALLS, PROVIDE 4-1/2" x 3" x 0.229" PLATE WASHERS CENTERED ON PLATE.
- ④ 3x STUDS OR DBL STUDS NAILED TOGETHER w/ 10d OR 12d NAILING IS REQD AT ABUTTING PANEL EDGES OF SW3, SW2, SW3-2, AND SW2-2. REFER TO DETAIL C. WHERE 3x STUDS ARE USED, STAGGER NAILS AT ADJOINING PANEL EDGES. ABUTTING PANEL EDGES SHALL BE OFFSET EACH SIDE OF WALL AT SW3-2 AND SW2-2.
- ⑤ TWO STUDS MINIMUM OR POST PER PLAN ARE REQUIRED AT EACH END OF ALL SHEARWALLS AND ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING.
- ⑥ ALL EXTERIOR WALLS SHALL BE SW6, UNLESS NOTED OTHERWISE.
- ⑦ NAILS SHALL NOT BE SPACED LESS THAN 3/8" FROM EDGES OF SHEATHING. SHEATHING NAILS SHALL BE DRIVEN SO THEIR HEADS ARE FLUSH WITH SHEATHING (NOT COUNTERSUNK).
- ⑧ LTP4's INSTALLED OVER SHEATHING WITH 8d (0.131"Ø x 2-1/2") NAILS MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.
- ⑨ A35's OR LTP4's MAY BE ELIMINATED PER DETAIL A OR DETAIL B.

4

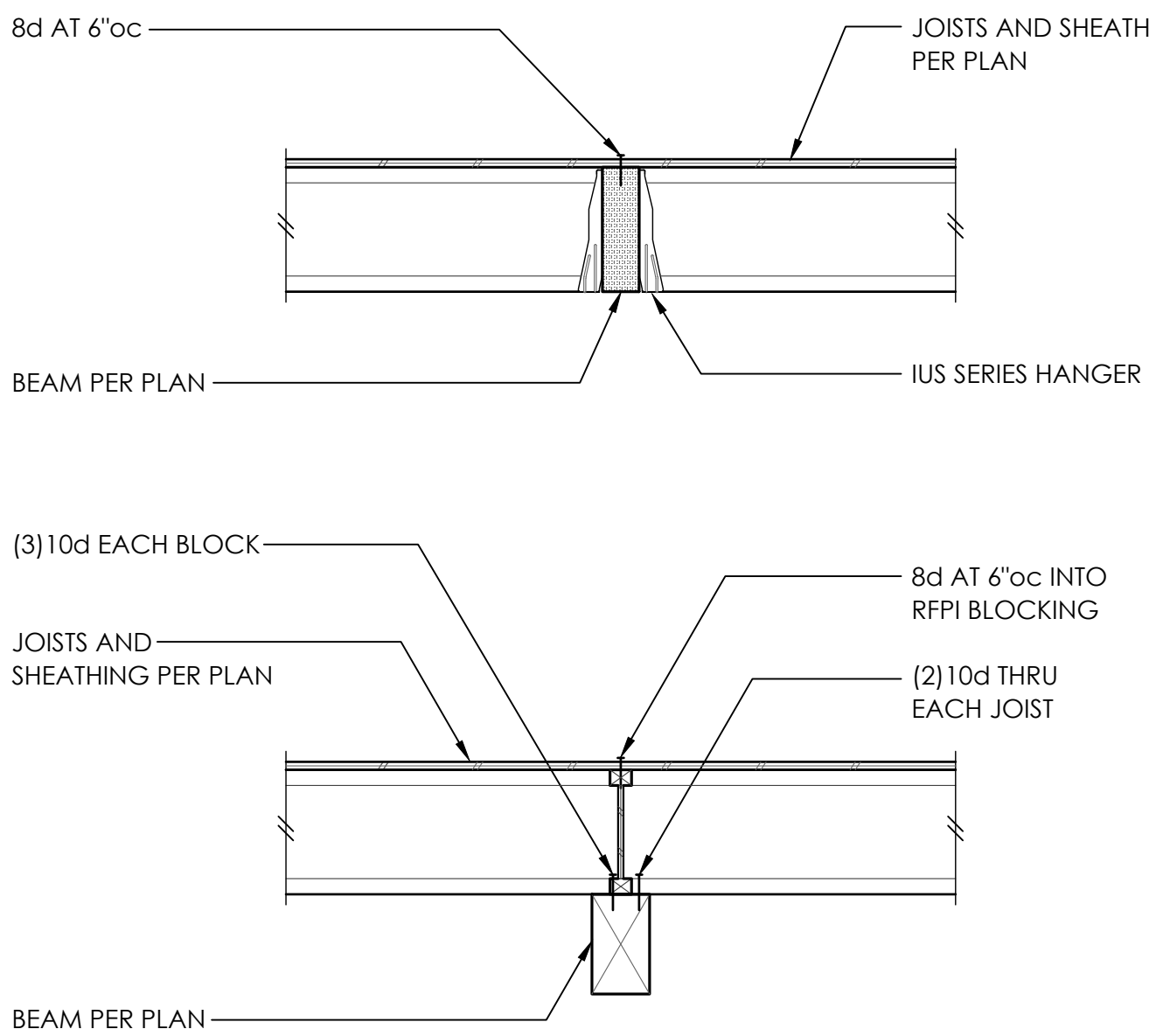
BEARING AND EXTERIOR WALLS			NON-BEARING WALLS		
STUD SIZE	MAX DEPTH OF NOTCH	MAX DIA. OF HOLE	STUD SIZE	MAX DEPTH OF NOTCH	MAX DIA. OF HOLE
2x4	3/4"	1-3/8"	2x4	1-3/8"	2"
2x6	1-1/4"	2-1/8"	2x6	2-1/4"	3-1/4"

HOLE AND NOTCH SIZE FOR NON-BEARING WALLS MAY BE USED FOR BEARING WALLS IF REQUIRED NUMBER OF STUDS ARE DOUBLED. DOUBLE STUDS SHALL BE LIMITED TO TWO SUCCESSIVE STUDS.



