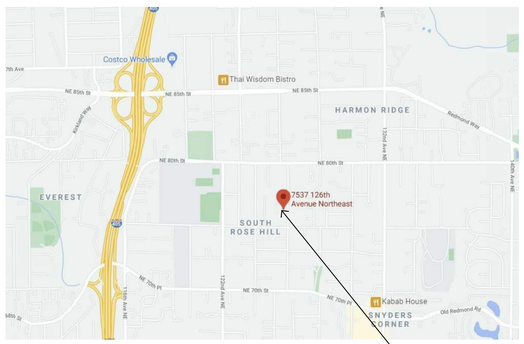
MUST REMAIN ON JOB SITE



Applicable Codes:

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

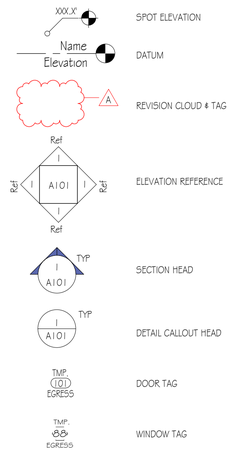




VICINITY MAP

SITE LOCATION

SYMBOLS



SPOT ELEVATION
DATUM
REVISION CLOUD & TAG
ELEVATION REFERENCE
SECTION HEAD
DETAIL CALLOUT HEAD
DOOR TAG
WINDOW TAG

PROJECT TEAM

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SURVEYOR:
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STRUCTURAL:
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SOUND STRUCTURAL SOLUTIONS, INC
24113 56TH AVE W. MOUNTLAKE TERRACE WA 98043
CONTACT: INBOX@555ENG.COM; 425.778.1023

Associated permits:

SFR + ADU: BSF21-00773
DADU: BSF21-00772

ABBREVIATIONS

&	AND	IN.	INCHES	WP	WATERPROOF
#	NUMBER	INFO	INFORMATION	WRB	WEATHER RESISTIVE BARRIER
%	PERCENT	INSUL	INSULATION		
ø	DIAMETER	INT	INTERIOR		
AB	ANCHOR BOLT	JT	JOINT		
AC	ACOUSTICAL	JST	JOIST		
ACT	ACOUSTIC CEILING TILE				
AFF	ABOVE FINISH FLOOR	LAM	LAMINATE		
AFT	ABOVE FINISH TREAD	LT	LIGHT		
AFD	ABOVE FINISH DECK				
AGG	AGGREGATE	MAX	MAXIMUM		
AL	ALUMINUM	MDF	MEDIUM DENSITY FIBER		
APPROX	APPROXIMATE	MECH	MECHANICAL		
ARCH	ARCHITECT	MEMB	MEMBRANE		
AVG	AVERAGE	MFR	MANUFACTURER		
		MIN	MINIMUM		
B.O.	BOTTOM OF	MISC	MISCELLANEOUS		
BLDG	BUILDING	MTL	METAL		
BM	BEAM				
BSMT	BASEMENT	NIC	NOT IN CONTRACT		
BTWN	BETWEEN	NOM	NOMINAL		
		NTS	NOT TO SCALE		
CC	CENTER TO CENTER				
CEM	CEMENT	OC	ON CENTER		
CIP	CAST IN PLACE	OH	OVERHANG		
CL	CENTERLINE	OSB	ORIENTED STRAND BOARD		
CLG	CEILING				
CLR	CLEAR	PERF	PERFORATED		
CMU	CONCRETE MASONRY	PERP	PERPENDICULAR		
COL	COLUMN	PL	PROPERTY LINE		
CONC	CONCRETE	PNL	PANEL		
CONSTR	CONSTRUCTION	PREFAB	PREFABRICATED		
CONT	CONTINUOUS	PREFIN	PREFINISHED		
CTR	CENTER	PT	PRESSURE TREATED		
		PVC	POLYVINYL CHLORIDE		
D.	DEPTH				
D	DRYER	R	RISER		
DEMO	DEMOLITION	RAD	RADIUS		
DEG	DEGREES	RC	RESILIENT CHANNEL		
DIA	DIAMETER	RD	ROOF DRAIN		
DIM	DIMENSION	REC	RECESSED		
DN	DOWN	REF	REFERENCE		
DTL	DETAIL	REF.	REFRIGERATOR		
DR	DOOR	REINF	REINFORCE		
DW	DISHWASHER	REQD	REQUIRED		
DWG	DRAWING	REV	REVISION		
DS	DOWNSPOUT	RO	ROUGH OPENING		
		R.O.W	RIGHT-OF-WAY		
(E)	EXISTING				
EA	EACH	SAF	SELF ADHESIVE FLASHING		
EGR.	EGRESS	SEC	SECTION		
EL	ELEVATION	SHT	SHEET		
EJ	EXPANSION JOINT	SIM	SIMILAR		
EQ	EQUAL	SPEC	SPECIFICATION		
EQUIP	EQUIPMENT	SS	STAINLESS STEEL		
EXH	EXHAUST	STC	SOUND TRANSMISSION CLASS		
EXP	EXPOSED	STD	STANDARD		
EXT	EXTERIOR	STL	STEEL		
		STRUCT	STRUCTURAL		
FC	FIBER CEMENT				
FD	FLOOR DRAIN	T	TREAD(S)		
FE	FIRE EXTINGUISHER	T&G	TONGUE & GROOVE		
FF	FINISH FLOOR	T.O.	TOP OF		
FN	FINISH	T.O.P	TOP OF PLATE		
FIXT	FIXTURE				
FOC	FACE OF CONCRETE	T.O.C	TOP OF CONCRETE		
FOIC	FURNISHED BY OWNER / INSTALLED BY CONTRACTOR	TEMP	TEMPORARY		
		TMP.	TEMPERED		
FOS	FACE OF STUD	TOPO	TOPOGRAPHIC		
FT	FOOT OR FEET	TYP	TYPICAL		
FTG	FOOTING				
		UNO	UNLESS NOTED OTHERWISE		
GA	GAUGE	UTIL	UTILITY		
G.A.	GYPSUM ASSOCIATION				
GALV	GALVANIZED	VB	VAPOR BARRIER		
GC	GENERAL CONTRACTOR	VC	VENT CAP		
GD	GARBAGE DISPOSAL	VERT	VERTICAL		
GEN	GENERAL	VENT	VENTILATION		
GL	GLASS	VIF	VERIFY IN FIELD		
GWB	GYPSUM WALL BOARD				
		W	WITH		
HGT	HEIGHT	W/O	WITHOUT		
HR	HANDRAIL	W	WASHING MACHINE		
HVAC	HEATING VENTILATION AIR CONDITIONING	WD	WOOD		
		WD	WASHER/ DRYER		
HWH	HOT WATER HEATER	WH	WATER HEATER		

CONDITIONED FLOOR AREA

AREA NAME	AREA	LEVEL
ADU		
LEVEL 1	648.00 SF	LEVEL 1
LEVEL 2	663.00 SF	LEVEL 2
	1311.00 SF	
DADU		
LEVEL 1	683.00 SF	LEVEL 1
LEVEL 2	643.00 SF	LEVEL 2
	1326.00 SF	
GARAGE		
GARAGE 1	212.00 SF	LEVEL 1
GARAGE 2	190.00 SF	LEVEL 1
	402.00 SF	
SFR		
LEVEL 1	728.00 SF	LEVEL 1
LEVEL 2	786.00 SF	LEVEL 2
	1514.00 SF	
TOTAL	4553.00 SF	

FOR GROSS FLOOR AREA PER KMC 21.33.030 SEE SHEET A10.

SHEET INDEX

G10 - G12	PROJECT COVER & GENERAL NOTES
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A10	SITE PLAN
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A30 - A32	ELEVATIONS
A40	SECTIONS
A50 - A52	DETAILS
A60 - A61	ENERGY & SCHEDULES
S1.0 - S3.3	STRUCTURAL

ELECTRICAL NOT PLAN REVIEWED OR APPROVED. SUBJECT TO FIELD INSPECTION

See Permit Conditions for additional requirements or information

Approved construction plans on-site must be printed full size.

BSF21-00773 APPROVED PLANS -7537 126th MAIN + AADU -- BSF21-00772 DADU- 11.8.21 Page 1 of 36

BLUEPRINT CAPITAL SERVICES, LLC.

7537 126TH MAIN W/ATTACHED ADU
7537 126TH AVENUE NE, KIRKLAND, WA.

PROJECT # 912248

DATE:

INTAKE: 01/22/2021

REVISIONS:

GREEN

APPROVED FOR CONSTRUCTION:

City of Kirkland
Reviewed by P. McJunkin
11/04/2021

G10

COVER

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ORIGINAL SHEET SIZE : 22" x 34"

AUTHOR: Q.W.

GENERAL NOTES

ALL CONSTRUCTION MUST BE IN COMPLIANCE WITH THE CITY OF KIRKLAND DEVELOPMENT STANDARDS, THE KIRKLAND MUNICIPAL CODE, PERMIT CONDITIONS, AND ALL OTHER APPLICABLE CODES, STANDARDS, AND POLICIES:

2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL RESIDENTIAL CODE
2015 INTERNATIONAL FIRE CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL FUEL GAS CODE (NATURAL GAS)
2015 NATIONAL FUEL GAS CODE 58 (PROPANE)
2015 UNIFORM PLUMBING CODE
2015 WASHINGTON STATE ENERGY CODE (IECC)
2017 WASHINGTON CITIES ELECTRICAL CODE (ADOPTED JULY 1, 2017)

1. **DO NOT SCALE DRAWINGS.** DURING THE REPROGRAPHIC PROCESS, PROPORTIONS MAY HAVE BEEN ALTERED. USE DOCUMENTED DIMENSIONS. WHERE CONFLICTS EXIST, NOTIFY THE ARCH / DESIGNER.
2. THE GENERAL CONTRACTOR SHALL VERIFY DIMENSIONS BEFORE PROCEEDING WITH WORK. THE GENERAL CONTRACTOR SHALL OBTAIN APPROVAL FROM ARCHITECT PRIOR TO PROCEEDING WITH ALL CHANGES, DISCREPANCIES, OF ALTERATIONS THAT ARE INCONSISTENT WITH THESE DRAWINGS. NOTIFY AND CONSULT WITH DESIGNER IF DISCREPANCIES ARE FOUND BETWEEN DRAWINGS AND SITE CONDITIONS AND/OR BUILDING OR ZONING REQUIREMENTS PRIOR TO START OF WORK. ANY CONSEQUENCES RESULTING FROM THESE DISCREPANCIES WILL BE THE CONTRACTORS SOLE RESPONSIBILITY AND EXPENSE IF ARCHITECT / DESIGNER IS NOT CONSULTED BEFORE AREA IN QUESTION IS CONSTRUCTED.
3. DRAWINGS INDICATE DESIGN INTENT, 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 / DESIGNER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY IN THE AREA OF WORK IN ACCORDANCE WITH ALL APPLICABLE SAFETY CODES.
5. CONSTRUCTION BARRICADES: PROVIDE CONSTRUCTION BARRICADE AS REQUIRED TO KEEP PUBLIC AND EMPLOYEES SAFE, FOLLOWING ALL APPLICABLE FEDERAL, STATE AND CITY CODES AND REGULATIONS.
6. CONTRACT DOCUMENTS WHICH DESCRIBE EXISTING CONSTRUCTION HAVE BEEN BASED ON FIELD INSPECTION AND OWNER SUPPLIED DOCUMENTS, BUT NOT BASED ON EXTENSIVE FIELD MEASUREMENTS, OPENING OF CONCEALED CONDITIONS OR EXCAVATED OF BURIED ITEMS. EXISTING CONDITIONS DO NOT ACCURATELY FOLLOW THE ORIGINAL CONSTRUCTION DRAWINGS. THESE DRAWINGS ARE INTENDED AS A GUIDE TO THE CONTRACTOR WHO SHALL VERIFY DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH WORK.
7. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS AND PROCEDURES INVOLVED W/ THIS PROJECT. CONTRACTOR IS RESPONSIBLE FOR ERECTING, BRACING AND SHORING NECESSARY ON BOTH NEW AND EXISTING AREAS UNTIL PERMANENT SUPPORTS AND STIFFENING IS IN PLACE IN ACCORDANCE WITH THE PLANS.
8. CONTRACTOR TO MAINTAIN IN FORCE AT ALL TIMES, INSURANCE AS REQUIRED BY ARTICLE II OF THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA DOCUMENT A201. CERTIFICATES EVIDENCING SAID INSURANCE SHALL BE PROVIDED TO THE OWNER, PRIOR TO COMMENCEMENT OF ANY WORK.
9. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ADJACENT WORK AND SHALL REPAIR SAID DAMAGE AT HIS OWN EXPENSE.
10. FLOOR ELEVATIONS GIVEN ARE TO THE TOP OF CONCRETE SLAB OR TOP OF SUBFLOOR.
11. PLAN DIMENSIONS ARE TO **FACE OF EXTERIOR STUD;** INTERIOR WALLS ARE DIMENSIONED TO THE **FACE OF INTERIOR STUD** UNLESS NOTED OTHERWISE. CONTRACTOR IS TO REFER TO STRUCTURAL PLANS FOR FRAMING DIMENSIONS AND WILL ACCOUNT FOR THE REQUIRED CLEARANCES & TOLERANCES.
12. VERIFY LOCATION OF ALL EXISTING UTILITIES. CAP, MARK & PROTECT AS NECESSARY TO COMPLY WITH THE WORK.
13. ALL ANGLES ARE 90 OR 45 DEGREES OR MATCH EXISTING, UNLESS OTHERWISE NOTED.
14. REPETITIVE FEATURES MAY BE DRAWN OR NOTED ONLY ONCE, BUT SHALL BE PROVIDED AS IF DRAWN IN FULL.
15. PLACE ALL MECHANICAL OR ELECTRICAL WALL AND ROOF PENETRATIONS AT LOCATIONS AS INDICATED ON DRAWINGS. REVIEW WITH ARCHITECT ALL LOCATIONS PRIOR TO INSTALLATION.
16. ALL FLASHING AND SHEET METAL SHALL COMPLY WITH S.M.A.C.N.A. STANDARDS AND ALL APPLICABLE CODES.
17. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES AND SYMBOLS. LAY OUT FRAMING TO ACCEPT ALL LIGHT FIXTURES, GRILLS AND DUCTS. PROVIDE FURRING AS REQUIRED TO CONCEAL MECHANICAL AND ELECTRICAL WORK IN FINISHED AREAS. CONSULT ARCHITECT BEFORE COVERING ALL MECHANICAL AND ELECTRICAL WORK.
18. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.
19. REFERENCING OF GENERAL AND KEY NOTES IS FOR CONTRACTOR CONVENIENCE ONLY AND DOES NOT LIMIT OR RESTRICT THEIR APPLICATION.
20. COORDINATION: THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND COORDINATION OF THE WORK OF ALL TRADES TO ASSURE COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS.
21. A COPY OF THE APPROVED PLANS MUST BE ON THE SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
22. WHERE THE DRAWINGS/DOCUMENTS REFER TO OR CALL OUT SPECIFIC PRODUCTS THE CONTRACTOR SHALL FOLLOW THE MANUFACTURERS RECOMMENDATIONS/SPECIFICATIONS FOR THAT ITEM OR SYSTEM.
23. THE CONTRACTOR SHALL FOLLOW THE MANUFACTURERS RECOMMENDATIONS / SPECIFICATIONS FOR SYSTEMS OR PRODUCTS THAT ARE INSTALLED AS PART OF THIS PROJECT. IF A CONFLICT ARISES BETWEEN THE MANUFACTURERS SPECIFICATIONS AND THE INFORMATION INCLUDED WITHIN THIS DRAWINGS SET THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING PRIOR TO START OF WORK.
24. CONSTRUCTION EROSION CONTROL MEASURES: MUST BE IN PLACE AND APPROVED BY SDCI PRIOR TO ANY EARTH DISTURBANCE.
25. NO SEDIMENT SHALL BE TRACKED INTO THE STREET OR ONTO PAVED SURFACES. SEDIMENT SHALL BE REMOVED FROM TRUCKS AND EQUIPMENT PRIOR TO LEAVING THE SITE. IN THE EVENT OF FAILURE OF EROSION CONTROL SYSTEM RESULTING IN SEDIMENT BEING TRACKED ONTO PAVED SURFACES, THE CONTRACTOR SHALL IMMEDIATELY IMPLEMENT MEASURES TO CORRECT THE SITUATION, AND STREET SWEEPING SHALL BE EMPLOYED ON AN EMERGENCY BASIS. IF STREET SWEEPING VEHICLES ARE UTILIZED, THEY SHALL BE OF THE TYPE THAT ACTUALLY REMOVES SEDIMENT FROM THE PAVEMENT.
26. THESE NOTES ARE IN ABBREVIATE FORM. THE INTENT IS TO FURTHER DEFINE THOSE AREAS OF WORK NO CLEARLY DELINEATED ON THE DRAWINGS. THE QUALITY OF WORKMANSHIP THROUGHOUT SHALL BE FIRST CLASS AND ALL MATERIALS SHALL MEET OR EXCEED THE NORMAL INDUSTRY STANDARDS APPLICABLE IN EACH CASE.
27. **BUILDING ENCLOSURE: RCW 64.55.010** - THE BUILDING ENCLOSURE INCLUDES, BUT IS NOT LIMITED TO, PORTIONS OF ROOFS, WALLS, BALCONY SUPPORT COLUMNS, DECKS, WINDOWS, DOORS, VENTS, AND OTHER PENETRATIONSTHROUGH EXTERIOR WALLS WHICH WATERPROOF, WEATHERPROOF, OR OTHERWISE PROTECT THE BUILDING OR ITS COMPONENTS FROM WATER OR MOISTURE INTRUSION.

DRAWINGS / PERMITS BY OTHERS

IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADDITIONAL DRAWINGS AND PERMITS AS REQUIRED TO COMPLETE THIS PROJECT. THE FOLLOWING LIST IS BY NO MEANS MEANT TO BE COMPREHENSIVE, RATHER SUGGESTIVE OF THE POSSIBLE TYPES OF ADDITIONAL PERMITS, DRAWINGS, AND SUBMITTALS THAT MAY BE REQUIRED DURING THE COURSE OF THE PROJECT. DEPENDING ON THE PROJECT, SOME OF THE FOLLOWING PERMITS, DRAWING, AND SUBMITTALS COULD COME UP INCLUDING OTHERS NOT LISTED BELOW:

- PROVIDE INFORMATION TO CITY REGARDING DISPOSAL OF EXCESS SOIL. (IF ANY)
- PROVIDE DESIGN / OBTAIN PERMIT FOR ANY REQUIRED SHORING WORK. (IF ANY)
- PROVIDE DRAWINGS / OBTAIN PERMIT FOR PLUMBING WORK
- PROVIDE DRAWINGS / OBTAIN PERMIT FOR ELECTRICAL WORK
- OBTAIN PERMIT FOR STORM SEWER DESIGN & HOOK-UP
- OBTAIN STREET USE PERMITS FOR ANY STREET WORK. (IF ANY)
- APPLY & PAY FOR REQUIRED WATER METERS.
- PROVIDE INFORMATION FOR SPU WASTE DIVERSION REPORTS.
- PROVIDE INFORMATION FOR SDCI RAT ABATEMENT PRIOR TO DEMOLITION.
- PROVIDE INFORMATION FOR ASBESTOS TESTING AND ABATEMENT PER PUGET SOUND CLEAN AIR AGENCY.

ANY DEFERRED SUBMITTAL SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL. (IF ANY)

R302.5 OPENING PROTECTION

1. OPENINGS AND PENETRATIONS THROUGH THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE IN ACCORDANCE WITH SECTIONS R302.5.1 THROUGH R302.5.3.
2. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS.
3. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE (0.48 MM) SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
4. PENETRATIONS THROUGH THE SEPARATION REQUIRED IN SECTION R302.6 SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4.

SOILS & SITE WORK

1. PER 401.4 (SITE-SPECIFIC GEOTECHNICAL REPORTS SHALL GOVERN)
2. EXCAVATION CUTS ARE TO BE NO STEEPER THAN 1:1, HORIZONTAL TO VERTICAL. [H1:V1] U.N.O. ADDITION MIN. 1' HORIZONTAL DISTANCE FOR WORKING CLEARANCE.
3. FILL TO BE FREE OF DEBRIS, ORGANIC CONTAMINANTS AND ROCK FRAGMENTS LARGER THAN 6 INCHES. USE FREE-DRAINING SAND OR SAND AND GRAVEL CONDITIONED TO APPROPRIATE MOISTURE CONTENT FOR ADEQUATE COMPACTION. FILL SHALL CONTAIN NO MORE THAN 5% FINES RELATIVE TO THE FRACTION PASSING THE 3/4" SIEVE. FOR HOUSE, SLAB OR PAVEMENT AREAS, COMPACTION OF FILL TO BE AT LEAST 95% OF THE MAXIMUM DRY DENSITY (MDD) PER ASTM D-1557 TESTING PROCEDURES. UTILITY TRENCH BACKFILL IN SETTLEMENT-SENSITIVE AREAS TO BE COMPACTED AT LEAST 90% OF THE MDD, EXCEPT FOR THE TOP 2 FEET WHICH SHOULD BE COMPACTED TO 95% OF THE MDD.
4. STRUCTURAL FILL TO BE PLACED IN LOOSE LAYERS OF NOT MORE THAN 8" LAYERS FOR HEAVY EQUIPMENT, OR 4" FOR LIGHTWEIGHT COMPACTION EQUIPMENT. FILL SHOULD BE CONDITIONED TO THE PROPER MOISTURE CONTENT FOR COMPACTION. COMPACT EACH LIFT BEFORE PLACING SUBSEQUENT LAYERS
5. FOR FOOTINGS SUPPORTED ON STRUCTURAL FILL, THE ZONE OF STRUCTURAL FILL SHOULD EXTEND LATERALLY OUT FROM THE LOOTING EDGES A DISTANCE AT LEAST EQUAL TO THE THICKNESS OF THE STRUCTURAL FILL. STRUCTURAL FILL PLACED BENEATH FOOTING SHOULD BE COMPACTED TO AT LEAST 95% OF THE MDD IN ACCORDANCE WITH ASTM D-1557.
6. ALL EXTERIOR AND INTERIOR FOOTINGS TO BE AT LEAST 18" AND 12" RESPECTIVELY BELOW THE LOWEST FINISHED ADJACENT GRADE.
7. CRAWL SPACE PER R408.

R302.11 SOLID FIREBLOCKING

IN COMBUSTIBLE CONSTRUCTION, SOLID FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.
SOLID FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
2. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
3. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).
4. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
5. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
6. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
7. FOR THE SOLID FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.
8. SOLID FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION

R302.6 DWELLING / GARAGE FIRE SEPARATION

1. THE GARAGE SHALL BE SEPARATED AS REQUIRED BY TABLE R302.6. OPENINGS IN GARAGE WALLS SHALL COMPLY WITH SECTION R302.5. THIS PROVISION DOES NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL.

SEPARATION
a. FROM THE RESIDENCE AND ATTIC
b. FROM ALL HABITABLE ROOMS ABOVE THE GARAGE
c. STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION
d. GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT.

MATERIAL
A. NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE
B. NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT
C. NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT
D. NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA

R302.7 UNDER-STAIR PROTECTION

1. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 MM) GYPSUM BOARD. U.N.O

R303 LIGHT, VENTILATION & HEATING

ALL HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS.

THE MINIMUM OPEN-ABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.
EXCEPTIONS:

a. THE GLAZED AREAS NEED NOT BE OPENABLE WHERE THE OPENING IS NOT REQUIRED BY SECTION R310 AND AN APPROVED MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 0.35 AIR CHANGE PER HOUR IN THE ROOM IS INSTALLED OR A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED CAPABLE OF SUPPLYING OUTDOOR VENTILATION AIR OF 15 CUBIC FEET PER MINUTE (CFM) (78 L/S) PER OCCUPANT COMPUTED ON THE BASIS OF TWO OCCUPANTS FOR THE FIRST BEDROOM AND ONE OCCUPANT FOR EACH ADDITIONAL BEDROOM.
b. THE GLAZED AREAS NEED NOT BE INSTALLED IN ROOMS WHERE EXCEPTION 1 ABOVE IS SATISFIED AND ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES (65 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES (762 MM) ABOVE THE FLOOR LEVEL.
c. USE OF SUNROOM ADDITIONS AND PATIO COVERS, AS DEFINED IN SECTION R202, SHALL BE PERMITTED FOR NATURAL VENTILATION IF IN EXCESS OF 40 PERCENT OF THE EXTERIOR SUNROOM WALLS ARE OPEN, OR ARE ENCLOSED ONLY BY INSECT SCREENING.

BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQUARE FEET (0.3 M2), ONE-HALF OF WHICH MUST BE OPEN-ABLE.
EXCEPTION: THE GLAZED AREAS SHALL NOT BE REQUIRED WHERE ARTIFICIAL LIGHT AND A MECHANICAL VENTILATION SYSTEM ARE PROVIDED. THE MINIMUM VENTILATION RATES SHALL BE 50 CUBIC FEET PER MINUTE (24 L/S) FOR INTERMITTENT VENTILATION OR 20 CUBIC FEET PER MINUTE (10 L/S) FOR CONTINUOUS VENTILATION. VENTILATION AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE.

ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIRS, INCLUDING THE LANDINGS AND TREADS. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF EACH LANDING OF THE STAIRWAY.

REQUIRED GLAZED OPENINGS SHALL OPEN DIRECTLY ONTO A STREET OR PUBLIC ALLEY, OR A YARD OR COURT LOCATED ON THE SAME LOT AS THE BUILDING.
EXCEPTIONS:

a. REQUIRED GLAZED OPENINGS MAY FACE INTO A ROOFED PORCH WHERE THE PORCH ABUTS A STREET, YARD OR COURT AND THE LONGER SIDE OF THE PORCH IS AT LEAST 65 PERCENT UNOBSTRUCTED AND THE CEILING HEIGHT IS NOT LESS THAN 7 FEET (2134 MM).
b. EAVE PROJECTIONS SHALL NOT BE CONSIDERED AS OBSTRUCTING THE CLEAR OPEN SPACE OF A YARD OR COURT.
c. REQUIRED GLAZED OPENINGS MAY FACE INTO THE AREA UNDER A DECK, BALCONY, BAY OR FLOOR
d. CANTILEVER PROVIDED A CLEAR VERTICAL SPACE AT LEAST 36 INCHES (914 MM) IN HEIGHT IS PROVIDED.

WHEN THE WINTER DESIGN TEMPERATURE IN TABLE R301.2(1) IS BELOW 60°F (16°C), EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68°F (20°C) AT A POINT 3 FEET (914 MM) ABOVE THE FLOOR AND 2 FEET (610 MM) FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. THE INSTALLATION OF ONE OR MORE PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS SECTION.

R304 MIN. HABITABLE AREA

COMMON ROOM: 120 SF; COOKING + LIVING OR LIVING + SLEEPING: 150 SF KITCHENS ARE EXEMPT FROM MINIMUM AREA AND DIMENSIONS.

DEFINITION OF HABITABLE SPACE:
- A SPACE IN A BUILDING FOR LIVING, SLEEPING, EATING OR COOKING. BATHROOMS, TOILET ROOMS, CLOSETS, HALLS, STORAGE OR UTILITY SPACES AND SIMILAR AREAS ARE NOT CONSIDERED HABITABLE SPACES.

R305 CEILING HEIGHT

1. HABITABLE SPACES/ROOMS, HALLWAYS, CORRIDORS, BATHROOM, TOILET ROOMS, LAUNDRY ROOMS AND BASEMENTS SHALL HAVE A CEILING HEIGHT NOT LESS THAN 7 FEET MEASURED FROM FINISH FLOOR TO FINISH CEILING. BEAMS AT LEAST 4 FEET ON CENTER CAN PROJECT INTO SPACE 6 INCHES.
2. SLOPED CEILINGS: NOT MORE THAN 50% OF THE REQUIRED FLOOR AREA OF A ROOM/SPACE IS PERMITTED TO HAVE A SLOPED CEILING LESS THAN 7 FEET OR A PORTION LESS THAN 5 FEET, (I.E. MINIMUM REQUIRED BEDROOM IS 70 SF PER R304.3, SO AT LEAST 35 SF OF A BEDROOM NEEDS TO HAVE CEILING HEIGHTS OVER 7 FEET AND THE OTHER 35 SF OVER 5 FEET.
3. GARAGE REQUIREMENTS PER R309
4. ATTIC ACCESS PER R807
5. WEATHER PROTECTION PER R703 & R903

R308 DOORS & WINDOWS

1. DOORS AS SELECTED BY OWNER, BUT MUST MEET CODE, EGRESS, HARDWARE, REQUIREMENTS AS PER BELOW:
2. SEE FLOOR PLANS FOR SIZES. RATING AND REQUIRED U-VALUES SHALL BE PER PLAN AND AS SET FORTH ON THIS SHEET. SEE SCHEDULES ATTACHED OR IN DRAWINGS. ALL EXTERIOR DOORS, WINDOWS AND SKYLIGHTS SHALL BE NFRC CERTIFIED AND SHALL MEET SEC SECTION R402.4.3.
3. ALL DWELLING UNITS SHALL HAVE DEAD-BOLTS THAT HAVE THUMB-TURN TO THE INSIDE.
4. ELECTRIC GARAGE DOOR TO BE INSTALLED BY COMPANY FAMILIAR WITH SAFETY REQUIREMENTS.
5. ALL DOORS WITH REQUIRED FIRE RATING SHALL COMPLY WITH PROVISIONS IN THIS SECTION, AND SHALL BE SELF CLOSING AND LATCHING WITH NO HOLD-OPENS. FIRE DOORS AND DAMPERS SHALL HAVE AN APPROVED LABEL OR LISTING MARK, IDENTIFYING THE FIRE-PROTECTION RATING PERMANENTLY AFFIXED AT THE FACTORY PER IBC§BC 715.3.3 ALL TREATED DOORS TO HAVE 3 HINGES PER LEAF. WHEN SPRING HINGES ARE USED FOR SELF-CLOSING REQUIREMENTS, NOT LESS THAN HALF OF THE HINGES ARE TO BE SPRING HINGES.
6. ALL GLAZING WITHIN 24" OF A DOOR, OR WITHIN 18" FROM A FLOOR SURFACE TO BE TEMPERED, INCLUDING ANY GLASS SHOWER OR TUB DOORS. ADDITIONALLY, GLAZING WITHIN 5 FEET OF THE BOTTOM OR TOP OF STAIRWAYS WHERE THE SILL IS LESS THAN 60" AFF SHALL BE SAFETY GLAZED. IRC R308.3 & 308.4 SPECIFIES OTHER HAZARDOUS LOCATIONS ALSO REQUIRING SAFETY GLAZING.
7. EGRESS WINDOWS FROM SLEEPING ROOMS AND BASEMENTS WITH HABITABLE SPACE W/O SLEEPING ROOM TO HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SF, MINIMUM OF 24" CLEAR HEIGHT, 20" MINIMUM CLEAR WIDTH, WITH MAXIMUM SILL HEIGHT OF 44" ABOVE FINISHED FLOOR PER IRC R310.
8. SKYLIGHTS PER R308.6
9. ALL DOORS CENTERED IN OPENINGS OR HALLWAYS OR WITH MINIMUM 4" RETURNS, UNLESS NOTED OTHERWISE.

R307 TOILET, BATH & SHOWER SPACES

1. R307.1 SPACE REQUIRED. FIXTURES SHALL BE SPACED IN ACCORDANCE WITH FIGURE R307.1, AND IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION P2705.1.
2. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR.

R310.1 EMERGENCY ESCAPE & RESCUE

1. 1.BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, EMERGENCY EGRESS AND RESCUE OPENINGS SHALL BE REQUIRED IN EACH SLEEPING ROOM. WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR. WHERE A DOOR OPENING HAVING A THRESHOLD BELOW THE ADJACENT GROUND ELEVATION SERVES AS AN EMERGENCY ESCAPE AND RESCUE OPENING AND IS PROVIDED WITH A BULKHEAD ENCLOSURE, THE BULKHEAD ENCLOSURE SHALL COMPLY WITH SECTION R310.3. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. EMERGENCY ESCAPE AND RESCUE OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.
   a. EXCEPTION: BASEMENTS USED ONLY TO HOUSE MECHANICAL EQUIPMENT AND NOT EXCEEDING TOTAL FLOOR AREA OF 200 SQUARE FEET (18.58 M2).
2. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (0.530 M2).
   a. EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET (0.465 M2).
3. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610 MM).
4. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (508 MM).
5. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE.

R310.2 WINDOW WELLS

1. THE MINIMUM HORIZONTAL AREA OF THE WINDOW WELL SHALL BE 9 SQUARE FEET (0.9 M2), WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36 INCHES (914 MM). THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.
   a. EXCEPTION: THE LADDER OR STEPS REQUIRED BY SECTION R310.2.1 SHALL BE PERMITTED TO ENCROACH A MAXIMUM OF 6 INCHES (152 MM) INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL.
2. WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES (1118 MM) SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTIONS R311.7 AND R311.8. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12 INCHES (305 MM), SHALL PROJECT AT LEAST 3 INCHES (76 MM) FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES (457 MM) ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.

R311.1 MEANS OF EGRESS

1. ALL DWELLINGS SHALL BE PROVIDED WITH A MEANS OF EGRESS AS PROVIDED IN THIS SECTION. THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE EXTERIOR OF THE DWELLING AT THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE.
2. AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32 INCHES (813 MM) WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES (1.57 RAD). THE MINIMUM CLEAR HEIGHT OF THE DOOR OPENING SHALL NOT BE LESS THAN 78 INCHES (1981 MM) IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
3. THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT).
   a. EXCEPTION: EXTERIOR BALCONIES LESS THAN 60 SQUARE FEET (5.6 M2) AND ONLY ACCESSIBLE FROM A DOOR ARE PERMITTED TO HAVE A LANDING LESS THAN 36 INCHES (914 MM) MEASUR

SECURITY

PROVIDE BUILDING ENTRANCE LOCKS AND OBSERVATION PORTS AT APPROX. 60" AFF IN ACCORDANCE WITH THIS SECTION. SECURITY FROM CRIMINAL ACTIVITY: DEAD BOLT (MIN. 1/2" THROW) AND VIEWPOINT REQUIRED @ EXTERIOR DOORS. WINDOWS AND SLIDING DOORS WITHIN 10' OF GRADE SHALL BE PROVIDED WITH LATCHING DEVICES, ALL LOCKS SHALL BE OPEN ABLE WITHOUT SPECIAL KNOWLEDGE OR EFFORT.

A. ASSEMBLIES SEPARATING DWELLING UNITS SHALL PROVIDE:

- AT WALLS: AIRBORNE SOUND INSULATION AT STC 45 (OR MORE) PER, ASTM E 90.
- AT FLOOR-CEILING AIRBORNE AND IMPACT SOUND INSULATION AT AN "IMPACT INSULATION CLASS"

(IIC) OR MIN. 50 PER ASTM E 492

SOUND TRANSMISSION CONTROL

1. ASSEMBLIES SEPARATING DWELLING UNITS SHALL PROVIDE:

- AT WALLS: AIRBORNE SOUND INSULATION AT STC 50 (OR MORE) PER, ASTM E 90.
- AT FLOOR-CEILING: AIRBORNE AND IMPACT SOUND INSULATION AT AN "IMPACT INSULATION CLASS" (IIC) OR MIN. 50 PER ASTM E 492

1. AIR-BORNE SOUND: WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (45 IF FIELD TESTED). PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING, ELECTRICAL DEVICES, RECESSED CABINETS, BATHTUBS, SOFFITS, OR HEATING, VENTILATING OR EXHAUST DUCTS SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED STC. UNIT ENTRY DOORS SHALL BE TIGHT FITTING TO THE FRAME AND SILL. UNIT ENTRY DOOR ASSEMBLIES SHALL HAVE A STC OF NOT LESS THAN 26. SBC 1207.2.
2. STRUCTURE-BORNE SOUND: FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE AN IMPACT INSULATION CLASS (ICC) RATING OF NOT LESS THAN 50 (45 IF FIELD TESTED) PER
3. JOINTS IN THE PERIMETER OF WALLS OR FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL BE ACOUSTICALLY SEALED WITH A PERMANENT RESILIENT MATERIAL APPROVED FOR SUCH PURPOSE. CONDUITS, DUCTS, PIPES AND VENTS WITHIN SUCH WALL OR FLOOR/CEILING ASSEMBLIES CAUSING VIBRATION SHALL BE REASONABLY ISOLATED FROM THE BUILDING CONSTRUCTION AT POINTS OF SUPPORT. ALL OPENINGS THROUGH WHICH SUCH ITEMS PASS SHALL HAVE THE EXCESS OPENING FULLY SEALED. SBC 1207.3.
4. ELECTRICAL OUTLET BOXES SHALL NOT BE PLACED BACK-TO-BACK AND SHALL BE OFFSET BY NOT LESS THAN 12 INCHES FROM OUTLETS IN THE OPPOSITE WALL SURFACE. THE BACK AND SIDES OF BOXES SHALL BE SEALED WITH 1/8" RESILIENT SEALANT AND BACKED BY AT LEAST 2" THICK MATERIAL FIBER INSULATION. SBC 1207.3.
5. SPACES OR SHAFTS CONTAINING AIR CONDITIONING, REFRIGERATION OR VENTILATING EQUIPMENT, ELEVATOR MACHINERY, OR OTHER MECHANICAL EQUIPMENT SHALL BE SEPARATED BOTH VERTICALLY AND HORIZONTALLY FROM ADJOINING DWELLING UNITS BY CONSTRUCTION DESIGNED TO PROVIDE A MINIMUM STC RATING OF 50. SBC 1207.6.
6. DESIGN AND MATERIALS FOR SOUND TRANSMISSION CONTROL SHALL NOT IMPAIR THE FIRE-RESISTANT INTEGRITY OF SEPARATING WALLS OR FLOOR/CEILING ASSEMBLIES.
   a. ASSEMBLIES SEPARATING DWELLING UNITS SHALL PROVIDE:
   b. AT WALLS: AIRBORNE SOUND INSULATION AT STC 45 (OR MORE) PER, ASTM E 90.
   c. AT FLOOR-CEILING AIRBORNE AND IMPACT SOUND INSULATION AT AN "IMPACT INSULATION CLASS" (IIC) OR MIN. 50 PER ASTM E 492

CERTIFICATE

A PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR WITHIN THREE FEET OF THE ELECTRICAL DISTRIBUTION PANEL BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL. THE CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL AND SHALL NOT COVER OR OBSTRUCT THE VISIBILITY OF THE CIRCUIT DIRECTORY LABEL, SERVICE DISCONNECT LABEL OR OTHER REQUIRED LABELS. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION (SLAB, BELOW-GRADE WALL, AND/OR FLOOR) AND DUCTS OUTSIDE CONDITIONED SPACES; U-FACTORS FOR FENESTRATION AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING. WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, THE CERTIFICATE SHALL LIST THE VALUE COVERING THE LARGEST AREA. THE CERTIFICATE SHALL LIST THE TYPES AND EFFICIENCIES OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT.

AIR LEAKAGE

1. R402.4.3 AIR LEAKAGE OF FENESTRATION, WINDOWS, SKYLIGHTS AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER SQUARE FOOT (1.5 L/S/M2), AND SWINGING DOORS NO MORE THAN 0.5 CFM PER SQUARE FOOT (2.6 L/S/M2), WHEN TESTED ACCORDING TO NFRC 400 OR AAMA/WDMA/CSA 101/I.S.2/A440 BY AN ACCREDITED, INDEPENDENT LABORATORY AND LISTED AND LABELED BY THE MANUFACTURER.
2. R402.4.4 RECESSED LIGHTING. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE TYPE IC-RATED AND CERTIFIED UNDER ASTM E283 AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM (0.944 L/S) WHEN TESTED AT A 1.57 PSF (75 PA) PRESSURE DIFFERENTIAL AND SHALL HAVE A LABEL ATTACHED SHOWING COMPLIANCE WITH THIS TEST METHOD. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING & THE INTERIOR WALL OR CEILING COVERING.
3. 502.4.5 BUILDING AIR LEAKAGE TESTING: BUILDING ENVELOPE AIR LEAKAGE CONTROL SHALL BE CONSIDERED ACCEPTABLE WHEN TESTED TO HAVE AN AIR LEAKAGE TO NOT EXCEED 3.5 AIR CHANGES / HOUR & NOT LESS THAN 0.00030 SPECIFIC LEAKAGE AREA (SLA) WHEN TESTED WITH A BLOWER DOOR AT A PRESS OF 50 PASCALS (0.2 INCH W.G.). TESTING SHALL OCCUR AT ANY TIME AFTER ROUGH IN & AFTER INSTALLATION OF PENETRATIONS OF THE BUILDING ENVELOPE, INCLUDING PENETRATIONS FOR UTILITIES, PLUMBING, ELECTRICAL, VENTILATION & COMBUSTION APPLIANCES & SEALING THEREOF. WHEN REQUIRED BY THE BUILDING OFFICIAL, THE TEST SHALL BE CONDUCTED IN THE PRESENCE OF DEPARTMENT STAFF. THE BLOWER DOOR TEST RESULTS SHALL BE RECORDED ON THE CERTIFICATE REQUIRED IN SECT. 105.4.
   EXCEPTIONS:
   1. ADDITIONS LESS THAN 750 SQUARE FEET.
   2. ONCE VISUAL INSPECTION HAS CONFIRMED THE PRESENCE OF A GASKET (SEE SECTION 502.4), OPERABLE WINDOWS AND DOORS MANUFACTURED BY SMALL BUSINESS SHALL BE PERMITTED TO BE SEALED OFF AT THE FRAME PRIOR TO THE TEST.
   3. SPECIFIC LEAKAGE AREA (SLA) SHALL BE CALCULATED AS FOLLOWS: SLA = (CFM50 X 0.055)/(CFA X 144)
   4. WHERE:
   5. CFM50 = BLOWER DOOR FAN FLOW AT 50 PASCAL PRESSURE DIFFERENCE
   6. CFA = CONDITIONED FLOOR AREA OF THE HOUSING UNIT

DURING TESTING:

1. EXTERIOR WINDOWS AND DOORS, FIREPLACE AND STOVE DOORS SHALL BE CLOSED, BUT NOT SEALED.
2. DAMPERS SHALL BE CLOSED, BUT NOT SEALED; INCLUDING EXHAUST, INTAKE, MAKEUP AIR, BACK DRAFT, AND FLUE DAMPERS;
3. INTERIOR DOORS CONNECTING CONDITIONED SPACES SHALL BE OPEN; ACCESS HATCHES TO CONDITIONED CRAWL SPACES AND CONDITIONED ATTICS SHALL BE OPEN; DOORS CONNECTING TO UNCONDITIONED SPACES SHALL BE CLOSED BUT NOT SEALED;
4. EXTERIOR OPENINGS FOR CONTINUOUS OPERATION VENTILATION SYSTEMS AND HEAT RECOVERY VENTILATORS SHALL BE CLOSED AND SEALED;
5. HEATING AND COOLING SYSTEM(S) SHALL BE TURNED OFF;
6. HVAC DUCTS SUPPLY AND RETURN REGISTERS SHALL NOT BE SEALED.

A WRITTEN REPORT OF THE TEST RESULTS SHALL BE SIGNED BY THE TESTING PARTY AND PROVIDED TO THE BUILDING INSPECTOR PRIOR TO CALL FOR FINAL INSPECTION.