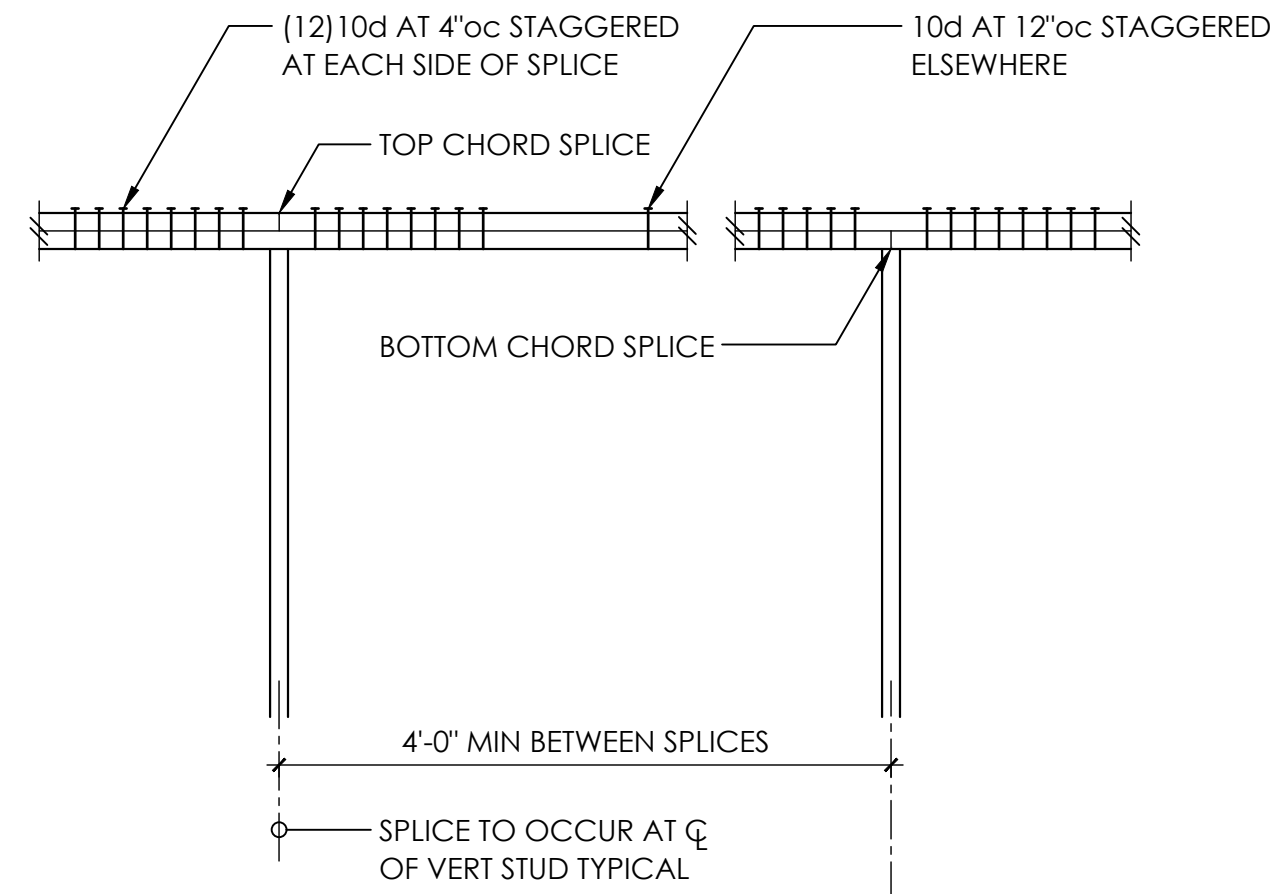
TYPICAL ALLOWABLE HOLES AND NOTCHES IN WALL STUDS

5



TYPICAL FLUSH AND DROPPED BEAM

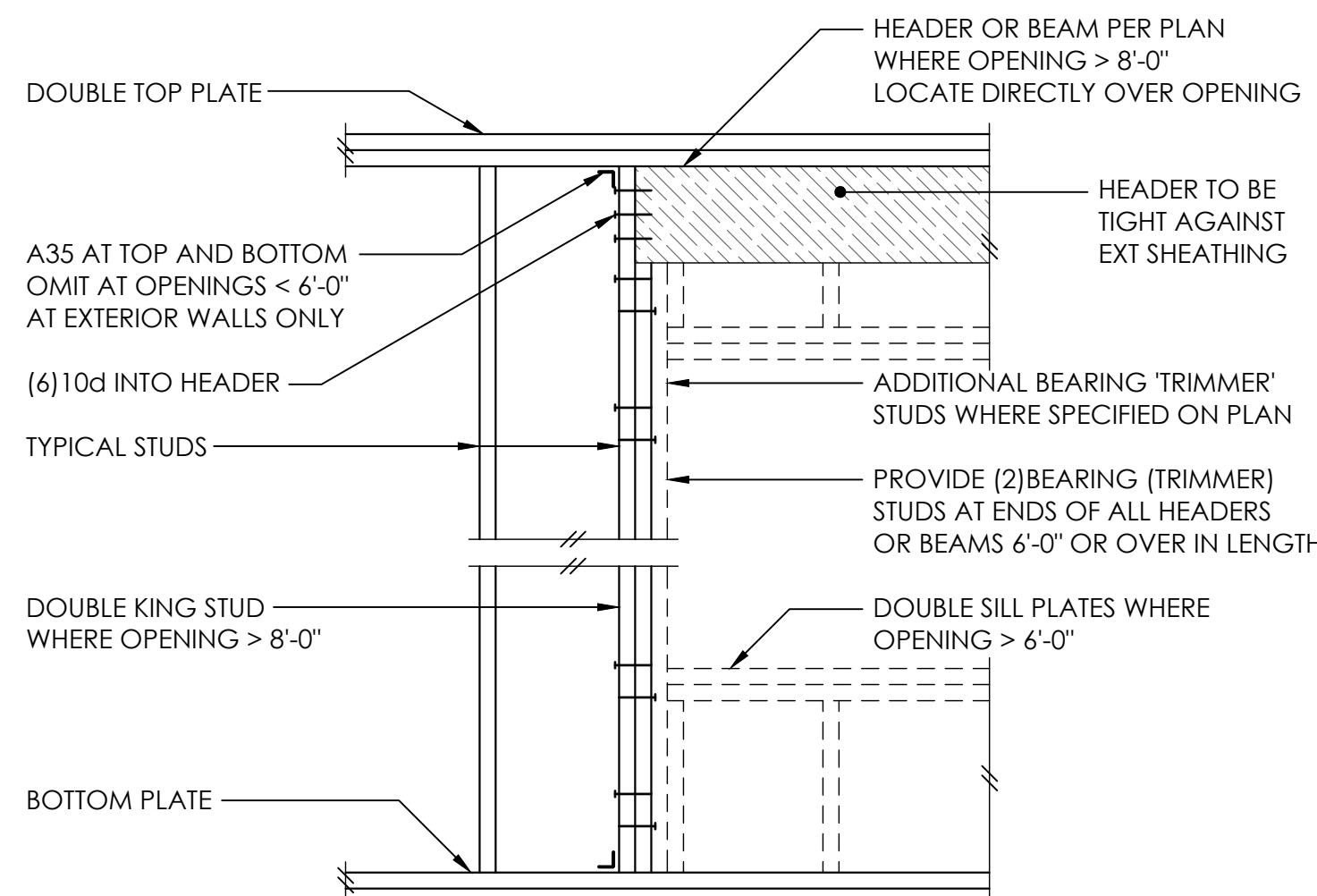
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- NOTE:
- 1. NAILING AT TOP PLATE SPLICES MAY BE ELIMINATED w/ CS16 x 30"
 - 2. WHERE VERTICAL PENETRATIONS THRU PLATE EXCEED 1" FOR A 4x WALL OR 3" FOR A 6x WALL - PROVIDE CS16 x 30" AT TOP PLATE
 - 3. MINIMUM EDGE DISTANCE FOR VERTICAL PENETRATIONS THRU TOP PLATE IS 1-1/4"

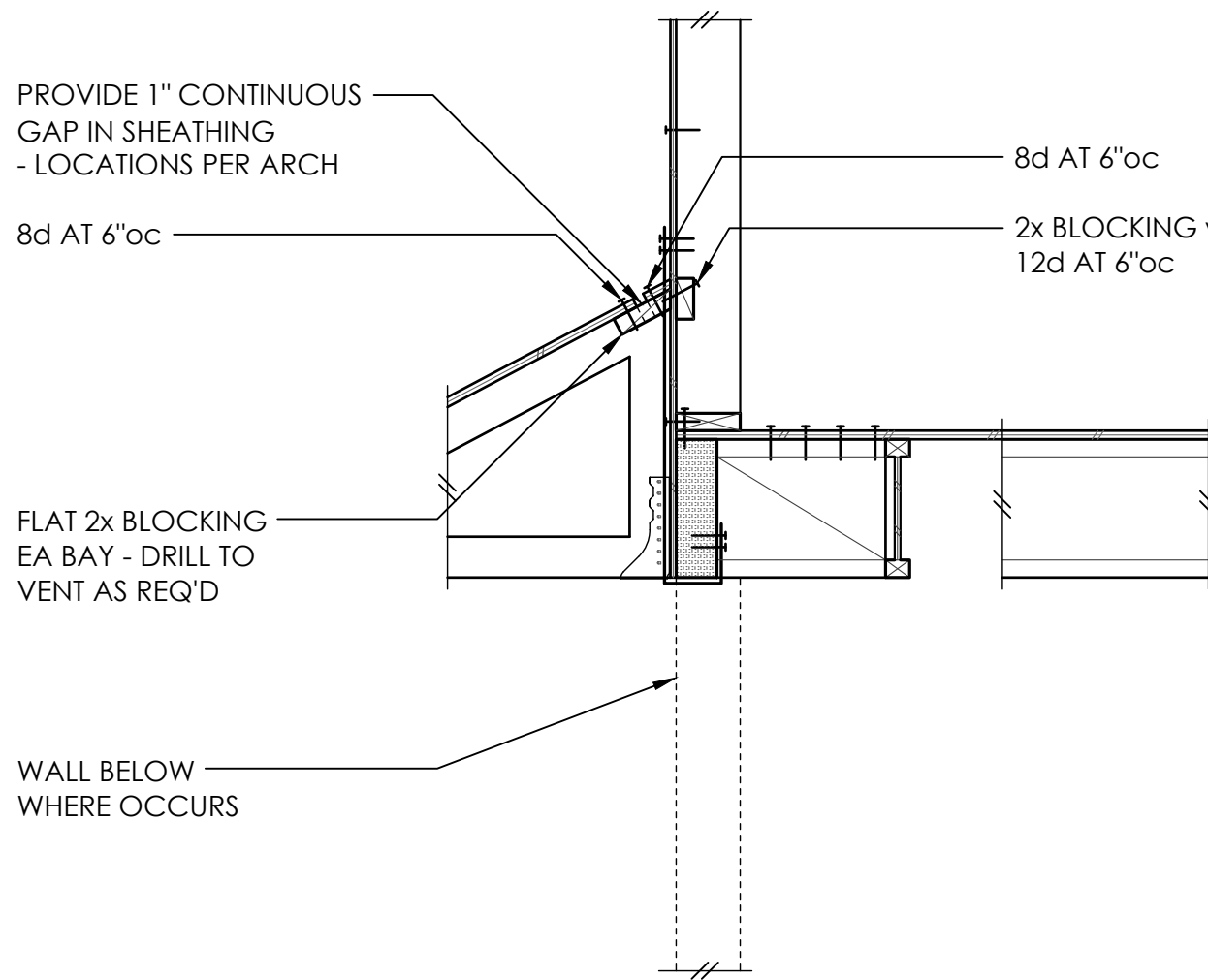
AT SHEARWALLS
TYPICAL TOP PLATE SPLICE

7



TYPICAL HEADER SUPPORT

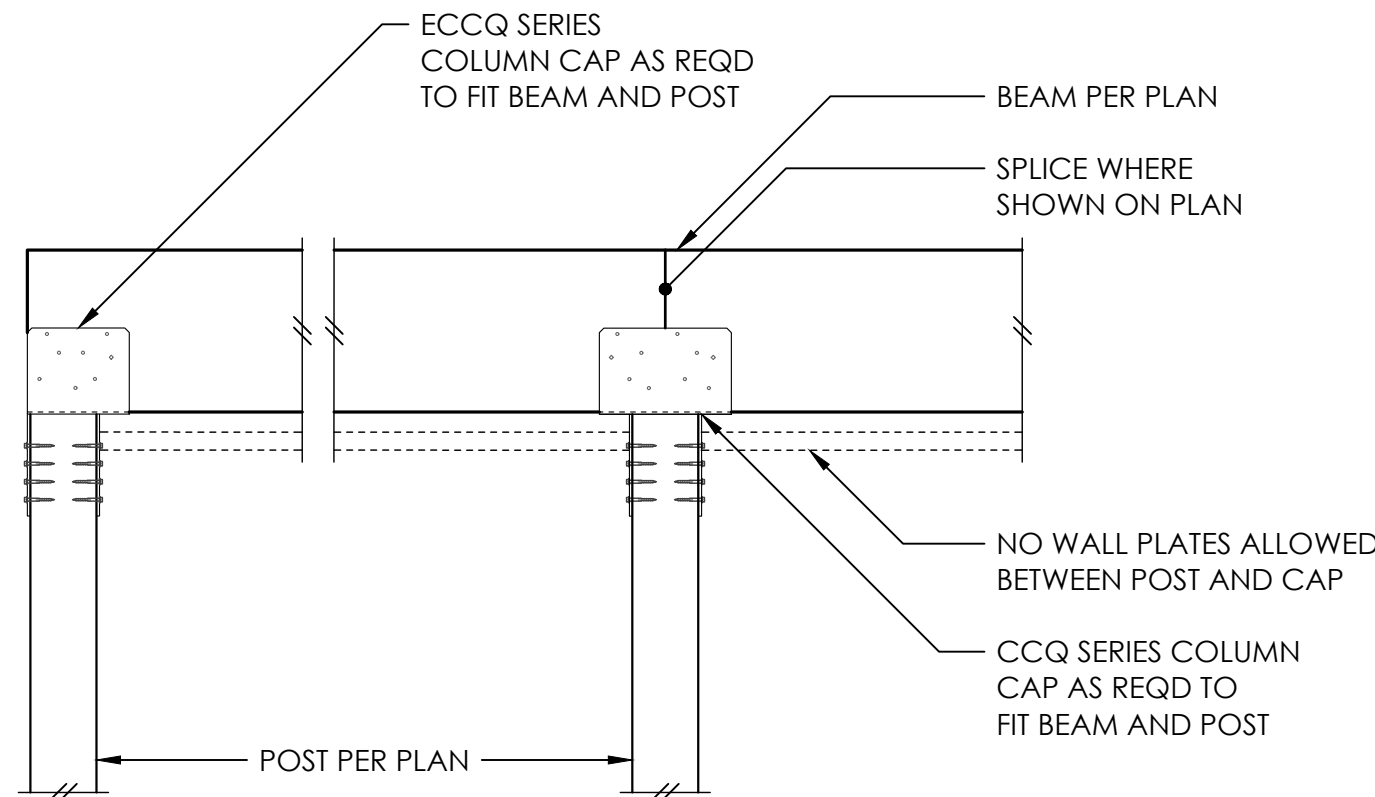
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TYPICAL ROOF VENTING

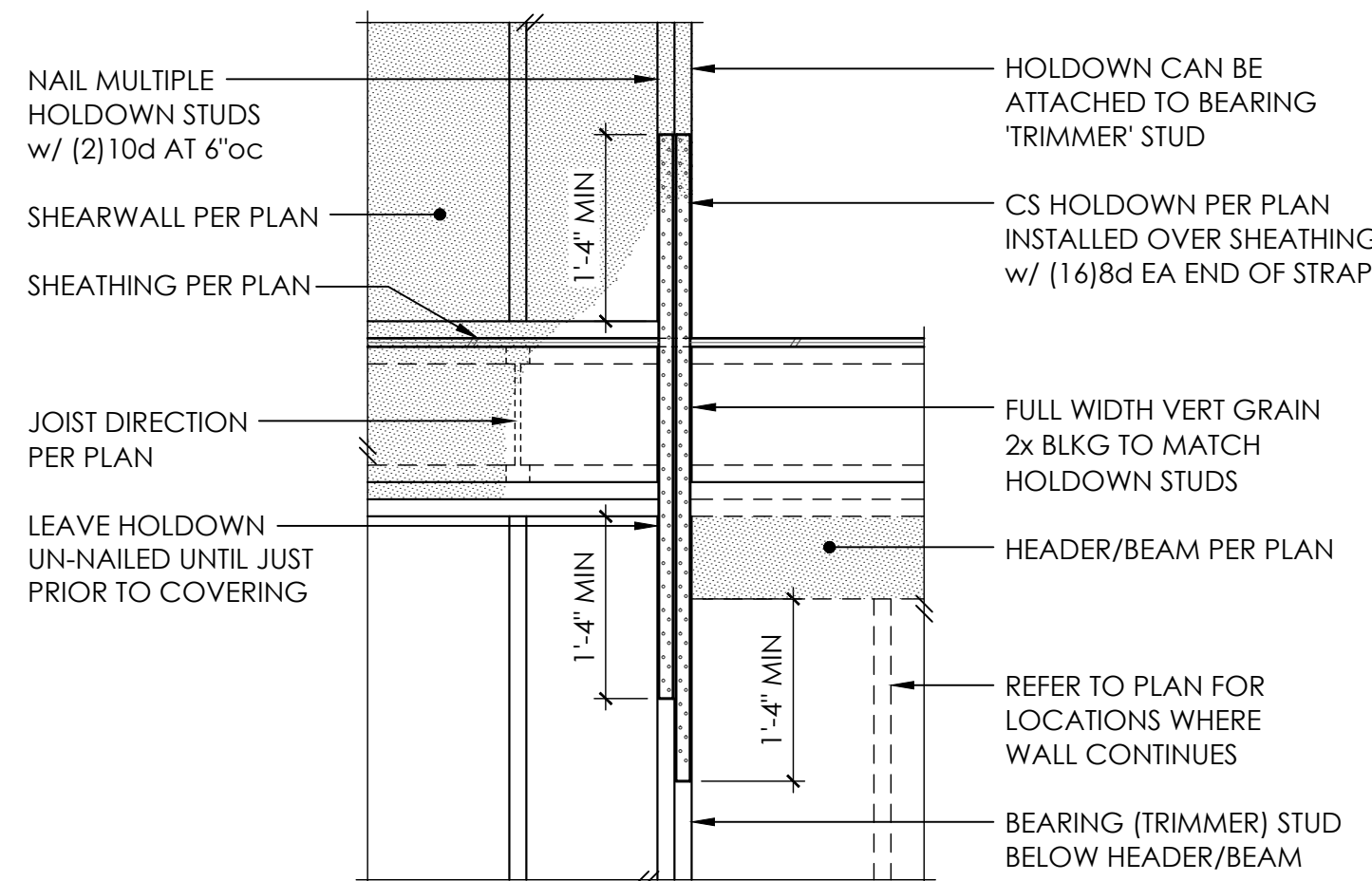
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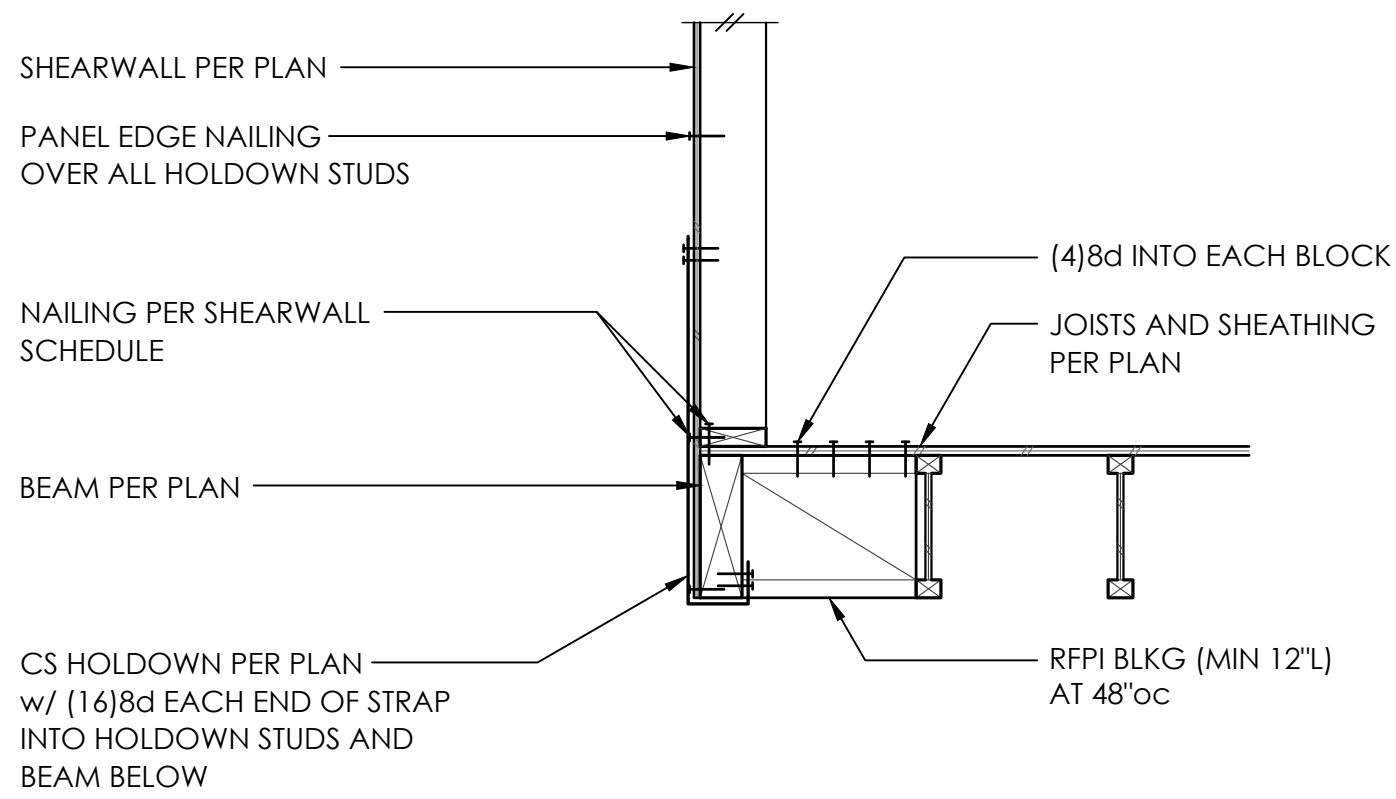