DUCTS & PIPING

- DUCTS AND AIR HANDLERS SHALL BE IN ACCORDANCE WITH SECTIONS R403.2.1 THROUGH R403.2.3.
- R403.2.1 INSULATION (PRESCRIPTIVE). DUCTS SHALL BE INSULATED TO A MINIMUM OF R-8. EXCEPTION: DUCTS OR PORTIONS THEREOF LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE. DUCTS LOCATED IN CRAWL SPACES DO NOT QUALIFY FOR THIS EXCEPTION.
- R403.2.2 SEALING (MANDATORY). DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH EITHER THE INTERNATIONAL MECHANICAL CODE OR INTERNATIONAL RESIDENTIAL CODE, AS APPLICABLE.
- EXCEPTIONS:
  1. 1. AIR-IMPERMEABLE SPRAY FOAM PRODUCTS SHALL BE PERMITTED TO BE APPLIED WITHOUT ADDITIONAL JOINT SEALS.
  2. 2. WHERE A DUCT CONNECTION IS MADE THAT IS PARTIALLY INACCESSIBLE, THREE SCREWS OR RIVETS SHALL BE EQUALLY SPACED ON THE EXPOSED PORTION OF THE JOINT SO AS TO PREVENT A HINGE EFFECT.
  3. 3. CONTINUOUSLY WELDED AND LOCKING-TYPE LONGITUDINAL JOINTS AND SEAMS IN DUCTS OPERATING AT STATIC PRESSURES LESS THAN 2 INCHES OF WATER COLUMN (500 PA) PRESSURE CLASSIFICATION SHALL NOT REQUIRE ADDITIONAL CLOSURE SYSTEMS.
- DUCTS SHALL BE LEAK TESTED IN ACCORDANCE WITH WSU RS-33, USING THE MAXIMUM DUCT LEAKAGE RATES SPECIFIED. DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER OF THE FOLLOWING:
  1. POSTCONSTRUCTION TEST: TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. (25 PA) ACROSS THE ENTIRE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTER BOOTS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST. LEAKAGE TO OUTDOORS SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA.
  2. ROUGH-IN TEST: TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. (25 PA) ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST. IF THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST, TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 3 CFM (85 L/MIN) PER 100 SQUARE FEET (9.29 M2) OF CONDITIONED FLOOR AREA.
  3. EXCEPTION: THE TOTAL LEAKAGE TEST IS NOT REQUIRED FOR DUCTS AND AIR HANDLERS LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE. DUCTS LOCATED IN CRAWL SPACES DO NOT QUALIFY FOR THIS EXCEPTION.
- R403.2.2.1 SEALED AIR HANDLER. AIR HANDLERS SHALL HAVE A MANUFACTURER'S DESIGNATION FOR AN AIR LEAKAGE OF NO MORE THAN 2 PERCENT OF THE DESIGN AIR FLOW RATE WHEN TESTED IN ACCORDANCE WITH ASHRAE 193.
- R403.2.3 BUILDING CAVITIES (MANDATORY).BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS. INSTALLATION OF DUCTS IN EXTERIOR WALLS, FLOORS OR CEILINGS SHALL NOT DISPLACE REQUIRED ENVELOPE INSULATION.
- R403.3 MECHANICAL SYSTEM PIPING INSULATION (MANDATORY). MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105°F OR BELOW 55°F SHALL BE INSULATED TO A MINIMUM OF R-6.
- R403.3.1 PROTECTION OF PIPING INSULATION. PIPING INSULATION EXPOSED TO WEATHER SHALL BE PROTECTED FROM DAMAGE, INCLUDING THAT CAUSED BY SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE, AND WIND, AND SHALL PROVIDE SHIELDING FROM SOLAR RADIATION THAT CAN CAUSE DEGRADATION OF THE MATERIAL. ADHESIVE TAPE SHALL NOT BE PERMITTED.
- R403.4 SERVICE HOT WATER SYSTEMS. ENERGY CONSERVATION MEASURES FOR SERVICE HOT WATER SYSTEMS SHALL BE IN ACCORDANCE WITH SECTIONS R403.4.1 THROUGH R403.4.3.
- R403.4.1 CIRCULATING HOT WATER SYSTEMS (MANDATORY). CIRCULATING HOT WATER SYSTEMS SHALL BE PROVIDED WITH AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT WATER CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE.
- R403.4.2 HOT WATER PIPE INSULATION (PRESCRIPTIVE). INSULATION FOR HOT WATER PIPE SHALL HAVE A MINIMUM THERMAL RESISTANCE (R-VALUE) OF R-4.

TEMPERATURE CONTROL

1. R403.1 CONTROLS (MANDATORY). AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM.
   a. R403.1.1 PROGRAMMABLE THERMOSTAT. WHERE THE PRIMARY HEATING SYSTEM IS A FORCED-AIR FURNACE, AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY. THE THERMOSTAT SHALL ALLOW FOR, AT A MINIMUM, A 5-2 PROGRAMMABLE SCHEDULE (WEEKDAYS/WEEKENDS) AND BE CAPABLE OF PROVIDING AT LEAST TWO PROGRAMMABLE SETBACK PERIODS PER DAY. THIS THERMOSTAT SHALL INCLUDE THE CAPABILITY TO SET BACK OR TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPERATURES DOWN TO 55°F (13°C) OR UP TO 85°F (29°C). THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED WITH A HEATING TEMPERATURE SET POINT NO HIGHER THAN 70°F(21°C) AND A COOLING TEMPERATURE SET POINT NO LOWER THAN 78°F (26°C). THE THERMOSTAT AND/OR CONTROL SYSTEM SHALL HAVE AN ADJUSTABLE DEADBAND OF NOT LESS THAN 10°F.
   b. R403.1.2 HEAT PUMP SUPPLEMENTARY HEAT (MANDATORY). UNITARY AIR COOLED HEAT PUMPS SHALL INCLUDE CONTROLS THAT MINIMIZE SUPPLEMENTAL HEAT USAGE DURING START-UP, SET-UP, AND DEFROST CONDITIONS. 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.

LIGHTING & ELECTRICAL

R404.1 LIGHTING EQUIPMENT (MANDATORY) - SEC 60G AND SEC 505.1

- INTERIOR LIGHTING: MIN. **75%** OF LIGHTING FIXTURES TO BE HIGH EFFICACY (PIN-BASED)
- EXTERIOR LIGHTING : ALL LIGHTING FIXTURES TO BE HIGH EFFICACY (PIN BASED)

1. ELECTRICAL WORK SHALL BE PERFORMED IN A "BIDDER-DESIGN" MANNER. THE CONTRACTOR SHALL SUBMIT SUCH SYSTEMS SEPARATELY FOR PERMIT.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DESIGN SYSTEMS THAT MEET ALL REQUIREMENTS AND CODES. CONTRACTOR SHALL SUBMIT DRAWINGS, PAY FOR, AND OBTAIN PERMIT AND PERFORM WORK IN A MANNER THAT MEETS OR EXCEEDS THE RECOGNIZED WORKMANSHIP STANDARDS FOR THE INDUSTRY.
3. ALL DRAWINGS ARE TO BE SUBMITTED FOR REVIEW AND APPROVAL TO THE OWNER BEFORE PERFORMING WORK. SPECIFIC ATTENTION IS TO BE PAID REGARDING OWNER-REQUESTED LOCATIONS OF ELECTRICAL, PHONE AND COMPUTER CABLING PORT LOCATIONS.
4. PROPER PROTECTION SHALL BE PROVIDED AROUND RECESSED LIGHT FIXTURES PER MANUFACTURER'S RECOMMENDATIONS SO THAT OVERHEATING WILL NOT OCCUR. RECESSED LIGHT FIXTURES TO BE IC RATED.

MOISTURE CONTROL

1. CLASS I OR II VAPOR RETARDERS ARE REQUIRED FOR INTERIOR SIDE OF FRAME WALLS FOR ZONE 4.
   EXCEPTIONS:
   a. BASEMENT WALLS
   b. BELOW GRADE PORTION OF ANY EXTERIOR WALL.
   c. CONSTRUCTION WHERE MOISTURE OR FREEZING WILL NOT DAMAGE THE MATERIALS.
2. CLASS III VAPOR RETARDERS SHALL BE PERMITTED WHERE ANY ONE OF THE CONDITIONS IN TABLE R601.3.1 IS MET.
3. MATERIAL VAPOR RETARDER CLASS SHALL BE BASE ON THE MANUFACTURERS CERTIFIED TESTING OR TESTING ASSEMBLY.
   - THE FOLLOWING SHALL BE DEEMED TO MEET THE CLASS SPECIFIED:
   - CLASS I: SHEET POLYPROPYLENE, UNPERFORATED ALUMINUM FOIL.
   - CLASS II: KRAFT-FACED FIBERGLASS BATTS.
   - CLASS III: LATEX OR ENAMEL PAINT.
4. VENTED CLADDING SHALL INCLUDE THE FOLLOWING MINIMUM CLEAR AIR SPACES. OTHER OPENINGS WITH THE EQUIVALENT VENT AREA SHALL BE PERMITTED.
   a. VINYL LAP OR HORIZONTAL ALUMINUM SIDING APPLIED OVER A WEATHER RESISTIVE BARRIER AS SPECIFIED IN TABLE R703.4.
   b. BRICK VENEER WITH A CLEAR AIRSPACE AS SPECIFIED IN SECTION R703.7.4.2.
   c. OTHER APPROVED VENTED CLADDINGS.

DRYWALL

1. PROVIDE 1/2" GYPSUM WALL BOARD FOR NON-RATED ASSEMBLIES AND 5/8" TYPE 'X' GYPSUM WALL BOARD FOR 1-HOUR RATED ASSEMBLIES WITH ALL EXPOSED JOINTS AND FASTENER HEADS SMOOTH AND FLUSH WITH SURFACE OF BOARD. JOINTS TAPED AND PREPARED FOR APPLICATION OF FINISH. USE WATER-RESISTANT BOARD AT ALL WET AREAS TO 4'-0" AFF.
2. "RECOMMENDED SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM BOARD," LATEST EDITION, AS PUBLISHED BY THE GYPSUM ASSOCIATION (ALSO PUBLISHED AS ANSI 97.1 AND "USING GYPSUM BOARD AND CEILING," LATEST EDITION).
3. WHEN GYPSUM BOARD IS USED AS A BASE FOR TILE OR WALL PANELS FOR TUB, SHOWER OR WATER CLOSET COMPARTMENT WALLS, WATER RESISTANT GYPSUM BACKING BOARD SHALL BE USED PER .... SECTION R702.4.2.

FLASHING

APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN SUCH A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:

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

GENERAL FLASHING NOTES

1. ALL FLASHING SYSTEMS SHALL CONFORM WITH APPLICABLE CODES AND S.M.A.C.N.A. STANDARDS. ALL MATERIALS USED SHALL BE APPROVED FOR SUCH USE. ALL METALS USED SHALL BE OF APPROPRIATE COMPOSITION AND THICKNESS. ALL FLASHING FABRICATION SHALL BE PREFORMED BY A SMACNA APPROVED PROFESSIONAL CONTRACTOR / FABRICATOR. ALL FLASHINGS SHALL BE REVIEW AND APPROVED BY THE PROJECT ARCHITECT PRIOR TO FABRICATION. ALL SOLDERED JOINTS SHALL BE PRETESTED PRIOR TO FLASHING INSTALLATION.
2. DOOR AND WINDOW HEAD FLASHING: FLASHING EXTENDS UP THE WALL A MINIMUM OF 4 INCHES AND BEYOND THE OPENING A MINIMUM OF 4 INCHES EACH SIDE. FLASHING SHALL EXTEND OUT OVER FRAME OF WINDOW OR DOOR TRIM WITH A SLOPED SECTION HAVING END DAMS AND CONTINUE DOWN THE FACE OF FRAME OR TRIM A MINIMUM OF 1/2 INCH. FLASHING SHALL TERMINATE WITH A CLEAT OR HEMMED DRIP EDGE. ALL FLASHING SHALL BE BENT OR SOLDERED AT ALL INTERSECTIONS.
3. ONE LAYER OF SELF ADHERING FLASHING SHALL PRECEDE THE INSTALLATION OF METAL FLASHING – LAPPING WINDOW FLANGE OR DOOR FRAME AND EXTEND ABOVE THE TOP OF METAL FLASHING 1 INCH AND BEYOND THE SIDES OF THE METAL FLASHING BY ONE INCH.
4. ONCE METAL FLASHING HAS BEEN INSTALLED A SECOND LAY OF SELF ADHERING FLASHING SHALL BE APPLIED. THIS FLASHING SHALL LAP METAL FLASHING A MINIMUM OF 3 INCHES AND LAP UP WALL 3 INCHES AND 3 INCHES BEYOND EACH SIDE.
5. TWO LAYERS OF BUILDING PAPER OR APPROVED HOUSE WRAP SHALL THEN BE APPLIED TO EXTERIOR.
6. DOOR AND WINDOW JAMB FLASHING: JAMB FLASHING SHALL BE MADE UP OF SELF ADHERING FLEXIBLE FLASHING. THIS FLEXIBLE FLASHING SHALL TUCK UNDER HEAD FLASHING ABOVE AND OVER SILL FLASHING BELOW. JAMB FLASHING WILL LAP OVER EXTERIOR FACE OF WALL A MINIMUM OF 2 INCHES (OVER THE TWO LAYERS OF BUILDING PAPER AND ONE LAYER OF UN-ADHESIVE FLEXIBLE FLASHING HAVING A MINIMUM WIDTH OF 9 INCHES.) AT WINDOWS A SECOND LAYER OF SELF ADHERING FLEXIBLE FLASHING SHALL BE APPLIED OVER WINDOW FLANGE – LAPPING FLANGE FULLY AND EXTENDING BEYOND FIRST LAYER OF FLASHING BY TWO INCHES HORIZONTALLY.
7. BLOCKING USE AT DOOR OR WINDOW JAMBS SHALL BE FULL DEPTH OF THE FRAME AND SLOPE TO THE EXTERIOR.
8. DOOR AND WINDOW SILL FLASHING: FLASHING SILL SHALL BE SLOPED 1/8 INCH PER INCH OF DEPTH TOWARD EXTERIOR. DEPTH OF FLASHING SHALL BE INTERIOR OF WINDOW FRAME 1/4 INCH TO ALLOW FOR SEALANT AT THIS LOCATION. DEPTH OF FLASHING SHALL BE DETERMINED BY THE DEPTH OF THE DOOR THRESHOLD – WITH THE SILL FLASHING TERMINATING UNDER THE THRESHOLD. SILL FLASHING SHALL HAVE A MINIMUM OF 5/8 INCH UP TURN DAM AT THE INTERIOR EDGE. SILL FLASHING SHALL LAP UP SIDES OF OPENING A MINIMUM OF 2 INCHES AND OVER THE EXTERIOR FACE OF OPENING 2 INCHES – SIDES AND BOTTOM.
9. IT IS RECOMMENDED THAT THIS SILL FLASHING BE INSTALLED OVER THE TWO LAYERS OF BUILDING PAPER. ONE LAYER OF UN-ADHESIVE FLEXIBLE FLASHING WITH A MINIMUM HEIGHT OF 9 INCHES TO BE APPLIED TO WALL BELOW FLASHING. ONE LAYER OF SELF ADHESIVE SHALL BE APPLIED TO WINDOW OPENING AND LAP DOWN WALL OVER FIRST LAYER OF FLEXIBLE FLASHING A MINIMUM OF 2 INCHES.
10. ROOF TO WALL FLASHING: THE FLASHING MUST EXTEND UP THE WALL AND ONTO THE ROOF A MINIMUM OF 4 INCHES. NAIL THE FLASHING PIECES TO THE ROOF SHEATHING ABOVE THE TOP OF EACH SHINGLE COURSE.
11. FLASHINGS ARE GENERALLY FORMED IN 10 FOOT SECTIONS. SECTIONS SHOULD BE LAPPED 8 INCHES MINIMUM IN THE DIRECTION OF FLOW. THE TOP OF EACH SECTION SHOULD BE FASTENED WITH NAILS OF MATERIAL COMPATIBLE WITH THE FLASHING.
12. ROOF VALLEY FLASHING: THE VALLEY FLASHING SHOWN ON DRAWINGS IS OF AN OPEN TYPE, WHERE SOME OF THE FLASHING IS EXPOSED TO VIEW. THE OPEN PORTION OF THE VALLEY SHOULD BE A MINIMUM OF 5 INCHES AND THE SHINGLES SHOULD LAP THE FLASHING A MINIMUM OF 5 INCHES (THE FLASHING SHOULD LAP EACH SECTION OF ROOF A MINIMUM OF 10 INCHES). THE EDGES OF THE VALLEY FLASHING SHOULD BE FORMED WITH A HOOK EDGE AND CLEATED ON 24 INCH CENTERS.
13. ON ROOF PITCHES OVER 6:12 AND ON DISSIMILAR PITCHES, INCREASE THE INVERTED VEE ("V" CRIMP) IN THE VALLEY TO 2 INCH HEIGHT.
14. FLASHINGS ARE GENERALLY FORMED IN 10 FOOT SECTIONS. SECTIONS SHOULD BE LAPPED 8 INCHES MINIMUM IN THE DIRECTION OF FLOW. THE TOP OF EACH SECTION SHOULD BE FASTENED WITH NAILS OF MATERIAL COMPATIBLE WITH THE FLASHING. A 30 INCH WIDE FELT IS PLACED IN THE VALLEY.
15. THE FELT IN THE VALLEY SHOULD LAP 6 INCHES OVER THE UPPER END OF THE VALLEY FLASHING PIECES. THE ROOFING FELT SHOULD LAP OVER THE CLEATED EDGES OF THE FLASHING.
16. COPPER (MINIMUM 16OZ.), OR STAINLESS STEEL (MINIMUM OF 0.018 INCHES) IS RECOMMENDED FOR VALLEY FLASHINGS. WHERE THE EXPECTED LIFE OF THE ROOF IS LESS THAN 15 YEARS, PRE-FINISHED OR GALVANIZED STEEL (MINIMUM 24 GAGE MAY BE USED – GALVANIZED FLASHING MUST BE PRE-PAINTED.)
17. ROOF EDGE FLASHING: THE METHOD FOR GABLE AND RAKE END FLASHING FOR A SHINGLE ROOF IS AS FOLLOWS. FLASHING IS FORMED IN SECTIONS AND IS LAPPED IN THE DIRECTION OF FLOW. FLASHING EXTENDING 4 INCHES ON THE ROOF IS NAILED TO THE SHEATHING 18 INCHES ON CENTER. A HEM IN THE ROOF FLANGE IS RECOMMENDED FOR SHAKE AND TILE ROOFING. FLASHING EXTENDING A MINIMUM OF 1-1/2 INCHES DOWN THE FACE OF FASCIA ENDING WITH A CONTINUOUS CLEATED OR HEMMED DRIP EDGE. FELT IS LAPPED OVER THE FLASHINGS IN THIS APPLICATION.
18. ROOF PENETRATION FLASHING: MANY APPROVED PRE-MANUFACTURED ROOF PENETRATION FLASHINGS ARE READILY AVAILABLE FOR A VARIETY OF ROOF PENETRATIONS. THESE SHALL BE USE FOR APPROVED LOCATIONS INTENDED BY THE MANUFACTURER AND INSTALLED PER SPECIFICATIONS PROVIDED BY THE MANUFACTURE. IF HOWEVER A CUSTOM FLASHING IS REQUIRED FOR A ROOF PENETRATION THE FOLLOW SHALL APPLY. A SUITABLE / COMPATIBLE METAL SHALL BE USED. THE BASE FLANGE OF THE FLASHING SHALL EXTEND ONTO THE ROOF A MINIMUM OF 4 INCHES. ALL SEAMS AND JOINTS SHALL BE FULLY SOLDERED. THE FLASHING SHALL FORM A SHAPE THAT PREVENTS WATER INTRUSION – REFER TO S.M.A.C.N.A. STANDARDS.

GENERAL MECHANICAL NOTES

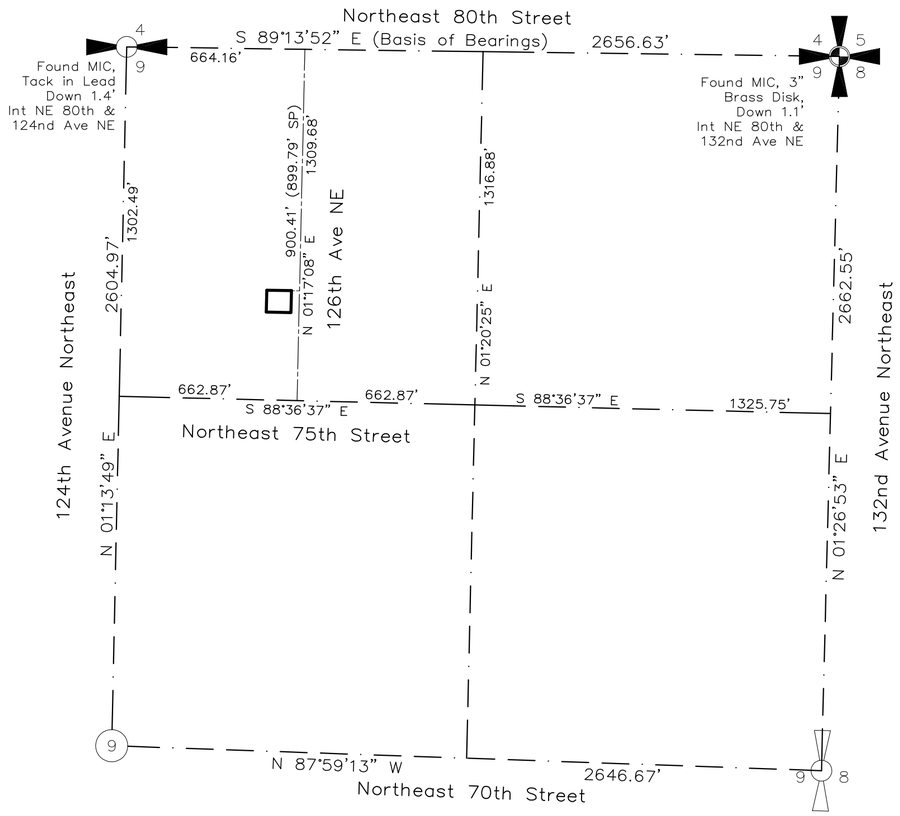
M1501.1 OUTDOOR DISCHARGE. THE AIR REMOVED BY EVERY MECHANICAL EXHAUST SYSTEM SHALL BE DISCHARGED TO THE OUTDOORS IN ACCORDANCE WITH SECTION **M1506.3**. AIR SHALL NOT BE EXHAUSTED INTO AN ATTIC, SOFFIT, RIDGE VENT OR CRAWL SPACE. **EXCEPTION:** WHOLE-HOUSE VENTILATION-TYPE ATTIC FANS THAT DISCHARGE INTO THE ATTIC SPACE OF DWELLING UNITS HAVING PRIVATE ATTICS SHALL BE PERMITTED.

M1506.3 EXHAUST OPENINGS. AIR EXHAUST OPENINGS SHALL TERMINATE NOT LESS THAN 3 FEET (914 MM) FROM PROPERTY LINES; 3 FEET (914 MM) FROM OPERABLE & NON-OPERABLE (MECHANICAL) OPENINGS INTO THE BUILDING & 10 FEET (3048 MM) FROM MECHANICAL AIR INTAKES EXCEPT WHERE THE OPENING IS LOCATED 3 FEET (914 MM) ABOVE THE AIR INTAKE. (MECHANICAL) OPENINGS SHALL COMPLY WITH SECTIONS R303.5.2 AND R303.6.

M1507.1 GENERAL. LOCAL EXHAUST AND WHOLE HOUSE VENTILATION SYSTEMS AND EQUIPMENT SHALL BE DESIGNED IN ACCORDANCE WITH THIS SECTION

M1507.2 RECIRCULATION OF AIR. EXHAUST AIR FROM BATHROOMS AND TOILET ROOMS SHALL NOT BE RECIRCULATED WITHIN A RESIDENCE OR TO ANOTHER DWELLING UNIT AND SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. EXHAUST AIR FROM BATHROOMS AND TOILET ROOMS SHALL NOT DISCHARGE INTO THE ATTIC, CRAWL SPACE AND OTHER AREAS INSIDE THE BUILDING.

**M1507.3 WHOLE-HOUSE MECH



MERIDIAN
NAD 83-91

GRAPHIC SCALE

−20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

LEGAL DESCRIPTION

LOT 3, CITY OF KIRKLAND SHORT PLAT NUMBER KISP SS-99-107, RECORDED UNDER RECORDER'S FILE NUMBER 20001121900006, RECORDS OF KING COUNTY, WASHINGTON.

APN: 092505-9060

SURVEY SUBDIVISION MAP

SURVEY IN THE:
N.W. 1/4, N.E. 1/4 SEC. 9 TWP. 25N., RGE. 5E., W.M.

BRENT L. EBLE STATE OF WASHINGTON 30581 REGISTERED PROFESSIONAL LAND SURVEYOR

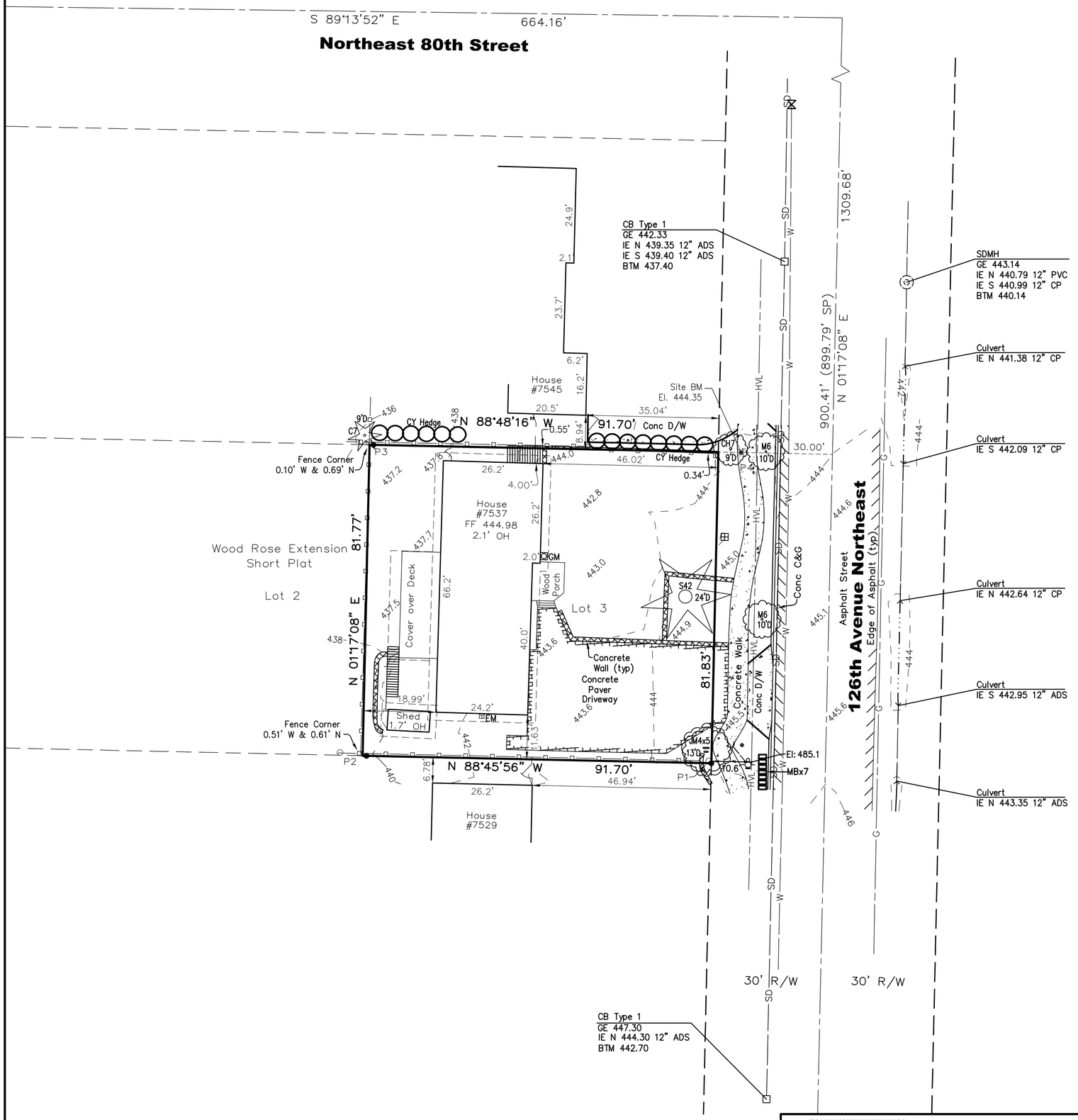
TOPOGRAPHIC SURVEY

Blueprint Capital Services, LLC
7537 126th Avenue Northeast
Kirkland, WA 98033

EMERALD LAND SURVEYING, INC.
PO BOX 13694 MILL CREEK, WA 98082 PH. (425) 359-7198

DRAWN BY: HMM
CHECKED: BLE
PROJECT: 20983
DATE: 10/6/20

SHEET 1 **OF** 2



MERIDIAN
NAD 83-91

GRAPHIC SCALE

−20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

TREE DESCRIPTIONS

C Cedar (Cedrus) CH Cherry (Prunus cerasus)
CY Cypress (Cupressus)
JM Japanese Maple (Acer palmaturn)
M Maple (Acer) S Spruce (Picea)

PROPERTY CORNERS

P1 Found Rebar & Cap, LS 16208, 0.72' W & 0.57' N
Set Rebar & Cap, LS 30581

P2 Found Rebar & Cap, LS 16208, 5.99' W & 0.72' N
Set Rebar & Cap, LS 30581, 1' Offset

P3 Found Rebar & Cap, LS 16208, 0.25' W & 0.58' N
Set Rebar & Cap, LS 30581, 1' Offset

P4 Set Tack in Lead w/ Tag, LS 30581, 6' Offset

SURVEY NOTES

INSTRUMENT USED: TRIMBLE EDM
METHOD USED: FIELD TRAVERSE

APPROXIMATE POINT ACCURACY: ±0.05'

SURVEY MEETS OR EXCEEDS STATE STANDARDS PER WAC 332−130−090.

MONUMENTS SHOWN HEREON WERE VISITED ON SEPTEMBER 15, 2020.

THE INFORMATION SHOWN ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS THE GENERAL EXISTING CONDITION AT THAT TIME.

NO EASEMENTS, RESTRICTIONS OR RESERVATION OF RECORD WHICH WOULD BE DISCLOSED BY A TITLE REPORT ARE SHOWN.

VERTICAL DATUM – NAVD 88
CONTOUR INTERVAL – 2 FEET

BOUNDARY AND TOPOGRAPHIC SURVEY

SURVEY IN THE:
N.W. 1/4, N.E. 1/4 SEC. 9 TWP. 25N., RGE. 5E., W.M.

BRENT L. EBLE STATE OF WASHINGTON 30581 REGISTERED PROFESSIONAL LAND SURVEYOR

TOPOGRAPHIC SURVEY

Blueprint Capital Services, LLC
7537 126th Avenue Northeast
Kirkland, WA 98033

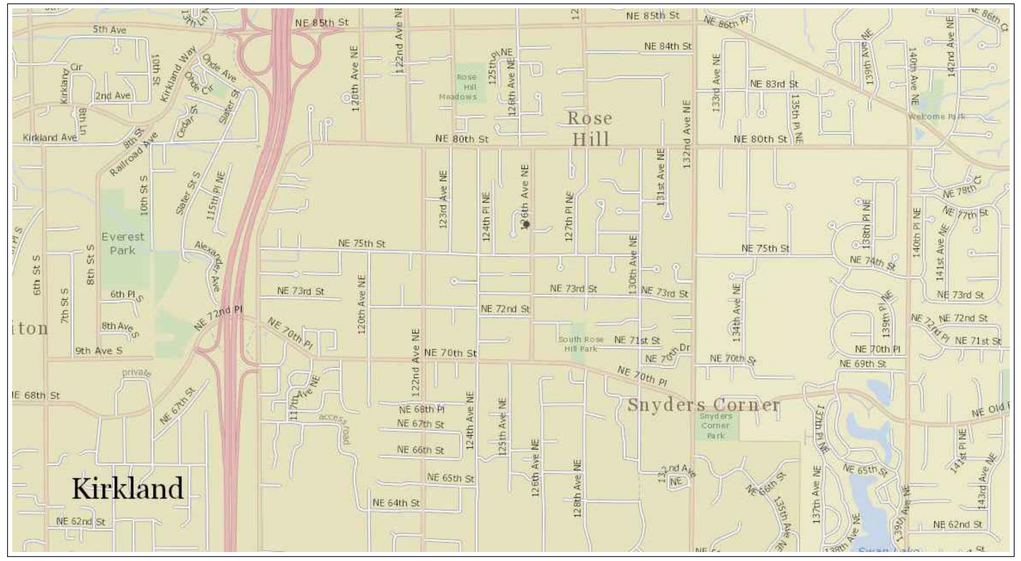
EMERALD LAND SURVEYING, INC.
PO BOX 13694 MILL CREEK, WA 98082 PH. (425) 359-7198

DRAWN BY: HMM
CHECKED: BLE
PROJECT: 20983
DATE: 10/6/20

SHEET 2 **OF** 2

7537 126th Ave NE Kirkland

7537 126th Ave NE, Kirkland, WA - Parcel no. 092505-9060
City of Kirkland File No:



Vicinity Map Scale: 1" ≈ 1000'

Utility Field Contacts:
Gas: PSE (888) 225-5773
Water: Kirkland PW (425) 587-3900
Sewer: Kirkland PW (425) 587-3900
Electrical: PSE (888) 225-5773
One-Call Number: (800) 424-5555

Tree Note:
An Arborist must be on-site when working within tree driplines.

Legal Description:
LOT 3, CITY OF KIRKLAND SHORT PLAT NUMBER KISP 22-99-107, RECORDED UNDER RECORDER'S FILE NUMBER 20001121900006, RECORDS OF KING COUNTY, WASHINGTON.

Table of Contents (8 total sheets):

C1	City of Kirkland Cover Sheet
C2	TESC/ Demo/ CSWPPP
C3	TESC Notes/ Details
C4	Drainage Site Plan
C5	Drainage Notes/ Details
C6	Water/ Sewer Site Plan
C7	Sewer Notes/ Details
C8	Water Notes/ Details

Owner/ Applicant:	Dave Biddle, Blueprint Capital Services LLC	(206) 933-7514
Engineer:	Interlaken Engineering and Design, PLLC	(206) 470-9572
Surveyor:	Emerald Land Surveying	(425) 359-7198

City of Kirkland Public Works Inspection Request Line: (425) 587-3805

7537 126th Ave NE, Kirkland
Site Address: 7537 126th Ave NE
Jurisdiction: Kirkland
Parcel No.: 092505-9060
Applicant: Blueprint Capital Svcs. LLC
Permit No.:
Interlaken Project No.: SEA-20-107

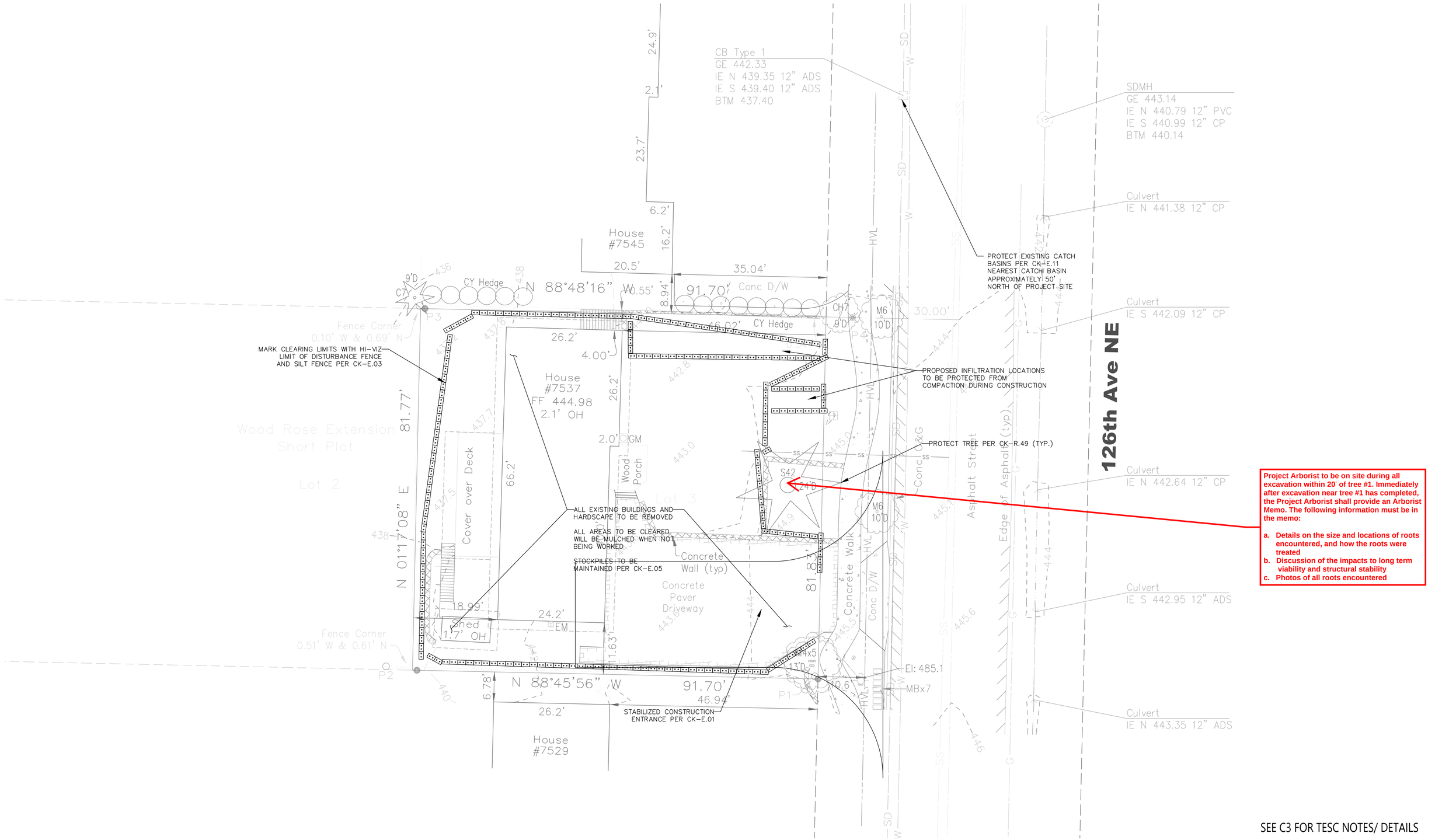
Interlaken Engineering and Design, PLLC
Seattle, WA | (206) 470-9572
www.interlakenengineering.com

MATTHEW JACOB HARRINGER — STATE OF WASHINGTON — 55763 — REGISTERED PROFESSIONAL ENGINEER

Revisions:
2021-09-15: Updated for City of Kirkland Comments dated Sept 12, 2021
2021-05-28: Updated for City of Kirkland Comments dated Mar 9, 2021

C1
City of Kirkland Cover Sheet
Scale: As Noted

BSF21-00773 APPROVED PLANS -7537 126th MAIN + AADU -- BSF21-00772 DADU- 11.8.21 Page 6 of 36



SEE C3 FOR TESC NOTES/ DETAILS

7537 126th Ave NE, Kirkland
Site Address: 7537 126th Ave NE
Jurisdiction: Kirkland
Parcel No.: 092505-9060
Applicant: Blueprint Capital Svcs. LLC
Permit No.:
Interlaken Project No.: SEA-20-107

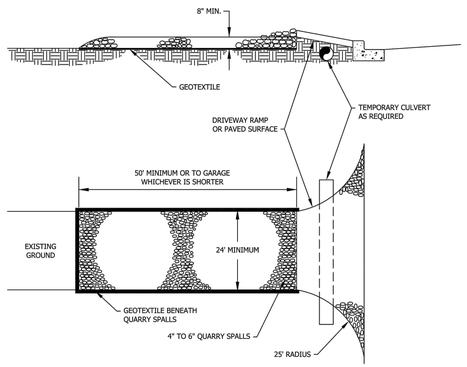
Interlaken Engineering and Design, PLLC
Seattle, WA | (206) 470-9572
www.interlakenengineering.com

MATTHEW JACOB HARRINGTON STATE OF WASHINGTON 55763 REGISTERED PROFESSIONAL ENGINEER

Revisions:
2021-09-15: Updated for City of Kirkland Comments dated Sept 12, 2021
2021-05-28: Updated for City of Kirkland Comments dated Mar 9, 2021

C2
Demo/ TESC/ CSWPP
Scale: 1" = 10'

LAST REVISED:01/2020



SINGLE FAMILY

NOTES:

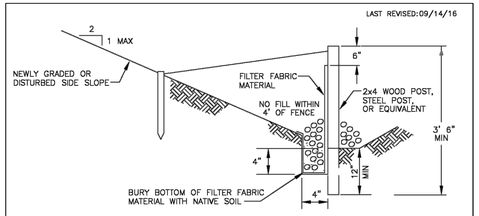
1. PAD SHALL BE REMOVED AND REPLACED WHEN SOIL IS EVIDENT ON THE SURFACE OF THE PAD OR AS DIRECTED BY THE CITY CLEARING AND GRADING INSPECTOR.
2. PAD SHALL BE INSTALLED IN PLANTING STRIP AS APPROPRIATE.
3. PAD THICKNESS SHALL BE INCREASED IF SOIL CONDITIONS DICTATE AND/OR PER THE DIRECTION OF THE CITY CLEARING AND GRADING INSPECTOR.
4. CONTRACTOR RESPONSIBLE FOR CURB & GUTTER CONDITION.
5. RECYCLED CONCRETE SHALL NOT BE USED FOR THE CONSTRUCTION ENTRANCE DUE TO HIGH LEVELS OF PH.
6. ALTERNATIVE DESIGN ALLOWABLE WITH PUBLIC WORKS APPROVAL.

CITY OF KIRKLAND

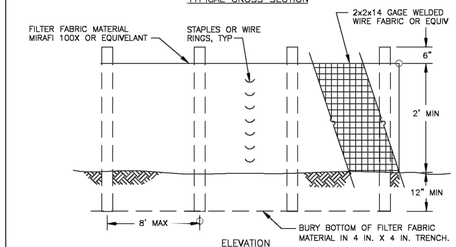
PLAN NO. CK–E.01

TEMPORARY SINGLE FAMILY CONST. ENTRANCE

LAST REVISED:09/14/16



TYPICAL CROSS SECTION



ELEVATION

NOTES

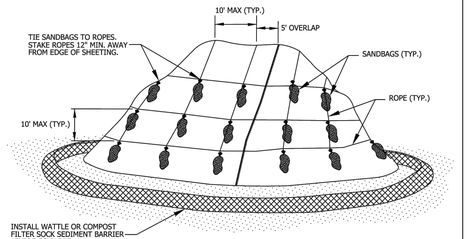
1. PREFAB FENCE ALLOWED IF REINFORCED AND APPROVED BY CITY INSPECTOR.
2. FENCE SHALL NOT BE INSTALLED ON SLOPES STEEPER THAN 2:1.
3. JOINTS IN FILTER FABRIC SHALL BE OVERLAPPED 6 INCHES AT POST.
4. USE STAPLES, WIRE RINGS, OR EQUIVALENT TO ATTACH FABRIC TO FENCE.
5. REMOVE SEDIMENT WHEN IT REACHES 1/3 FENCE HEIGHT.
6. LOCATION OF FENCING SHALL BE AS SHOWN ON APPROVED PLANS OR AS DIRECTED BY THE CITY.
7. MAXIMUM 100' SHEET OR OVERLAND FLOW PATH LENGTH TO SILT FENCE.
8. DO NOT DIRECT FLOWS GREATER THAN 0.5 CFS TO FENCE.
9. SILT FENCE SHOULD NOT BE INSTALLED IN STREAMS OR V-SHAPED DITCHES.

CITY OF KIRKLAND

PLAN NO. CK–E.03

SILT FENCE

LAST REVISED:1/23/17



NOT TO SCALE

NOTES

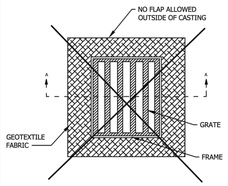
1. INSTALL PLASTIC SHEETING VERTICALLY DOWN SLOPE.
2. INSTALL PLASTIC SHEETING SO EDGES OVERLAP AND ARE SHINGLED AWAY FROM PREVAILING WINDS.
3. PLASTIC SHEETING SHALL BE BLACK MIN 6 MIL.