TYPICAL CS16 HOLDOWN

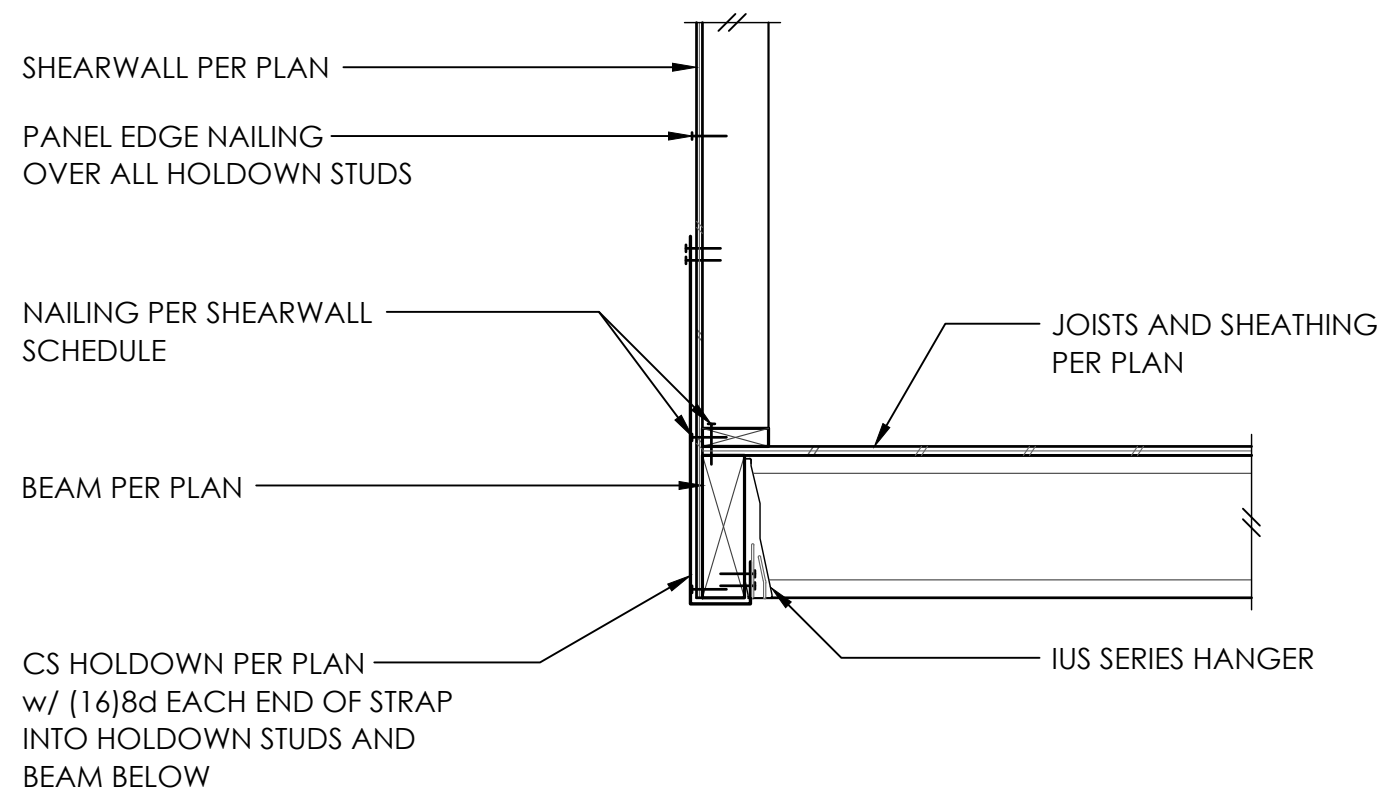
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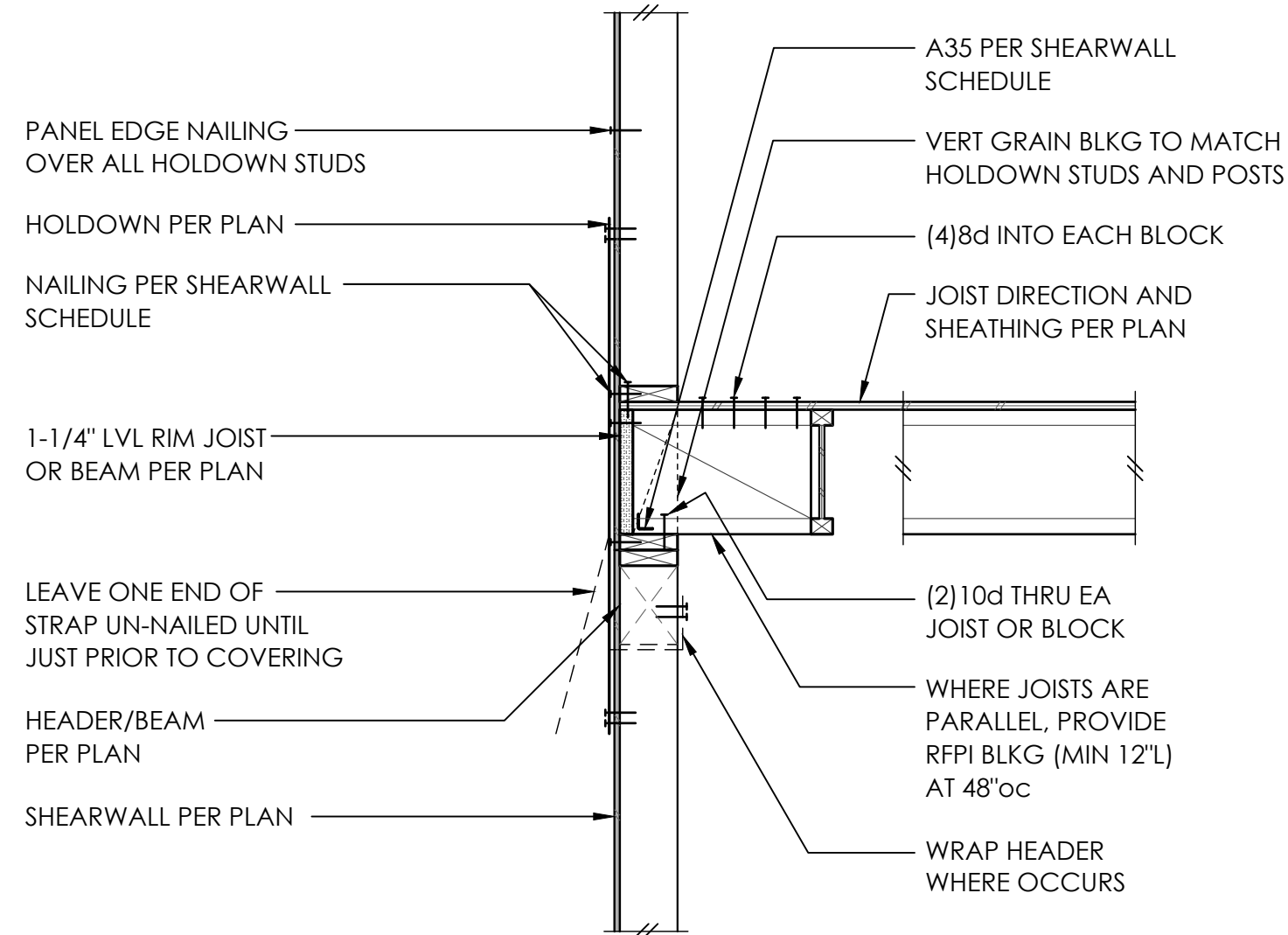
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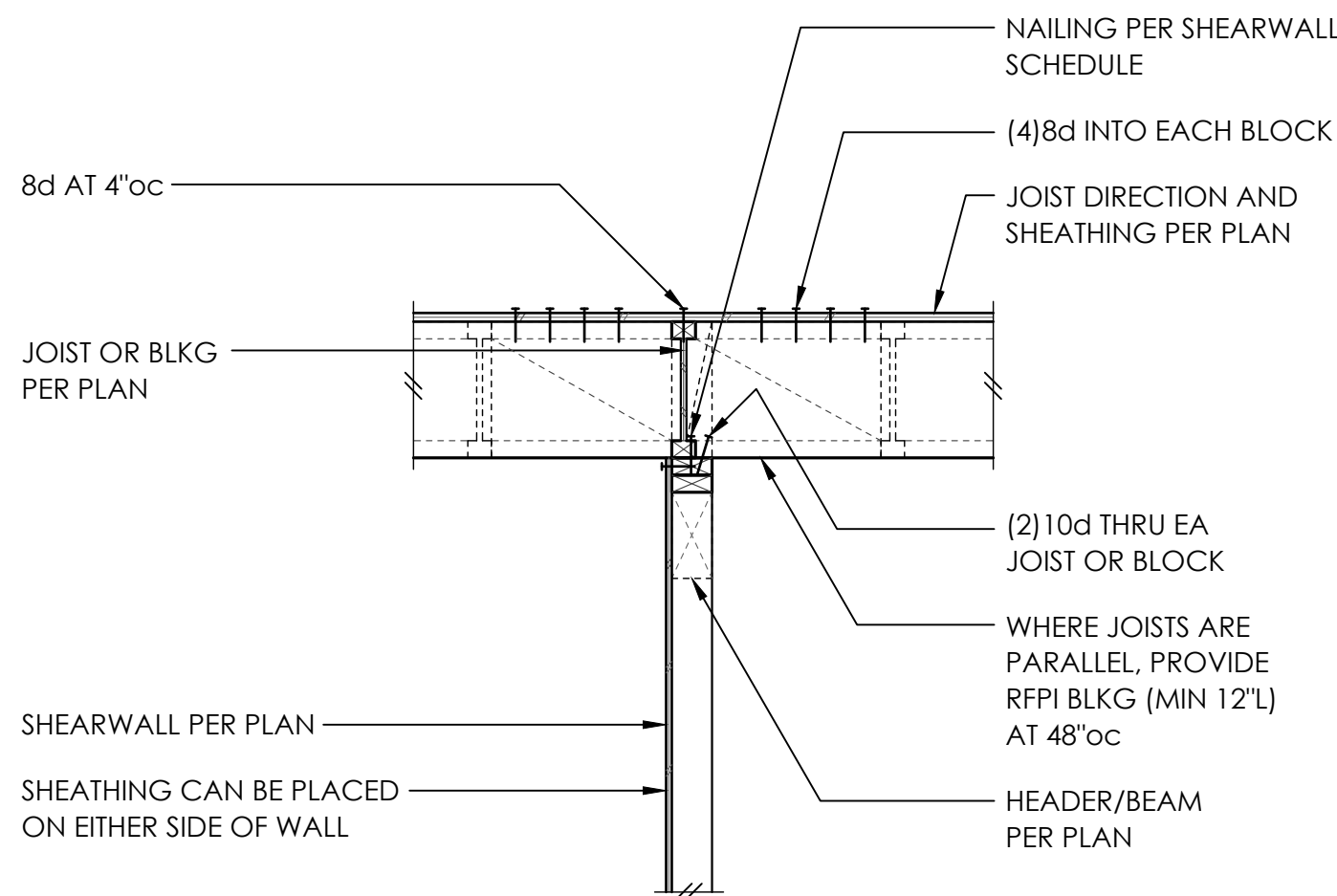