CITY OF KIRKLAND

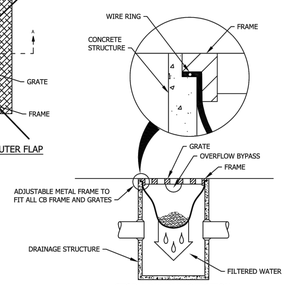
PLAN NO. CK–E.05

TEMPORARY STOCKPILE

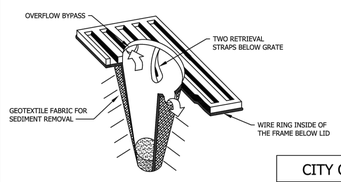
LAST REVISED: 01/2020



PROTECTION INSERSET WITH OUTER FLAP
(NOT ALLOWED)



STORM DRAIN PROTECTION
INSERT SECTION A-A



STORM DRAIN PROTECTION INSERT
ISOMETRIC VIEW (TYP.)

CITY OF KIRKLAND

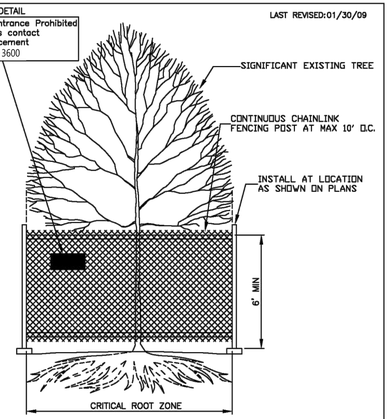
PLAN NO. CK- E.11

STORM DRAIN PROTECTION INSERT

FENCING SIGN DETAIL

Tree Protection Area, Entrance Prohibited
To report violations contact
City Code Enforcement
at (425) 587- 3600

LAST REVISED:01/30/09



NOTES

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

CITY OF KIRKLAND

PLAN NO. CK–R.49

TREE PROTECTION

7537 126th Ave NE, Kirkland
Site Address: 7537 126th Ave NE
Jurisdiction: Kirkland
Parcel No.: 092505-9060
Applicant: Blueprint Capital Svcs. LLC
Permit No.:
Interlaken Project No.: SEA-20-107



Interlaken Engineering and Design, PLLC
Seattle, WA | (206) 470-9572
www.interlakenengineering.com

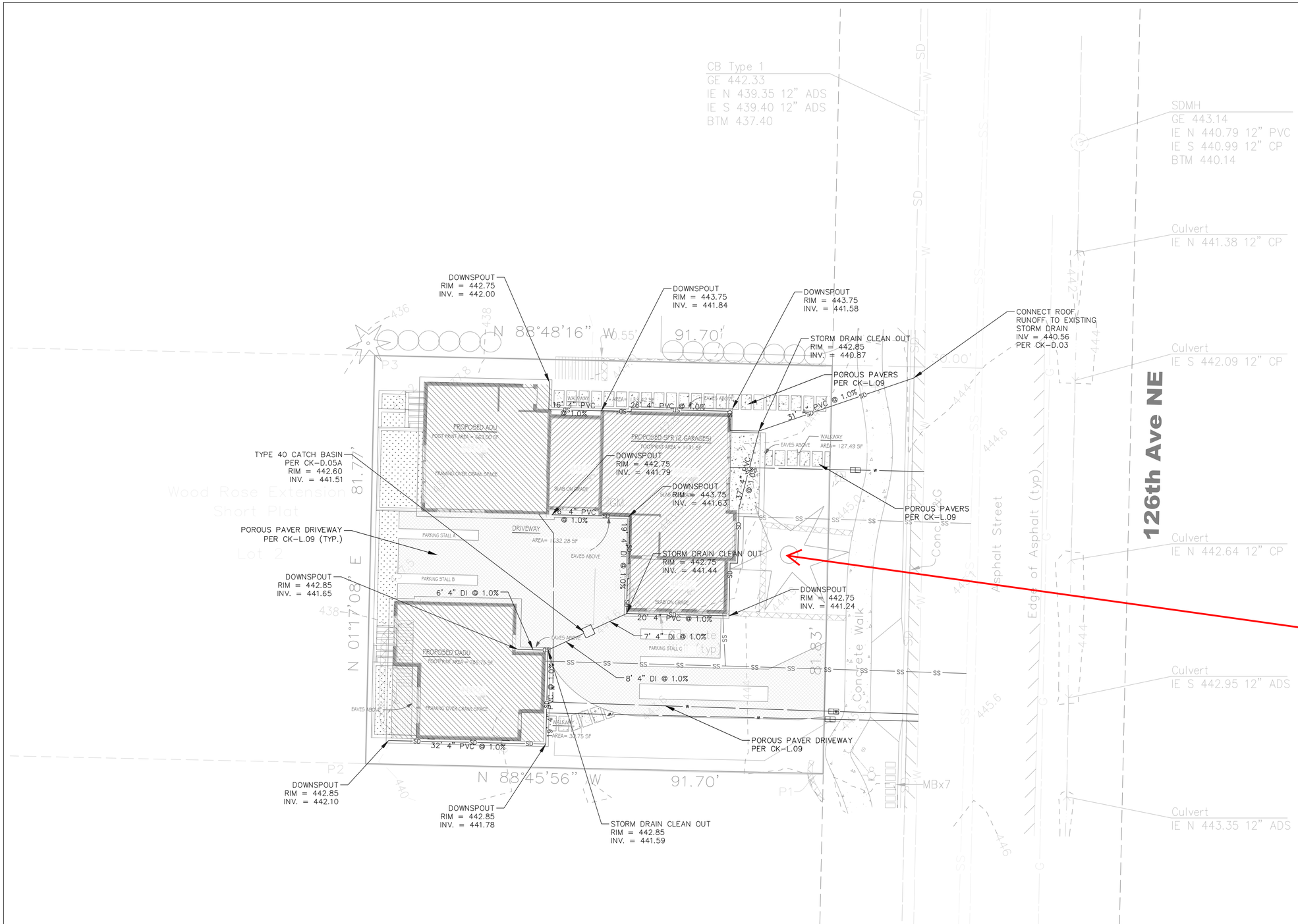
MATTHEW JACOB HARINEN
STATE OF WASHINGTON
55763
REGISTERED
PROFESSIONAL ENGINEER

Revisions:

2021-09-15: Updated for City of Kirkland Comments dated Sept 12, 2021
2021-05-28: Updated for City of Kirkland Comments dated Mar 9, 2021

C3
TESC Details

Scale: As Noted



Project Arborist to be on site during all excavation within 20' of tree #1. Immediately after excavation near tree #1 has completed, the Project Arborist shall provide an Arborist Memo. The following information must be in the memo:

a. Details on the size and locations of roots encountered, and how the roots were treated
b. Discussion of the impacts to long term viability and structural stability
c. Photos of all roots encountered

SEE C5 FOR SURFACE WATER NOTES

LEGAL DESCRIPTION

LOT 3, CITY OF KIRKLAND SHORT PLAT NUMBER KISP 22-99-107, RECORDED UNDER RECORDER'S FILE NUMBER 20001121900006, RECORDS OF KING COUNTY, WASHINGTON.

7537 126th Ave NE, Kirkland
Site Address: 7537 126th Ave NE
Jurisdiction: Kirkland
Parcel No.: 092505-9060
Applicant: Blueprint Capital Svcs. LLC
Permit No.:
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Revisions:
2021-09-15: Updated for City of Kirkland Comments dated Sept 12, 2021
2021-05-28: Updated for City of Kirkland Comments dated Mar 9, 2021

C4
Drainage Site Plan
Scale: 1" = 10'

BSF21-00773 APPROVED PLANS -7537 126th MAIN + AADU -- BSF21-00772 DADU- 11.8.21 Page 9 of 36

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 18 inches, unless other design is approved.
8. Steel pipe shall have Asphalt Treatment #1 or better inside and outside.
9. 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 a Type II catch basin. Type II catch basins exceeding five feet (5') in depth shall have a standard ladder installed.
10. 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.

m Drainage – Plan notes (continued)

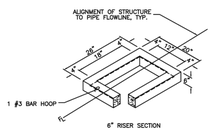
11. Rock for erosion protection of roadway ditches, where required, must be of sound quarry rock, placed to a depth of one foot (1') and must meet the following specifications: 4"-8" rock/40%-70% passing; 2"-4" rock/30%-40% passing; 2"-minus rock/10%-20% passing. Recycled concrete shall not be used for erosion protection, including for construction entrance or temporary stabilization elsewhere on site.
12. 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 provided the material in the bottom of the trench is loosened, 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.
13. 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 25ntu, 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 (206-263-3000) and notification to the Public Works Construction Inspector.
14. 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 water disposition. Further, the City of Kirkland does not accept any obligation for the proper functioning and maintenance of the system during or following construction except as outlined in the City of Kirkland Public Works Standards.
15. 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.
16. 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. All sections of the WSDOT Standard Specifications, Traffic Control, and the Manual of Uniform Traffic Control Devices (MUTCD) shall apply.
17. No final cut or fill slope shall exceed slopes of two (2) horizontal to one (1) vertical without stabilization by rockery or by a structural retaining wall.

18. All manhole ladders shall be firmly attached and extend to within 1' of the bottom of the

Storm Drainage – Plan notes (continued)

19. 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.
20. The underground utility location service shall be contacted for field location of existing utilities prior to any construction. The owner or his 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.
21. 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.
22. 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.
23. Open cut road crossings for utility trenches on existing traveled roadway shall be backfilled only with 5/8" 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.02.
24. 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.
25. Grout all seams and openings in all inlets, catch basins, and manholes. Jetset grout is NOT allowed.
26. 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, locking frame and cover.
27. For other than single-family dwellings, all exposed or readily exposed indoor storm drainage piping/plumbing shall be labeled with the words "STORM DRAIN" with minimum 2 inch high letters.
28. Recycled concrete shall not be used around stormwater facilities.
29. All fasteners (bolts, nuts, washers, etc.) on manhole and catch basin lids to be standard size. No metric fasteners allowed.

LAST REVISED:01/08/15



NOTES:

1. ALL REINFORCED CAST-IN-PLACE CONCRETE SHALL BE CLASS 4000.
2. PRECAST BASES SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2" MIN. ALL PIPE SHALL BE INSTALLED IN FACTORY PROVIDED KNOCKOUTS. UNUSED KNOCKOUTS NEED NOT BE GROUTED IF WALL IS LEFT INTACT.
3. KNOCKOUT OR CUTOUT HOLE SIZE IS EQUAL TO PIPE OUTER DIAM. PLUS CATCH BASIN WALL THICKNESS.
4. THE MAX. DEPTH FROM THE FINISHED GRADE TO THE PIPE INVERT IS 5'-0".
5. CATCH BASIN FRAME AND GRATE SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS. MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.
6. CHANNELLING OF ON-SITE CATCH BASINS MAY BE REQUIRED FOR PRIVATE STORM DRAINAGE CONVEYANCE SYSTEMS.

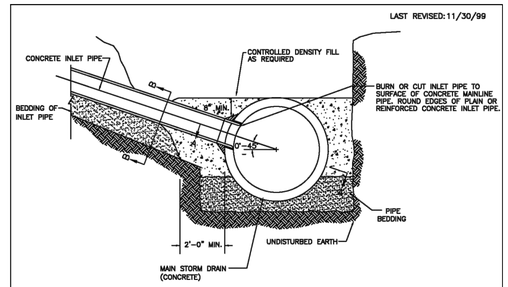
NOT TO SCALE

CITY OF KIRKLAND

PLAN NO. CK-D.05A

YARD DRAIN TYPE 40 FOR PRIVATE SYSTEMS

LAST REVISED:11/30/99



NOTES:

1. "D", THE INSIDE DIAM. OF THE INLET PIPE, SHALL BE 6" OR LESS. FOR LARGER VALUES OF "D", USE A MANHOLE OR CATCH BASIN.
2. IN NO CASE SHALL THE OUTSIDE DIAM. OF THE INLET PIPE EXCEED ONE-HALF THE INSIDE DIAM. OF THE MAIN STORM DRAIN PIPE.
3. ℄ OF INLET PIPE SHALL BE ON RADIUS OF MAIN STORM DRAIN.
4. THE MIN. OPENING INTO THE EXISTING STORM DRAIN SHALL BE THE OUTSIDE DIAM. OF THE INLET PIPE PLUS 1 IN.
5. IF ∠ IS GREATER THAN 45° FIELD TAPPING IS NOT ALLOWED.
6. MAINLINE SHALL HAVE 12" MIN. DIAM.
7. FOR THERMOPLASTIC AND D.I. INLET PIPES, CORE DRILL MAIN AND CONNECT WITH SADDLE TEE OR INSERTA TEE.
8. FOR CONCRETE INLET PIPES CORE DRILL AND GROUT.

CITY OF KIRKLAND

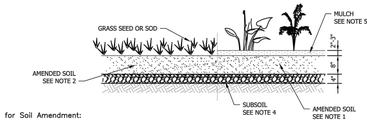
PLAN NO. CK-D.03

FIELD-TAPPING OF CONCRETE PIPE

SOIL AMENDMENT NOTES FOR BMP T5.13

LAST REVISED: 01/2019

REFERENCE: WA STATE DEPT. OF ECOLOGY'S STORMWATER MANAGEMENT MANUAL FOR W. WA



Notes for Soil Amendment:

General:

1. For planting areas, the minimum acceptable organic matter content by dry weight is 10% (loss-on-ignition testing).
2. For turf areas, the minimum acceptable organic matter content by dry weight is 5% (loss-on-ignition testing).
3. A minimum organic-amended depth of 8 inches (except in tree protection areas) is required.
4. Subsoil shall be scarified 4 inches below amended layer to produce 12-inch depth of un-compacted soil.
5. Planting beds should be mulched after planting with 2 to 3 inches of organic material such as arborist wood chip mulch.
6. Soil amendment cannot be placed in overly saturated soils. It is recommended that the soil amendment be placed between May 1 and October 1, when soils are typically driest and less subject to compaction.
7. Prior to soil installation, applicant will submit soil test verification, including tests from either supplier or contractor (depending on option chosen) to verify organic matter content and that compost meets WAC specifications. Soil verification test method must meet ASTM D2974. The verification shall clearly state the following (at a minimum): test date, test method used, testing company, and loss-on-ignition (LOI) results.

For projects 4 lots or less – you must import amended soil meeting the requirements below:

1. For planting beds, a mix by volume of 40% compost (meeting WAC 173-350-220) with 60% mineral aggregate is pre-approved to meet the organic matter content by dry weight (loss-on-ignition test).
2. For turf areas, a mix by volume of 25% compost (meeting WAC 173-350-220) with 75% mineral aggregate is pre-approved to meet the organic matter content by dry weight (loss-on-ignition test).

For projects 5 lots or greater – you may either import amended soil meeting the requirements above or follow Option 1 or Option 2 below:

Option 1 – Amending Existing Disturbed Topsoil:

1. For planting beds, 3 inches of compost (meeting WAC 173-350-220) on 9 inches scarified or tilled soil (total amended depth of 12") is pre-approved to meet the organic matter content by dry weight (loss-on-ignition test).
2. For turf areas, 1.75 inches of compost (meeting WAC 173-350-220) on 10 inches scarified or tilled soil (total amended depth of 12") is pre-approved to meet the organic matter content by dry weight (loss-on-ignition test).

Option 2 – Amending Stockpiled Topsoil from Cleared Areas:

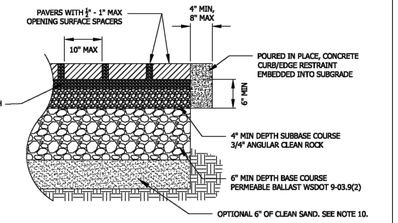
1. Stockpile and cover soil with 3 inches of wood chips, weed barrier, or other breathable materials that sheds moisture yet allows air transmission.
2. Test stockpile material (prior to adding compost) for organic matter content to determine whether additional compost must be tilled into the stockpiled material to meet the required organic matter content by dry weight (loss-on-ignition test).
3. After the stockpiled material has been laid, a soil sample will be taken by the applicant/contractor for every 5,000 sf or every lot (whichever is less) to test that the site meets the required organic matter content by dry weight (loss-on-ignition test).

CITY OF KIRKLAND

PLAN NO. CK-E.12

SOIL AMENDMENT

LAST REVISED: 1/2020



PERMEABLE PAVER SECTION

NOT TO SCALE

NOTES:

1. SEE DRIVEWAY STANDARD PLANS CK-R.21 FOR JOINTING AND LAYOUT.
2. PERMEABLE PAVERS SHALL CONFORM TO ALL REQUIREMENTS BELOW:
   A. 3-1/8" THICK PAVERS FOR VEHICULAR APPLICATIONS
   B. 2-3/8" THICK PAVERS FOR PEDESTRIAN AREAS
   C. SURFACE AREA AND ASPECT RATIO REQUIREMENTS OF ASTM C936
3. AGGREGATE FOR BASE COURSE SHALL BE CLEAN, ANGULAR ROCK 1-1/4", CONFORMING TO PERMEABLE BALLAST WSDOT 9-03.9(2).
4. PERMEABLE PAVERS TO BE INSTALLED AFTER CONSTRUCTION OF HOUSE. AFTER INSTALLATION, PROTECT PERMEABLE PAVEMENT FROM LANDSCAPE AND OTHER CONSTRUCTION ACTIVITIES.
5. SUBGRADE IS TO BE COMPACTED TO THE MINIMUM NECESSARY FOR STRUCTURAL STABILITY, USING DUAL WHEEL SMALL MECHANICAL ROLLERS IN STATIC MODE. HEAVY EQUIPMENT OR TRUCK TRAFFIC IS NOT ALLOWED ON SUBGRADE.
6. TO PREVENT COMPACTION, INSTALL THE AGGREGATE BASE IN THE FOLLOWING MANNER (BACK-DUMPING):
   -DUMP AGGREGATE BASE ONTO SUBGRADE FROM THE EDGE OF THE INSTALLATION, THEN PUSH IT OUT ONTO THE SUBGRADE.
   -DUMP SUBSEQUENT LOADS FROM ON TOP OF THE AGGREGATE BASE AS THE INSTALLATION PROGRESSES.
7. PERVIOUS CONCRETE SIDEWALK SHALL BE TESTED PRIOR TO ACCEPTANCE. ONE TEST PER 2500 SF AREA MINIMUM. TESTING SHALL MEET ASTM C1701 AND SHALL MEET A MINIMUM OF 100 IN/HR.
8. IMPERVIOUS CHECK DAMS IN THE BASE COURSE ARE REQUIRED FOR SLOPES BETWEEN 5% AND 10%. SLOPE SHALL NOT EXCEED 10%.
9. NO HORIZONTAL GEOTEXTILE FABRIC UNLESS RECOMMENDED BY GEOTECHNICAL PROFESSIONAL DUE TO POOR SOIL STRENGTH. VERTICAL SEPARATION WITH GEOTECHNICAL FABRIC MAY BE REQUIRED PER ENGINEER, DEPENDENT ON ADJACENT STRUCTURES.
10. A 6" CLEAN SAND LINER CAN BE PLACED IN LIEU OF MEETING THE CRITERIA FOR GROUNDWATER PROTECTION (SECTION 5.2.1 OF KCSWDM) FOR DRIVEWAYS SERVING TWO HOUSEHOLDS OR LESS.

CITY OF KIRKLAND

PLAN NO. CK- L.09

PERMEABLE PAVER DETAIL

7537 126th Ave NE, Kirkland

Site Address: 7537 126th Ave NE
Jurisdiction: Kirkland
Parcel No.: 092505-9060
Applicant: Blueprint Capital Svcs. LLC
Permit No.:
Interlaken Project No.: SEA-20-107



Interlaken Engineering and Design, PLLC
Seattle, WA | (206) 470-9572
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MATTHEW JACOB HARDWICK STATE OF WASHINGTON 55763 REGISTERED PROFESSIONAL ENGINEER

Revisions:

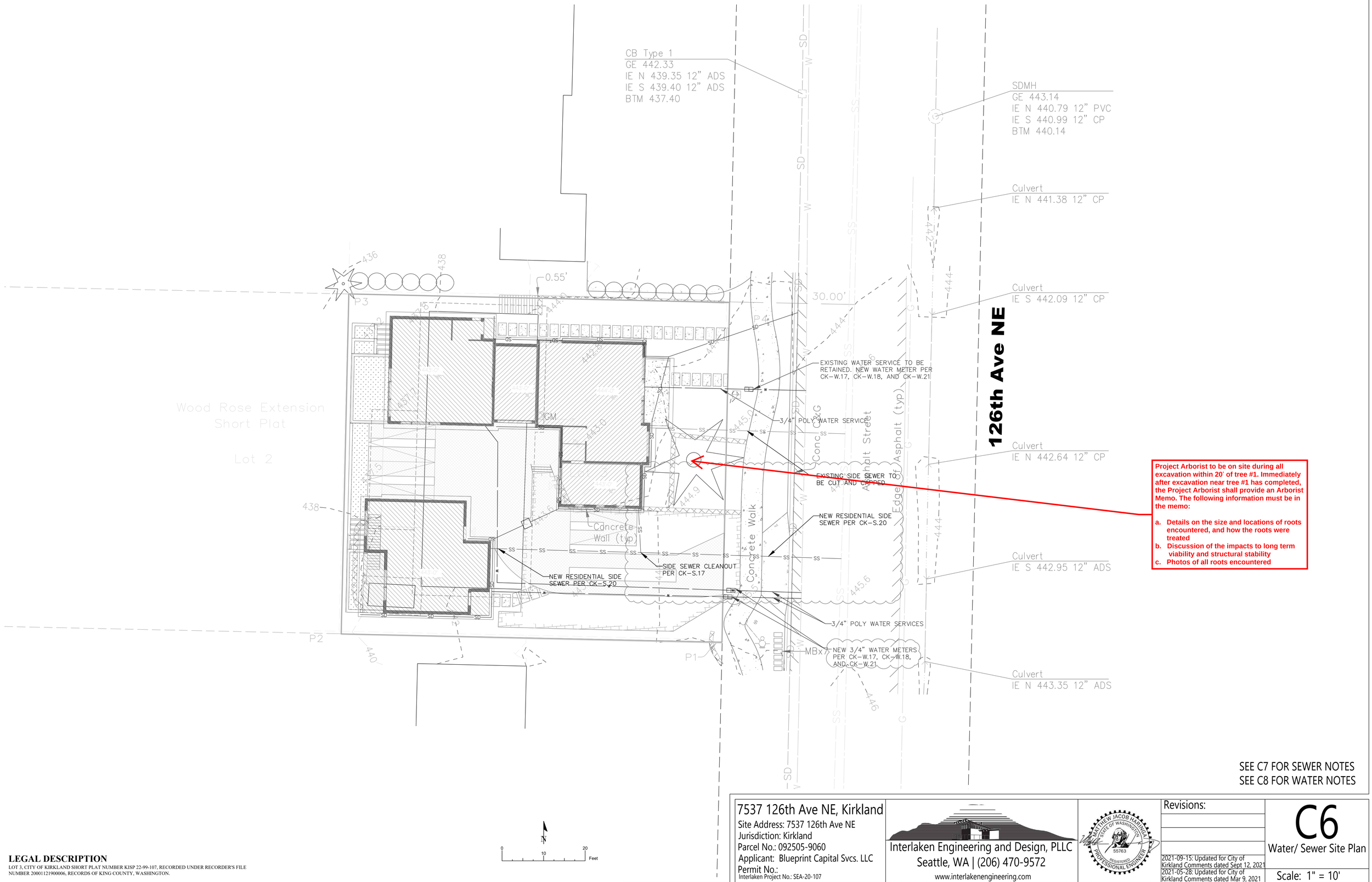
2021-09-15: Updated for City of Kirkland Comments dated Sept 12, 2021
2021-05-28: Updated for City of Kirkland Comments dated Mar 9, 2021

C5

Surface Water Notes

Scale: As Noted

BSF21-00773 APPROVED PLANS -7537 126th MAIN + AADU -- BSF21-00772 DADU- 11.8.21 Page 10 of 36



SEE C7 FOR SEWER NOTES
SEE C8 FOR WATER NOTES

LEGAL DESCRIPTION

LOT 3, CITY OF KIRKLAND SHORT PLAT NUMBER KISP 22-99-107, RECORDED UNDER RECORDER'S FILE NUMBER 20001121900006, RECORDS OF KING COUNTY, WASHINGTON.

7537 126th Ave NE, Kirkland
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MATTHEW JACOB HASINGER STATE OF WASHINGTON 55763 REGISTERED PROFESSIONAL ENGINEER

Revisions:
2021-09-15: Updated for City of Kirkland Comments dated Sept 12, 2021
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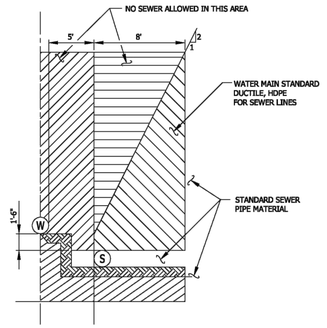
C6
Water/ Sewer Site Plan
Scale: 1" = 10'

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 locations shown and for discovery of possible additional utilities not shown so as to avoid damage or disturbance. The underground utility location service shall be contacted for field location prior to any construction. The owner or his 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.
4. It shall be the Contractor's responsibility to coordinate his activities with local utility companies to ensure that all utilities are installed according to these 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. All manholes shall have cast iron rings and ductile iron covers. Lids shall have 2" raised letters marked "SEWER." All cleanouts shall have cast iron rings and covers marked "CO" that are in paved areas.
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 watertight plug, have a cleanout and test tee installed, and shall be marked for location with a 2" x 4" stake painted white, marked sewer, with 3' exposed, and the depth of the cap written on the stake. See Standard Detail S.18. The stake shall be secured to the end of the plug with wire a minimum of 16 gauge. Initial side sewer installation shall run to the property line. The remaining side sewer shall not be installed until testing and acceptance of the sewer trunk line by the City of Kirkland is completed. Number and location of side sewers shown are 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 wyes must be at the property line.
7. All main-line trenches shall be compacted prior to testing sewer lines for acceptance.
8. 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, tested, cleaned, 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 15" diameter and ASTM F679 for 18" to 27" 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. No metric fasteners allowed.

LAST REVISED: 1/1/19



PARALLEL CONSTRUCTION

TABLE 1
WATER MAIN STANDARD PIPE MATERIAL

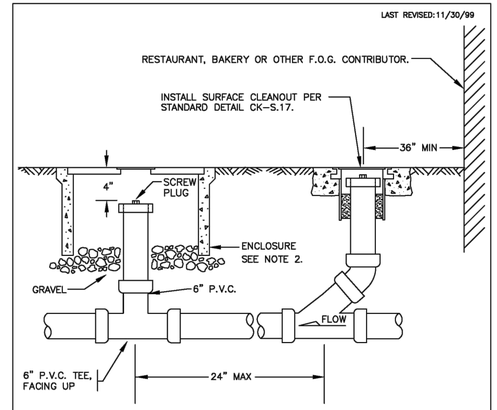
AWWA STANDARD			
TYPE OF PIPE	PIPE	JOINT	FITTINGS
DUCTILE IRON	C 1.52	C 111	C 110
CONCRETE CYLINDER	C 303		

NOTE:

1. TO BE USED WHEN 10' MINIMUM SEPARATION CANNOT BE OBTAINED.

CITY OF KIRKLAND
PLAN NO. CK- S.02
WATER AND SEWER SPACING AND CLEARANCE

LAST REVISED: 11/30/99

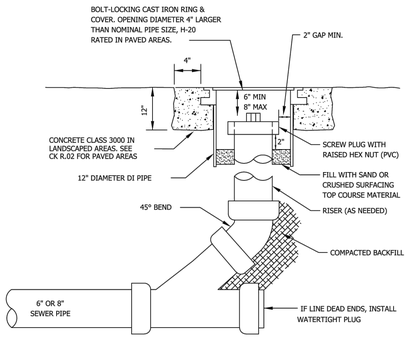


NOTES:

1. INSTALL SAMPLING TEE ON EXISTING OR NEW SIDE SEWER.
2. CONCRETE METER BOX, FOGTITE OR EQUAL.
   FOGTITE 1-D IN NONTRAVELED AREAS.
   FOGTITE B-10T IN SIDEWALK.
   FOGTITE J-20S IN AREAS WITH VEHICULAR TRAFFIC (DIAMOND PLATE FRAME).

CITY OF KIRKLAND
PLAN NO. CK-S.06
SAMPLING TEE

LAST REVISED: 1/1/18

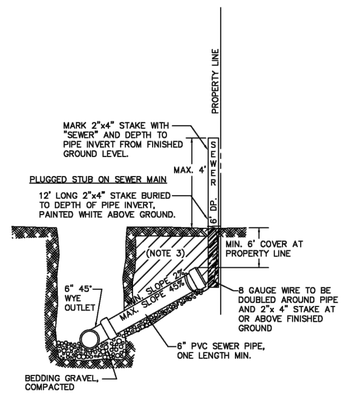


NOTES:

1. CAST IRON COVER SHALL READ "SEWER".
2. LOCKING BOLTS FOR COVER SHALL BE 5/8" -11 NC STAINLESS STEEL TYPE 304 SOCKET (ALLEN) HEAD BOLTS, 2 INCHES LONG.
3. TRANSITIONAL COUPLINGS SHALL BE FERNCO STRONG BACK RC SERIES OR APPROVED EQUAL.

CITY OF KIRKLAND
PLAN NO. CK- S.17
CLEANOUT

LAST REVISED: 11/30/99

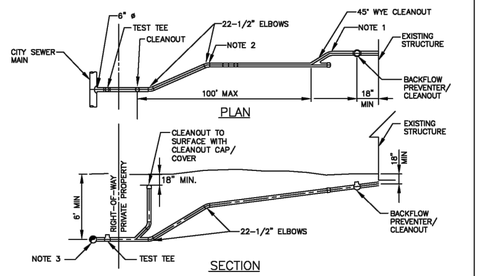


NOTES:

1. WHERE SIDE SEWER CONNECTS TO MANHOLE: INVERT OF SIDE SEWER SHALL BE EQUAL TO OR ABOVE MAIN SEWER CROWN, BUT NOT TO EXCEED 18" ABOVE INVERT OF MAIN SEWER. (FOR COMMERCIAL AND MULTIFAMILY APPLICATIONS ONLY)
2. UNLESS OTHERWISE INDICATED ON PLAN, SIDE SEWER SHALL BE MIN. OF 6' DEEP AT PROPERTY LINE, OR 5' LOWER THAN THE LOWEST ELEVATION, WHICHEVER IS LOWER.
3. TRENCH BACKFILL SHALL BE PER CITY OF KIRKLAND STD. PLAN NO. CK-S.01.

CITY OF KIRKLAND
PLAN NO. CK- S.19
SIDE SEWER STUB "PROFILE VIEW"

LAST REVISED: 11/30/00



NOTES

1. ELBOWS SHALL NOT BE GREATER THAN 45 DEGREES.
2. CLEAN OUT IS REQUIRED FOR EACH PIPE LENGTH GREATER THAN 100' AND FOR EACH 90 DEGREES ACCUMULATED ELBOW PER 100'.
3. RIGHT-OF-WAY RESTORATION SHALL MATCH OR EXCEED THE ORIGINAL CONDITION AND BE IN ACCORDANCE WITH THE CITY STANDARD.
4. BACKFILL FOR PAVED AREA SHALL BE 3/4" MINUS CRUSHED SURFACING TOP COURSE, COMPACTED IN 12" LIFTS.
5. ALL HOUSE PLUMBING OUTLETS MUST BE CONNECTED TO THE SEWER. NO DOWNSPOUTS OR STORM DRAINAGE MAY BE CONNECTED TO THE SEWER SYSTEM.
6. 18" MINIMUM COVERAGE OF PIPE.
7. 6' MINIMUM COVERAGE AT PROPERTY LINE.
8. LAY PIPE IN STRAIGHT LINE BETWEEN BENDS. MAKE ALL CHANGES IN GRADE OR LINE WITH A 1/8 BEND OR WYE. 90 DEGREE CHANGE WITH 1/8 BEND AND WYE.
9. 6" SEWER PIPE MINIMUM SIZE IN STREET, AND ELSEWHERE AS DIRECTED BY ENGINEER. 2% MINIMUM GRADE (UNLESS DIRECTED BY ENGINEER) 50% MAXIMUM.
10. 4" SEWER PIPE MINIMUM SIZE ON PROPERTY. 2% MINIMUM GRADE, 100% (45 DEGREE) MAXIMUM.
11. TEST "T" WITH PLUG AT WYE.
12. CONSTRUCTION IN STREET MUST BE DONE BY A REGISTERED/LICENSED CONTRACTOR.
13. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT SIDE SEWER ORDINANCES.
14. ALL CONSTRUCTION REQUIRES A PERMIT AND PAYMENT OF FEE, COMPLETE LEGAL DESCRIPTION OF PROPERTY AND DIMENSIONS.
15. BACKFLOW PREVENTER (CHECK VALVE) IS REQUIRED:
    A. IF CONNECTED TO A COMBINED SIDE SEWER.
    B. IF CONNECTION AT HOUSE IS LOWER THAN BOTH UPSTREAM AND DOWNSTREAM MANHOLE LID.
16. AS-BUILT DRAWING SHOWING LOCATION OF SIDE SEWER IN RELATION TO THE HOUSE IS REQUIRED AFTER INSTALLATION.
17. BEDDING TO BE CLASS C (GRAVEL BORROW) FOR RIGID PIPE AND CLASS F (PEA GRAVEL) FOR FLEXIBLE PIPE (APWA), SECTION 61.
18. ASTM D-3034 OR SDR-35.

CITY OF KIRKLAND
PLAN NO. CK-S.20
RESIDENTIAL SIDE SEWER INSTALLATION

SEE C6 FOR WATER/ SEWER SITE PLAN
SEE C8 FOR WATER NOTES

7537 126th Ave NE, Kirkland
Site Address: 7537 126th Ave NE
Jurisdiction: Kirkland
Parcel No.: 092505-9060
Applicant: Blueprint Capital Svcs. LLC
Permit No.:
Interlaken Project No.: SEA-20-107



Interlaken Engineering and Design, PLLC
Seattle, WA | (206) 470-9572
www.interlakenengineering.com

MATTHEW JACOB HARRINGTON — STATE OF WASHINGTON — 55763 — REGISTERED PROFESSIONAL ENGINEER

Revisions:
2021-09-15: Updated for City of Kirkland Comments dated Sept 12, 2021
2021-05-28: Updated for City of Kirkland Comments dated Mar 9, 2021

C7
Sewer Notes
Scale: As Noted

BSF21-00773 APPROVED PLANS -7537 126th MAIN + AADU -- BSF21-00772 DADU- 11.8.21 Page 12 of 36

Last revised 01/2020

WATER - 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 water main work and material shall be in accordance with current AWWA, WSDOT, and APWA standard specifications, as amended by the City of Kirkland. All material utilized shall be new, no parts shall be reused. Any part removed from the system for any reason may not be reused and shall be replaced with a new part. (e.g. a Romac with a bad gasket must be replaced with an entirely new Romac assembly).

3. The water main shall be Class 52 ductile iron pipe conforming to ANSI/AWWA C151/A21.51-86 or the most recent revision. The pipe shall be 1/16" cement lined and sealed in accordance with ANSI/AWWA C104/A21.4-90. The cast iron or ductile iron pipe fittings shall be Class 250 as per ANSI/AWWA C110/A21.10-82. Pipe bedding shall be compacted to 95 percent of its maximum density at optimum moisture content. Unless it is necessary to clear existing utilities, the water main should be installed with under 60" of over but never less than 36" of cover to the top of the pipe. Any deviations from this shall be approved by the City of Kirkland approving authority prior to start of construction activities.

4. Concrete blocking for water mains shall be designed and installed in accordance with AWWA and City of Kirkland specifications and shall be installed at all vertical and horizontal bends and fittings. Prior to blocking, the fittings shall be wrapped with visqueen.

5. All connections to existing mains and all testing and disinfection shall be performed under the supervision of the City of Kirkland Department of Public Works Inspector.

6. 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 locations shown and for discovery of possible additional utilities not shown so as to avoid damage or disturbance. The underground utility location service shall be contacted for field location prior to any construction. The owner or his 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.

7. All contractors working with AC pipe must be state-certified. The Contractor shall provide protective clothing and equipment (coveralls, gloves, boots, head covering, goggles, respirators, etc.) to crews working with asbestos cement pipe in order to assure the worker's exposure to asbestos material is at or below the limits prescribed in WAC 296-62-07705.

8. An approved copy of the water plan must be on site whenever construction is in progress.

9. A 5' minimum horizontal separation shall be maintained between all water facilities and underground power and telephone facilities, unless otherwise approved by the City of Kirkland.

10. For water main and sewer main separation requirements, see Item VIII.C of the Sanitary Sewer - Design Criteria Section and Detail W.01.

11. Pressure and purity testing shall be done in the presence of, and under the supervision of, a City of Kirkland Department of Public Works Inspector. The Contractor shall provide all plugs and temporary blowout assemblies for pressure testing and disinfection prior to final tie-in. No connection shall be made between the new main and the existing mains until the new piping has been disinfected, flushed, and passed both pressure and purity testing. Temporary plugs and blocking shall be installed at the points of connection to the existing system. For construction of new water main, the services, hydrants etc., will be tested with

the main. Pressure testing will require a minimum of 200 psi for 15 minutes with no pressure drop. Upon satisfactory completion of the pressure test, the line shall be disinfected, flushed, and then a sample shall be taken for purity testing by the Public Works Inspector.

12. It shall be the Contractor's responsibility to notify the City of Kirkland Inspector 24 hours in advance of backfilling all water main construction. The Contractor shall be responsible for keeping as-built drawings of all construction not installed according to the approved plans. (This does not give approval for as-built construction.)

13. The Contractor shall contact the City of Kirkland Department of Public Works five (5) days prior to any work requiring 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 tie-ins, or build-outs for tie-ins 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 other 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 tie-in will be allowed into the existing tailpiece 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 tie-in.

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.

WATER- CONSTRUCTION CRITERIA

1. Unless otherwise specified, the minimum new water service size shall be 1" poly with a 1" angle stop. Crimping will not be allowed on any new or existing service.

2. The Water Department will install water meters after the services have been installed according to the following guidelines:

   A. When services are installed off a new main in a plat they are to be set at finished grade. The Public Works Construction Inspector may allow the services to be left above grade and capped if there are extenuating circumstances that prevent the services from being set at finished grade. After finished grade is set, the main may be shut off, the services lowered and the angle stops installed. In either case, the angle stops shall be set 6-10" below the top of the meter box at finished grade.

   B. When services are installed off an existing main, the angle stop is to be set at a grade between 6 and 10" below the top of the meter box. The meter box is to be set at finished grade. If it is determined that the service has been installed at the wrong elevation (grade), the contractor shall schedule a shut down with the Water Department before adjusting the service. If the Water Department determines the shut down area is too large, the contractor will need to excavate to the corporation stop and turn it off before adjusting the service.

3. When providing water service to a mixed-use building such as retail use on the ground floor and office or residential use on the upper floors, each use in the building shall have its own separate water service and meter. As an example, a new building with ground-floor retail and upper-floor residential would have a minimum of two water services and meters; one for each of the separate uses. In addition, because deduct meters are not allowed for newly constructed multifamily and commercial buildings, it is suggested a separate irrigation service and meter be installed so monthly sewer charges are not charged against water being used for irrigation purposes (irrigation meters are not allowed on single-family residential lots).

4. A manifold system may be an option for new construction when a project needs 4 or more services. Manifold systems are typically only allowed in Arterial streets when the water main is on the opposite side of the street from the property being served. This option will be determined during the review process. For 4-6 services, a 2" manifold shall be used.

5. Size-on-size wet taps are allowed as long as the existing pipe is of an acceptable condition. If it is determined by City staff that the pipe cannot accept a wet tap, the new valve will need to be cut in.

6. New Main Installations: All new water mains shall be laid starting at the existing main. All valves shall be cut in first, (depending on the requirements for the new installation) allowing for a gap from the valve, (no less than 3' long and no more than 10' long) with temporary blocking per CK-W.10. Typically a three-way valve cluster is required at the cut-in tee. Do not use a wet tap valve without prior authorization by Public Works (discuss with the Development Engineer). The new main shall be laid starting at this point. After inspection of the new main and appurtenances (services, hydrants, air/vacs and blow-offs, etc.), the main shall be filled per CK-W.10, pressure tested, flushed and a "satisfactory" purity sample taken prior to tie-in. The contractor will be

required to rent a 2" hydrant meter from the City per CK-W.10 for filling and flushing of the new main.

7. All fire lines are to be constructed completely from the valve to the mechanical room per both Public Works and Fire Department specifications. All fire lines will require both a Public Works permit and a Fire department underground permit. The valve may be wet tapped or cut in depending on the conditions of the installation (to be determined at review of Public Works permit). Shut downs for cut ins are to be coordinated with the Water Division. All fire lines shall be swabbed with chlorine. Once the installation is complete, a "bag flush" is required. At that time, a "purity" sample will also be taken (operation of the valve at the main will be controlled by the Water Division). After a "satisfactory purity" sample is received, the line may then be pressure tested per approved specifications. After these steps are completed, the Water Division is to be notified to re-open the valve at the main. Re-opening of the valve must be within 7 days of taking the purity sample. Minimum fire line size thru the R.O.W. shall be 4" if approved by the Fire Department reduction to 2" (material to be approved by Fire Department). Will be allowed on private property. Fire lines 4" or larger shall be Class 52 DI with gate valve at main.

8. Hydrants installed with new main extensions shall be tested with the foot valve open and the main valve (hydrant) closed. Hydrant will then be inspected and operated during flush.

9. Hydrants installed on existing mains shall be swabbed with chlorine, flushed and pressure tested with the foot valve closed and the main valve (hydrant) open.

10. All new buildings shall have a water service that meets the current standards. Any existing services that need to be abandoned because of size, material, location or other conditions, must be cut and capped at the main per current Public Work's specifications. If it is determined that the existing corporation stop is a Hayes or B-machine, the corporation stop shall be removed from the main and a repair band installed (shall use ROMAC SS-1 (or equal) 12" long repair band if required).
    Note: Galvanized, "blue-poly", copper and PVC are the most common types of existing services that are found in the City and required to be upgraded.

11. Water services and meters shall not be located in driveways. If an existing water meter is located in an existing driveway and the service needs to be upgraded, or the driveway is removed and replaced, the existing water service shall be abandoned at the water main and a new water service shall be installed outside of the driveway.

12. If an existing water valve needs to be abandoned, a shut down shall be scheduled with the Water Department. The valve must be removed and a blind flange installed on the tee.

13. When an AC water main is tunneled under to install another utility, the section of the AC main within the trench and for 5 feet on either side of the trench shall be replaced with Class 52 DI pipe. It may require one full stick of pipe or more to include replacing any exposed couplings and mills. All connections shall be made with Romac couplings.

14. The contractor shall coordinate shut downs, fills and flushes with the City of Kirkland Inspector who will then coordinate dates and times with the Water Division. All valves, including hydrants, blow-offs, etc., shall be operated by City of Kirkland Water Department personnel. A minimum of two (2) working days notice to all affected property owners is required before a shut down can occur. A minimum of two (2) working days notice is required to schedule fills.

Note: Scheduling of shut downs will not be allowed to occur for days immediately following holidays observed by the City of Kirkland.

15. In general, flushes are scheduled for the next working day after the new water system is filled. It is assumed that the pressure test will also be performed on the day of the fill. To adhere to this schedule, the Water Division must be notified by the City Inspector or Project Manager by 1PM on the day of the fill confirming that the pressure test was successful in order to receive the flush on the following working day.