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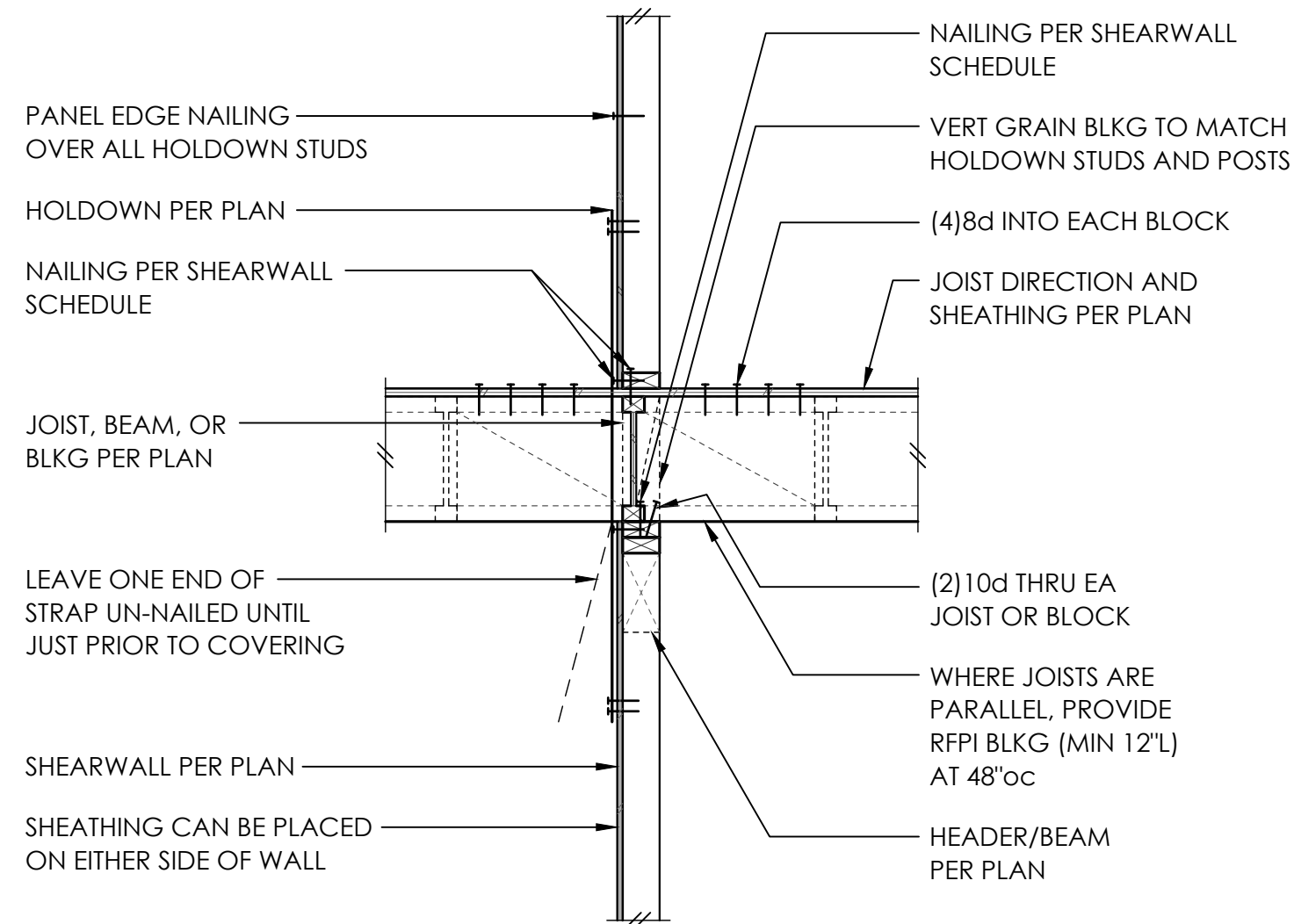
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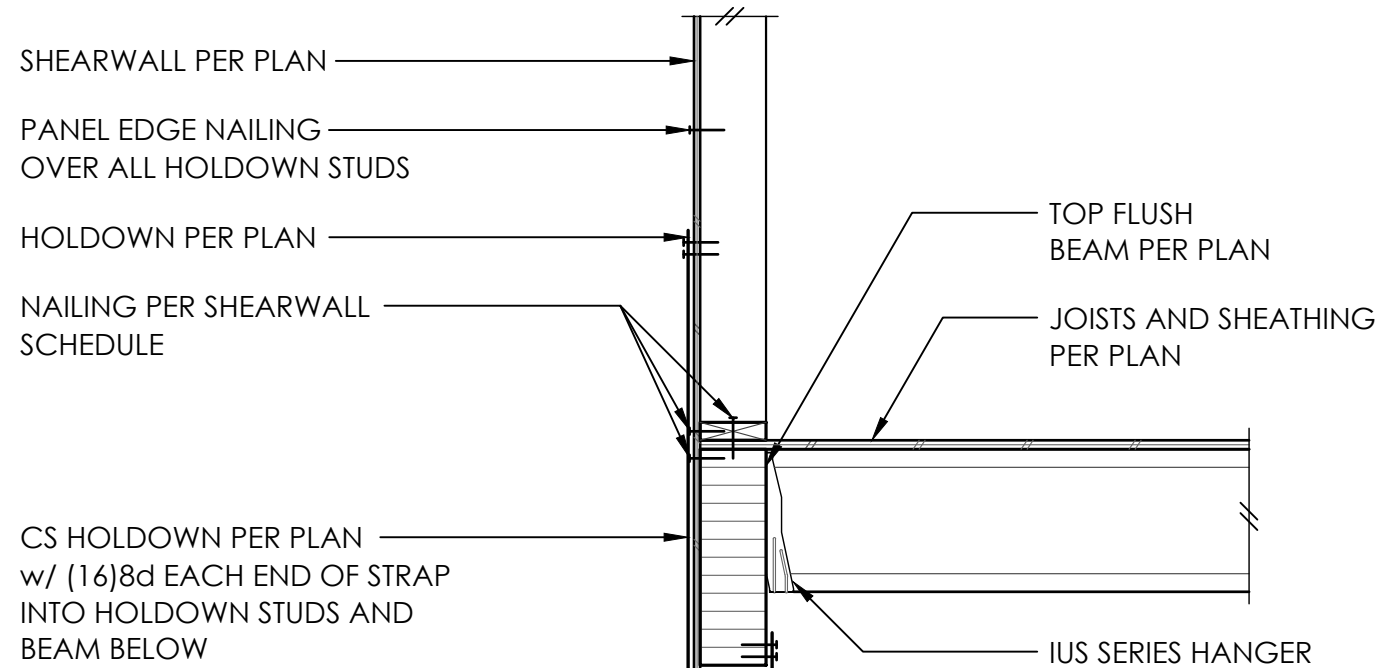
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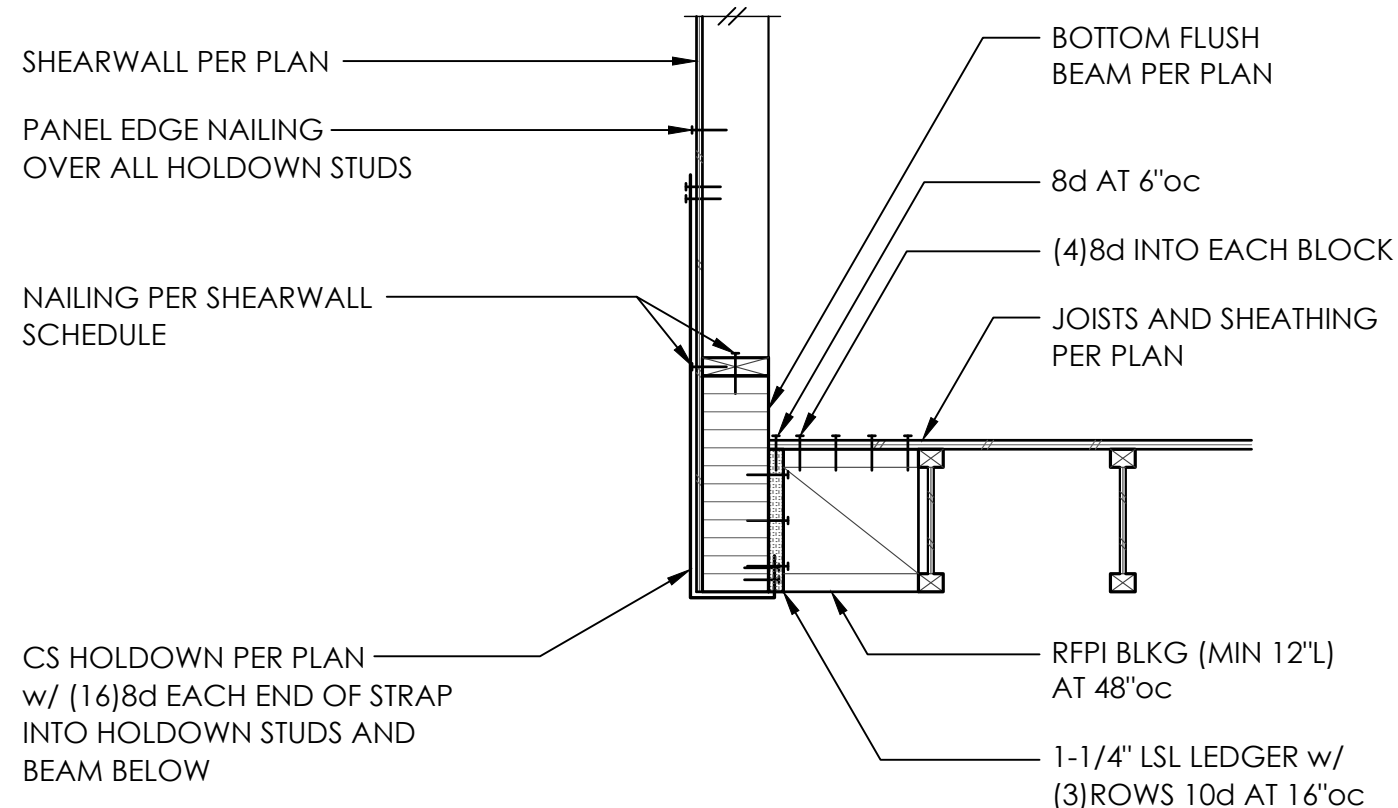