Last revised 01/2013

Water Installation Procedures Checklist

General Notes:

- ☐ ONLY CITY WATER DEPARTMENT PERSONNEL ARE PERMITTED TO OPERATE VALVES ON LIVE IN-SERVICE MAINS INCLUDING HYDRANTS, BLOW-OFFS AND OTHER APPURTENCES OF THE EXISTING SYSTEM.
- ☐ All operating valves are to be accessible throughout the duration of the project.
- ☐ For multi-phased/scheduled projects, the City's construction inspector shall keep the water department personnel updated as to the timing and scope of the various phases.
- ☐ The City's construction inspector shall keep complete and accurate red-lined as-built construction information for transfer and creation of post-project construction record drawings.
- ☐ Field changes to the approved plans should be approved by the Project Engineer and Water Division.
- ☐ Water Division personnel will be available to the inspector if requested, to answer any installation questions.

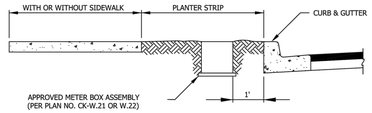
CONSTRUCTION
Tying New Water Main to the Existing System:

- ☐ Connections to existing AC mains need to be made on rough barrel section of the main and not at milled joints using Romac brand couplers with the proper transition gaskets.
- ☐ New water main shall be filled, flushed and pressure tested with the City's construction inspector/ observer being present.
- ☐ Water shall not sit in a new main for more than 7-days after achieving purity prior to new system tie-in.
- ☐ Acceptable purity test results shall be obtained prior to scheduling any system tie-in.
- ☐ System tie-in's shall be scheduled for Monday thru Thursday only.
- ☐ A minimum of two working days notice to the water department is required for all system tie-in's.
- ☐ A maximum of one system tie-in will be scheduled per day unless multiple tie-ins are advantageous to the water system and have been approved by the Water Division.
- ☐ All service area turn-off notices must be distributed to affected parties two working days prior to any scheduled shut-off. (Water department personnel will provide door hanger notices and a shut-off area map – contractor shall be required to fill in the required information on the door hangers and for distribution of all door hanger notices.)
- ☐ Tie-ins using a bell and/or a wedding band are not allowed.

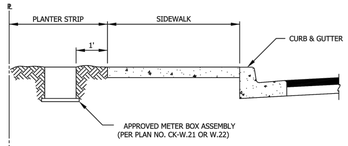
Water Main Bends:

- ☐ All fittings & valves at tie-ins or build outs for tie-ins shall have Mega-Lugs (or similar product) and concrete thrust blocks.

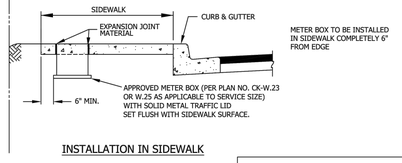
LAST REVISED: 1/1/18



INSTALLATION IN PLANTER STRIP 3' OR WIDER



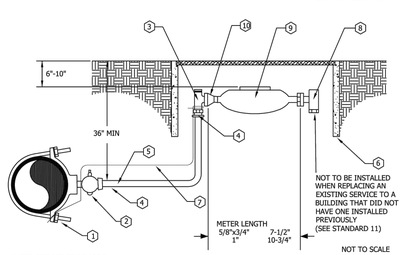
INSTALLATION BEHIND SIDEWALK



INSTALLATION IN SIDEWALK

CITY OF KIRKLAND	
PLAN NO. CK-W.17	
CITY OF KIRKLAND WASHINGTON	WATER METER PLACEMENT DETAILS

LAST REVISED: 1/23/17



WATER SERVICE STANDARDS

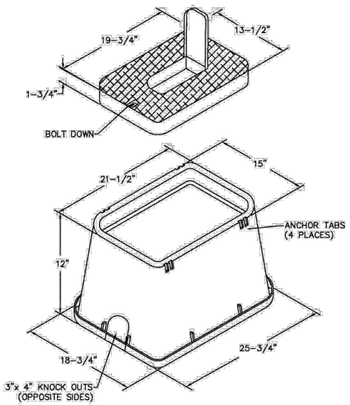
DESCRIPTION	MAKER OR TYPE	1"
1. SINGLE STRAP SADDLE	STAINLESS ROMAC OR EQUAL	101 1PT
2. CORP STOP	FORD OR EQUAL	F-1101-4G IPT X PACK JOINT
3. ANGLE STOP	FORD OR EQUAL	KV63-444W (1"x1") MALE THREAD
4. INSERTS	FORD OR EQUAL	#72 STAINLESS STEEL
5. POLY PIPE	POLYETHYLENE ASTM D2239	IPS-SDR-7(PE3408)
6. METER BOX	CARSON OR EQUAL	CK-W.21 (OR W.23 W/APPROVAL)
7. TRACER WIRE	CU SOLID WIRE	14 GAUGE
8. CHECK VALVE	--------	CITY TO INSTALL*
9. METER	--------	CITY TO INSTALL*
10. 1" x 3/4" METER ADAPTOR (FOR 5/8x 3/4" MTR)	FORD OR EQUAL #A24	CITY TO INSTALL UNLESS A CIP PROJECT
11. 1" METER 3/4" METER	FORD OR EQUAL L31-44 FORD OR EQUAL L31-24	CONTRACTOR TO INSTALL

*UNLESS A CIP PROJECT

NOTES:
1. ALL FITTINGS MUST BE FORD OR EQUAL.
2. TRACER WIRE FROM MAIN TO SERVICE METER MUST BE INSTALLED IN ALL INSTALLATIONS. WIRE MUST BE WRAPPED AROUND ANGLE STOP AND THE CORPORATION STOP, WITH LAST 8" STRIPPED.
3. POLY SERVICE LINE IS TO BE CONTINUOUS FROM MAIN TO METER-NO SPLICES OF ANY KIND.
4. POLY PIPE TO BE 1" FROM MAIN TO METER.
5. METERS SHALL NOT BE LOCATED IN CONCRETE OR ASPHALT PAVING UNLESS UNAVOIDABLE.
6. THE ANGLE STOP SHALL BE IN A POSITION THAT RESULTS IN THE METER BEING CENTERED DIRECTLY BENEATH THE METER READING LID.

CITY OF KIRKLAND	
PLAN NO. CK-W.18	
CITY OF KIRKLAND WASHINGTON	5/8"x3/4" & 1" WATER METER SERVICE INSTALLATION

LAST REVISED:02/01/10



NOTES:
1. USE – CARSON MODEL 1220-12 WITH METER READING COVER OR EQUAL.
2. COVER MUST DISPLAY "W.M." OR EQUAL.
3. METER READING FLIP-UP LID SHALL BE PLASTIC.

CITY OF KIRKLAND	
PLAN NO. CK-W.21	
CITY OF KIRKLAND WASHINGTON	3/4" & 1" WATER METER BOX PLACED IN PLANTER

SEE C6 FOR WATER/ SEWER SITE PLAN
SEE C7 FOR SEWER NOTES

7537 126th Ave NE, Kirkland
Site Address: 7537 126th Ave NE
Jurisdiction: Kirkland
Parcel No.: 092505-9060
Applicant: Blueprint Capital Svcs. LLC
Permit No.:
Interlaken Project No.: SEA-20-107

Interlaken Engineering and Design, PLLC
Seattle, WA | (206) 470-9572
www.interlakenengineering.com

MATTHEW JACOB HARRISON STATE OF WASHINGTON 55763 REGISTERED PROFESSIONAL ENGINEER

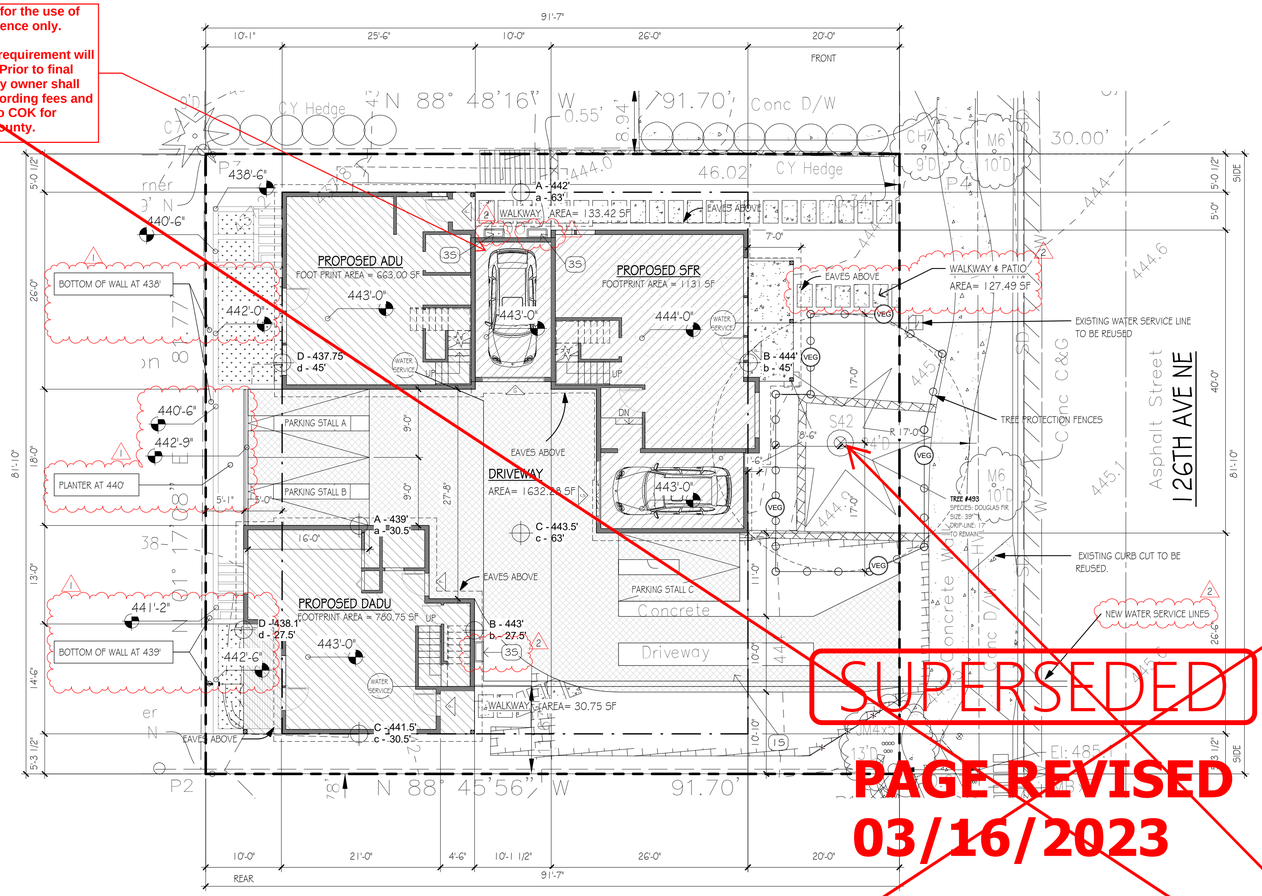
Revisions:
2021-09-15: Updated for City of Kirkland Comments dated Sept 12, 2021
2021-05-28: Updated for City of Kirkland Comments dated Mar 9, 2021

C8
Water Notes
Scale: As Noted

BSF21-00773 APPROVED PLANS -7537 126th MAIN + AADU -- BSF21-00772 DADU- 11.8.21 Page 13 of 36

All garage spaces are for the use of the single-family residence only.

A document with this requirement will be prepared by COK. Prior to final inspection the property owner shall sign, notarize, pay recording fees and return the document to COK for recording with King County.



SITE PLAN

SCALE: 1" = 10'-0"

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

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

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

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).

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.

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

Project Arborist to be on site during all excavation within 20' of tree #1. Immediately after excavation near tree #1 has completed, the Project Arborist shall provide an Arborist Memo. The following information must be in the memo:

a. Details on the size and locations of roots encountered, and how the roots were treated
b. Discussion of the impacts to long term viability and structural stability
c. Photos of all roots encountered

PROJECT DATA

PROJECT NUMBER:
912248

PROJECT DESCRIPTION:
DEMO EXISTING SINGLE FAMILY RESIDENCE AND DETACHED SHED. CONSTRUCT NEW SINGLE-FAMILY RESIDENCE WITH ATTACHED ADU AND ATTACHED GARAGES. PARKING PER PLAN. RELATED DETACHED ADU SUBMITTED UNDER SEPARATE PERMIT.

ADDRESS:
7537 126TH AVENUE NE, KIRKLAND, WA.

LEGAL DESCRIPTION:
LOT 3, CITY OF KIRKLAND SHORT PLAT NUMBER KISP SS-99-107, RECORDED UNDER RECORDER'S FILE NUMBER 20001219000006, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL NUMBER:
092505-9060

ZONE:
RSX 7.2

LOT SIZE:
7500.00 SF

OCCUPANCY:
R-3

CONSTRUCTION TYPE:
V-B

LAND USE DATA

PARKING:
REQUIRED: 2.0 PER DWELLING UNIT
PROVIDED: 5.0 PROVIDED

SETBACKS & SEPARATIONS [REF SITE PLAN]:

REQUIRED:		PROVIDED:	
FRONT:	20'-0" MIN.	FRONT:	20'-0"
SIDE:	5'-0" MIN.	SIDE:	5'-0"
REAR:	10'-0" MIN.	REAR:	10'-0"

AVERAGE BUILDING ELEVATION & ALLOWED BUILDING HEIGHT FOR SFR & ADU:

MID POINT ID	MID POINT ELEVATION	LENGTH ID	LENGTH	PRODUCT
A	442	a	63	27846
B	444	b	45	19980
C	443.5	c	63	27940.5
D	437.75	d	45	19698.75
TOTAL			216	95465.25

AVERAGE BUILDING ELEVATION = 442.00'
MAXIMUM HEIGHT ALLOWED = 30.00'
MAXIMUM BUILDABLE HEIGHT = 472.00'
PROPOSED BUILDING HEIGHT = 470.33'

AVERAGE BUILDING ELEVATION & ALLOWED BUILDING HEIGHT FOR DADU:

MID POINT ID	MID POINT ELEVATION	LENGTH ID	LENGTH	PRODUCT
A	439	a	30.5	13389.5
B	443	b	27.5	12182.5
C	441.5	c	30.5	13465.75
D	438.1	d	27.5	12047.75
TOTAL			116	51085.5

AVERAGE BUILDING ELEVATION = 440.40' 2
MAXIMUM HEIGHT ALLOWED = 30.00'
MAXIMUM BUILDABLE HEIGHT = 470.40'
PROPOSED BUILDING HEIGHT = 467.58'

FLOOR AREA RATIO (F.A.R.):
[LOT AREA] 7500 SF X [FAR] 0.55* = 4125 SF ALLOWABLE,
MAX 1200 SF FAR PER ADU / DADU;
1780.6 SF SFR - 100 SF** + 1193.56 SF ADU + 1199.22 SF DADU = 4073 SF FAR PROPOSED;

*KZC 115.42.4.A - DESIGN-BASED FAR BONUS:
CONDITION 1 - SLOPED ROOF
CONDITION 3 - LEVEL 2 GFA / LEVEL 1 GFA = 84.5% < 85%
**KZC 115.42.1 F - STAIR EXEMPTION

BUILDING	LEVEL	AREA
ADU	MAIN LEVEL	589.28 SF
ADU	SECOND LEVEL	604.28 SF
		1193.56 SF
DADU	MAIN LEVEL	616.44 SF
DADU	SECOND LEVEL	582.78 SF
		1199.22 SF
SFR	GARAGE 1	188.33 SF
SFR	GARAGE 2	199.14 SF
SFR	MAIN LEVEL	677.73 SF
SFR	SECOND LEVEL	718.40 SF
		1780.60 SF
TOTAL		4173.38 SF

BLUEPRINT CAPITAL SERVICES, LLC.

7537 126TH MAIN W/ATTACHED ADU
PROJECT # 912248
7537 126TH AVENUE NE, KIRKLAND, WA.

DATE:
INTAKE: 01/22/2021
REVISIONS:
1 CYCLE 1 04.15.2021
2 CYCLE 2 10.18.2021

GREEN

APPROVED FOR CONSTRUCTION:

A10
SITE PLAN

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ORIGINAL SHEET SIZE : 22" X 34"
AUTHOR: Q.W.

TREE PROTECTION NOTES:

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

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

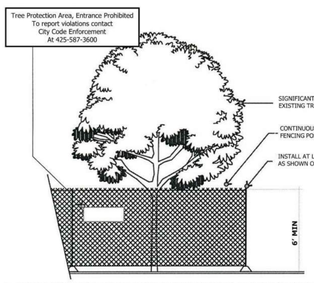
2. PROTECTIVE BARRIER. BEFORE DEVELOPMENT, LAND CLEARING, FILLING OR ANY LAND ALTERATION, THE APPLICANT SHALL:
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   B. INSTALL HIGHLY VISIBLE SIGNS SPACED NO FURTHER THAN 15 FEET ALONG THE ENTIRETY OF THE PROTECTIVE TREE FENCE. SAID SIGN MUST BE APPROVED BY THE PLANNING OFFICIAL AND SHALL STATE AT A MINIMUM "TREE AND SOIL PROTECTION AREA, ENTRANCE PROHIBITED" AND PROVIDE THE CITY PHONE NUMBER FOR CODE ENFORCEMENT TO REPORT VIOLATIONS.
   C. PROHIBIT EXCAVATION OR COMPACTION OF SOIL OR OTHER POTENTIALLY DAMAGING ACTIVITIES WITHIN THE BARRIERS; PROVIDED, THAT THE PLANNING OFFICIAL MAY ALLOW SUCH ACTIVITIES APPROVED BY A QUALIFIED PROFESSIONAL AND UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL RETAINED AND PAID FOR BY THE APPLICANT.
   D. MAINTAIN THE PROTECTIVE BARRIERS IN PLACE FOR THE DURATION OF THE PROJECT UNTIL THE PLANNING OFFICIAL AUTHORIZES THEIR REMOVAL.
   E. ENSURE THAT ANY APPROVED LANDSCAPING DONE IN THE PROTECTED ZONE SUBSEQUENT TO THE REMOVAL OF THE BARRIERS SHALL BE ACCOMPLISHED WITH MACHINERY FROM OUTSIDE THE PROTECTED ZONE OR BY HAND.
   F. IN ADDITION TO THE ABOVE, THE PLANNING OFFICIAL MAY REQUIRE THE FOLLOWING:
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      2) MINIMIZE ROOT DAMAGE BY HAND-EXCAVATING A 2-FOOT-DEEP TRENCH, AT EDGE OF CRITICAL ROOT ZONE, TO CLEANLY SEVER THE ROOTS OF TREES TO BE RETAINED. NEVER RIP OR SHRED ROOTS WITH HEAVY EQUIPMENT.
      3) CORRECTIVE PRUNING PERFORMED ON PROTECTED TREES IN ORDER TO AVOID DAMAGE FROM MACHINERY OR BUILDING ACTIVITY.
      4) MAINTENANCE OF TREES THROUGHOUT CONSTRUCTION PERIOD BY WATERING AND FERTILIZING.

3. GRADE.
   A. THE GRADE SHALL NOT BE ELEVATED OR REDUCED WITHIN THE CRITICAL ROOT ZONE OF TREES TO BE PRESERVED WITHOUT THE PLANNING OFFICIAL'S AUTHORIZATION BASED ON RECOMMENDATIONS FROM A QUALIFIED PROFESSIONAL. THE PLANNING OFFICIAL MAY ALLOW COVERAGE OF UP TO ONE-HALF (1/2) OF THE AREA OF THE TREE'S CRITICAL ROOT ZONE WITH LIGHT SOILS (NO CLAY) TO THE MINIMUM DEPTH NECESSARY TO CARRY OUT GRADING OR LANDSCAPING PLANS, IF IT WILL NOT IMPERIL THE SURVIVAL OF THE TREE. AERATION DEVICES MAY BE REQUIRED TO ENSURE THE TREE'S SURVIVAL.
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4. DIRECTIONAL FELLING. DIRECTIONAL FELLING OF TREES SHALL BE USED TO AVOID DAMAGE TO TREES DESIGNATED FOR RETENTION.

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TREE PROTECTION FENCING DETAIL
(for public and private trees)



1. MINIMUM SIX (6) FOOT HIGH TEMPORARY CHAINLINK FENCE SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE TREE(S). INSTALL FENCE POSTS USING PIER BLOCK ONLY. AVOID POST OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.
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4. FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) FEET ALONG THE FENCE.

LOT COVERAGE:
LOT COVERAGE % OF ZONE "RSX 7.2" = 50%
ALLOWED LOT COVERAGE = 3750 SF

COVERAGE ID	AREA
SFR	1131.00 SF
ADU	663.00 SF
DADU	780.75 SF
DRIVEWAY	1632.28 SF
WALKWAY	291.64 SF
TOTAL	4498.67 SF

1131 SF SFR + 663.00 SF ADU + 780.75 SF DADU + 1632.28 SF DRIVEWAY + 291.64 SF WALKWAY - 750 SF PAVER EXCEMPTION* = 3748.67 SF PROPOSED

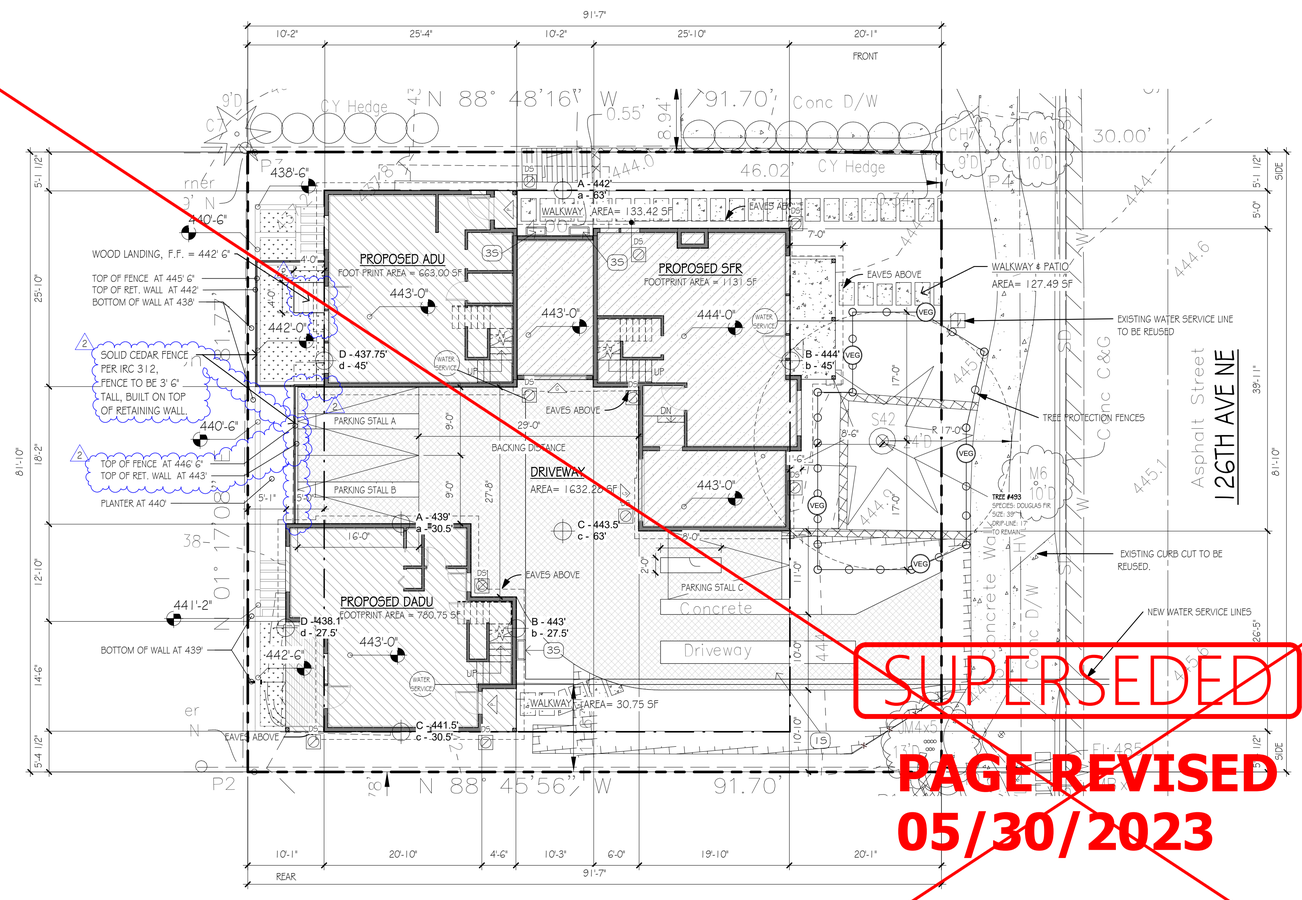
*PER KZC 115.90.3a&b

SITE PLAN NOTES

KEY VALUE	NOTE
15	PER KZC 115.90.3.a&b - DRIVEWAY MUST CONSIST OF MAX. 10'X10' PAVERS OR GRASSED MODULAR GRID PAVEMENT
35	MITSUBISHI HEAT PUMP - MSZ-FHGNA, MUZ-FHGNA - COOLING Btu/H = 6,000; COOLING Watts = 315; HEATING Btu/H = 8,700; HEATING Watts = 545

PEDESTRIAN ENTRY
GARAGE ENTRY
TREE PROTECTION FENCE

REFER TO SHEETS G1.1 & G1.2 FOR GENERAL NOTES AND CONDITIONS



APPROVED PLAN SET MUST REMAIN ON SITE.

CITY MARKUPS & APPROVALS MUST BE PRINTED IN RED.

SUPERSEDED

PAGE REVISED 05/30/2023

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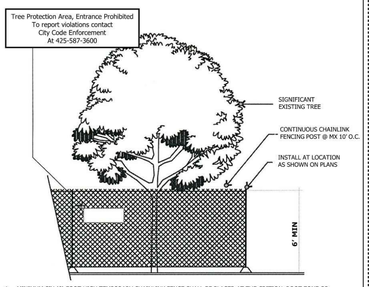
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LOT COVERAGE:

LOT COVERAGE % OF ZONE "RSX 7.2" = 50%
ALLOWED LOT COVERAGE = 3750 SF

COVERAGE ID	AREA
SFR	1121.25 SF
ADU	654.36 SF
DADU	771.11 SF
DRIVEWAY	1624.34 SF
WALKWAY	293.09 SF
RET. WALL	14.87 SF
WOOD DECK	16.00 SF
TOTAL	4495.01 SF

1121.25 SF SFR + 654.36 SF ADU + 771.11 SF DADU + 1624.34 SF DRIVEWAY + 293.09 SF WALKWAY + 14.87 SF RET. WALL + 16 SF WOOD DECK - 750 SF PAVER EXCEMPTION* = 3745.01 SF PROPOSED < 3750 SF

*PER KZC 115.90.3a#b

SITE PLAN NOTES

KEY VALUE	NOTE
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PEDESTRIAN ENTRY

GARAGE ENTRY

TREE PROTECTION FENCE

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912248

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092505-9060

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RSX 7.2

LOT SIZE:
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OCCUPANCY:
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CONSTRUCTION TYPE:
V-B

LAND USE DATA

PARKING:
REQUIRED: 2.0 PER DWELLING UNIT
PROVIDED: 5.0 PROVIDED

SETBACKS & SEPARATIONS [REF SITE PLAN]:

REQUIRED:		PROVIDED:	
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[LOT AREA] 7500 SF X [FAR] 0.55* = 4125 SF ALLOWABLE,
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*KZC 115.42.4.A - DESIGN-BASED FAR BONUS:
CONDITION 1 - SLOPED ROOF
CONDITION 3 - LEVEL 2 GFA / LEVEL 1 GFA = 84.5% < 85%
**KZC 115.42.1 F - STAIR EXEMPTION

BUILDING	LEVEL	AREA
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ADU	SECOND LEVEL	604.28 SF
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DADU	MAIN LEVEL	616.44 SF
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SFR	SECOND LEVEL	718.40 SF
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TOTAL		4176.38 SF

*REFER TO SHEETS G1.1 & G1.2 FOR GENERAL NOTES AND CONDITIONS

BLUEPRINT CAPITAL SERVICES, LLC.

7537 126TH MAIN W/ATTACHED ADU
7537 126TH AVENUE NE, KIRKLAND, WA.
PROJECT # 912248

DATE:
INTAKE: 01/22/2021
REVISIONS:
2 PPR 2 12.21.2022

CITY STAMPS ON ORIGINAL SET STILL APPLY

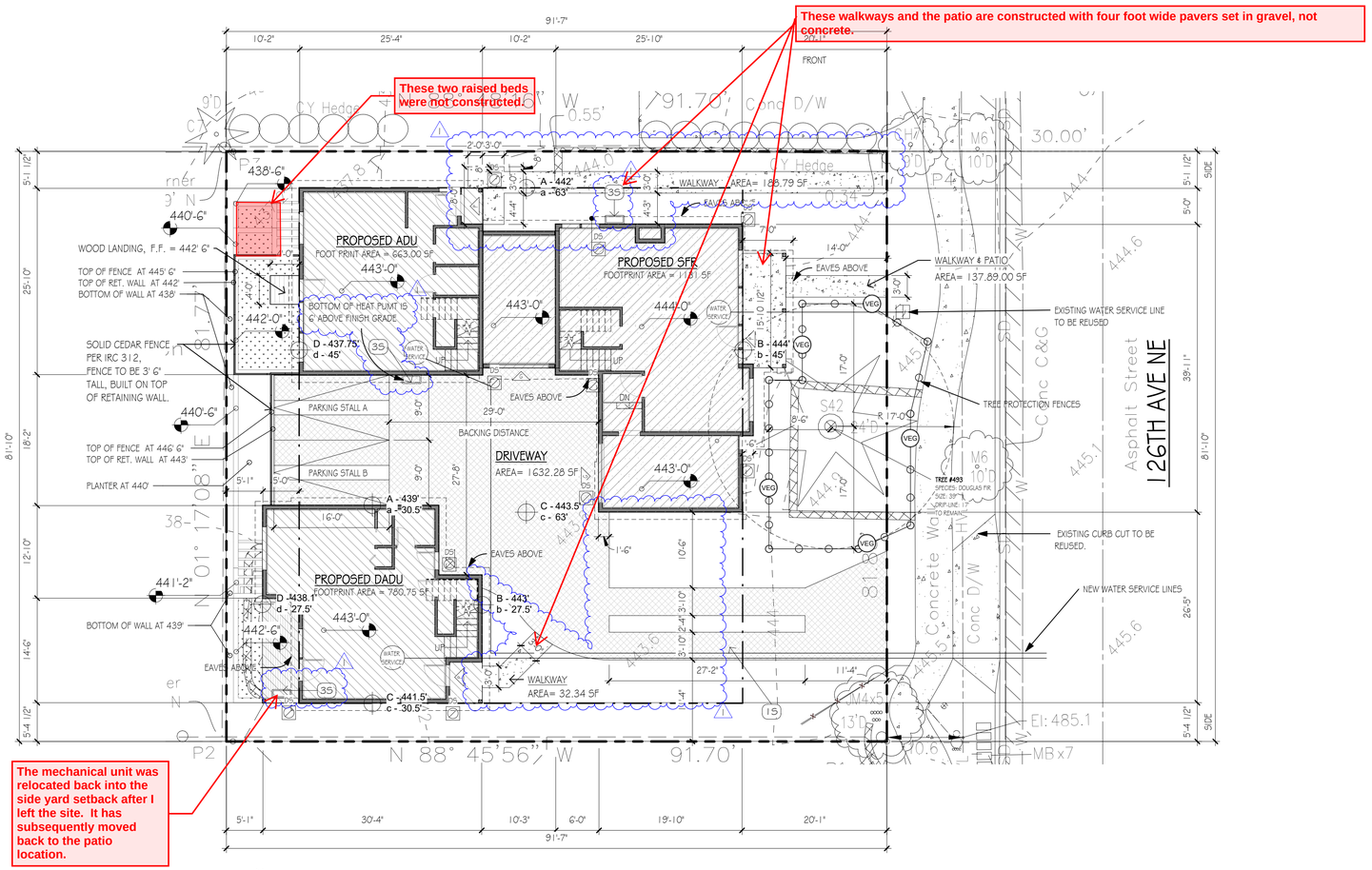
City of Kirkland Post Revision Reviewed by PJM 03/16/2023

APPROVED FOR CONSTRUCTION:

INSERT REVISED PAGES INTO APPROVED SET 03/16/2023

A10
SITE PLAN

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AUTHOR: Q.W.



SITE PLAN SCALE: 1" = 10'-0"

TREE PROTECTION NOTES:

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

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

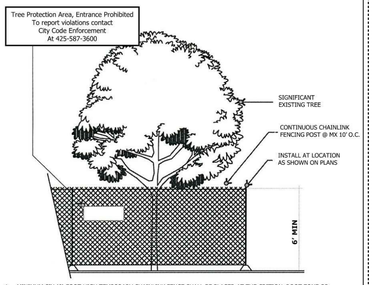
2. PROTECTIVE BARRIER. BEFORE DEVELOPMENT, LAND CLEARING, FILLING OR ANY LAND ALTERATION, THE APPLICANT SHALL:
   - A. ERECT AND MAINTAIN READILY VISIBLE TEMPORARY PROTECTIVE TREE FENCING ALONG THE LIMITS OF DISTURBANCE WHICH COMPLETELY SURROUNDS THE PROTECTED AREA OF ALL RETAINED TREES, GROUPS OF TREES, VEGETATION AND NATIVE SOIL. FENCES SHALL BE CONSTRUCTED OF CHAIN LINK AND BE AT LEAST SIX (6) FEET HIGH, UNLESS OTHER TYPE OF FENCING IS AUTHORIZED BY THE PLANNING OFFICIAL.
   - B. INSTALL HIGHLY VISIBLE SIGNS SPACED NO FURTHER THAN 15 FEET ALONG THE ENTIRETY OF THE PROTECTIVE TREE FENCE. SAID SIGN MUST BE APPROVED BY THE PLANNING OFFICIAL AND SHALL STATE AT A MINIMUM "TREE AND SOIL PROTECTION AREA, ENTRANCE PROHIBITED" AND PROVIDE THE CITY PHONE NUMBER FOR CODE ENFORCEMENT TO REPORT VIOLATIONS.
   - C. PROHIBIT EXCAVATION OR COMPACTION OF SOIL OR OTHER POTENTIALLY DAMAGING ACTIVITIES WITHIN THE BARRIERS; PROVIDED, THAT THE PLANNING OFFICIAL MAY ALLOW SUCH ACTIVITIES APPROVED BY A QUALIFIED PROFESSIONAL AND UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL RETAINED AND PAID FOR BY THE APPLICANT.
   - D. MAINTAIN THE PROTECTIVE BARRIERS IN PLACE FOR THE DURATION OF THE PROJECT UNTIL THE PLANNING OFFICIAL AUTHORIZES THEIR REMOVAL.
   - E. ENSURE THAT ANY APPROVED LANDSCAPING DONE IN THE PROTECTED ZONE SUBSEQUENT TO THE REMOVAL OF THE BARRIERS SHALL BE ACCOMPLISHED WITH MACHINERY FROM OUTSIDE THE PROTECTED ZONE OR BY HAND.
   - F. IN ADDITION TO THE ABOVE, THE PLANNING OFFICIAL MAY REQUIRE THE FOLLOWING:
     1) IF EQUIPMENT IS AUTHORIZED TO OPERATE WITHIN THE PROTECTED ZONE, THE SOIL AND CRITICAL ROOT ZONE OF A TREE MUST BE COVERED WITH MULCH TO A DEPTH OF AT LEAST SIX (6) INCHES OR WITH PLYWOOD, STEEL PLATES OR SIMILAR MATERIAL IN ORDER TO PROTECT ROOTS AND SOIL FROM DAMAGE CAUSED BY HEAVY EQUIPMENT.
     2) MINIMIZE ROOT DAMAGE BY HAND-EXCAVATING A 2-FOOT-DEEP TRENCH, AT EDGE OF CRITICAL ROOT ZONE, TO CLEANLY SEVER THE ROOTS OF TREES TO BE RETAINED. NEVER RIP OR SHRED ROOTS WITH HEAVY EQUIPMENT.
     3) CORRECTIVE PRUNING PERFORMED ON PROTECTED TREES IN ORDER TO AVOID DAMAGE FROM MACHINERY OR BUILDING ACTIVITY.
     4) MAINTENANCE OF TREES THROUGHOUT CONSTRUCTION PERIOD BY WATERING AND FERTILIZING.

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

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

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

TREE PROTECTION FENCING DETAIL
(for public and private trees)



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

LOT COVERAGE:

LOT COVERAGE % OF ZONE "RSX 7.2" = 50%
ALLOWED LOT COVERAGE = 3750 SF

COVERAGE ID	AREA
SFR	1121.25 SF
ADU	654.36 SF
DADU	771.11 SF
DRIVEWAY	1482.33 SF
WALKWAY	359.01 SF
RET. WALL	14.87 SF
WOOD DECK	16.00 SF
TOTAL	4418.93 SF

1121.25 SF SFR + 654.36 SF ADU + 771.11 SF DADU + 1482.33 SF DRIVEWAY + 305.93 SF WALKWAY + 14.87 SF RET. WALL + 16 SF WOOD DECK - 741.16 SF PAVER EXCEMPTION* = 3677.77 SF PROPOSED < 3750 SF

*PER KZC 115.90.3a&b

SITE PLAN NOTES

KEY VALUE	NOTE
15	PER KZC 115.90.3.a&b - DRIVEWAY MUST CONSIST OF MAX. 10'X10' PAVERS OR GRASSED MODULAR GRID PAVEMENT
35	MITSUBISHI HEAT PUMP - MSZ-FHXGNA, MUZ-FHXGNA - COOLING Btu/H = 6,000; COOLING Watts = 315; HEATING Btu/H = 8,700; HEATING Watts = 545

PEDESTRIAN ENTRY
GARAGE ENTRY
TREE PROTECTION FENCE
DOWN SPOUT

PROJECT DATA

PROJECT NUMBER:
912248

PROJECT DESCRIPTION:
DEMO EXISTING SINGLE FAMILY RESIDENCE AND DETACHED SHED. CONSTRUCT NEW SINGLE-FAMILY RESIDENCE WITH ATTACHED ADU AND ATTACHED GARAGES. PARKING PER PLAN. RELATED DETACHED ADU SUBMITTED UNDER SEPARATE PERMIT.

ADDRESS:
7537 126TH AVENUE NE, KIRKLAND, WA.

LEGAL DESCRIPTION:
LOT 3, CITY OF KIRKLAND SHORT PLAT NUMBER KISP SS-99-107, RECORDED UNDER RECORDER'S FILE NUMBER 20001121900006, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL NUMBER:
092505-9060

ZONE:
RSX 7.2

LOT SIZE:
7500.00 SF

OCCUPANCY:
R-3

CONSTRUCTION TYPE:
V-B

LAND USE DATA

PARKING:
REQUIRED: 2.0 PER DWELLING UNIT
PROVIDED: 4.0 PROVIDED

SETBACKS & SEPARATIONS [REF SITE PLAN]:

REQUIRED:		PROVIDED:	
FRONT:	20'-0" MIN.	FRONT:	20'-0"
SIDE:	5'-0" MIN.	SIDE:	5'-0"
REAR:	10'-0" MIN.	REAR:	10'-0"

AVERAGE BUILDING ELEVATION & ALLOWED BUILDING HEIGHT FOR SFR & ADU:

MID POINT ID	MID POINT ELEVATION	LENGTH ID	LENGTH	PRODUCT
A	442	a	63	27846
B	444	b	45	19980
C	443.5	c	63	27940.5
D	437.75	d	45	19698.75
TOTAL			216	95465.25

AVERAGE BUILDING ELEVATION = 442.00'
MAXIMUM HEIGHT ALLOWED = 30.00'
MAXIMUM BUILDABLE HEIGHT = 472.00'
PROPOSED BUILDING HEIGHT = 470.33'

AVERAGE BUILDING ELEVATION & ALLOWED BUILDING HEIGHT FOR DADU:

MID POINT ID	MID POINT ELEVATION	LENGTH ID	LENGTH	PRODUCT
A	439	a	30.5	13389.5
B	443	b	27.5	12182.5
C	441.5	c	30.5	13465.75
D	438.1	d	27.5	12047.75
TOTAL			116	51085.5

AVERAGE BUILDING ELEVATION = 440.40'
MAXIMUM HEIGHT ALLOWED = 30.00'
MAXIMUM BUILDABLE HEIGHT = 470.40'
PROPOSED BUILDING HEIGHT = 467.58'

FLOOR AREA RATIO (F.A.R.):
[LOT AREA] 7500 SF X [FAR] 0.55* = 4125 SF ALLOWABLE,
MAX 1200 SF FAR PER ADU / DADU;
1780.6 SF SFR - 100 SF** + 1193.56 SF ADU + 1199.22 SF DADU = 4073 SF FAR PROPOSED;

*KZC 115.42.4.A - DESIGN-BASED FAR BONUS:
CONDITION 1 - SLOPED ROOF
CONDITION 3 - LEVEL 2 GFA / LEVEL 1 GFA = 84.5% < 85%
**KZC 115.42.1 F - STAIR EXEMPTION

BUILDING	LEVEL	AREA
ADU	MAIN LEVEL	589.28 SF
ADU	SECOND LEVEL	604.28 SF
		1193.56 SF
DADU	MAIN LEVEL	616.44 SF
DADU	SECOND LEVEL	582.78 SF
		1199.22 SF
SFR	GARAGE 1	188.33 SF
SFR	GARAGE 2	199.14 SF
SFR	MAIN LEVEL	677.73 SF
SFR	SECOND LEVEL	718.40 SF
		1783.60 SF
TOTAL		4176.38 SF

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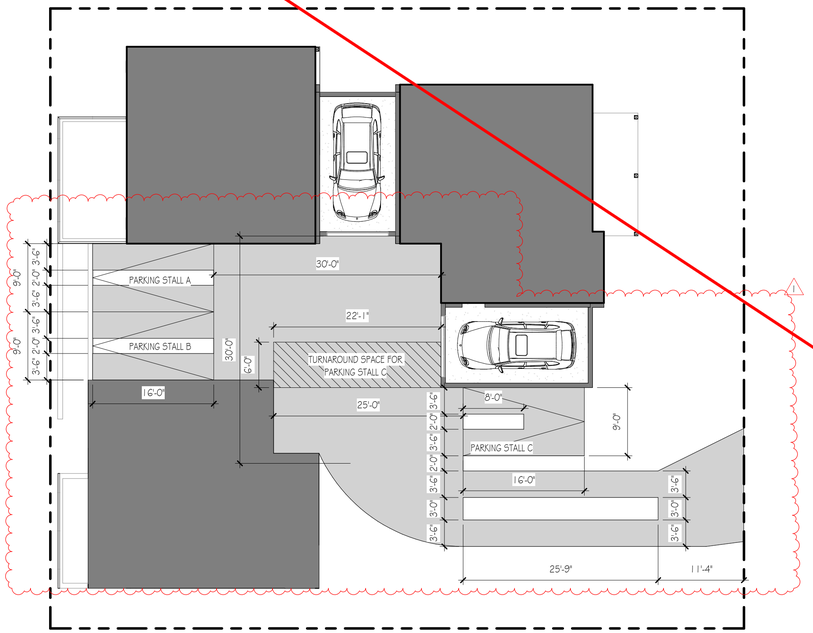
POST REVISION REVIEWED AND APPROVED BY PUBLIC WORKS & PLANNING

CITY STAMPS ON ORIGINAL SET STILL APPLY

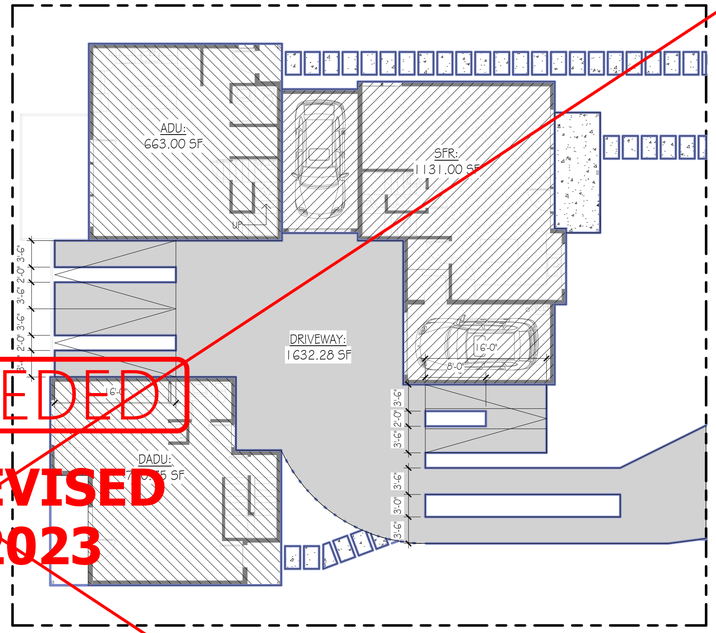
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A10
SITE PLAN

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ORIGINAL SHEET SIZE : 22" x 34"
AUTHOR: Q.W.



1: DIAGRAM - PARKING AREAS SCALE: 1" = 10'-0"



2: LOT COVERAGE DIAGRAM SCALE: 1" = 10'-0"

COVERAGE ID	AREA
SFR	1131.00 SF
ADU	663.00 SF
DADU	780.75 SF
DRIVEWAY	1632.28 SF
WALKWAY	291.64 SF
TOTAL	4498.67 SF

LOT COVERAGE:
LOT COVERAGE % OF ZONE "RSX 7.2" = 50%
ALLOWED LOT COVERAGE = 3750 SF

1131 SF SFR + 663.00 SF ADU + 780.75 SF DADU + 1632.28 SF DRIVEWAY + 291.64 SF WALKWAY - 750 SF PAVER EXCEMPTION* = 3748.67 SF PROPOSED

*PER KZC 115.90.3a&b

SUPERSEDED

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7537 126TH MAIN W/ATTACHED ADU

7537 126TH AVENUE NE, KIRKLAND, WA.

PROJECT # 912248

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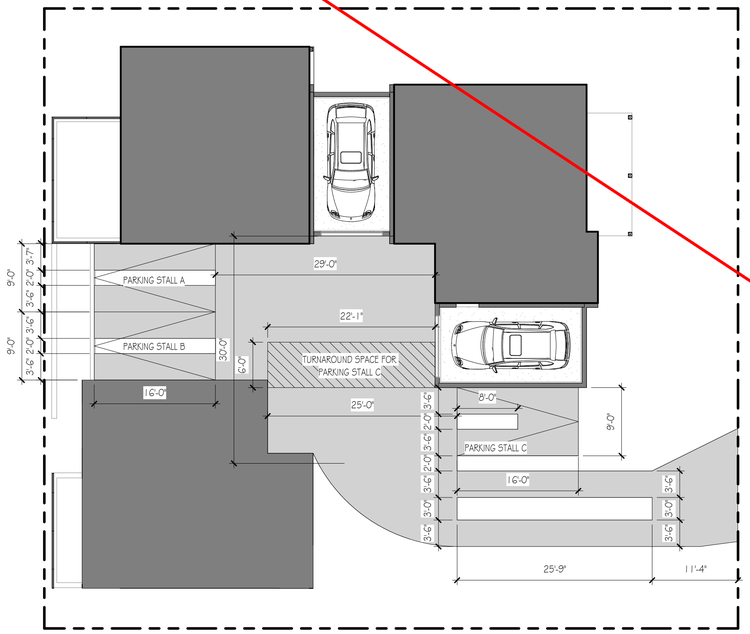
GREEN

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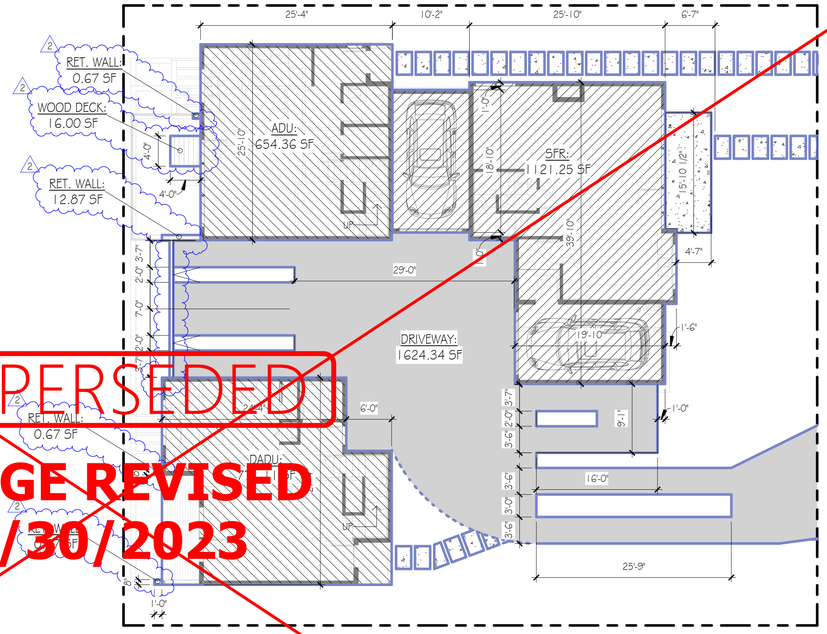
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1: DIAGRAM - PARKING AREAS SCALE: 1" = 10'-0"



2: LOT COVERAGE DIAGRAM SCALE: 1" = 10'-0"

COVERAGE ID	AREA
SFR	1121.25 SF
ADU	654.36 SF
DADU	771.11 SF
DRIVEWAY	1624.34 SF
WALKWAY	293.09 SF
RET. WALL	14.87 SF
WOOD DECK	16.00 SF
TOTAL	4495.01 SF

LOT COVERAGE:
LOT COVERAGE % OF ZONE "RSX 7.2" = 50%; LOT SIZE = 7500 SF
ALLOWED LOT COVERAGE = 3750 SF

1121.25 SF SFR + 654.36 SF ADU + 771.11 SF DADU + 1624.34 SF DRIVEWAY + 293.09 SF WALKWAY + 14.87 SF RET. WALL + 16 SF WOOD DECK - 750 SF PAVER EXCEMPTION* = 3745.01 SF PROPOSED < 3750 SF

*PER KZC 115.90.3a&b

SUPERSEDED

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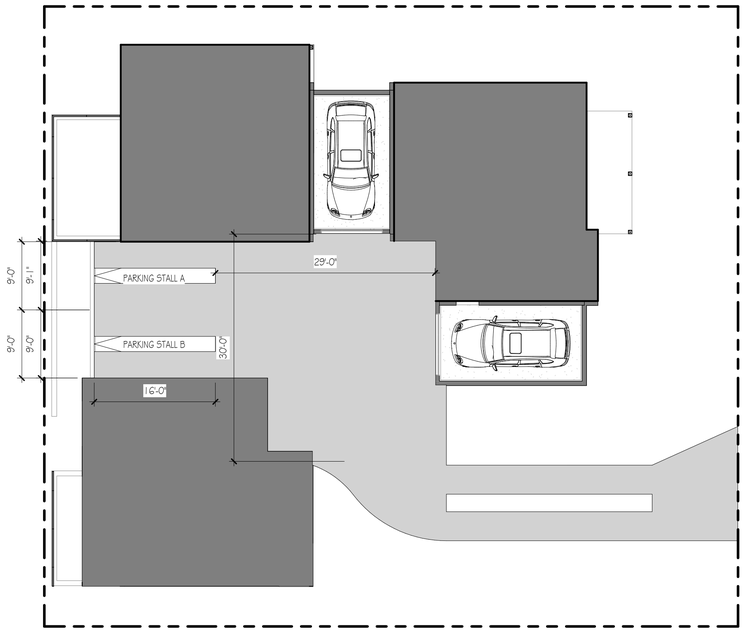
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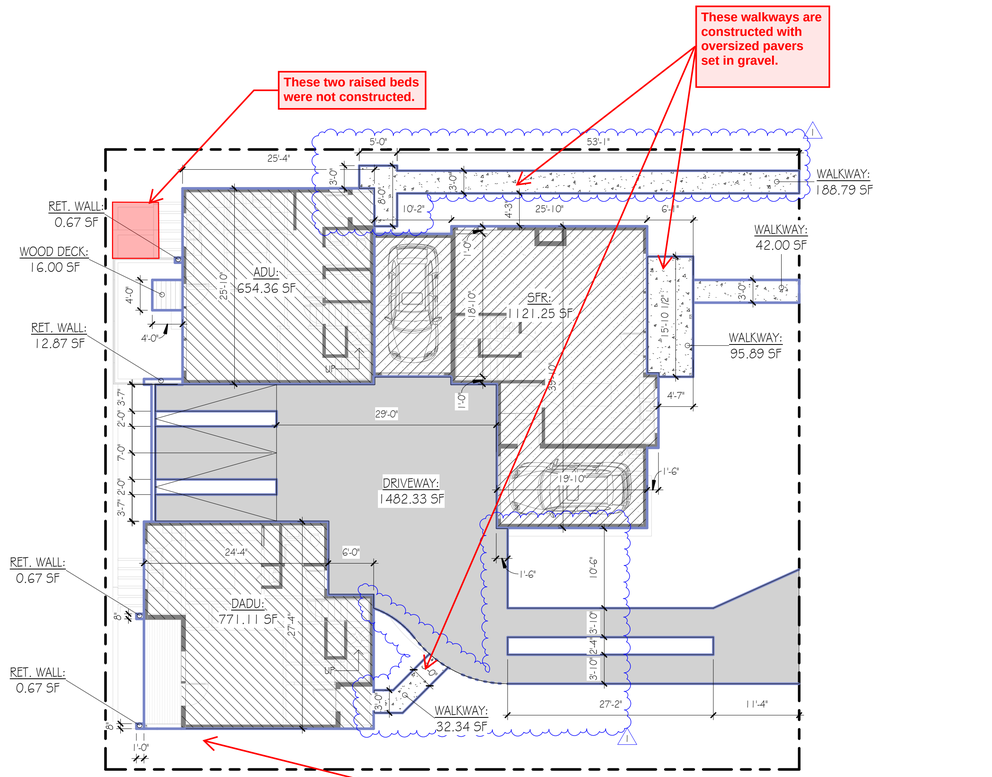
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AUTHOR: Q.W.

BSF21-00773 APPROVED POST REVISION -MINOR RECONFIGURATION OF LAYOUTS- 18PGS 3.16.23 Page 2 of 18



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*PER KZC 115.90.3.a.b

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BSF21-00773 APPROVED POST REVISION -SITE PLAN AS-BUILT- 5.30.23 Page 2 of 2

BLUEPRINT CAPITAL SERVICES, LLC.

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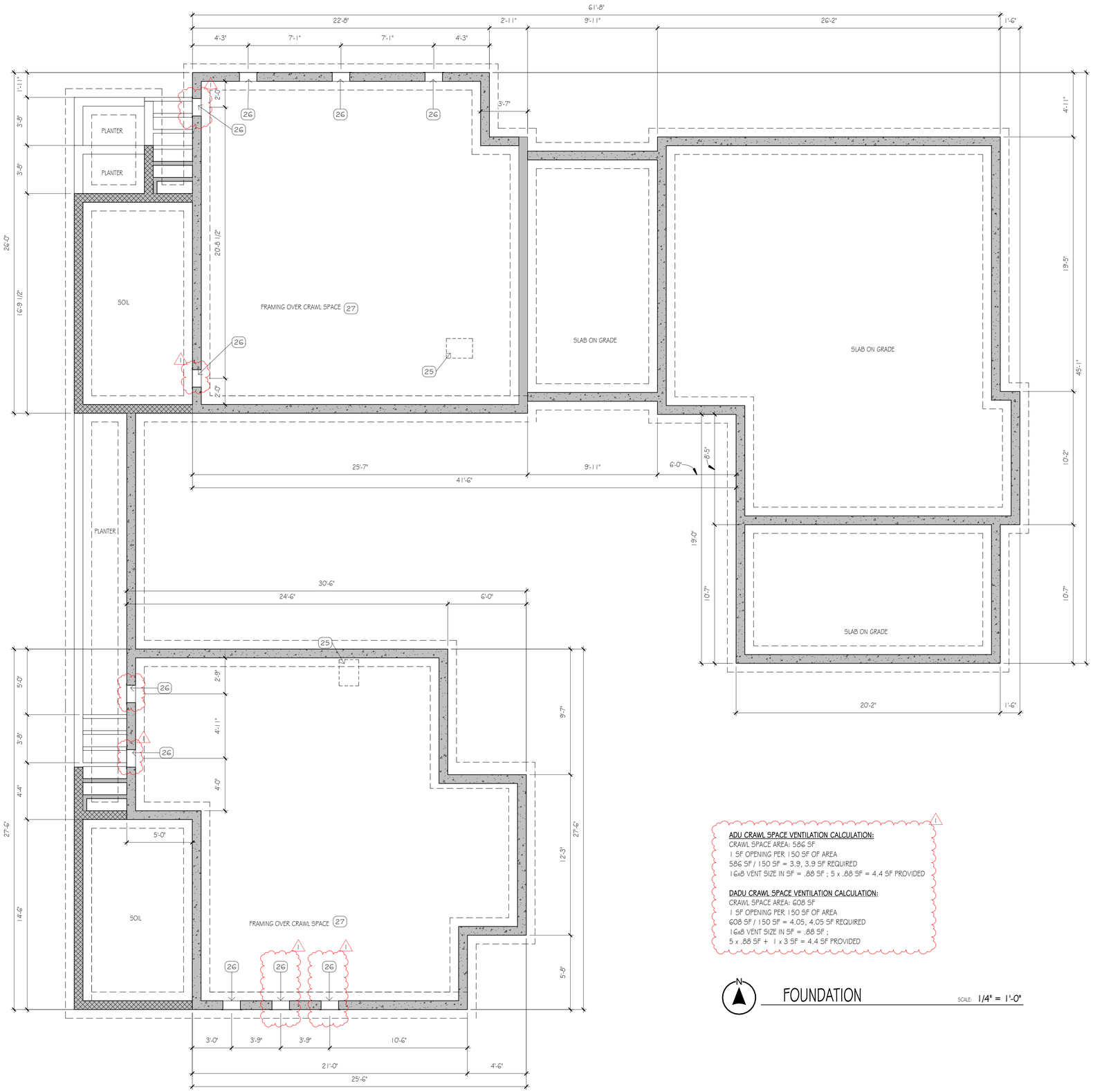
INTAKE: 01/22/2021

REVISIONS:
1 PPR 3 05.05.2023

APPROVED FOR CONSTRUCTION:

A11
LAND USE

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ORIGINAL SHEET SIZE : 22" x 34"
AUTHOR: Q.W.



PLAN LEGEND

SD — SMOKE ALARMS WITHIN THE NEW DWELLING UNITS SHALL MEET THE REQUIREMENTS OF 2015 IRC R314.3. THESE SHALL BE HARDWIRED, PROVIDED WITH BATTERY BACKUP, AND INTERCONNECTED WITHIN THEIR DWELLING UNIT. DEVICES SHALL BE LOCATED A MINIMUM OF 3 FEET FROM BATHROOM DOORS AND A MINIMUM OF 20 FEET FROM KITCHEN APPLIANCES (OR A MINIMUM OF 10 FEET FOR DEVICES WITH ALARM SILENCE SWITCHES, OR 6 FEET FOR DEVICES WITH PHOTOELECTRIC SMOKE ALARMS). A SMOKE DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM. AN ADDITIONAL SMOKE DETECTOR SHALL BE INSTALLED IN EACH LOCATION WHERE THERE IS A CEILING HEIGHT CHANGE GREATER THAN 24".

PER 2015 IRC R315.1 FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM AND ON EACH LEVEL OF THE DWELLING UNITS. SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 2034 AND SHALL BE LISTED IN ACCORDANCE WITH UL 217. THE INDICATED CARBON MONOXIDE ALARMS WITHIN THE NEW DWELLING UNITS SHALL MEET THE REQUIREMENTS OF NFPA 720, NOTE THAT LOCATIONS SPECIFIED IN SECTION R315.3 SUPERSEDE NFPA 720. USE OF COMBINATION CARBON MONOXIDE/SMOKE ALARM DEVICES IS ACCEPTABLE WHEN IN ACCORDANCE WITH UL 2075 AND UL 268

CO —

EXHAUST FANS:

F —
- 50 CFM, INTERMITTENTLY OPERATED ON SWITCH, AT BATHROOMS, TOILET ROOMS & LAUNDRY ROOMS
- 100 CFM, INTERMITTENTLY OPERATED ON SWITCH, AT KITCHENS MAX CFMs SHOULD NOT EXCEED 300 CFMs TO BE QUALIFIED FOR BUILT GREEN CREDIT 4-74.

WHF —
- WHOLE HOUSE VENTILATION TO BE PROVIDED WITH A CONTINUOUSLY OPERATING EXHAUST FAN, & COMPLY W/ ALL OF IRC M1507.3.4
- 60 CFM FOR SFR. (1,501-3000 SF W/ 2-3 BEDROOMS)
- 45 CFM FOR ADU & DADU (<1,501 SF W/ 2-3 BEDROOMS)

D —
- DRYER EXHAUST SIZED PER MANUFACTURER RECOMMENDATIONS & INSTALLED PER M1502.4.5.1 VENTED TO OUTSIDE

OUTDOOR AIR INLET

IN — *PROVIDING AT LEAST 4 sι OF NET FREE AREA OF OPENING PER 10 CFM OF OUTDOOR AIR. REQ. PER M1507.3.4.4.*

REQ. NET FREE AREA OF OPENING PER HABITABLE ROOM:
24 sι FOR SFR
18 sι FOR ADU/DADU

INDIVIDUAL ROOM OUTDOOR AIR INLETS SHALL:
1. HAVE CONTROLLABLE & SECURE OPENINGS
2. BE SLEEVED OR OTHERWISE DESIGNED SO AS NOT TO COMPROMISE THE THERMAL PROPERTIES OF THE WALL THEY ARE PLACED.
3. ANY INLET OR COMBINATION OF INLETS WHICH PROVIDE 10 CFM AT 10 PASCALS ARE DEEMED EQUIVALENT TO 4 sι NET FREE AREA.

DS — ALUMINUM COLLECTOR WITH OVERFLOW & DOWNSPOUT

- MECHANICAL VENTILATING SYSTEMS SHOULD EXHAUST DIRECTLY TO THE OUTSIDE. THE POINT OF DISCHARGE SHALL BE AT LEAST 3' FROM ANY OPERABLE OPENINGS. VENT OUTLETS FOR APPLIANCES SHALL ALSO BE MIN. OF 10' FROM FRESH AIR INTAKES. EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING & BE EQUIPPED WITH BACK-DRAFT DAMPERS.
- EXHAUST FANS & CLOTHES DRYER MACHINE EXHAUSTS DO NOT EXIT LESS THAN 3' FROM PROPERTY LINES.
- WHERE A CLOSET IS DESIGNED FOR THE INSTALLATION OF A CLOTHES DRYER, AN OPENING HAVING AN AREA OF NOT LESS THAN 100 SQ. IN. SHALL BE PROVIDED IN THE CLOSET ENCLOSURE OR MAKEUP AIR SHALL BE PROVIDED BY OTHER APPROVED MEANS
- EACH UNIT USING ELECTRICAL ZONAL HEATING AS THE PRIMARY HEAT SOURCE SHALL INSTALL AN INVERTER-DRIVEN DUCTLESS MINI-SPLIT PUMP IN THE LARGEST ZONE IN THE DWELLING AS THE PRIMARY HEAT SOURCE
- LOCATE HEATING/COOLING EQUIPMENT INSIDE THE CONDITIONED SPACE
- INSTALL WHOLE HOUSE RADIANT HEATING SYSTEM (NO DUCTED HEATING)

PLAN NOTES

KEY VALUE	NOTE
25	PROVIDE MIN. 18"X24" CRAWLSPACE ACCESS DOOR/PANEL
26	16"X8" CRAWLSPACE VENT • PROVIDE 1 SF OF CLEAR OPENING PER 150 SF OF CRAWL SPACE AREA, & 1 OPENING WITHIN 3' OF EACH BUILDING CORNER PER IRC R408
27	PROVIDE APPROVED VAPOR BARRIER & MIN. 18" CLEARANCE BETWEEN GRADE & FLOOR STRCTURE ABOVE

ADU CRAWL SPACE VENTILATION CALCULATION:
CRAWL SPACE AREA: 586 SF
1 SF OPENING PER 150 SF OF AREA
586 SF / 150 SF = 3.9, 3.9 SF REQUIRED
16x8 VENT SIZE IN SF = .88 SF ; 5 x .88 SF = 4.4 SF PROVIDED

DADU CRAWL SPACE VENTILATION CALCULATION:
CRAWL SPACE AREA: 608 SF
1 SF OPENING PER 150 SF OF AREA
608 SF / 150 SF = 4.05, 4.05 SF REQUIRED
16x8 VENT SIZE IN SF = .88 SF ;
5 x .88 SF + 1 x 3.5F = 4.4 SF PROVIDED

N

FOUNDATION

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

**REFER TO SHEETS G11 & G12 FOR GENERAL NOTES AND CONDITIONS; ONLY KEY NOTES REFERENCED ON PLANS APPLY.*

BSF21-00773 APPROVED PLANS -7537 126th MAIN + AADU -- BSF21-00772 DADU- 11.8.21 Page 16 of 36

BLUEPRINT CAPITAL SERVICES, LLC.

7537 126TH MAIN W/ATTACHED ADU

PROJECT # 912248

7537 126TH AVENUE NE, KIRKLAND, WA.

DATE:

INTAKE: 01/22/2021

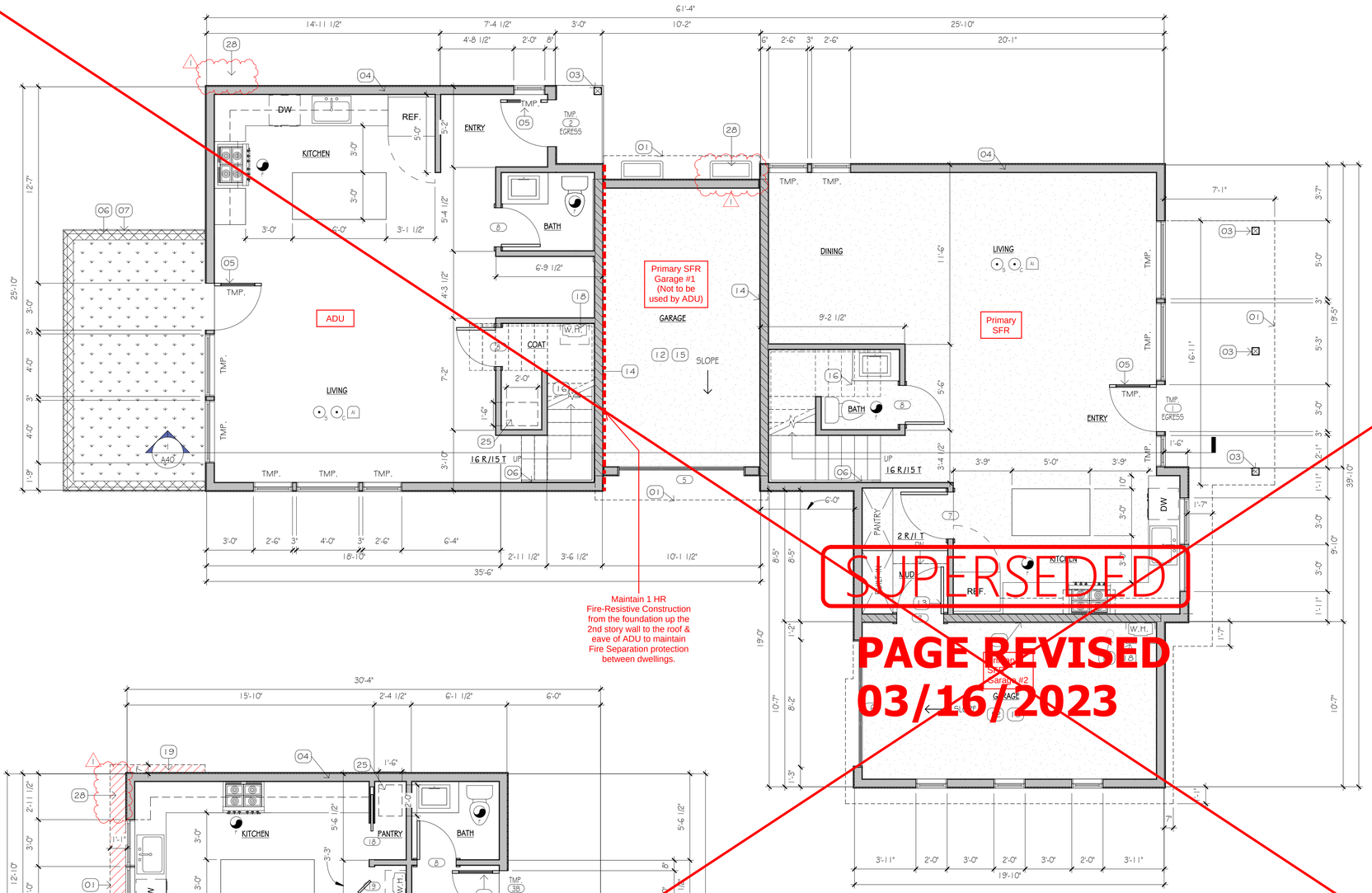
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1 CYCLE 1 04.15.2021

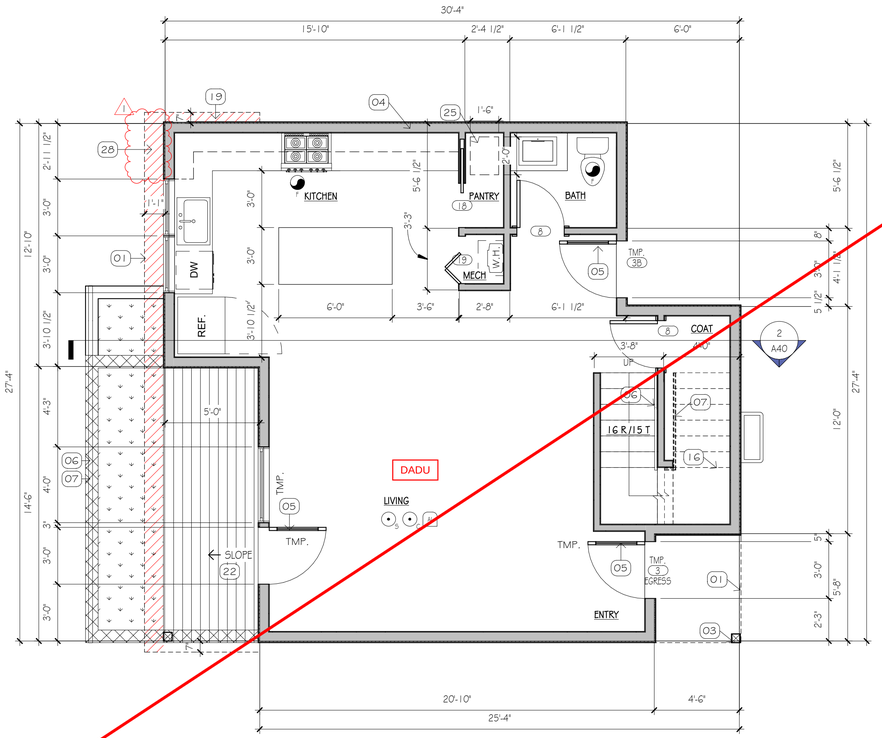
GREEN

APPROVED FOR CONSTRUCTION:

A20
FOUNDATION PLAN

© 2020 BLUEPRINT CAPITAL SERVICES LLC
ORIGINAL SHEET SIZE : 22" x 34"
AUTHOR: Q.W.





SUPERSEDED
PAGE REVISED
03/16/2023

DEFERRED SUBMITTALS:
DRAWINGS, CALCULATIONS AND PRODUCT DATA FOR THE DESIGN AND FABRICATION OF ITEMS THAT ARE DESIGNED BY OTHERS SHALL BE SUBMITTED TO THE EOR FOR APPROVAL PRIOR TO SUBMITTING TO THE BUILDING DEPARTMENT FOR REVIEW AND PRIOR TO FABRICATION.

ALL Welding:

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

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

Applicable Codes:

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

KITCHEN EXHAUST HOODS EXCEEDING 400 CFM SHALL BE PROVIDED WITH MAKEUP AIR FROM THE SAME ROOM PER M1503.4

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

2015 IRC Table R702.7.1. Marine 4 Climate Zones require class I or class II vapor retarders per R702.7.2 on inside of framed walls. PVA primer or latex paint only meets Class III.

Class I: Sheet polyethylene, unperforated aluminum foil.
Class II: Kraft-faced fiberglass batts.

Or-Provide product specs to Building Inspector from manufacturer showing product is tested & approved with a 1.0 or less perm rating.

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

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

ELECTRICAL NOT PLAN REVIEWED OR APPROVED. SUBJECT TO FIELD INSPECTION

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

PLAN LEGEND

SMOKE ALARMS WITHIN THE NEW DWELLING UNITS SHALL MEET THE REQUIREMENTS OF 2015 IRC R314.3. THESE SHALL BE HARDWIRED, PROVIDED WITH BATTERY BACKUP, AND INTERCONNECTED WITHIN THEIR DWELLING UNIT. DEVICES SHALL BE LOCATED A MINIMUM OF 3 FEET FROM BATHROOM DOORS AND A MINIMUM OF 20 FEET FROM KITCHEN APPLIANCES (OR A MINIMUM OF 10 FEET FOR DEVICES WITH ALARM SILENCE SWITCHES, OR 6 FEET FOR DEVICES WITH PHOTOELECTRIC SMOKE ALARMS). A SMOKE DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM. AN ADDITIONAL SMOKE DETECTOR SHALL BE INSTALLED IN EACH LOCATION WHERE THERE IS A CEILING HEIGHT CHANGE GREATER THAN 24".

PER 2015 IRC R315.1 FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM AND ON EACH LEVEL OF THE DWELLING UNITS. SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 2034 AND SHALL BE TESTED IN ACCORDANCE WITH UL 217. THE INDICATED CARBON MONOXIDE ALARMS WITHIN THE NEW DWELLING UNITS SHALL MEET THE REQUIREMENTS OF NFPA 720, NOTE THAT LOCATIONS SPECIFIED IN SECTION R315.3 SUPERSEDE NFPA 720. USE OF COMBINATION CARBON MONOXIDE/SMOKE ALARM DEVICES IS ACCEPTABLE WHEN IN ACCORDANCE WITH UL 2075 AND UL 268

EXHAUST FANS:

- 50 CFM, INTERMITTENTLY OPERATED ON SWITCH, AT BATHROOMS, TOILET ROOMS & LAUNDRY ROOMS
- 100 CFM, INTERMITTENTLY OPERATED ON SWITCH, AT KITCHENS. MAX CFMs SHOULD NOT EXCEED 300 CFMs TO BE QUALIFIED FOR BUILT GREEN CREDIT 4-74.

- WHOLE HOUSE VENTILATION TO BE PROVIDED WITH A CONTINUOUSLY OPERATING EXHAUST FAN, & COMPLY W/ ALL OF IRC M1507.3.4
- 60 CFM FOR SFR. (1,501-3000 SF W/ 2-3 BEDROOMS)
- 45 CFM FOR ADU & DADU (<1,501 SF W/ 2-3 BEDROOMS)

- DRYER EXHAUST SIZED PER MANUFACTURER RECOMMENDATIONS & INSTALLED PER M1502.4.5.1 VENTED TO OUTSIDE

OUTDOOR AIR INLET
PROVIDING AT LEAST 4 sq IN OF NET FREE AREA OF OPENING PER 10 CFM OF OUTDOOR AIR REQ. PER M1507.3.4.4.
REQ. NET FREE AREA OF OPENING PER HABITABLE ROOM:
24 sq FOR SFR
10 sq FOR ADU/DADU

INDIVIDUAL ROOM OUTDOOR AIR INLETS SHALL:
1. HAVE CONTROLLABLE & SECURE OPENINGS
2. BE SLEEVED OR OTHERWISE DESIGNED SO AS NOT TO COMPROMISE THE THERMAL PROPERTIES OF THE WALL THEY ARE PLACED.
3. ANY INLET OR COMBINATION OF INLETS WHICH PROVIDE 10 CFM AT 10 PASCALS ARE DEEMED EQUIVALENT TO 4 sq NET FREE AREA.

ALUMINUM COLLECTOR WITH OVERFLOW & DOWNSPOUT

- MECHANICAL VENTILATING SYSTEMS SHOULD EXHAUST DIRECTLY TO THE OUTSIDE. THE POINT OF DISCHARGE SHALL BE AT LEAST 3' FROM ANY OPERABLE OPENINGS.
- VENT OUTLETS FOR APPLIANCES SHALL ALSO BE MIN. OF 10' FROM FRESH AIR INTAKES. EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING & BE EQUIPPED WITH BACK-DRAFT DAMPERS.
- EXHAUST FANS & CLOTHES DRYER MACHINE EXHAUSTS DO NOT EXIT LESS THAN 3' FROM PROPERTY LINES.
- WHERE A CLOSET IS DESIGNED FOR THE INSTALLATION OF A CLOTHES DRYER, AN OPENING HAVING AN AREA OF NOT LESS THAN 100 SQ. IN. SHALL BE PROVIDED IN THE CLOSET ENCLOSURE OR MAKEUP AIR SHALL BE PROVIDED BY OTHER APPROVED MEANS
- EACH UNIT USING ELECTRICAL ZONAL HEATING AS THE PRIMARY HEAT SOURCE SHALL INSTALL AN INVERTER-DRIVEN DUCTLESS MINI-SPLIT PUMP IN THE LARGEST ZONE IN THE DWELLING AS THE PRIMARY HEAT SOURCE
- LOCATE HEATING/COOLING EQUIPMENT INSIDE THE CONDITIONED SPACE
- INSTALL WHOLE HOUSE RADIANT HEATING SYSTEM (NO DUCTED HEATING)

PLAN NOTES

KEY VALUE	NOTE
01	LINE OF WALL/FLOOR/EAVE ABOVE
03	POST/COLUMN (SIZE PER STRUCTURAL PLANS)
04	ALL EXTERIOR WALLS THAT ENCLOSE CONDITIONED SPACE ARE TO BE INSULATED TO MIN. R-21.
05	PROVIDE TEMPERED SAFETY GLAZING PER IRC R308 IN ALL DOORS (TYP.)
06	PROVIDE 1-1/2" DIAMETER WOOD/METAL HANDRAIL @ 36" ABOVE FINISH TREAD (TYP.)
07	PROVIDE SRC COMPLIANT GUARDRAIL @ MIN. 42" VERTICALLY ABOVE THE LINE CONNECTING THE LEADING EDGES OF THE TREADS • MEMBERS SPACED SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH
12	SLOPE GARAGE/CARPORT FLOOR TO DRAIN. FLOOR SHALL BE NON-COMBUSTIBLE
13	PROVIDE MIN. 20 MINUTE FIRE RATED DOOR WITH SELF-CLOSING DEVICE BETWEEN GARAGE/CARPORT & ADJACENT LIVING SPACE • 1-3/8" SOLID-CORE WOOD, 1-3/8" SOLID OR HONEYCOMB STEEL
14	HATCH INDICATES 1-HR FIRE RATED, R-21 INSULATED (MIN.) WALL BETWEEN GARAGE/CARPORT & ADJACENT LIVING SPACE • MIN. 1 LAYER 5/8" TYPE 'X" GWB
15	PROVIDE 1-HR FIRE RATED SEPARATION ON THE CEILING & WRAPPING ANY STRUCTURAL ELEMENT SUPPORTING LIVING SPACE ABOVE • MIN. R-38 INSULATION IN FLOOR ABOVE • MIN. 1 LAYER 5/8" TYPE 'X" GWB
16	PROVIDE 1-HR FIRE RATING FOR ALL ENCLOSED & ACCESSIBLE UNDER STAIR SPACES • MIN. 1 LAYER 5/8" TYPE 'X" GWB
17	PROVIDE 6" DIAMETER STEEL BOLLARD PER M1307
18	WATER HEATERS SHALL BE ANCHORED AGAINST MOVEMENT & OVERTURNING IN ACCORDANCE TO M1307.2. PROVIDE COMBUSTION AIR FOR WATER HEATER PER SRC G2407.6. ELEVATE COMBUSTION SOURCE MIN. 18" AFF
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28	MITSUBISHI HEAT PUMP - MSZ-FHGNA, MUZ-FHGNA - COOLING Btu/h = 6,000; COOLING Watts = 315; HEATING Btu/h = 8,700; HEATING Watts = 545

**REFER TO SHEETS G1.1 & G1.2 FOR GENERAL NOTES AND CONDITIONS; ONLY KEY NOTES REFERENCED ON PLANS APPLY.*

BLUEPRINT CAPITAL SERVICES, LLC.

7537 126TH MAIN W/ATTACHED ADU
7537 126TH AVENUE NE, KIRKLAND, WA.

PROJECT # 912248

DATE:
INTAKE: 01/22/2021

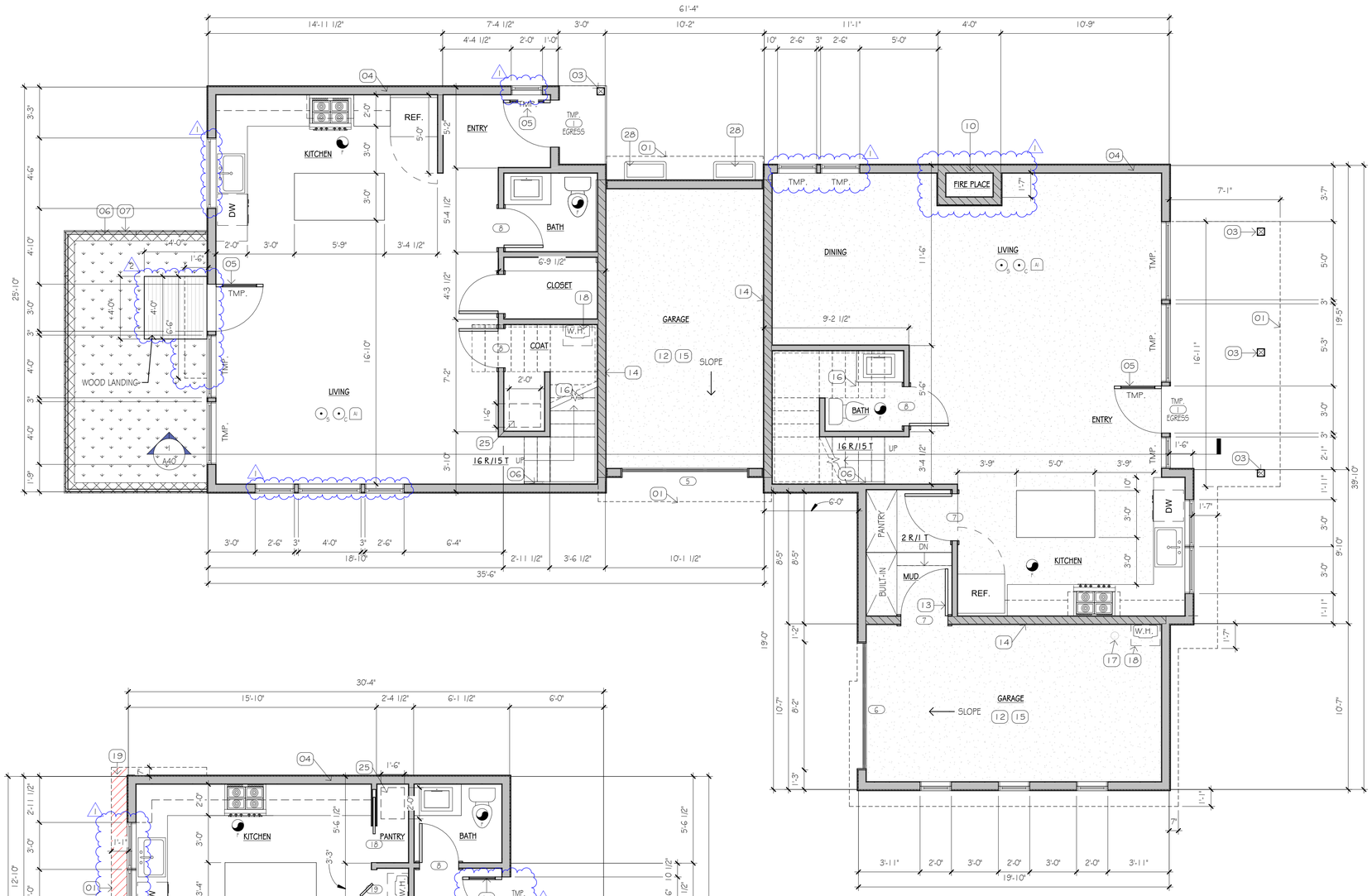
REVISIONS:
1 CYCLE 1 04.15.2021

GREEN

APPROVED FOR CONSTRUCTION:

A21
FLOOR PLANS

© 2020 BLUEPRINT CAPITAL SERVICES LLC
ORIGINAL SHEET SIZE: 22" x 34"
AUTHOR: Q.W.



LEVEL 1

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

PLAN LEGEND

SMOKE ALARMS WITHIN THE NEW DWELLING UNITS SHALL MEET THE REQUIREMENTS OF 2015 IRC R314.3. THESE SHALL BE HARDWIRED, PROVIDED WITH BATTERY BACKUP, AND INTERCONNECTED WITHIN THEIR DWELLING UNIT. DEVICES SHALL BE LOCATED A MINIMUM OF 3 FEET FROM BATHROOM DOORS AND A MINIMUM OF 20 FEET FROM KITCHEN APPLIANCES (OR A MINIMUM OF 10 FEET FOR DEVICES WITH ALARM SILENCE SWITCHES, OR 6 FEET FOR DEVICES WITH PHOTOELECTRIC SMOKE ALARMS). A SMOKE DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM. AN ADDITIONAL SMOKE DETECTOR SHALL BE INSTALLED IN EACH LOCATION WHERE THERE IS A CEILING HEIGHT CHANGE GREATER THAN 24".

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EXHAUST FANS:

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OUTDOOR AIR INLET

PROVIDING AT LEAST 4 sι OF NET FREE AREA OF OPENING PER 10 CFM OF OUTDOOR AIR. REQ. PER M1507.3.4.4.

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PLAN NOTES

KEY VALUE	NOTE
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*REFER TO SHEETS G11 & G12 FOR GENERAL NOTES AND CONDITIONS; ONLY KEY NOTES PERTINENT TO THIS SHEET APPLY.

BLUEPRINT CAPITAL SERVICES, LLC.

7537 126TH MAIN W/ATTACHED ADU

PROJECT # 912248

7537 126TH AVENUE NE, KIRKLAND, WA.