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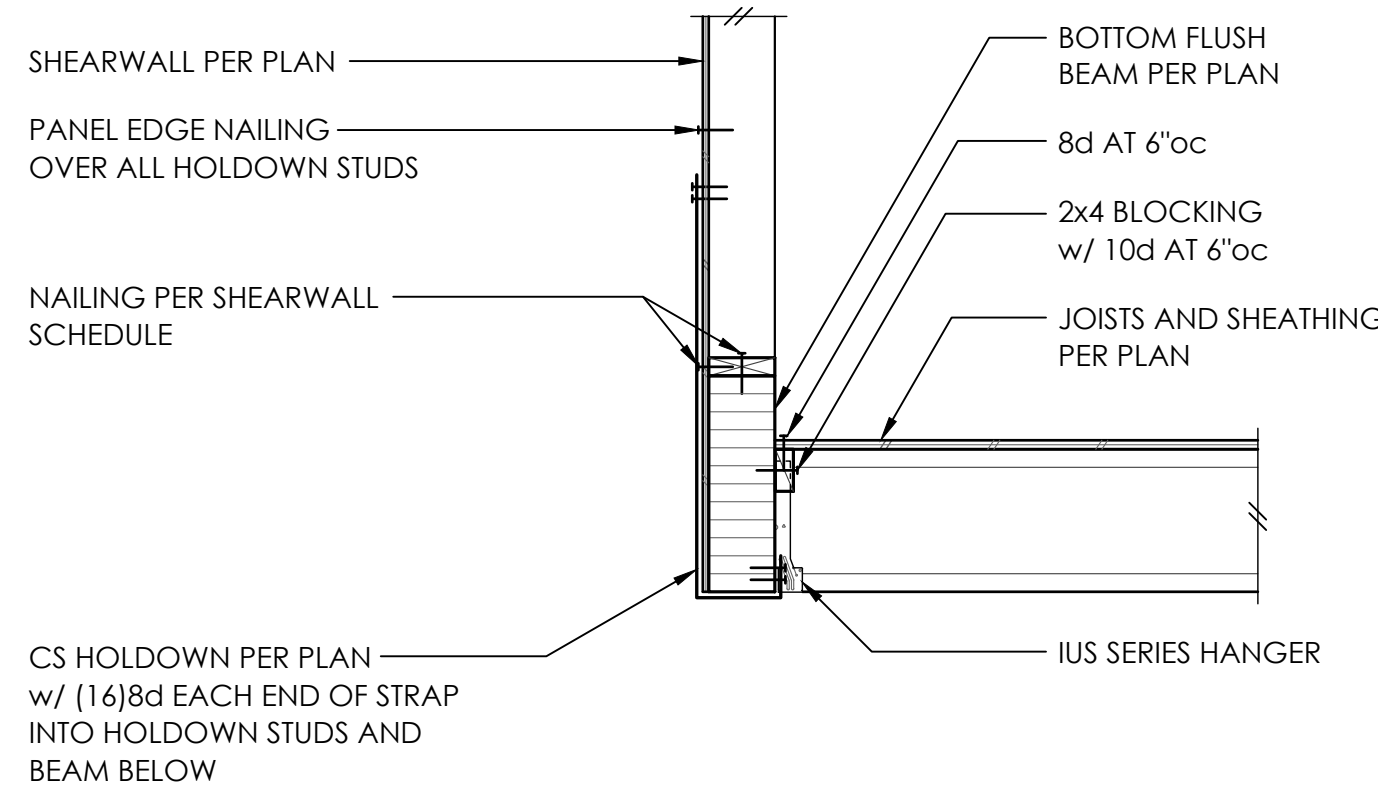
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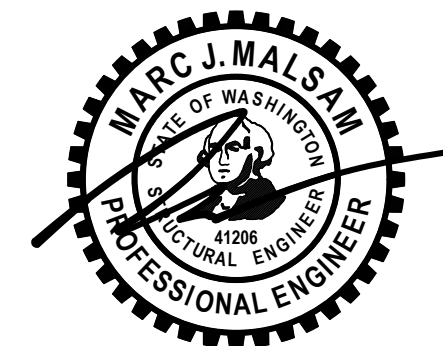
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10