DATE:

INTAKE: 01/22/2021

REVISIONS:

1	PPR 1	01.18.2022
2	PPR 2	12.21.2022

CITY STAMPS ON ORIGINAL SET STILL APPLY

City of Kirkland Post Revision Reviewed by PJM 03/16/2023

APPROVED FOR CONSTRUCTION:

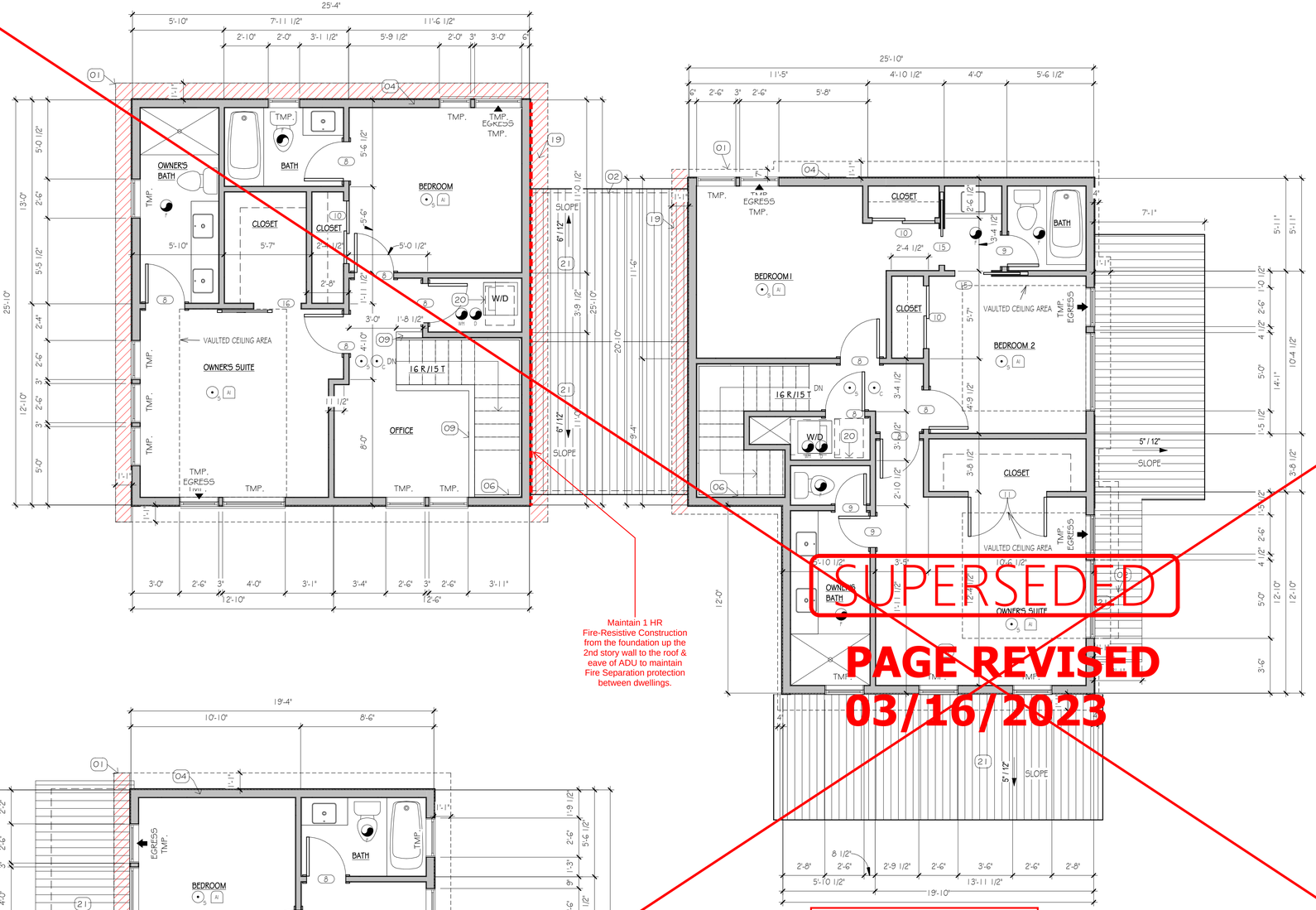
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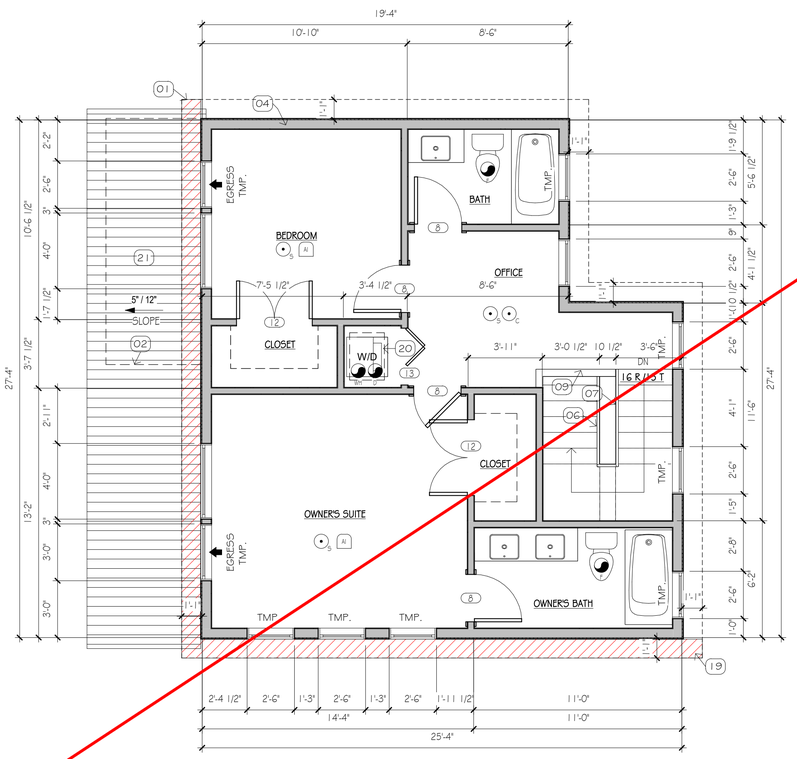
A21

FLOOR PLANS

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AUTHOR: Q.W.





SUPERSEDED
PAGE REVISED
03/16/2023

Maintain 1 HR Fire-Resistive Construction from the foundation up the 2nd story wall to the roof & eave of ADU to maintain Fire Separation protection between dwellings.

PLAN LEGEND

SD — SMOKE ALARMS WITHIN THE NEW DWELLING UNITS SHALL MEET THE REQUIREMENTS OF 2015 IRC R314.3. THESE SHALL BE HARDWIRED, PROVIDED WITH BATTERY BACKUP, AND INTERCONNECTED WITHIN THEIR DWELLING UNIT. DEVICES SHALL BE LOCATED A MINIMUM OF 3 FEET FROM BATHROOM DOORS AND A MINIMUM OF 20 FEET FROM KITCHEN APPLIANCES (OR A MINIMUM OF 10 FEET FOR DEVICES WITH ALARM SILENCE SWITCHES, OR 6 FEET FOR DEVICES WITH PHOTOELECTRIC SMOKE ALARMS). A SMOKE DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM. AN ADDITIONAL SMOKE DETECTOR SHALL BE INSTALLED IN EACH LOCATION WHERE THERE IS A CEILING HEIGHT CHANGE GREATER THAN 24".

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PLAN NOTES

KEY VALUE	NOTE
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02	LINE OF WALL/EAVE BELOW
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09	PARAPET / HALF WALL AS GUARDRAIL @ MIN. 42" AFF/AFD
19	HATCH INDICATES 1-HR RATED EAVE WITH NO PENETRATIONS
20	PROVIDE ATTIC ACCESS DOOR/PANEL ABOVE • MIN. 22"X30" OPENING
21	NON-VENTED ROOF/DECK OVER HEATED SPACE PER ASSEMBLY (SEE SHEET A40)

DEFERRED SUBMITTALS:
DRAWINGS, CALCULATIONS AND PRODUCT DATA FOR THE DESIGN AND FABRICATION OF ITEMS THAT ARE DESIGNED BY OTHERS SHALL BE SUBMITTED TO THE EOR FOR APPROVAL PRIOR TO SUBMITTING TO THE BUILDING DEPARTMENT FOR REVIEW AND PRIOR TO FABRICATION.

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Be done in a WABO certified fabrication shop.

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2015 National Fuel Gas Code 58 (Propane)
2015 Uniform Plumbing Code
2015 Washington State Energy Code (IECC)
2017 Washington Cities Electrical Code

KITCHEN EXHAUST HOODS EXCEEDING 400 CFM SHALL BE PROVIDED WITH MAKEUP AIR FROM THE SAME ROOM PER M1503.4

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

2015 IRC Table R702.7.1. Marine 4 Climate Zones require class I or class II vapor retarders per R702.7.2 on inside of framed walls. PVA primer or latex paint only meets Class III.

Class I: Sheet polyethylene, unperforated aluminum foil.
Class II: Kraft-faced fiberglass batts.

Or-Provide product specs to Building Inspector from manufacturer showing product is tested & approved with a 1.0 or less perm rating.

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

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

ELECTRICAL NOT PLAN REVIEWED OR APPROVED. SUBJECT TO FIELD INSPECTION

N — LEVEL 2 — SCALE: 1/4" = 1'-0"

*REFER TO SHEETS G1.1 & G1.2 FOR GENERAL NOTES AND CONDITIONS; ONLY KEY NOTES REFERENCED ON PLANS APPLY.

BLUEPRINT CAPITAL SERVICES, LLC.

7537 126TH MAIN W/ATTACHED ADU
7537 126TH AVENUE NE, KIRKLAND, WA.
PROJECT # 912248

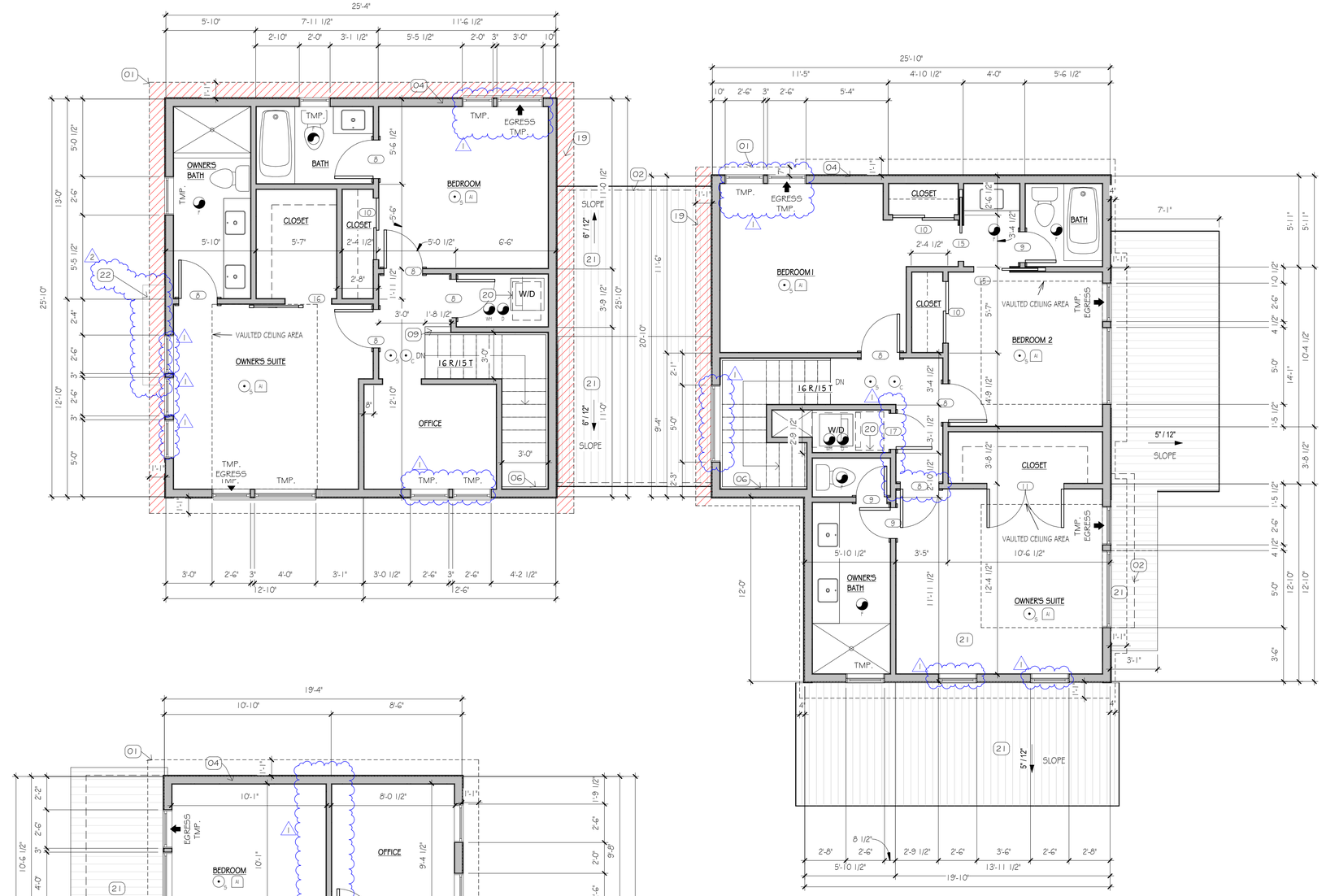
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INTAKE: 01/22/2021
REVISIONS:
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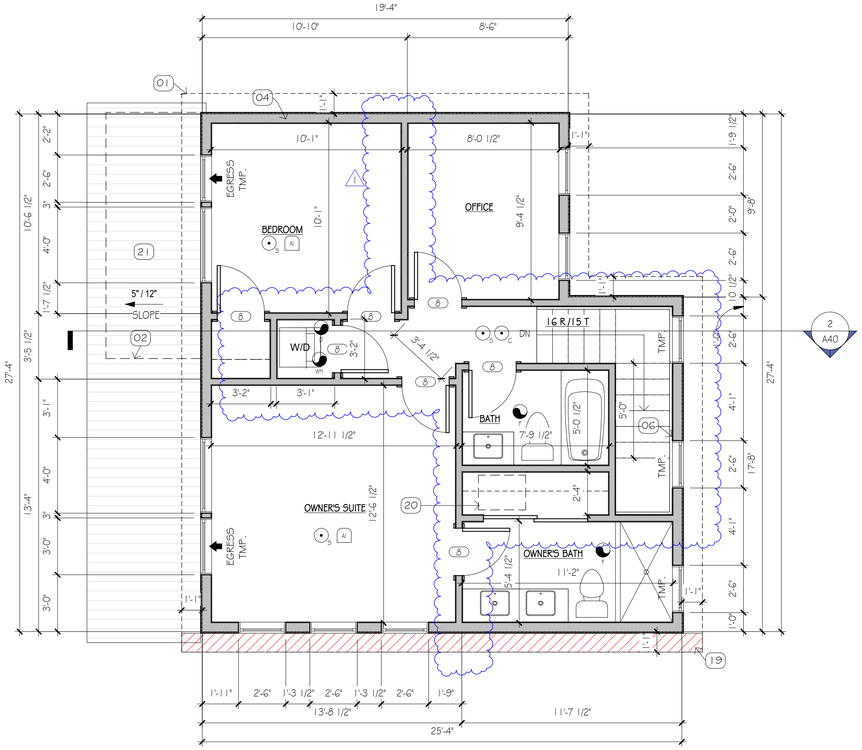
GREEN

APPROVED FOR CONSTRUCTION:

A22
FLOOR PLANS

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ORIGINAL SHEET SIZE: 22"x 34"
AUTHOR: Q.W.





N

LEVEL 2

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

PLAN LEGEND

SMOKE ALARMS WITHIN THE NEW DWELLING UNITS SHALL MEET THE REQUIREMENTS OF 2015 IRC R314.3. THESE SHALL BE HARDWIRED, PROVIDED WITH BATTERY BACKUP, AND INTERCONNECTED WITHIN THEIR DWELLING UNIT. DEVICES SHALL BE LOCATED A MINIMUM OF 3 FEET FROM BATHROOM DOORS AND A MINIMUM OF 20 FEET FROM KITCHEN APPLIANCES (OR A MINIMUM OF 10 FEET FOR DEVICES WITH ALARM SILENCE SWITCHES, OR 6 FEET FOR DEVICES WITH PHOTOELECTRIC SMOKE ALARMS). A SMOKE DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM. AN ADDITIONAL SMOKE DETECTOR SHALL BE INSTALLED IN EACH LOCATION WHERE THERE IS A CEILING HEIGHT CHANGE GREATER THAN 24".

PER 2015 IRC R315.1 FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM AND ON EACH LEVEL OF THE DWELLING UNITS. SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 2034 AND SHALL BE LISTED IN ACCORDANCE WITH UL 217. THE INDICATED CARBON MONOXIDE ALARMS WITHIN THE NEW DWELLING UNITS SHALL MEET THE REQUIREMENTS OF NFPA 720, NOTE THAT LOCATIONS SPECIFIED IN SECTION R315.3 SUPERSEDE NFPA 720. USE OF COMBINATION CARBON MONOXIDE/SMOKE ALARM DEVICES IS ACCEPTABLE WHEN IN ACCORDANCE WITH UL 2075 AND UL 268

EXHAUST FANS:

- 50 CFM, INTERMITTENTLY OPERATED ON SWITCH, AT BATHROOMS, TOILET ROOMS & LAUNDRY ROOMS
- 100 CFM, INTERMITTENTLY OPERATED ON SWITCH, AT KITCHENS MAX CFMs SHOULD NOT EXCEED 300 CFMs TO BE QUALIFIED FOR BUILT GREEN CREDIT 4-74.

- WHOLE HOUSE VENTILATION TO BE PROVIDED WITH A CONTINUOUSLY OPERATING EXHAUST FAN, & COMPLY W/ ALL OF IRC M1507.3.4
- 60 CFM FOR SFR. (1,501-3000 SF W/ 2-3 BEDROOMS)
- 45 CFM FOR ADU & DADU (<1,501 SF W/ 2-3 BEDROOMS)

- DRYER EXHAUST SIZED PER MANUFACTURER RECOMMENDATIONS & INSTALLED PER M1502.4.5.1 VENTED TO OUTSIDE

OUTDOOR AIR INLET

PROVIDING AT LEAST 4 sι OF NET FREE AREA OF OPENING PER 1 CFM OF OUTDOOR AIR. REQ. PER M1507.3.4.4.

REQ. NET FREE AREA OF OPENING PER HABITABLE ROOM:
24 sι FOR SFR
18 sι FOR ADU/DADU

INDIVIDUAL ROOM OUTDOOR AIR INLETS SHALL:
1. HAVE CONTROLLABLE & SECURE OPENINGS
2. BE SLEEVED OR OTHERWISE DESIGNED SO AS NOT TO COMPROMISE THE THERMAL PROPERTIES OF THE WALL THEY ARE PLACED.
3. ANY INLET OR COMBINATION OF INLETS WHICH PROVIDE 10 CFM AT 10 PASCALS ARE DEEMED EQUIVALENT TO 4 sι NET FREE AREA.

DS ALUMINUM COLLECTOR WITH OVERFLOW & DOWNSPOUT

- MECHANICAL VENTILATING SYSTEMS SHOULD EXHAUST DIRECTLY TO THE OUTSIDE. THE POINT OF DISCHARGE SHALL BE AT LEAST 3' FROM ANY OPERABLE OPENINGS.
- VENT OUTLETS FOR APPLIANCES SHALL ALSO BE MIN. OF 10' FROM FRESH AIR INTAKES. EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING & BE EQUIPPED WITH BACK-DRAFT DAMPERS.
- EXHAUST FANS & CLOTHES DRYER MACHINE EXHAUSTS DO NOT EXIT LESS THAN 3' FROM PROPERTY LINES.
- WHERE A CLOSET IS DESIGNED FOR THE INSTALLATION OF A CLOTHES DRYER, AN OPENING HAVING AN AREA OF NOT LESS THAN 100 SQ. IN. SHALL BE PROVIDED IN THE CLOSET ENCLOSURE OR MAKEUP AIR SHALL BE PROVIDED BY OTHER APPROVED MEANS
- EACH UNIT USING ELECTRICAL ZONAL HEATING AS THE PRIMARY HEAT SOURCE SHALL INSTALL AN INVERTER-DRIVEN DUCTLESS MINI-SPLIT PUMP IN THE LARGEST ZONE IN THE DWELLING AS THE PRIMARY HEAT SOURCE
- LOCATE HEATING/COOLING EQUIPMENT INSIDE THE CONDITIONED SPACE
- INSTALL WHOLE HOUSE RADIANT HEATING SYSTEM (NO DUCTED HEATING)

PLAN NOTES

KEY VALUE	NOTE
01	LINE OF WALL/FLOOR/EAVE ABOVE
02	LINE OF WALL/EAVE BELOW
04	ALL EXTERIOR WALLS THAT ENCLOSE CONDITIONED SPACE ARE TO BE INSULATED TO MIN. R-21.
06	PROVIDE 1-1/2" DIAMETER WOOD/METAL HANDRAIL @ 36" ABOVE FINISH TREAD (TYP.)
09	PARAPET / HALF WALL AS GUARDRAIL @ MIN. 42" AFF/AFD
19	HATCH INDICATES 1-HR RATED EAVE WITH NO PENETRATIONS
20	PROVIDE ATTIC ACCESS DOOR/PANEL ABOVE • MIN. 22"X30" OPENING
21	NON-VENTED ROOF/DECK OVER HEATED SPACE PER ASSEMBLY (SEE SHEET A40)
22	SLOPE TO DRAIN WITH MIN. 1/4" PER 1' UNO. PROVIDE FLASHING, CRICKETS & CANT STRIP AS REQUIRED TO DIRECT FLOW TOWARDS DOWNSPOUTS/GUTTER

*REFER TO SHEETS G1.1 & G1.2 FOR GENERAL NOTES AND CONDITIONS; ONLY KEY NOTES REFERENCED ON PLANS APPLY

BSF21-00773 APPROVED POST REVISION -MINOR RECONFIGURATION OF LAYOUTS- 18PGS 3.16.23 Page 4 of 18

BLUEPRINT CAPITAL SERVICES, LLC.

7537 126TH MAIN W/ATTACHED ADU

PROJECT # 912248

7537 126TH AVENUE NE, KIRKLAND, WA.

DATE:

INTAKE: 01/22/2021

REVISIONS:

1	PPR 1	01.18.2022
2	PPR 2	12.21.2022

CITY STAMPS ON ORIGINAL SET STILL APPLY

City of Kirkland Post Revision Reviewed by PJM 03/16/2023

APPROVED FOR CONSTRUCTION:

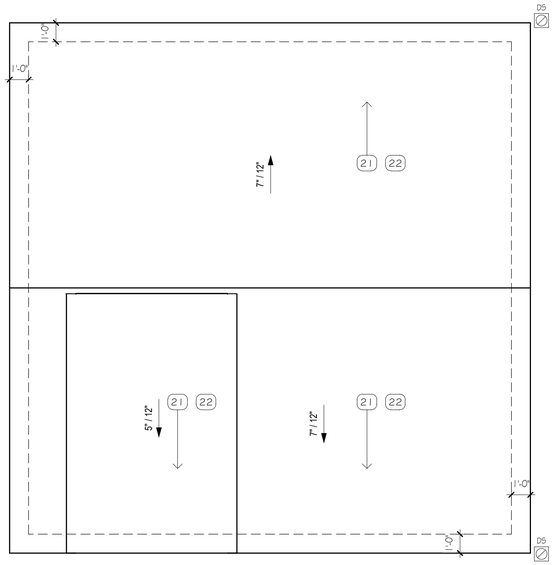
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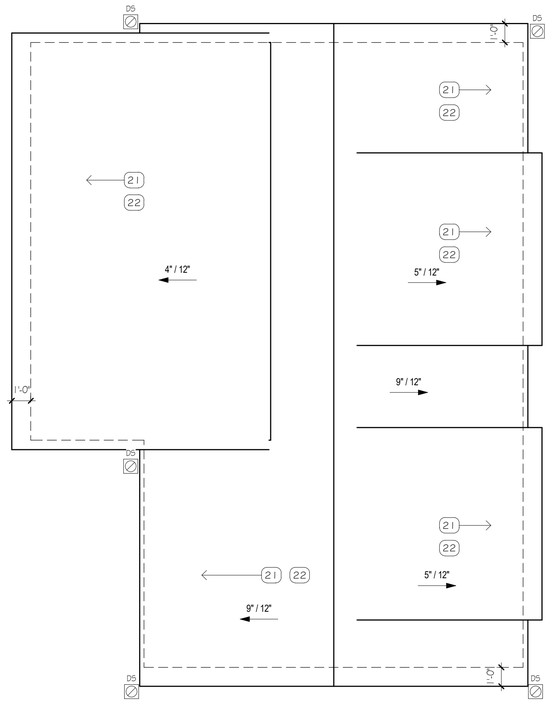
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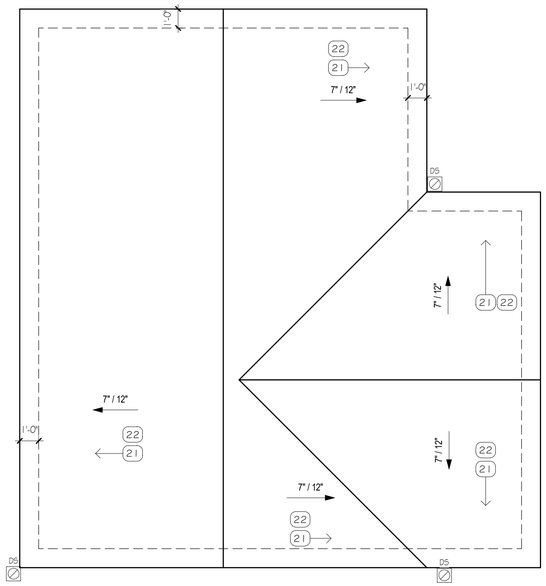
FLOOR PLANS

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AUTHOR: Q.W.







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

PLAN LEGEND

D5 ALUMINUM COLLECTOR WITH OVERFLOW & DOWNSPOUT

PLAN NOTES

KEY VALUE	NOTE
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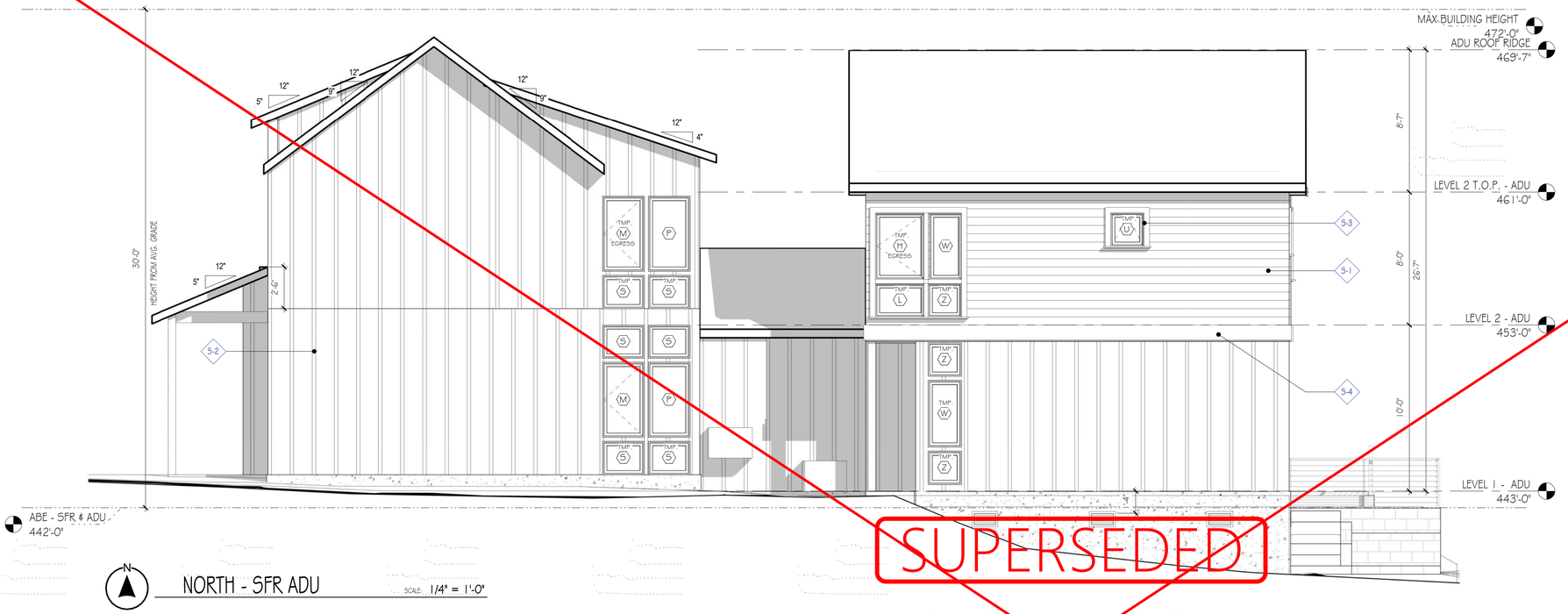
A23

ROOF PLAN

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ORIGINAL SHEET SIZE : 22" x 34"

AUTHOR: Q.W.



NORTH - SFR ADU

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

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PAGE REVISED
03/16/2023

ELEVATION NOTES

SIDING SCHEDULE

- 5-1 — 6" HORIZONTAL LAP SIDING - PAINTED WHITE
- 5-2 — BOARD & BATTEN SIDING - PAINTED WHITE
- 5-3 — TRIM & FASCIA BOARD - PAINTED WHITE
- 5-4 — 12" BELLY BAND - PAINTED WHITE

EGRESS & WINDOW REQUIREMENTS

- ALL OPERABLE WINDOWS WHERE WINDOW SILLS ARE LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW; THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED.
- REQUIRED EGRESS WINDOWS SHALL BE A MINIMUM OF 5.7 SF WITH A CLEAR OPEN WIDTH OF NOT LESS THAN 20" AND A CLEAR OPEN HEIGHT OF NOT LESS THAN 24".
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- CASEMENT OR AWNING WINDOWS USED FOR EGRESS MUST INCLUDE HARDWARE THAT ALLOWS THE WINDOW TO OPEN A MINIMUM OF 90 DEGREES AND PROVIDES FULL WIDTH CLEARANCE IN FULLY OPEN POSITION.
- PROVIDE TEMPERED SAFETY GLAZING IN ALL GLAZED DOORS (TYP.)
- REFERENCE AGO FOR U-VALUES.
- ALL EXTERIOR WALL HEADERS SHALL BE INSULATED TO A MIN OF R-10 (TYP)(SEE 5/A51)
- REFERENCE G11 FOR GUARDS & WINDOW FALL PROTECTION.

GENERAL ELEVATION NOTES

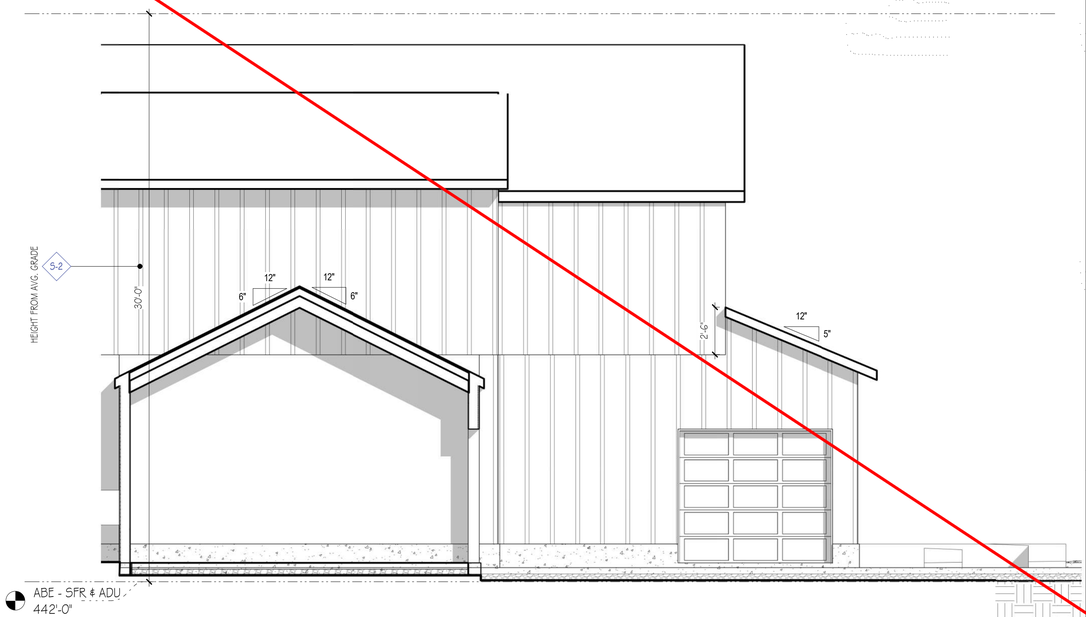
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EAST - SFR

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



WEST - SFR

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

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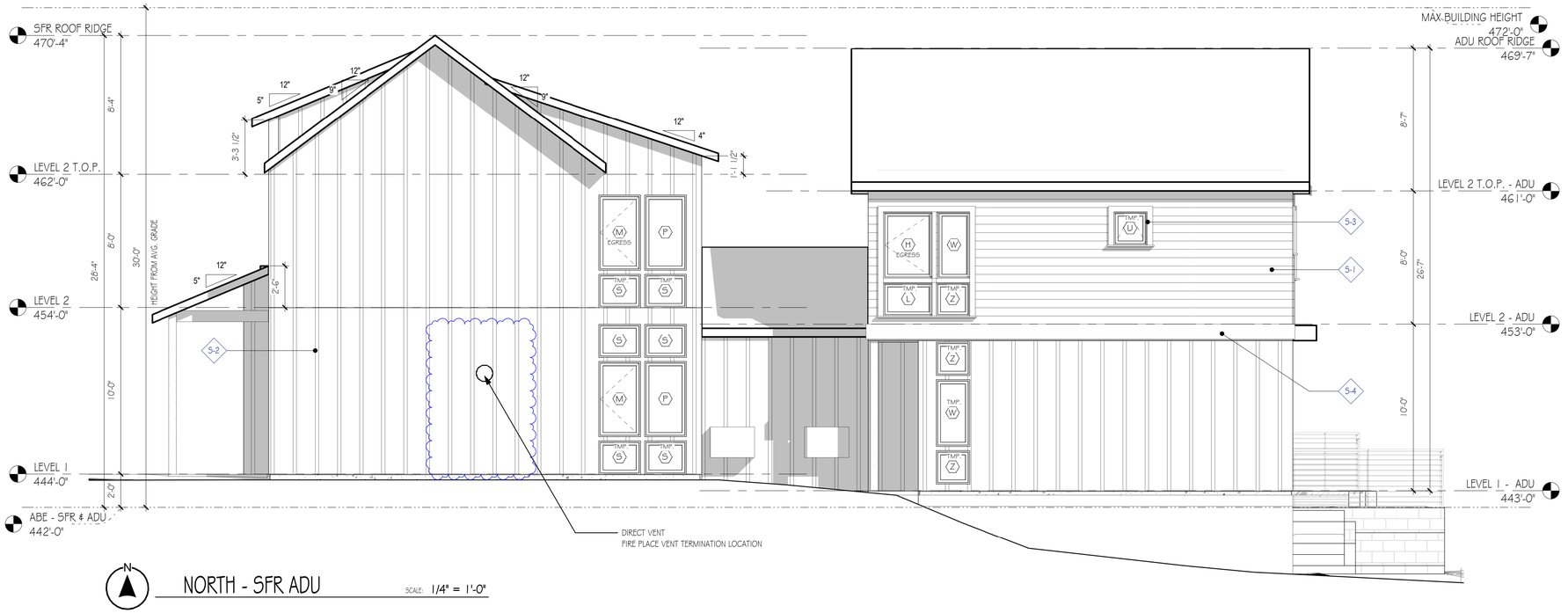
A30

ELEVATIONS

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ORIGINAL SHEET SIZE: 24" x 36"

AUTHOR: Q.W.



NORTH - SFR ADU

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

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GENERAL ELEVATION NOTES

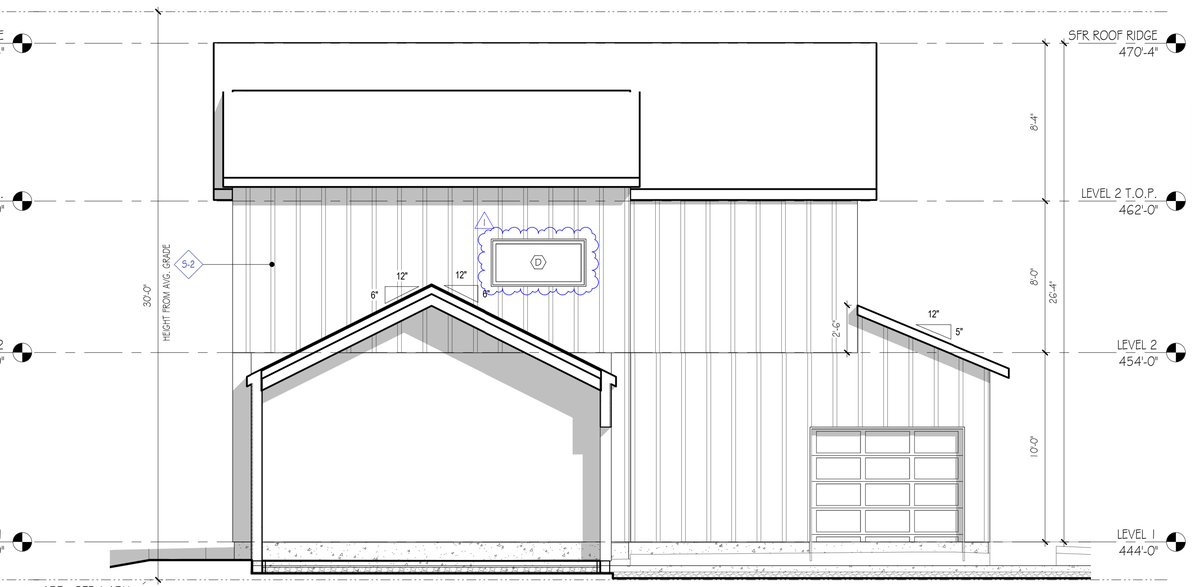
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REVISIONS:

1 PPR 1 01.18.2022

CITY STAMPS ON ORIGINAL SET STILL APPLY

City of Kirkland Post Revision Reviewed by PJM 03/16/2023

APPROVED FOR CONSTRUCTION:

INSERT REVISED PAGES INTO APPROVED SET 03/16/2023

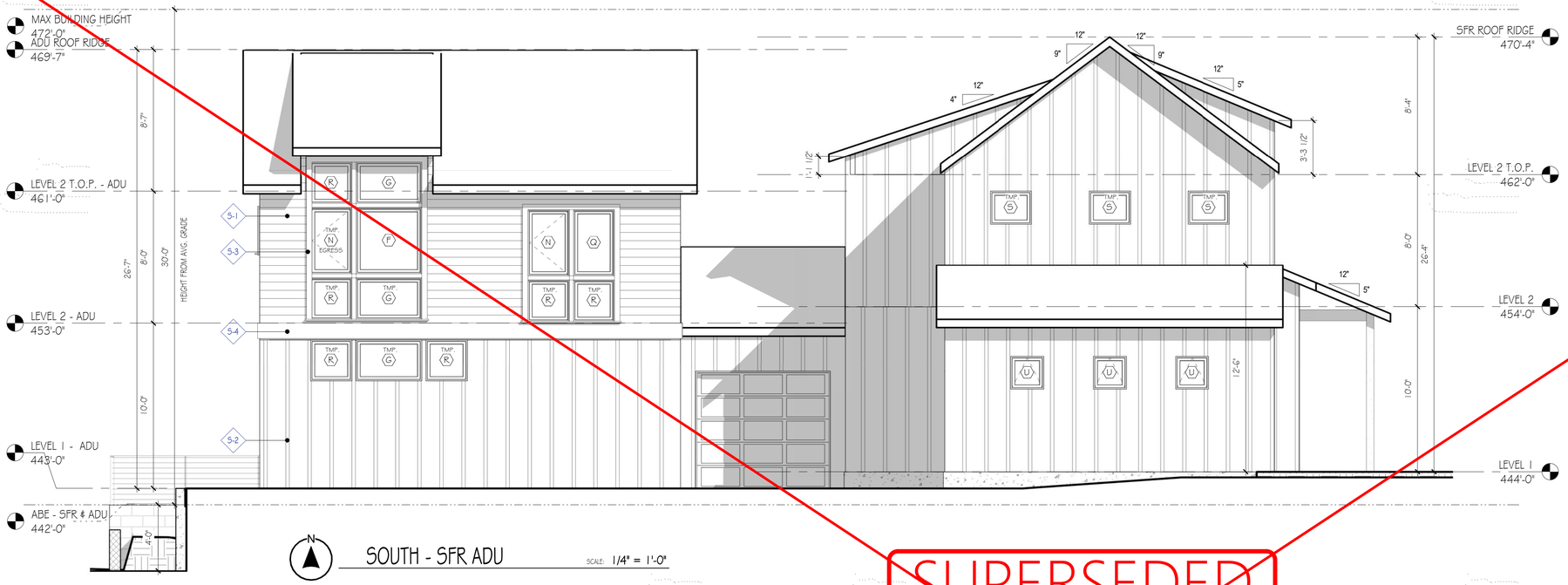
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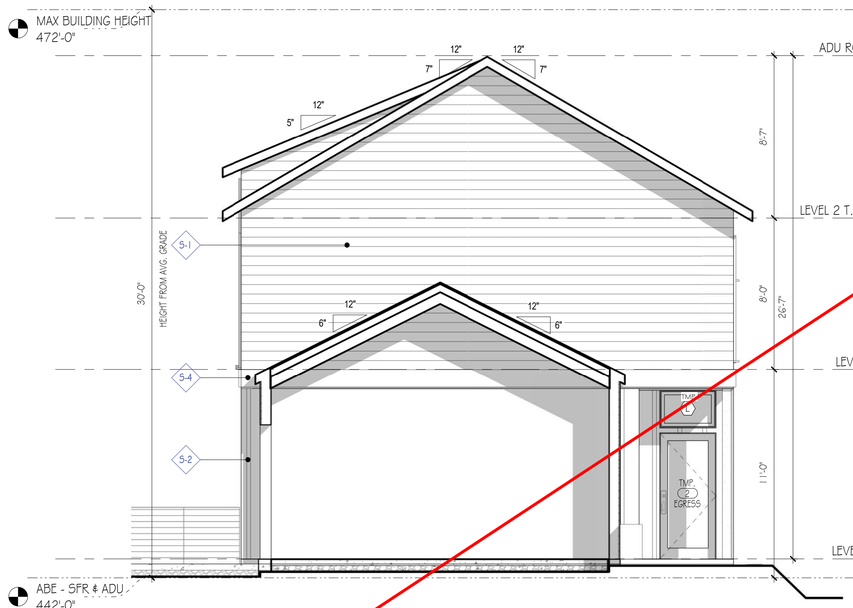
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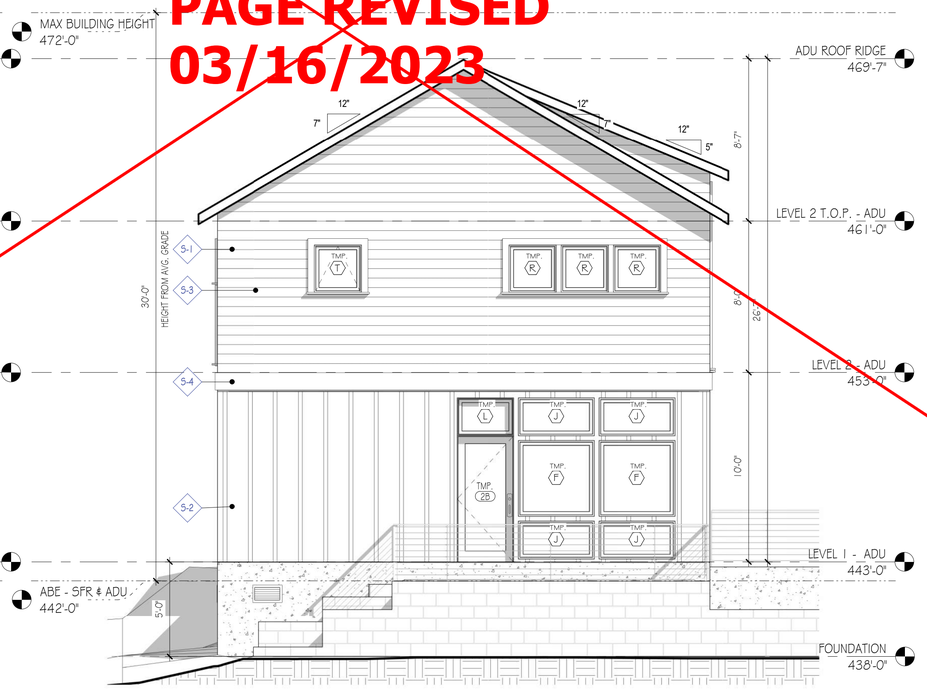
BSF21-00773 APPROVED POST REVISION -MINOR RECONFIGURATION OF LAYOUTS- 18PGS 3.16.23 Page 5 of 18



SOUTH - SFR ADU SCALE: 1/4" = 1'-0"



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SUPERSEDED

PAGE REVISED 03/16/2023

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7537 126TH AVENUE NE, KIRKLAND, WA.