11



PROJECT NO	0444.2024.48.01	
PROJECT MANAGER	WAC	
DRAWN BY	JAT	
ENGINEER	JRF	
	206.669.8709	
	JESSICA@MALSAM-TSANG.COM	
REV	DESCRIPTION	DATE
1	PLAN REVISIONS	3.20.2025

PERMIT SET	11.19.24
ARCH	MN CUSTOM HOMES 425.891.3301

WOOD FRAMING
DETAILS

S4.1
SCALE - 3/4" = 1'-0"
24x36

12



PROJECT NO 0444.2024.48.01
PROJECT MANAGER WAC
DRAWN BY JAT
ENGINEER JRF

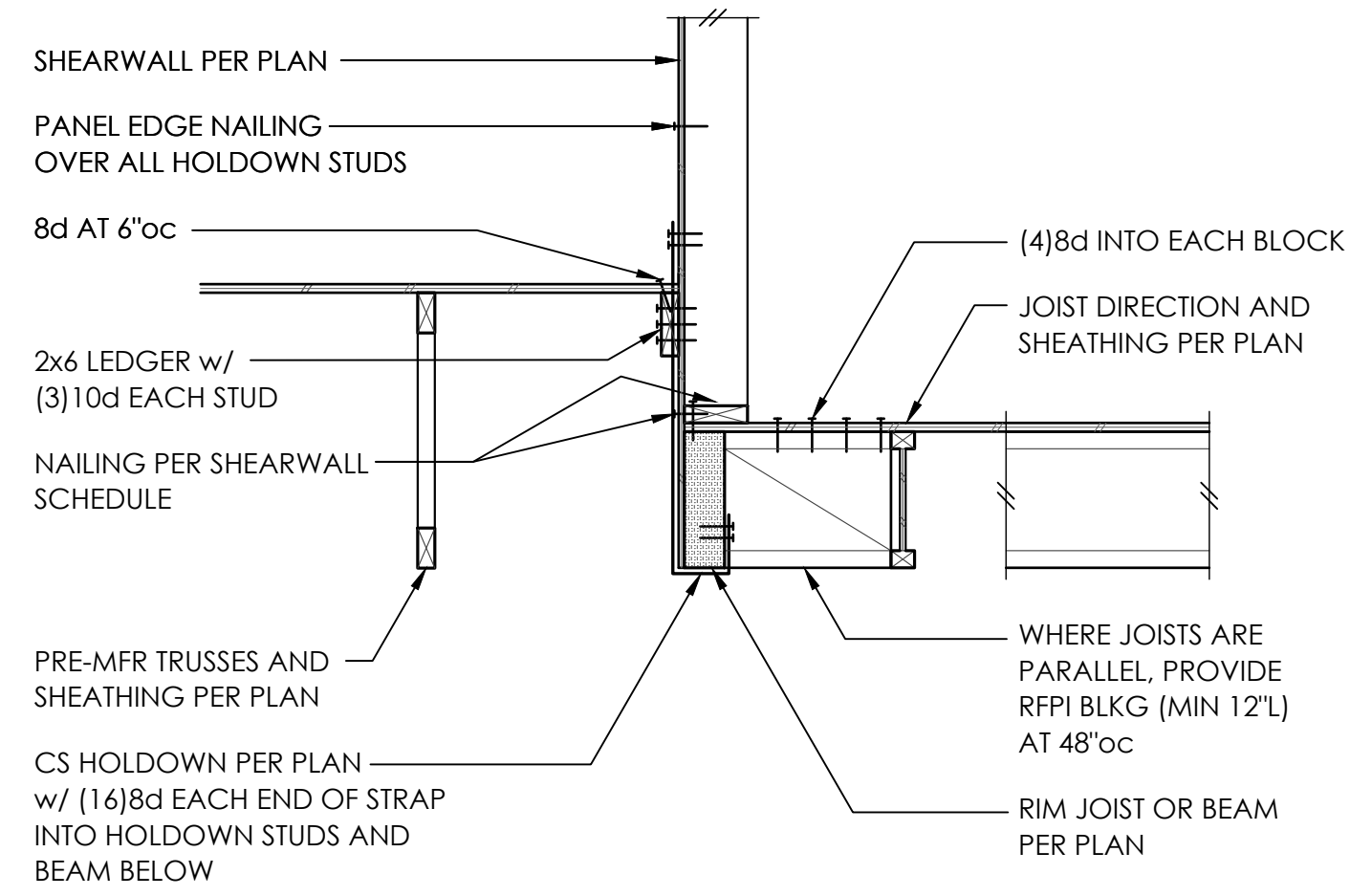