PROJECT # 912248

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INTAKE: 01/22/2021

REVISIONS:

GREEN

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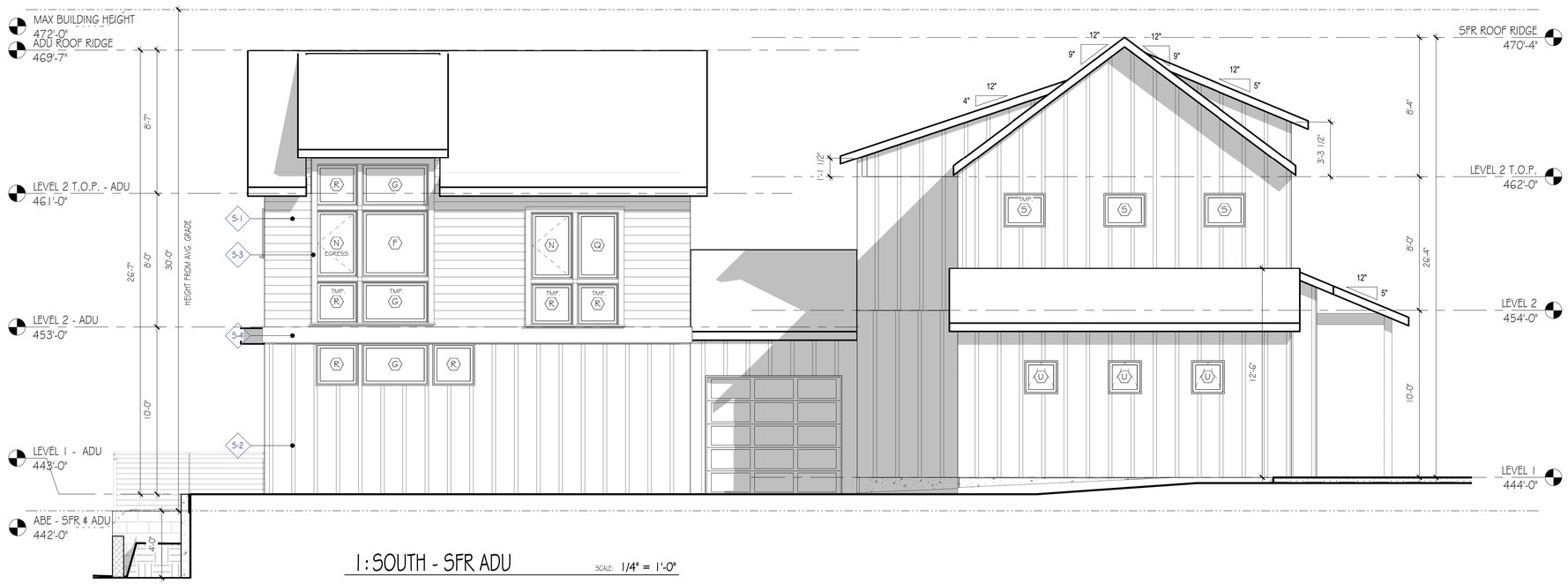
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ELEVATIONS

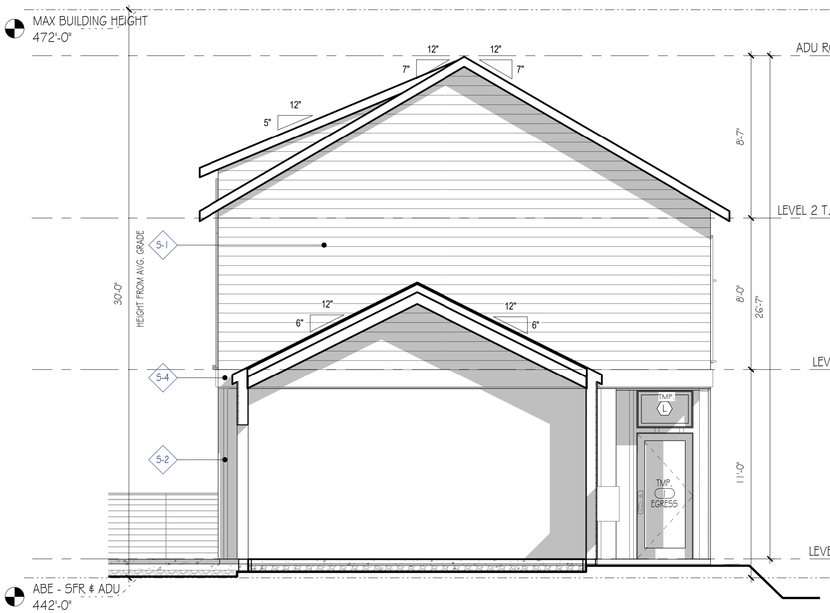
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ORIGINAL SHEET SIZE: 24" x 36"

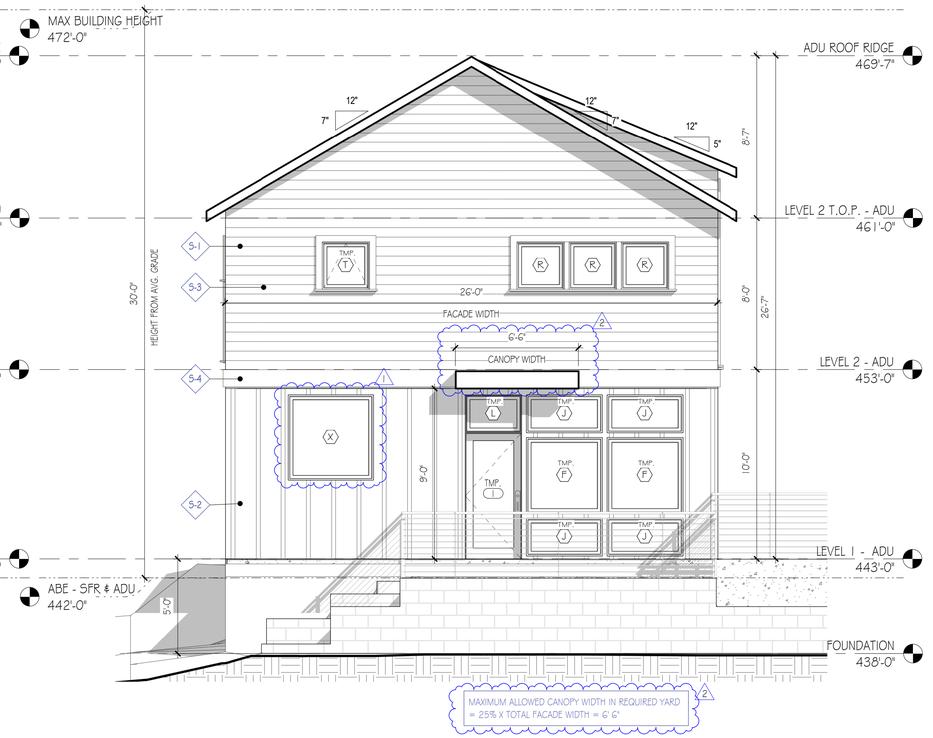
AUTHOR: Q.W.



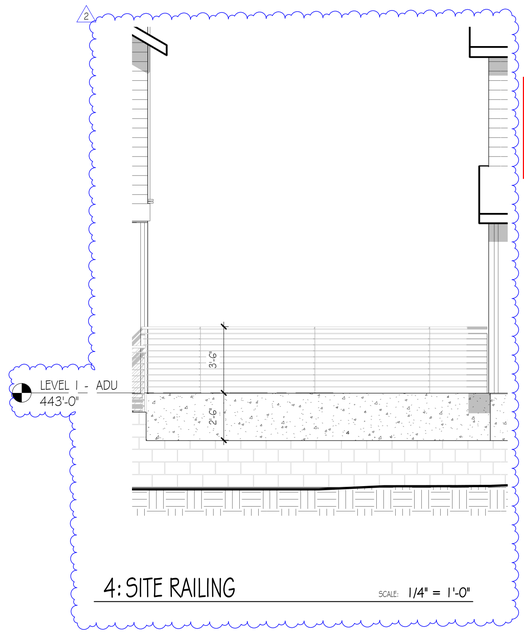
1: SOUTH - SFR ADU SCALE: 1/4" = 1'-0"



2: EAST - ADU SCALE: 1/4" = 1'-0"



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



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

ELEVATION NOTES

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- PROVIDE TEMPERED SAFETY GLAZING IN ALL GLAZED DOORS (TYP.)
- REFERENCE AGO FOR U-VALUES.
- ALL EXTERIOR WALL HEADERS SHALL BE INSULATED TO A MIN OF R-10 (TYP)(SEE 5/A51)
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GENERAL ELEVATION NOTES

- VERIFY SHEAR WALL NAILING & HOLDOWNS PER STRUCTURAL PLAN & SCHEDULE PRIOR INSTALLING SIDING.
- CAULK ALL EXTERIOR JOINTS & PENETRATIONS
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**REFER TO SHEETS G11 & G12 FOR GENERAL NOTES AND CONDITIONS; ONLY KEY NOTES REFERENCED ON ELEVATIONS APPLY.*

BLUEPRINT CAPITAL SERVICES, LLC.

7537 126TH MAIN W/ATTACHED ADU

PROJECT # 912248

7537 126TH AVENUE NE, KIRKLAND, WA.

DATE:

INTAKE: 01/22/2021

REVISIONS:

1	PPR 1	01.18.2022
2	PPR 2	12.21.2022

CITY STAMPS ON ORIGINAL SET STILL APPLY

City of Kirkland Post Revision Reviewed by PJM 03/16/2023

APPROVED FOR CONSTRUCTION:

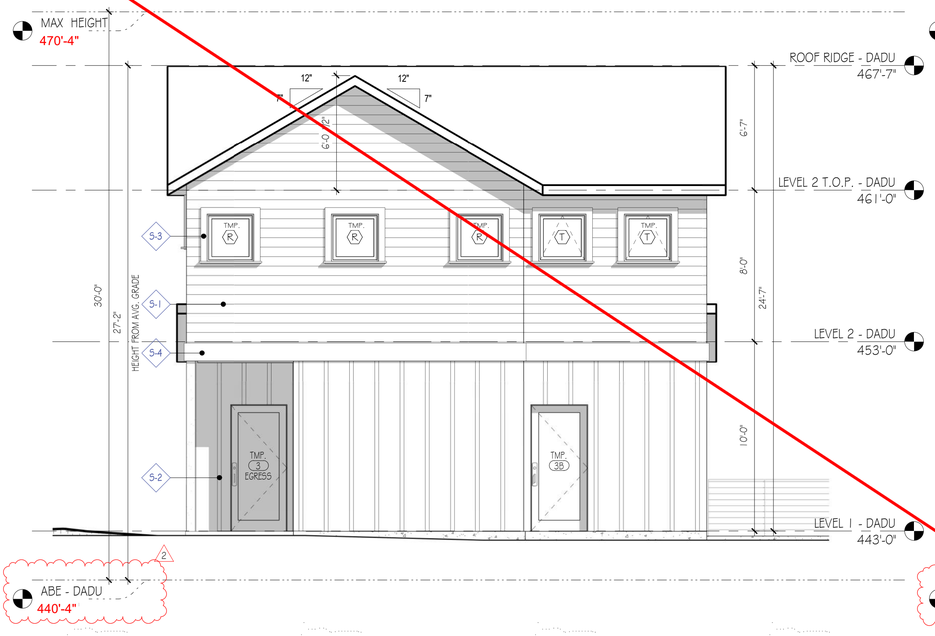
INSERT REVISED PAGES INTO APPROVED SET 03/16/2023

A31

ELEVATIONS

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AUTHOR: Q.W.



2: EAST - DADU

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

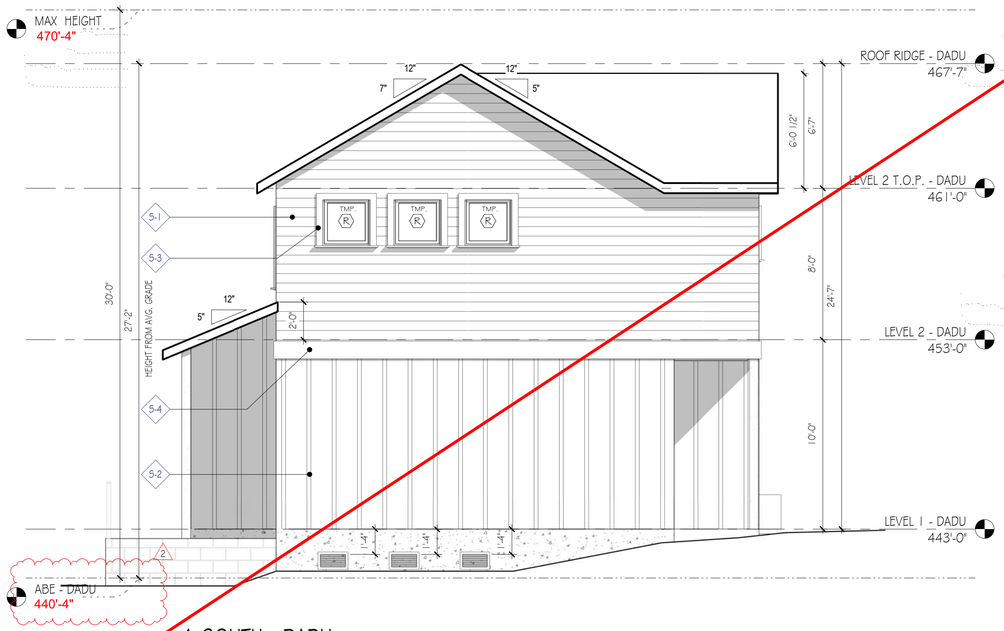


3: WEST - DADU

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

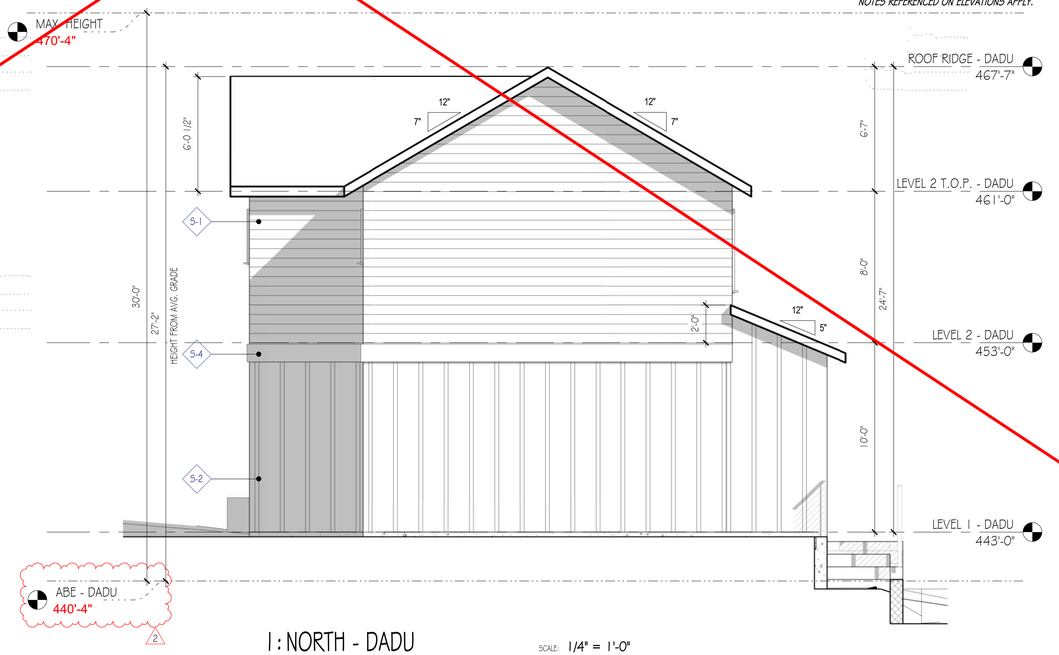
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PAGE REVISED 03/16/2023



4: SOUTH - DADU

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



1: NORTH - DADU

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

ELEVATION NOTES

SIDING SCHEDULE

- 5-1 6" HORIZONTAL LAP SIDING - PAINTED WHITE
- 5-2 BOARD & BATTEN SIDING - PAINTED WHITE
- 5-3 TRIM & FASCIA BOARD - PAINTED WHITE
- 5-4 12" BELLY BAND - PAINTED WHITE

EGRESS & WINDOW REQUIREMENTS

- ALL OPERABLE WINDOWS WHERE WINDOW SILLS ARE LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW; THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED.
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BLUEPRINT CAPITAL SERVICES, LLC.

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PROJECT # 912248

7537 126TH AVENUE NE, KIRKLAND, WA.

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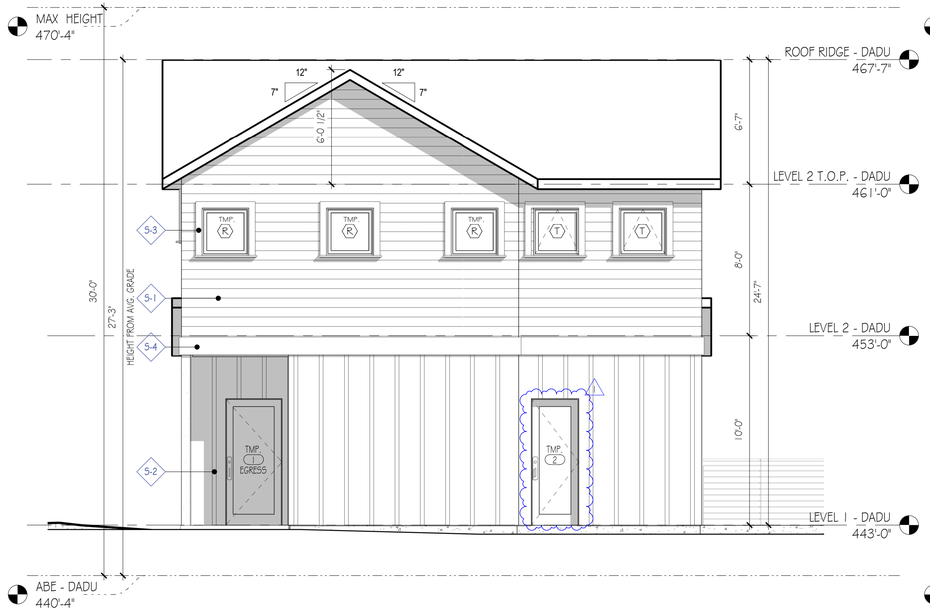
GREEN

APPROVED FOR CONSTRUCTION:

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ELEVATIONS

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ORIGINAL SHEET SIZE : 22" x 34"
AUTHOR: Q.W.



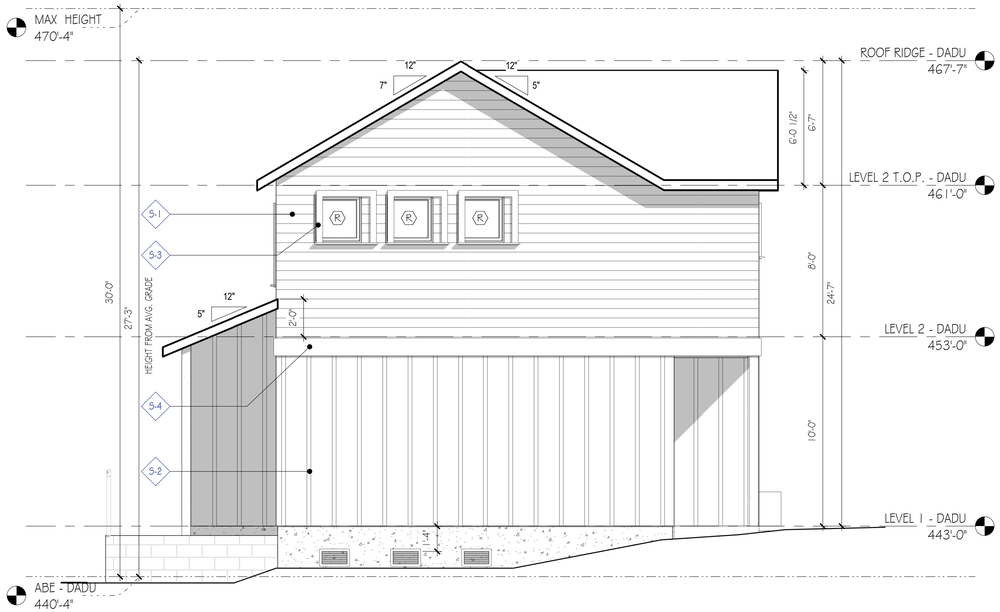
2: EAST - DADU

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



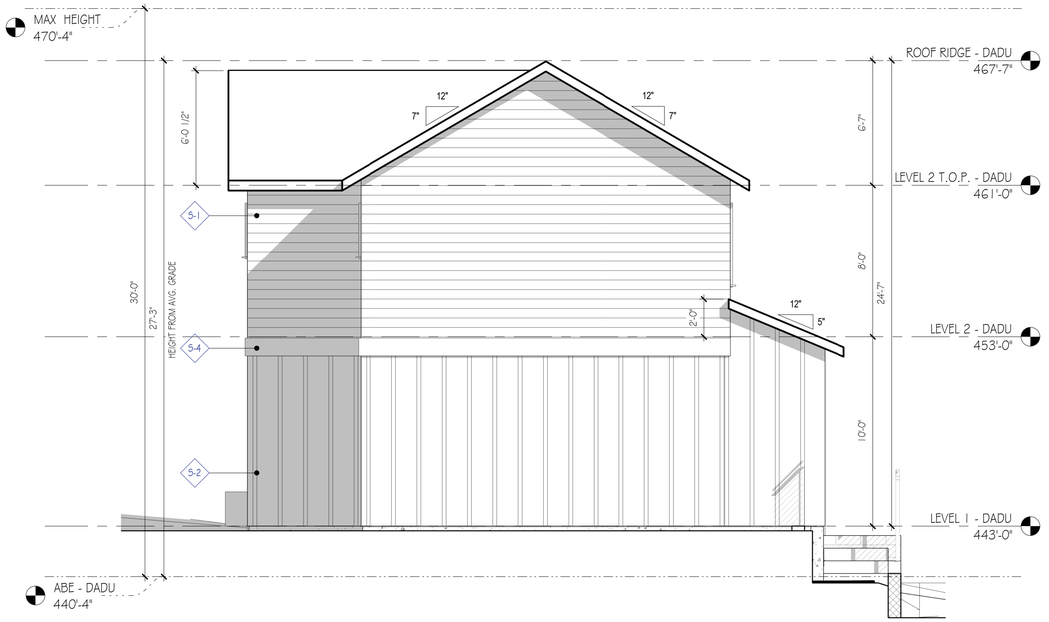
3: WEST - DADU

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



4: SOUTH - DADU

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



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BLUEPRINT CAPITAL SERVICES, LLC.

7537 126TH MAIN W/ATTACHED ADU

PROJECT # 912248

7537 126TH AVENUE NE, KIRKLAND, WA.

DATE:

INTAKE: 01/22/2021

REVISIONS:
1 PPR 1 01.18.2022

CITY STAMPS ON ORIGINAL SET STILL APPLY

City of Kirkland Post Revision Reviewed by PJM 03/16/2023

APPROVED FOR CONSTRUCTION:

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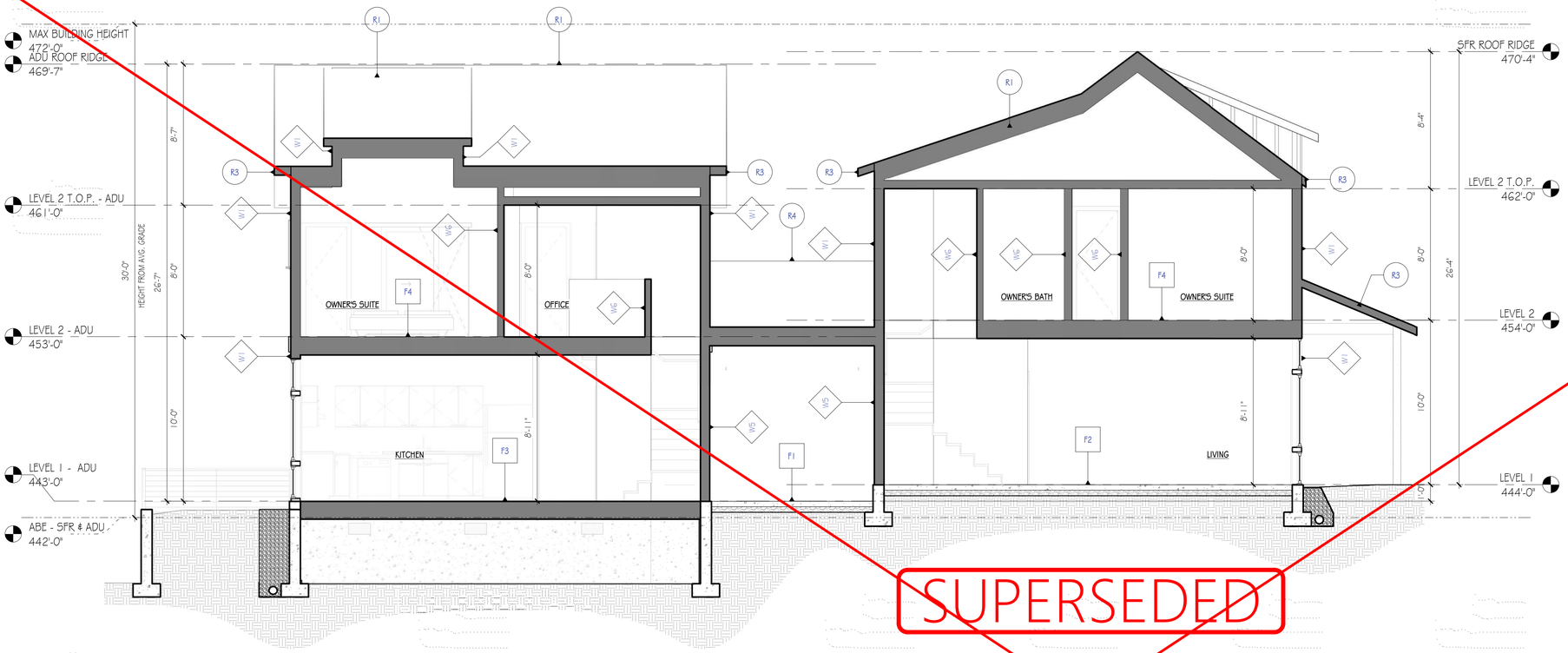
A32

ELEVATIONS

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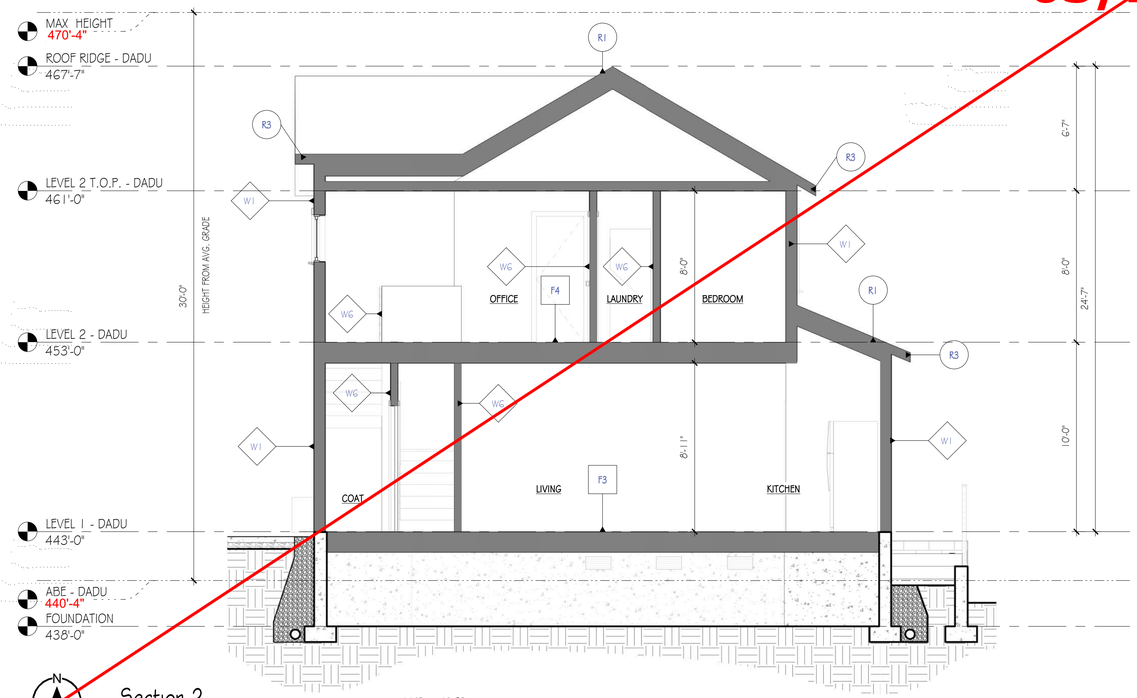
AUTHOR: Q.W.

BSF21-00773 APPROVED POST REVISION -MINOR RECONFIGURATION OF LAYOUTS- 18PGS 3.16.23 Page 1 of 18



Section 1

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



Section 2

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

SUPERSEDED

PAGE REVISED 03/16/2023

2015 IRC Table R702.7.1. Marine 4 Climate Zones require class I or class II vapor retarders per R702.7.2 on inside of framed walls. PVA primer or latex paint only meets Class III.

Class I: Sheet polyethylene, unperforated aluminum foil.
Class II: Kraft-faced fiberglass batts.

Or-Provide product specs to Building Inspector from manufacturer showing product is tested & approved with a 1.0 or less perm rating.

FLOOR ASSEMBLIES:

F1 GARAGE FLOOR
- 4" CONC. SLAB W/ REINFORCING PER STRUCT
- 10-MIL VAPOR BARRIER
- 6" MIN GRAVEL
- PROVIDE CONTROL JOINTS AND THERMAL BREAK BETWEEN SLABS UNDER HEATED AREAS
- SLOPE TO DRAIN

F2 SLAB ON GRADE
- FINISH PER OWNER
- 4" CONCRETE SLAB W/ REINFORCING PER STRUCT.
- 10-MIL VAPOR BARRIER
- 2" R-10 RIGID INSULATION. REF DETAILS
- PROVIDE CONTINUOUS THERMAL BREAK BETWEEN SLAB & THE INTERIOR SIDE OF THE FOUNDATION / BASEMENT WALLS.
- 4" COMPACTED GRAVEL MIN.

F3 FLOOR OVER CRAWLSPACE
- FINISH PER OWNER
- SUBFLOOR & JOISTS PER STRUCT.
- R-38 FIBERGLASS CAVITY INSULATION
- 18" HIGH CRAWLSPACE MIN.
- 10 MIL VAPOR BARRIER
- VENTING PER PLANS

F4 UPPER INTERIOR FLOOR
- FINISH PER OWNER
- SHEATHING & NAILING PER STRUCTURAL
- 2x FLOOR JOIST PER STRUCTURAL
- 5/8" GYP. BD. FINISH
- PVA PRIMER, PAINT FINISH

F5 FLOOR OVER GARAGE/CARPORT
- FINISH PER OWNER
- WOOD SHEATHING & NAILING PER STRUCTURAL
- JOIST PER STRUCTURAL
- BATT INSULATION (R-38 MIN.)
- (1) LAYER 5/8" TYPE 'X' G.W.B.
- PVA PRIMER, PAINT FINISH

F6 FLOOR ABOVE UNHEATED SPACE
- FINISH PER OWNER
- SHEATHING & NAILING PER STRUCTURAL
- JOISTS PER STRUCTURAL
- SPRAY FOAM INSULATION (R-38 MIN.)
- EXTERIOR GRADE PLYWOOD SOFFIT OR SIMILAR
- FLOORS OVER UNCONDITIONED SPACE MUST INCLUDE A VAPOR RETARDER.

WALL ASSEMBLIES:

W1 EXTERIOR WALL - 1/A5.1
- SIDING PER ELEVATION
- (1) LAYER WATER RESISTANT BARRIER
- WOOD SHEATHING & NAILING PER STRUCTURAL PLANS
- 2XG FRAMING @ 16" O.C., U.N.O. BY STRUCT. PLANS
- KRAFT FACED R-21 BATT INSULATION MIN.
- (1) LAYER 1/2" INTERIOR G.W.B.
- PAINT FINISH

W5 CARPORT/DWELLING WALL 1 HOUR RATED
- (1) ONE LAYER 5/8" TYPE 'X' G.W.B.
- 2XG FRAMING @ 16" O.C. W/ SOLID FIREBLOCKING
- KRAFT FACED R-21 BATT INSULATION MIN.
- (1) ONE LAYER 5/8" TYPE 'X' G.W.B.
- PAINT FINISH

W6 INTERIOR PARTITION (TYP)
- PAINT FINISH
- (1) LAYER 1/2" INTERIOR G.W.B.
- 2X4 FRAMING @ 16" O.C.
- (1) LAYER 1/2" INTERIOR G.W.B.
- PAINT FINISH

ROOF ASSEMBLIES:

R1 ROOF OVER HEATED SPACE (NON-VENTED PER SRC R806.5)
- MINIMUM CLASS C TPO OR SIMILAR ROOF COVERING MEMBRANE OVER APPROVED UNDERLAYMENT.
- 2X BLOCKING / SHIMS TO SLOPE PER PLANS.
- WOOD SHEATHING & NAILING PER STRUCTURAL.
- PER R806.5 ITEM 5.1.1: FILL ENTIRE JOIST CAVITY W/ AIR-IMPERMEABLE SPRAY FOAM INSULATION (SPRAY FOAM INSTALLED PER ICC ESR-2642) IN DIRECT CONTACT WITH UNDERSIDE OF STRUCTURAL ROOF SHEATHING WITH A R-49 MIN. VALUE. REF G102.
  NOTE: **ANY** AIR-IMPERMEABLE INSULATION SHALL BE A CLASS II VAPOR RETARDER, OR SHALL HAVE A CLASS II VAPOR RETARDER COATING OR COVERING IN DIRECT CONTACT WITH THE UNDERSIDE OF THE INSULATION.
- JOIST/RAFTERS PER STRUCTURAL PLANS.
- 5/8" G.W.B. CEILING.
- NON-PVA PRIMER, PAINT FINISH.

R3 AWNING / EAVE
- TPO MEMBRANE
- WOOD SHEATHING PER STRUCTURAL
- FRAMING PER STRUCTURAL (PROVIDE FLAMEBLOCK OSB FOR 1HR RATING PER 7/A5.1 WHEN REQ. PER PLAN)
- WOOD T&G SOFFIT FINISH MATERIAL

R4 ROOF OVER UNHEATED SPACE
- MINIMUM CLASS C TPO OR SIMILAR ROOF COVERING MEMBRANE OVER APPROVED UNDERLAYMENT.
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**REFER TO SHEETS G1.1 & G1.2 FOR GENERAL NOTES AND CONDITIONS; ONLY KEY NOTES REFERENCED ON SECTIONS APPLY.*

BLUEPRINT CAPITAL SERVICES, LLC.

7537 126TH MAIN W/ATTACHED ADU

7537 126TH AVENUE NE, KIRKLAND, WA.

PROJECT # 912248

DATE:

INTAKE: 01/22/2021

REVISIONS:

GREEN

APPROVED FOR CONSTRUCTION:

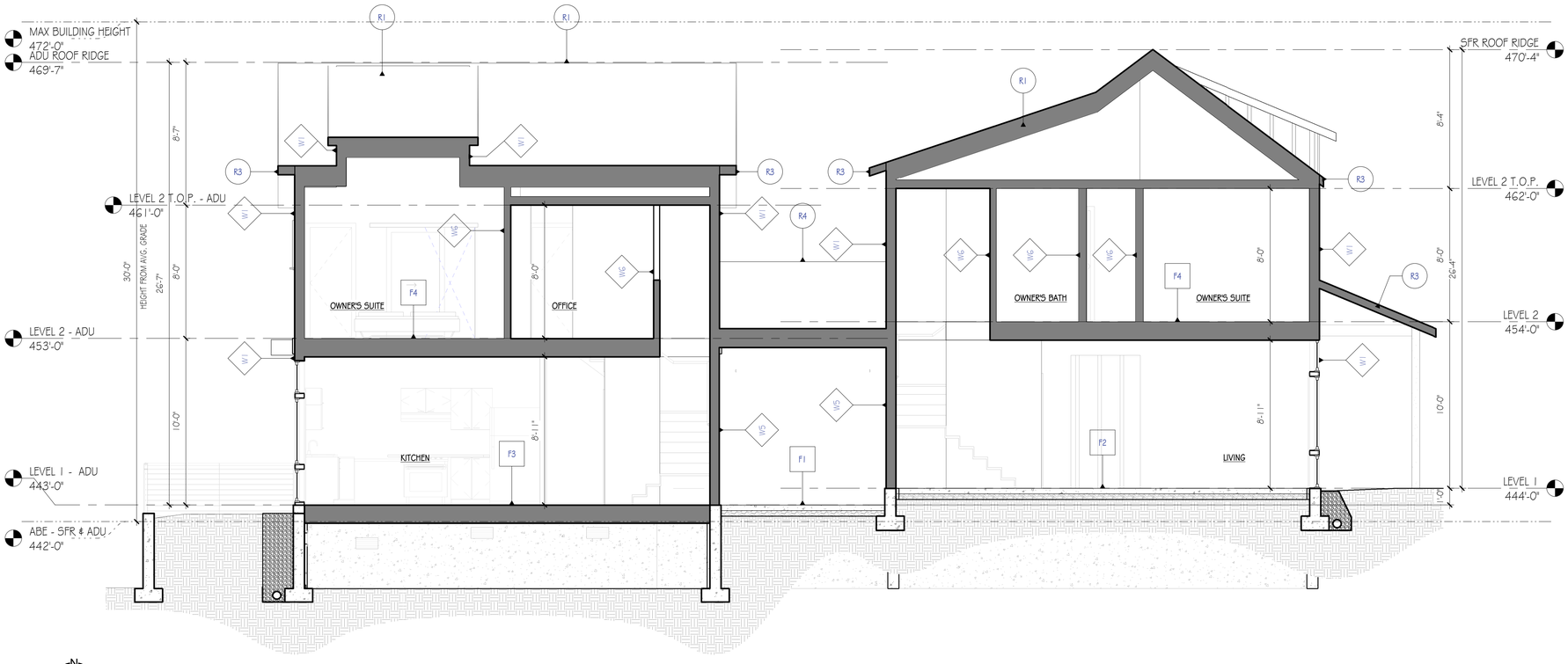
A40

SECTIONS

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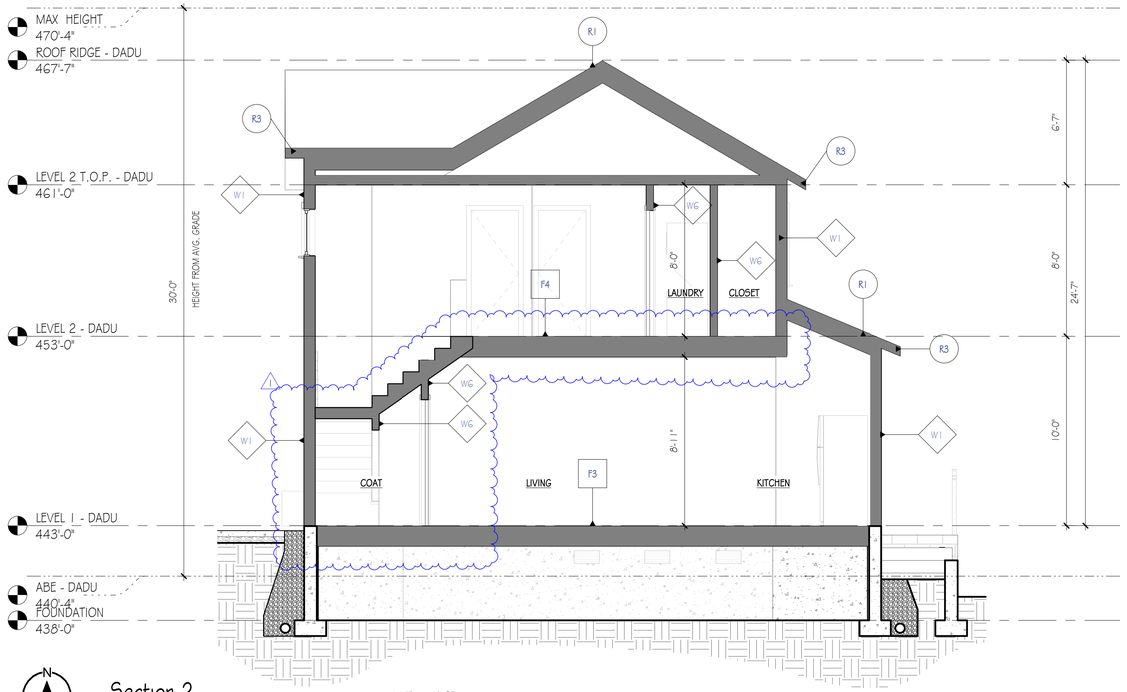
ORIGINAL SHEET SIZE: 22"x 34"

AUTHOR: Q.W.



Section 1

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



Section 2

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

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BSF21-00773 APPROVED POST REVISION - MINOR RECONFIGURATION OF LAYOUTS- 18PGS 3.16.23 Page 8 of 18

BLUEPRINT CAPITAL SERVICES, LLC.

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SECTIONS

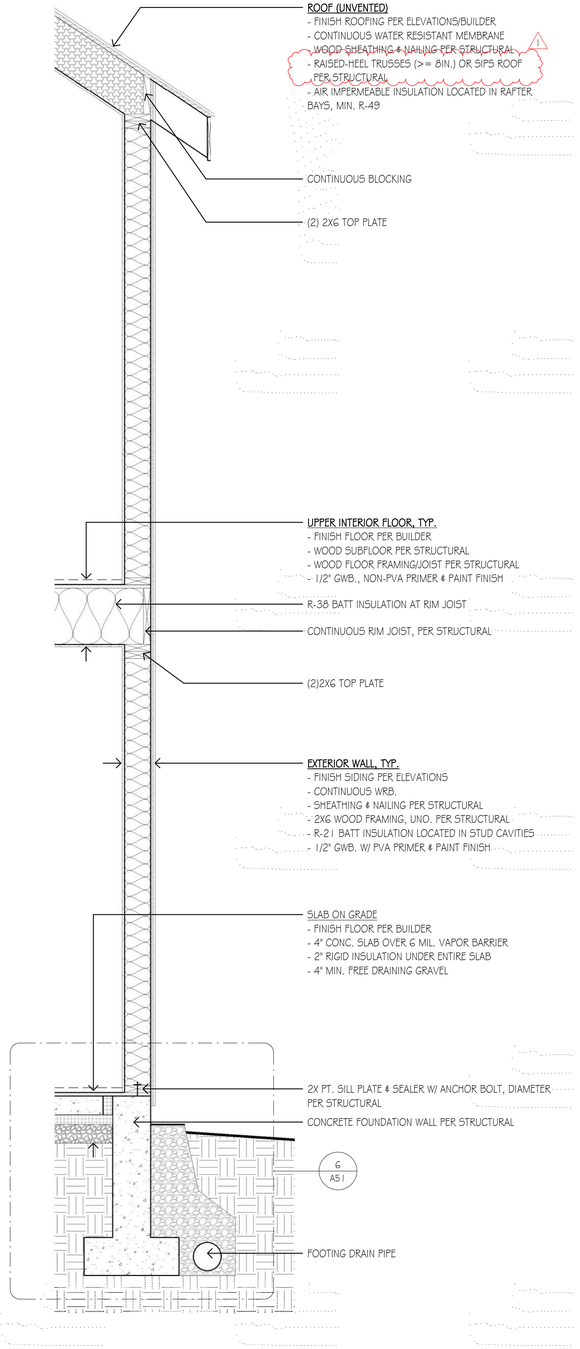
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AUTHOR: Q.W.