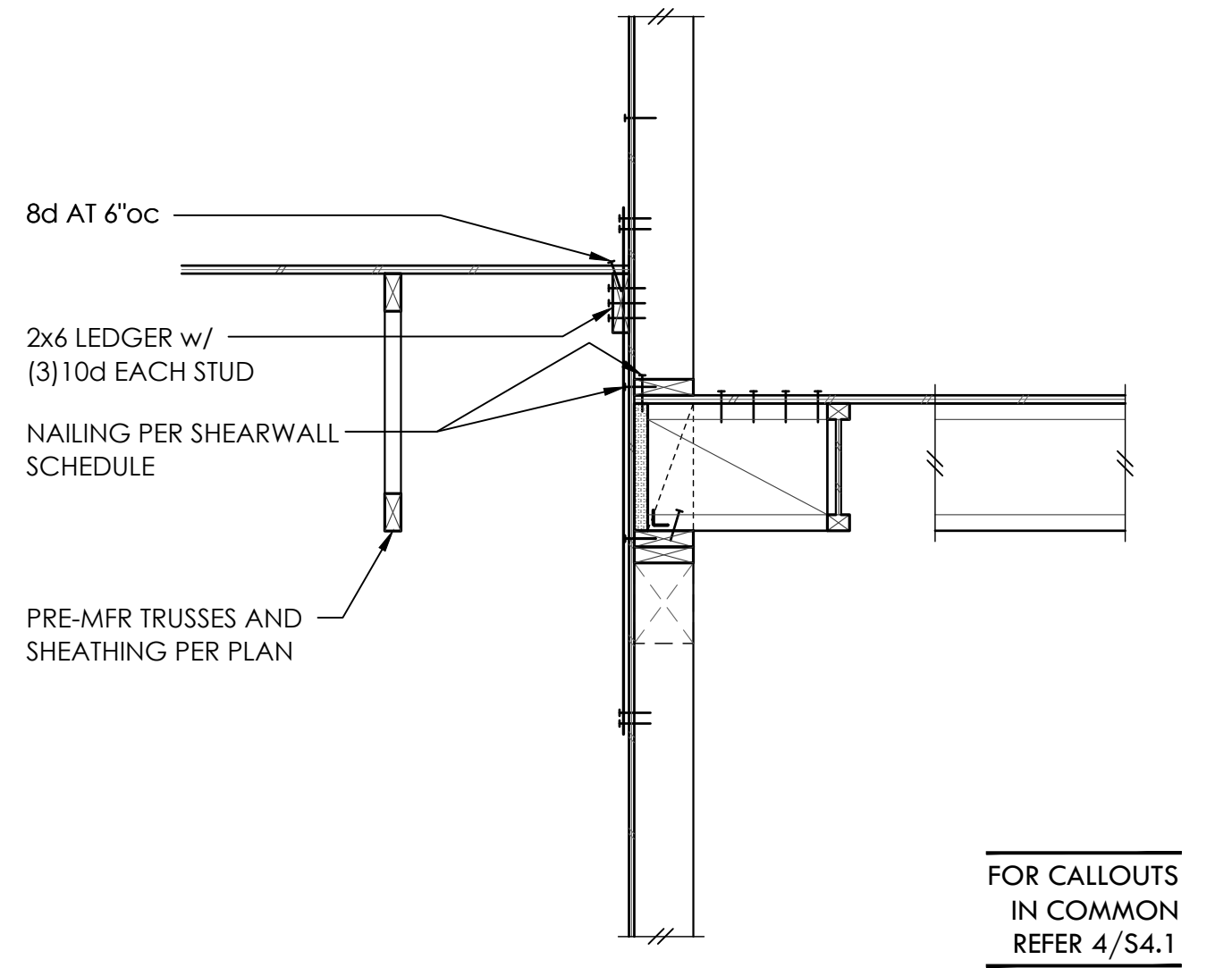
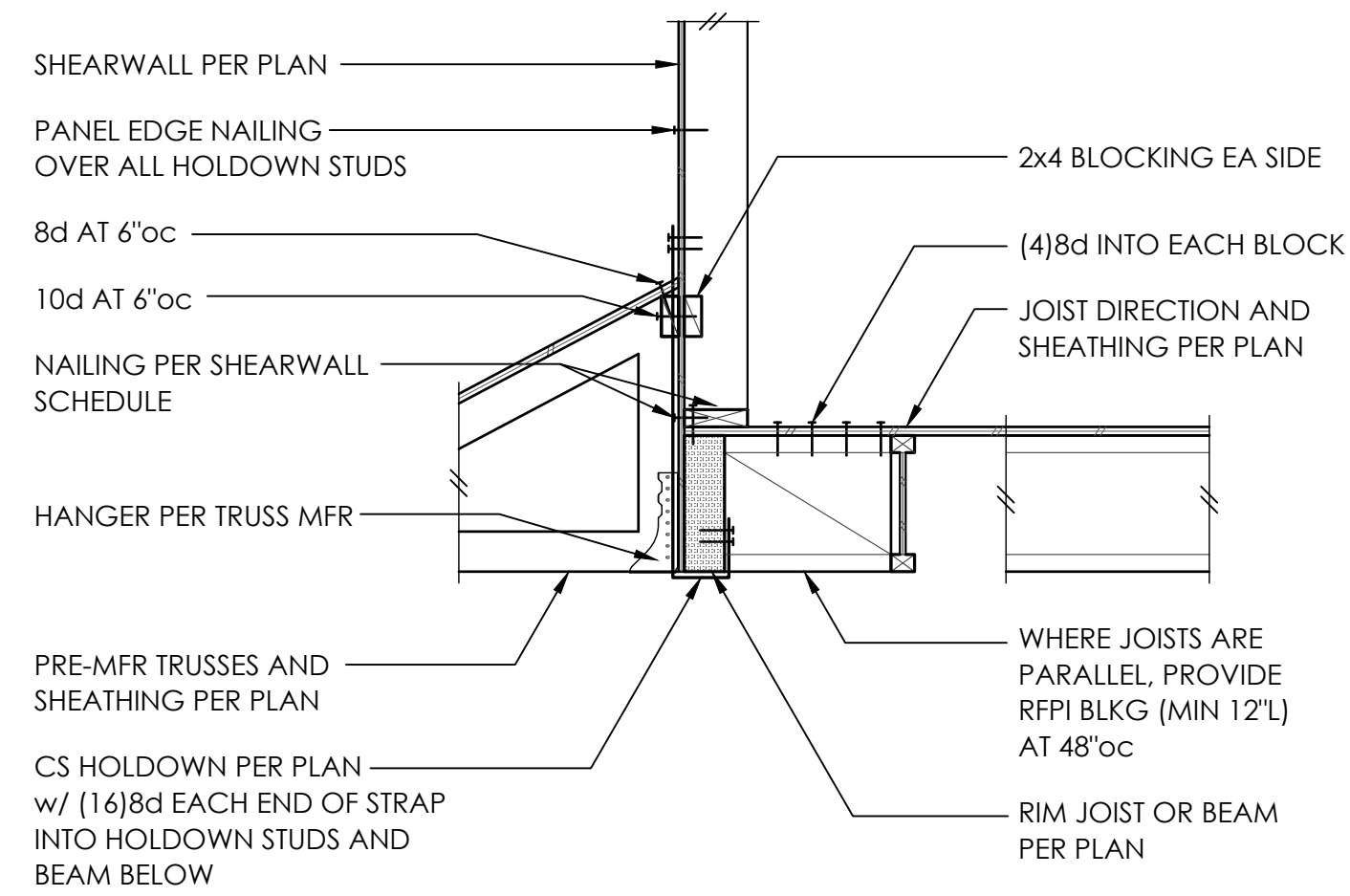
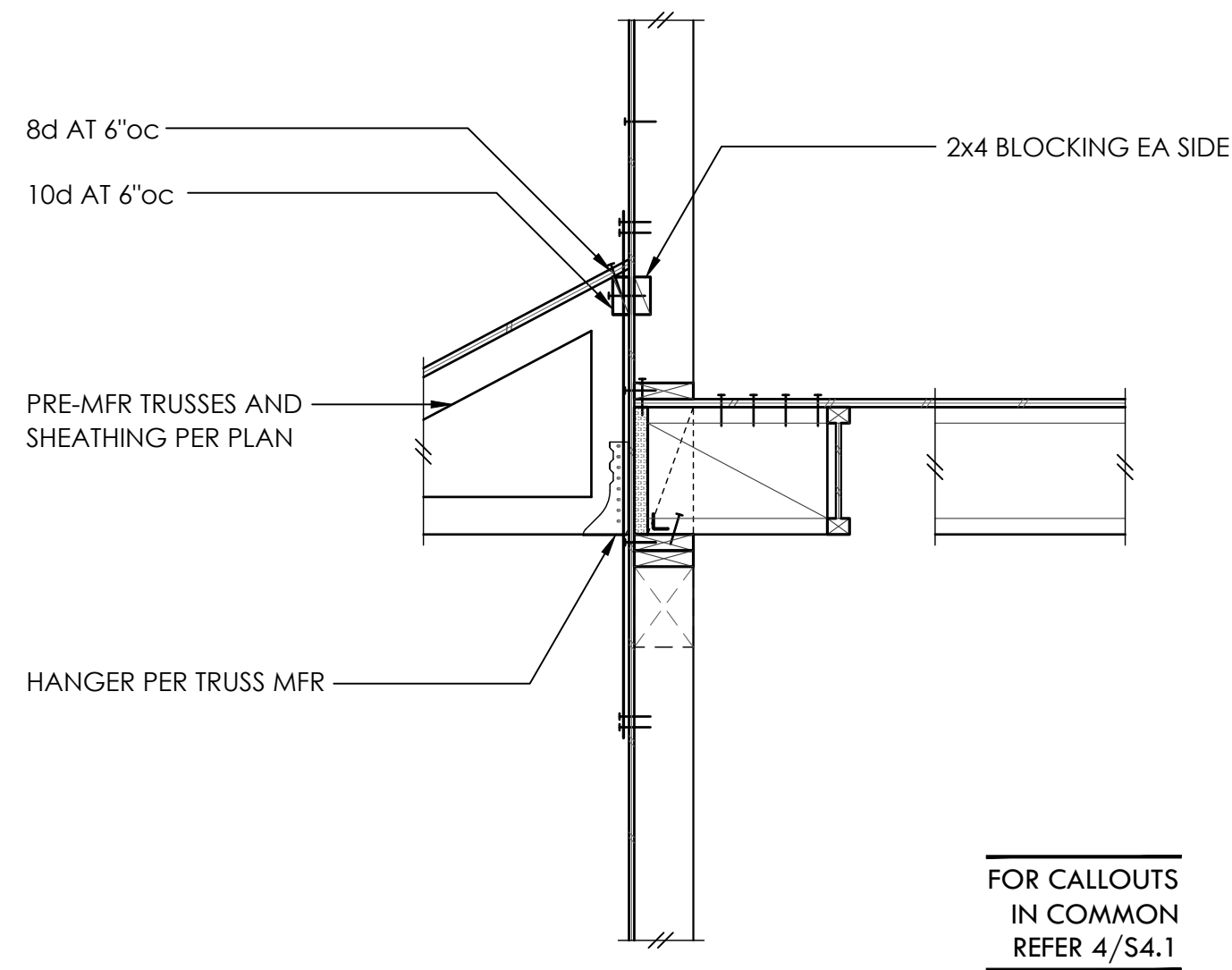
JESSICA@MALSAM-TSANG.COM		
REV	DESCRIPTION	DATE
1	PLAN REVISIONS	3.20.2025

PERMIT SET 11.19.24

ARCH MN CUSTOM HOMES
425.891.3301

**WOOD FRAMING
DETAILS**

S4.2
SCALE - 3/4" = 1'-0"
24x36





NON-STRUCTURAL WALL CONNECTION TO ROOF TRUSSES

2



S4.3

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