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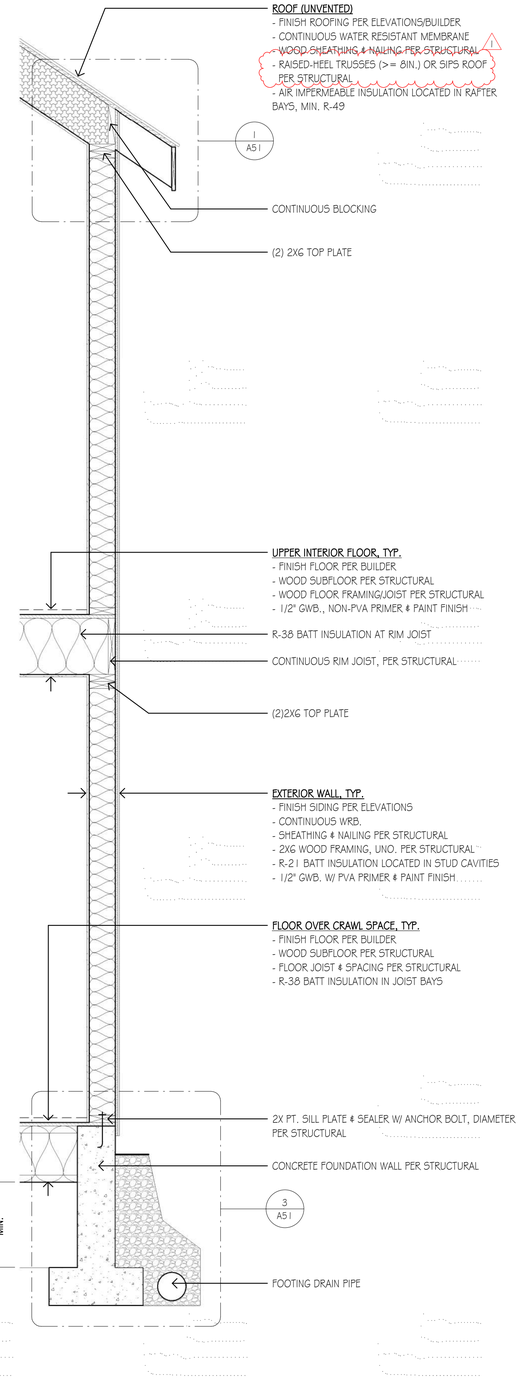
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2
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WALL SECTION, SLAB ON GRADE



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

WALL SECTION, TYP.

BLUEPRINT CAPITAL SERVICES, LLC.

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DATE:

INTAKE: 01/22/2021

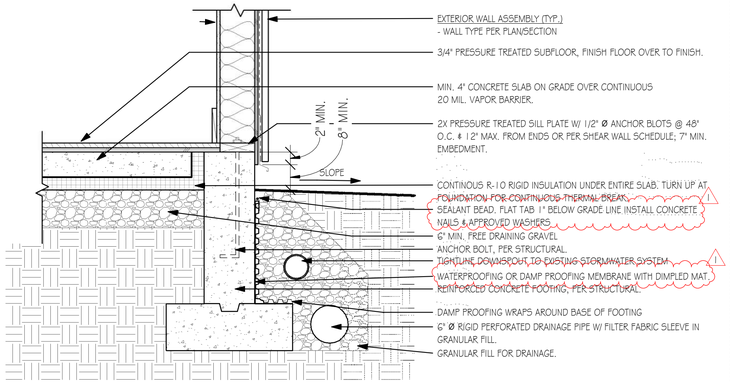
REVISIONS:
1 CYCLE 1 04.15.2021

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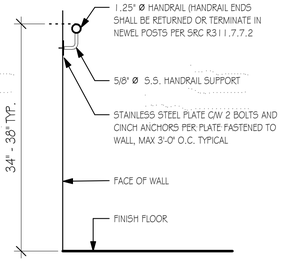
A50
DETAILS

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ORIGINAL SHEET SIZE : 22" x 34"
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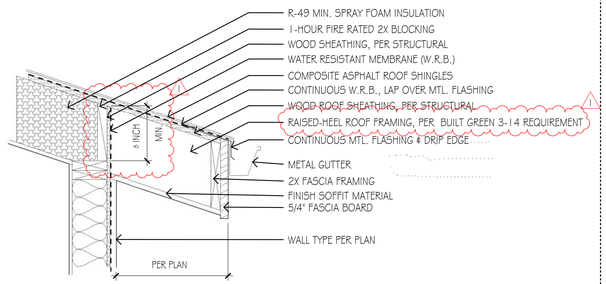
6 SCALE: 1" = 1'-0"

FOUNDATION DETAIL, SLAB ON GRADE



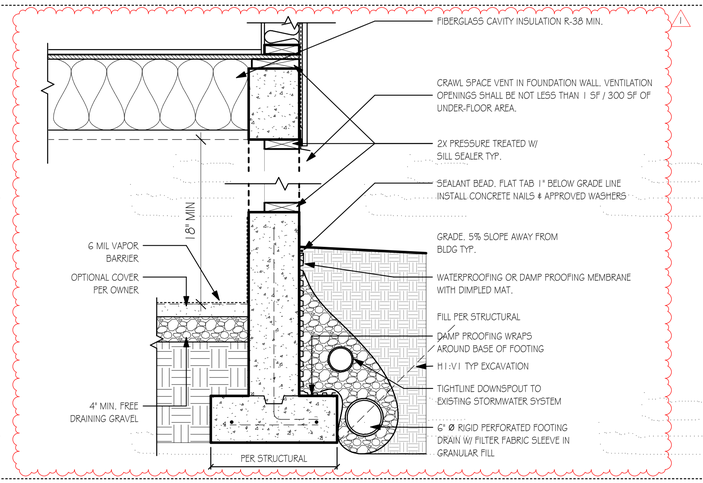
4 SCALE: 1" = 1'-0"

HANDRAIL @ WALL



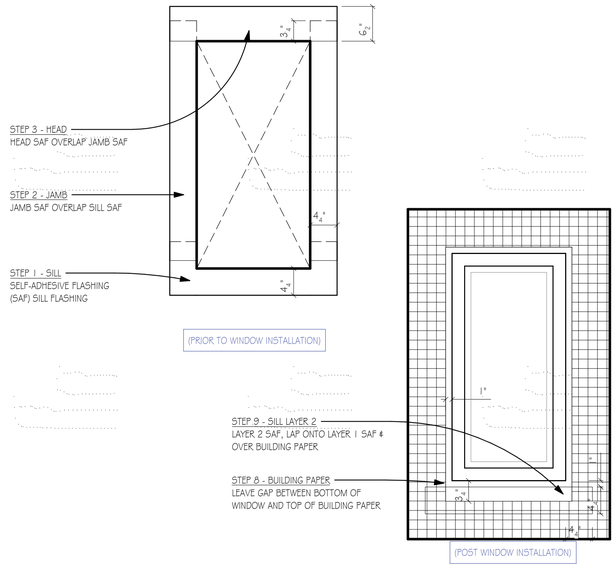
1 SCALE: 1" = 1'-0"

ROOF EAVE DETAIL, TYP.

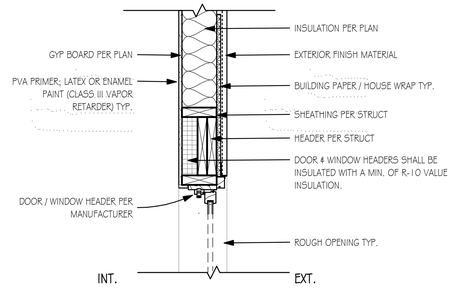


7 SCALE: 1" = 1'-0"

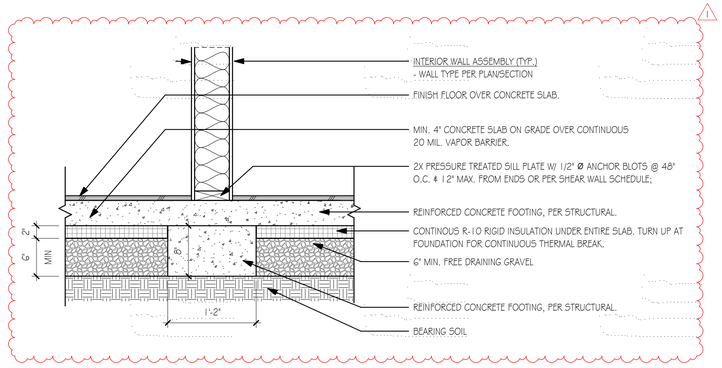
CRAWL SPACE VENT



HEADER INSULATION TYP.

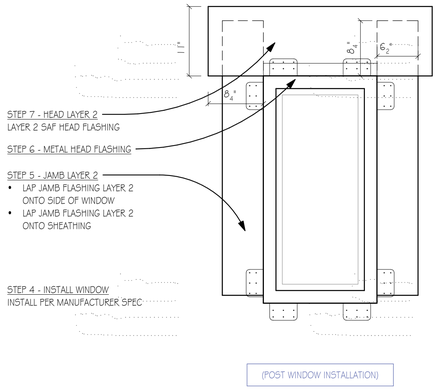


2 SCALE: 1" = 1'-0"



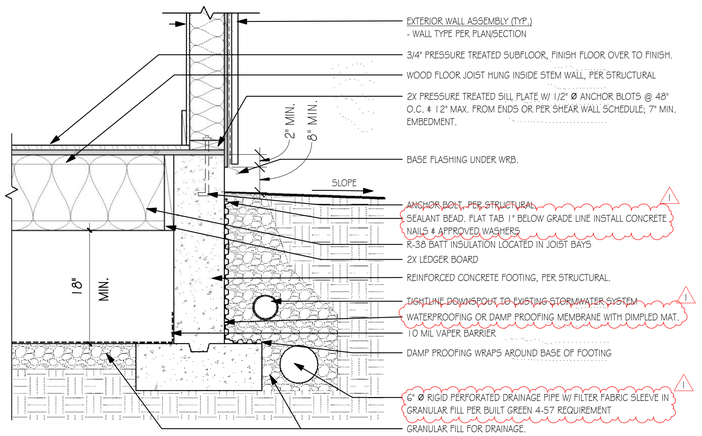
8 SCALE: 1" = 1'-0"

FOOTING @ BUILDING INT WALL



5 SCALE: 1" = 1'-0"

FLASHING INSTALLATION



3 SCALE: 1" = 1'-0"

FOUNDATION DETAIL, TYP.

BSF21-00773 APPROVED PLANS -7537 126th MAIN + AADU -- BSF21-00772 DADU- 11.8.21 Page 25 of 36

BLUEPRINT CAPITAL SERVICES, LLC.

7537 126TH MAIN W/ATTACHED ADU

7537 126TH AVENUE NE, KIRKLAND, WA.

PROJECT # 912248

DATE:

INTAKE: 01/22/2021

REVISIONS:

1 CYCLE 1 04.15.2021

GREEN

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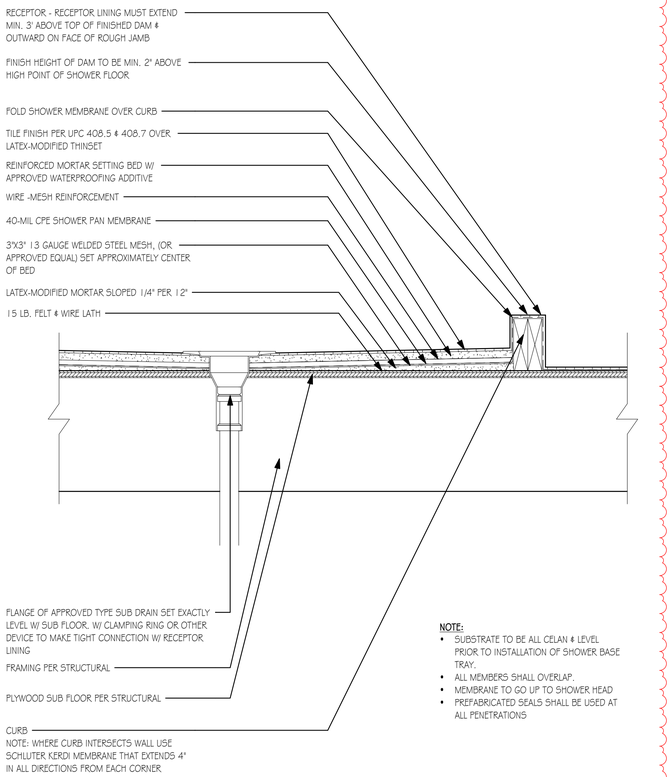
A51

DETAILS

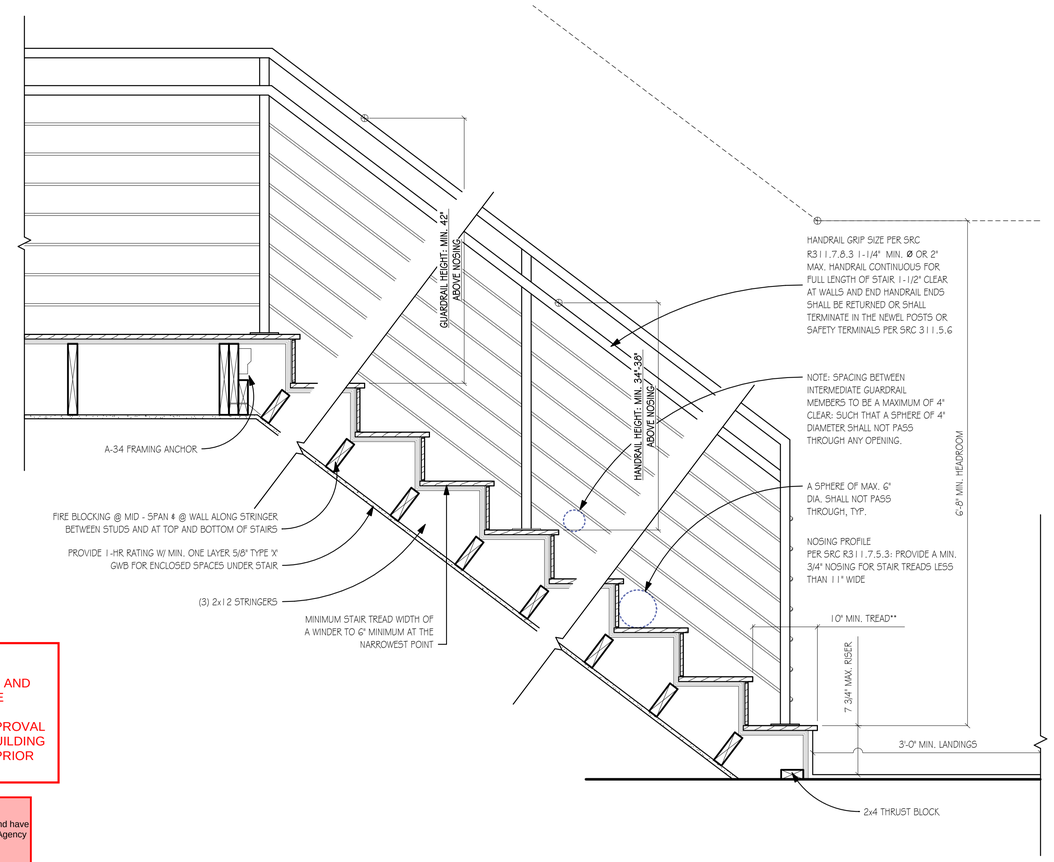
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3 WET ROOM/TILE LINE SHOWER DETAIL
SCALE: 1 1/2" = 1'-0"



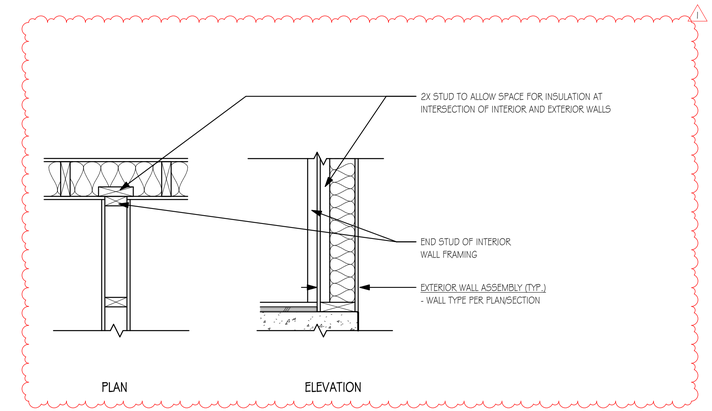
DEFERRED SUBMITTALS:
DRAWINGS, CALCULATIONS AND PRODUCT DATA FOR THE DESIGN AND FABRICATION OF ITEMS THAT ARE DESIGNED BY OTHERS SHALL BE SUBMITTED TO THE EOR FOR APPROVAL PRIOR TO SUBMITTING TO THE BUILDING DEPARTMENT FOR REVIEW AND PRIOR TO FABRICATION.

ALL Welding:

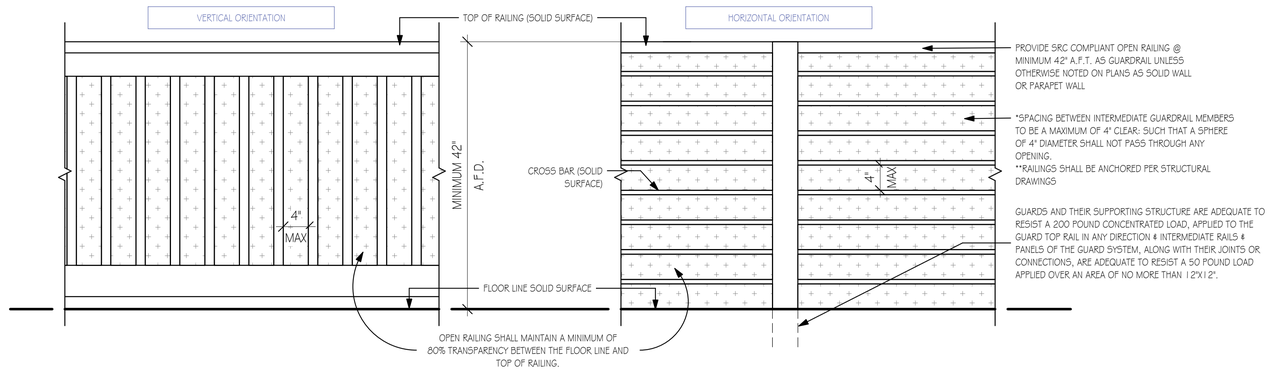
Is required to be done by a WABO certified welder and have Special Inspections by a WABO certified Inspection Agency or
Be done in a WABO certified fabrication shop.

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

1 STAIR ASSEMBLY TYP.
SCALE: 1" = 1'-0"



4 FLAT STUD INTERSECTION
SCALE: 1" = 1'-0"



2 OPEN RAILINGS TYP.
SCALE: 1" = 1'-0"

BLUEPRINT CAPITAL SERVICES, LLC.

7537 126TH MAIN W/ATTACHED ADU
PROJECT # 912248
7537 126TH AVENUE NE, KIRKLAND, WA.

DATE:
INTAKE: 01/22/2021

REVISIONS:
1 CYCLE 1 04.15.2021

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APPROVED FOR CONSTRUCTION:

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DETAILS

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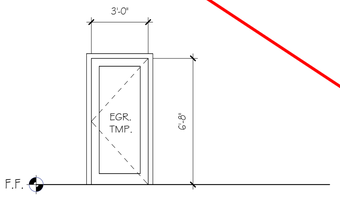
EXTERIOR DOOR SCHEDULE

MARK	AMOUNT	TYPE	WIDTH	HEIGHT	Tempered	LEVEL	LOCATION	Area	Egress
1	1	Glass Swing Door	3'-0"	6'-8"	Yes	LEVEL 1	SFR	20.00 SF	Yes
2	1	Glass Swing Door	3'-0"	6'-8"	Yes	LEVEL 1 - ADU	ADU	20.00 SF	Yes
2B	1	Glass Swing Door	3'-0"	6'-8"	Yes	LEVEL 1 - ADU	ADU	20.00 SF	No
3	1	Glass Swing Door	3'-0"	6'-8"	Yes	LEVEL 1 - DADU	DADU	20.00 SF	Yes
3B	1	Glass Swing Door	3'-0"	6'-8"	Yes	LEVEL 1 - DADU	DADU	20.00 SF	No
3C	1	Glass Swing Door	3'-0"	6'-8"	Yes	LEVEL 1 - DADU	DADU	20.00 SF	No
TOTALS:	6								

NOTE: EXTERIOR GLASS DOORS SHALL HAVE A U-VALUE NO HIGHER THAN .28.

INTERIOR DOOR SCHEDULE

MARK	AMOUNT	TYPE	WIDTH	HEIGHT
5	1	Door-Garage-Panel	8'-0"	7'-0"
6	1	Door-Garage-Panel	8'-0"	7'-0"
7	2	Single-Flush	3'-0"	6'-8"
8	18	Single-Flush	2'-6"	6'-8"
9	3	Single-Flush	2'-0"	6'-8"
10	3	Sliding-Closet	4'-0"	6'-8"
11	1	Door-Double-Flush_Panel	5'-0"	6'-8"
12	2	Door-Double-Flush_Panel	4'-0"	6'-8"
13	1	Bifold Door	3'-0"	6'-8"
15	2	Single-Pocket	2'-4"	6'-8"
16	1	Barn Slider	3'-0"	6'-8"
18	1	Single-Pocket	2'-4"	6'-8"
19	1	Bifold Door	2'-6"	6'-8"
TOTALS:	37			



DOOR ELEVATIONS

WINDOW SCHEDULE - SFR

MARK	TYPE	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	EGRESS	TEMPERED	LEVEL	LOCATION	AREA	U-FACTOR	U x A
A	Sliding	6'-0"	3'-6"	3'-6"	7'-0"	No	No	LEVEL 1	KITCHEN	21.00 SF	0.28	5.88
A: 1										21.00 SF		5.88
B	Sliding	5'-0"	4'-6"	2'-3"	6'-9"	No	Yes	LEVEL 1	LIVING ROOM	22.50 SF	0.28	6.30
B	Sliding	5'-0"	4'-6"	2'-3"	6'-9"	No	No	LEVEL 1	LIVING ROOM	22.50 SF	0.28	6.30
B: 2										45.00 SF		12.60
C	Fixed	5'-0"	4'-0"	3'-0"	7'-0"	No	No	LEVEL 2	BEDROOM 2	20.00 SF	0.28	5.60
C	Fixed	5'-0"	4'-0"	3'-0"	7'-0"	No	No	LEVEL 2	OWNER'S SUITE	20.00 SF	0.28	5.60
C: 2										40.00 SF		11.20
D	Fixed	5'-0"	2'-6"	7'-3"	9'-9"	No	No	LEVEL 2	BEDROOM 2	12.50 SF	0.28	3.50
D	Fixed	5'-0"	2'-6"	7'-3"	9'-9"	No	No	LEVEL 2	OWNER'S SUITE	12.50 SF	0.28	3.50
D: 2										25.00 SF		7.00
E	Fixed	5'-0"	2'-0"	0"	2'-0"	No	Yes	LEVEL 1	LIVING ROOM	10.00 SF	0.28	2.80
E	Fixed	5'-0"	2'-0"	0"	2'-0"	No	Yes	LEVEL 1	LIVING ROOM	10.00 SF	0.28	2.80
E	Fixed	5'-0"	2'-0"	7'-0"	9'-0"	No	Yes	LEVEL 1	LIVING ROOM	10.00 SF	0.28	2.80
E	Fixed	5'-0"	2'-0"	7'-0"	9'-0"	No	No	LEVEL 1	LIVING ROOM	10.00 SF	0.28	2.80
E: 4										40.00 SF		11.20
L	Fixed	3'-0"	2'-0"	7'-0"	9'-0"	No	No	LEVEL 1	KITCHEN	6.00 SF	0.28	1.68
L	Fixed	3'-0"	2'-0"	7'-0"	9'-0"	No	No	LEVEL 1	KITCHEN	6.00 SF	0.28	1.68
L	Fixed	3'-0"	2'-0"	7'-0"	9'-0"	No	Yes	LEVEL 1	ENTRY	6.00 SF	0.28	1.68
L: 3										18.00 SF		5.04
M	Casement	2'-6"	4'-6"	2'-3"	6'-9"	Yes	Yes	LEVEL 2	BEDROOM 1	11.25 SF	0.28	3.15
M	Casement	2'-6"	4'-6"	2'-3"	6'-9"	No	No	LEVEL 1	DINING ROOM	11.25 SF	0.28	3.15
M: 2										22.50 SF		6.30
N	Casement	2'-6"	4'-0"	3'-0"	7'-0"	Yes	Yes	LEVEL 2	BEDROOM 2	10.00 SF	0.28	2.80
N	Casement	2'-6"	4'-0"	3'-0"	7'-0"	Yes	Yes	LEVEL 2	OWNER'S SUITE	10.00 SF	0.28	2.80
N: 2										20.00 SF		5.60
P	Fixed	2'-6"	4'-6"	2'-3"	6'-9"	No	No	LEVEL 2	BEDROOM 1	11.25 SF	0.28	3.15
P	Fixed	2'-6"	4'-6"	2'-3"	6'-9"	No	No	LEVEL 1	DINING ROOM	11.25 SF	0.28	3.15
P: 2										22.50 SF		6.30
R	Fixed	2'-6"	2'-6"	7'-3"	9'-9"	No	No	LEVEL 2	BEDROOM 2	6.25 SF	0.28	1.75
R	Fixed	2'-6"	2'-6"	7'-3"	9'-9"	No	No	LEVEL 2	OWNER'S SUITE	6.25 SF	0.28	1.75
R: 2										12.50 SF		3.50
S	Fixed	2'-6"	2'-0"	0"	2'-0"	No	Yes	LEVEL 2	BEDROOM 1	5.00 SF	0.28	1.40
S	Fixed	2'-6"	2'-0"	0"	2'-0"	No	Yes	LEVEL 2	BEDROOM 1	5.00 SF	0.28	1.40
S	Fixed	2'-6"	2'-0"	0"	2'-0"	No	Yes	LEVEL 1	DINING ROOM	5.00 SF	0.28	1.40
S	Fixed	2'-6"	2'-0"	0"	2'-0"	No	Yes	LEVEL 1	DINING ROOM	5.00 SF	0.28	1.40
S	Fixed	2'-6"	2'-0"	5'-0"	7'-0"	No	Yes	LEVEL 2	OWNER'S SUITE	5.00 SF	0.28	1.40
S	Fixed	2'-6"	2'-0"	5'-0"	7'-0"	No	Yes	LEVEL 2	OWNER'S SUITE	5.00 SF	0.28	1.40
S	Fixed	2'-6"	2'-0"	5'-0"	7'-0"	No	Yes	LEVEL 2	OWNER'S BATH	5.00 SF	0.28	1.40
S	Fixed	2'-6"	2'-0"	7'-0"	9'-0"	No	No	LEVEL 1	DINING ROOM	5.00 SF	0.28	1.40
S	Fixed	2'-6"	2'-0"	7'-0"	9'-0"	No	No	LEVEL 1	DINING ROOM	5.00 SF	0.28	1.40
S: 9										45.00 SF		12.60
U	Awning	2'-0"	2'-0"	5'-0"	7'-0"	No	No	LEVEL 1	GARAGE	4.00 SF	0.28	1.12
U	Awning	2'-0"	2'-0"	5'-0"	7'-0"	No	No	LEVEL 1	GARAGE	4.00 SF	0.28	1.12
U	Awning	2'-0"	2'-0"	5'-0"	7'-0"	No	No	LEVEL 1	GARAGE	4.00 SF	0.28	1.12
U: 3										12.00 SF		3.36
V	Fixed	2'-0"	4'-6"	2'-3"	6'-9"	No	Yes	LEVEL 1	ENTRY	9.00 SF	0.28	2.52
V: 1										9.00 SF		2.52
Z	Fixed	2'-0"	2'-0"	0"	2'-0"	No	Yes	LEVEL 1	ENTRY	4.00 SF	0.28	1.12
Z	Fixed	2'-0"	2'-0"	7'-0"	9'-0"	No	Yes	LEVEL 1	ENTRY	4.00 SF	0.28	1.12
Z: 2										8.00 SF		2.24
TOTALS:										340.50 SF		95.34

SUPERSEDED

PAGE REVISED 03/16/2023

ENERGY CERTIFICATIONS

PLY GEM WINDOW GROUP - VINYL WINDOWS — CPD#

FIXED - 550 SERIES	PWG-M-129-00823-00001
CASEMENT - 550 SERIES	PWG-M-128-00813-00001
AWNING - 550 SERIES	PWG-M-127-00803-00001
HORIZ SLIDER - 400 SERIES	PWG-M-124-01622-00001
SLIDING GLASS DOOR - PRO SERIES	PWG-M-145-00227-00001

ENTRY DOORS

THERMA TRU	THC-M-5-03194-00001

WSEC 2015 PRESCRIPTIVE ENERGY DATA COMPLIANCE

- SMALL DWELLING UNIT (NEED 1.5 POINTS FROM TABLE R406.2): LESS THAN 1500 SF CONDITIONED FLOOR AREA & LESS THAN 300 SF FENESTRATION AREA
- **MEDIUM DWELLING UNIT (NEED 3.5 POINTS FROM TABLE R406.2)**
- LARGE DWELLING UNIT (NEED 4.5 POINTS FROM TABLE R406.2): OVER 5000 SF CONDITIONED FLOOR AREA

MEDIUM DWELLING UNIT (1500-5000 ft² EACH UNIT): 3.5 CREDITS REQUIRED

WSEC R406.2 - OPTION 1a - 0.5 ENERGY CREDIT
EFFICIENT BUILDING ENVELOPE 1a:

VERTICAL FENESTRATION U VALUE	= 0.28
FLOOR INSULATION VALUE	= R-38
SLAB ON GRADE INSULATION	= R-10 PERIMETER & UNDER ENTIRE SLAB
BELOW GRADE SLAB INSULATION	= R-10 PERIMETER & UNDER ENTIRE SLAB

WSEC R406.2 - OPTION 3d - 1.0 ENERGY CREDIT
HIGH EFFICIENCY HVAC EQUIPMENT 3d:
DUCTLESS SPLIT SYSTEM HEAT PUMPS, ZONAL CONTROL: IN HOMES WHERE THE PRIMARY SPACE HEATING SYSTEM IS ZONAL ELECTRIC HEATING, A DUCTLESS HEAT PUMP SYSTEM SHALL BE INSTALLED AND PROVIDE HEATING TO THE LARGEST ZONE OF THE HOUSING UNIT.

HEATING EQUIPMENT TYPE	= MITSUBISHI HEAT PUMP - MSZ-FHGNA, MUZ-FHGNA
EQUIPMENT MIN. EFFICIENCY	= SEER: 33.10, HSPF: 13.5
COOLING Btu/H	= 6,000
COOLING Watts	= 315
HEATING Btu/H	= 8,700
HEATING Watts	= 545

WSEC R406.2 - OPTION 5a - 0.5 ENERGY CREDIT
EFFICIENT WATER HEATING 5a:
ALL SHOWERHEAD AND KITCHEN SINK FAUCETS INSTALLED IN THE HOUSE SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS.

WSEC R406.2 - OPTION 5c - 1.5 ENERGY CREDIT
EFFICIENT WATER HEATING 5c:
WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING:
GAS, PROPANE OR OIL WATER HEATER WITH A MIN. EF OF 0.91

OR

ELECTRIC HEAT PUMP WATER HEATER WITH A MINIMUM EF OF 2.0 & MEETING THE STANDARDS OF NEEA'S NORTHERN CLIMATE SPECIFICATIONS FOR HEAT PUMP WATER HEATERS.

WATER HEATING EQUIPMENT TYPE	= RHEEM ELECTRIC WATER HEATER MODEL XE50T10H45U0
UNIFORM ENERGY FACTOR	= 3.75 - 4.0

TOTAL:
OPTION 1a 0.5 CREDITS
OPTION 3d 1.0 CREDITS
OPTION 5a 0.5 CREDITS
OPTION 5c 1.5 CREDITS
3.5 CREDITS - 3.5 REQUIRED CREDITS

- REFERENCE PLANS, ELEVATION AND ROOF PLANS FOR TAGS
- ROUGH INSTALLATION WIDTHS & LENGTHS TO BE DETERMINED BY CONTRACTOR.
- DEFAULT GLAZED FENESTRATION U-FACTOR: TABLE R303.1.3
- REFERENCE TABLES R303.1.3 (1-5) OF WSEC 2015 FOR DEFAULT U-FACTORS OF FENESTRATIONS. REF G12 FOR U AND R VALUES. U-VALUES ARE NFRC CERTIFIED PER SEC R303.1.3
- THERMAL INSULATION: REF TABLE R402.1.1. CLIMATE ZONE 5 & MARINE 4

AIR-IMPERMEABLE INSULATION

PER RBOG.5
REFER TO WHEN CONDITIONS AND INSTALLATION APPLY.

UNVENTED ROOF ASSEMBLY:
SPRAY FOAM PRODUCT, MANUFACTURER AND ESR REPORT NUMBER: SPRAY TITE; BASF CORP.; ICC ESR 2642

PER RBOG.5 ITEM 5.1.1.
AIR-IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL SHEATHING

COPY OF THE ICC ESR FOR THE PRODUCT WILL BE PROVIDED ON THE JOB SITE FOR FIELD INSPECTOR VERIFICATION.

THE APPLIED SPRAY FOAM MUST BE INSTALLED BY CERTIFIED INSTALLERS

BLUEPRINT CAPITAL SERVICES, LLC.

7537 126TH MAIN W/ATTACHED ADU
7537 126TH AVENUE NE, KIRKLAND, WA.
PROJECT # 912248

DATE:
INTAKE: 01/22/2021
REVISIONS:
1 CYCLE 1 04.15.2021

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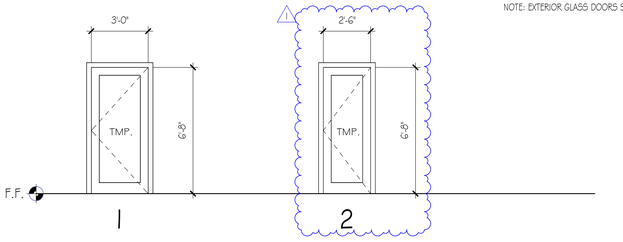
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ENERGY & SCHEDULES

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AUTHOR: Q.W.

EXTERIOR DOOR SCHEDULE

MARK	AMOUNT	TYPE	WIDTH	HEIGHT	Tempered	LEVEL	LOCATION	Area	Egress
1	1	Glass Swing Door	3'-0"	6'-8"	Yes	LEVEL 1 - ADU	ADU	20.00 SF	Yes
1	1	Glass Swing Door	3'-0"	6'-8"	Yes	LEVEL 1 - DADU	DADU	20.00 SF	Yes
1	1	Glass Swing Door	3'-0"	6'-8"	Yes	LEVEL 1	SFR	20.00 SF	Yes
1	1	Glass Swing Door	3'-0"	6'-8"	Yes	LEVEL 1 - ADU	ADU	20.00 SF	No
1	1	Glass Swing Door	3'-0"	6'-8"	Yes	LEVEL 1 - DADU	DADU	20.00 SF	No
2	1	Glass Swing Door	2'-6"	6'-8"	Yes	LEVEL 1 - DADU	DADU	16.67 SF	No
TOTALS:	6								

NOTE: EXTERIOR GLASS DOORS SHALL HAVE A U-VALUE NO HIGHER THAN .28.



INTERIOR DOOR SCHEDULE

MARK	AMOUNT	TYPE	WIDTH	HEIGHT
5	1	Door-Garage-Panel	8'-0"	7'-0"
6	1	Door-Garage-Panel	8'-0"	7'-0"
7	2	Single-Flush	3'-0"	6'-8"
8	20	Single-Flush	2'-6"	6'-8"
9	3	Single-Flush	2'-0"	6'-8"
10	3	Sliding-Closet	4'-0"	6'-8"
11	1	Door-Double-Flush_Panel	5'-0"	6'-8"
15	2	Single-Pocket	2'-4"	6'-8"
16	1	Barn Slider	3'-0"	6'-8"
17	2	Single-Flush	2'-4"	6'-8"
18	1	Single-Pocket	2'-4"	6'-8"
19	1	Bifold Door	2'-6"	6'-8"
20	1	Sliding-Closet	5'-6"	7'-0"
TOTALS:	39			

DOOR ELEVATIONS

WINDOW SCHEDULE - SFR

MARK	TYPE	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	EGRESS	TEMPERED	LEVEL	LOCATION	AREA	U-FACTOR	U x A
A	Sliding	6'-0"	3'-6"	3'-6"	7'-0"	No	No	LEVEL 1	KITCHEN	21.00 SF	0.28	5.88
A: 1										21.00 SF		5.88
B	Sliding	5'-0"	4'-6"	2'-3"	6'-9"	No	Yes	LEVEL 1	LIVING ROOM	22.50 SF	0.28	6.30
B	Sliding	5'-0"	4'-6"	2'-3"	6'-9"	No	No	LEVEL 1	LIVING ROOM	22.50 SF	0.28	6.30
B: 2										45.00 SF		12.60
C	Fixed	5'-0"	4'-0"	3'-0"	7'-0"	No	No	LEVEL 2	BEDROOM 2	20.00 SF	0.28	5.60
C	Fixed	5'-0"	4'-0"	3'-0"	7'-0"	No	No	LEVEL 2	OWNER'S SUITE	20.00 SF	0.28	5.60
C: 2										40.00 SF		11.20
D	Fixed	5'-0"	2'-6"	3'-6"	6'-0"	No	No	LEVEL 2	STAIR	12.50 SF	0.28	3.50
D	Fixed	5'-0"	2'-6"	7'-3"	9'-9"	No	No	LEVEL 2	BEDROOM 2	12.50 SF	0.28	3.50
D	Fixed	5'-0"	2'-6"	7'-3"	9'-9"	No	No	LEVEL 2	OWNER'S SUITE	12.50 SF	0.28	3.50
D: 3										37.50 SF		10.50
E	Fixed	5'-0"	2'-0"	0"	2'-0"	No	Yes	LEVEL 1	LIVING ROOM	10.00 SF	0.28	2.80
E	Fixed	5'-0"	2'-0"	0"	2'-0"	No	Yes	LEVEL 1	LIVING ROOM	10.00 SF	0.28	2.80
E	Fixed	5'-0"	2'-0"	7'-0"	9'-0"	No	Yes	LEVEL 1	LIVING ROOM	10.00 SF	0.28	2.80
E	Fixed	5'-0"	2'-0"	7'-0"	9'-0"	No	No	LEVEL 1	LIVING ROOM	10.00 SF	0.28	2.80
E: 4										40.00 SF		11.20
L	Fixed	3'-0"	2'-0"	7'-0"	9'-0"	No	No	LEVEL 1	KITCHEN	6.00 SF	0.28	1.68
L	Fixed	3'-0"	2'-0"	7'-0"	9'-0"	No	No	LEVEL 1	KITCHEN	6.00 SF	0.28	1.68
L	Fixed	3'-0"	2'-0"	7'-0"	9'-0"	No	Yes	LEVEL 1	ENTRY	6.00 SF	0.28	1.68
L: 3										18.00 SF		5.04
M	Casement	2'-6"	4'-6"	2'-3"	6'-9"	Yes	No	LEVEL 2	BEDROOM 1	11.25 SF	0.28	3.15
M	Casement	2'-6"	4'-6"	2'-3"	6'-9"	No	No	LEVEL 1	DINING ROOM	11.25 SF	0.28	3.15
M: 2										22.50 SF		6.30
N	Casement	2'-6"	4'-0"	3'-0"	7'-0"	Yes	No	LEVEL 2	BEDROOM 2	10.00 SF	0.28	2.80
N	Casement	2'-6"	4'-0"	3'-0"	7'-0"	Yes	No	LEVEL 2	OWNER'S SUITE	10.00 SF	0.28	2.80
N: 2										20.00 SF		5.60
P	Fixed	2'-6"	4'-6"	2'-3"	6'-9"	No	No	LEVEL 2	BEDROOM 1	11.25 SF	0.28	3.15
P	Fixed	2'-6"	4'-6"	2'-3"	6'-9"	No	No	LEVEL 1	DINING ROOM	11.25 SF	0.28	3.15
P: 2										22.50 SF		6.30
R	Fixed	2'-6"	2'-6"	7'-3"	9'-9"	No	No	LEVEL 2	BEDROOM 2	6.25 SF	0.28	1.75
R	Fixed	2'-6"	2'-6"	7'-3"	9'-9"	No	No	LEVEL 2	OWNER'S SUITE	6.25 SF	0.28	1.75
R: 2										12.50 SF		3.50
S	Fixed	2'-6"	2'-0"	0"	2'-0"	No	Yes	LEVEL 2	BEDROOM 1	5.00 SF	0.28	1.40
S	Fixed	2'-6"	2'-0"	0"	2'-0"	No	Yes	LEVEL 2	BEDROOM 1	5.00 SF	0.28	1.40
S	Fixed	2'-6"	2'-0"	0"	2'-0"	No	Yes	LEVEL 1	DINING ROOM	5.00 SF	0.28	1.40
S	Fixed	2'-6"	2'-0"	0"	2'-0"	No	Yes	LEVEL 1	DINING ROOM	5.00 SF	0.28	1.40
S	Fixed	2'-6"	2'-0"	5'-0"	7'-0"	No	No	LEVEL 2	OWNER'S SUITE	5.00 SF	0.28	1.40
S	Fixed	2'-6"	2'-0"	5'-0"	7'-0"	No	No	LEVEL 2	OWNER'S SUITE	5.00 SF	0.28	1.40
S	Fixed	2'-6"	2'-0"	5'-0"	7'-0"	No	Yes	LEVEL 2	OWNER'S BATH	5.00 SF	0.28	1.40
S	Fixed	2'-6"	2'-0"	7'-0"	9'-0"	No	No	LEVEL 1	DINING ROOM	5.00 SF	0.28	1.40
S	Fixed	2'-6"	2'-0"	7'-0"	9'-0"	No	No	LEVEL 1	DINING ROOM	5.00 SF	0.28	1.40
S: 9										45.00 SF		12.60
U	Awning	2'-0"	2'-0"	5'-0"	7'-0"	No	No	LEVEL 1	GARAGE	4.00 SF	0.28	1.12
U	Awning	2'-0"	2'-0"	5'-0"	7'-0"	No	No	LEVEL 1	GARAGE	4.00 SF	0.28	1.12
U	Awning	2'-0"	2'-0"	5'-0"	7'-0"	No	No	LEVEL 1	GARAGE	4.00 SF	0.28	1.12
U: 3										12.00 SF		3.36
V	Fixed	2'-0"	4'-6"	2'-3"	6'-9"	No	Yes	LEVEL 1	ENTRY	9.00 SF	0.28	2.52
V: 1										9.00 SF		2.52
Z	Fixed	2'-0"	2'-0"	0"	2'-0"	No	Yes	LEVEL 1	ENTRY	4.00 SF	0.28	1.12
Z	Fixed	2'-0"	2'-0"	7'-0"	9'-0"	No	Yes	LEVEL 1	ENTRY	4.00 SF	0.28	1.12
Z: 2										8.00 SF		2.24
TOTALS:										353.00 SF		98.84

ENERGY CERTIFICATIONS

PLY GEM WINDOW GROUP - VINYL WINDOWS — CPD#

FIXED - 550 SERIES	PWG-M-129-00823-00001
CASEMENT - 550 SERIES	PWG-M-128-00813-00001
AWNING - 550 SERIES	PWG-M-127-00803-00001
HORIZ SLIDER - 400 SERIES	PWG-M-124-01622-00001
SLIDING GLASS DOOR - PRO SERIES	PWG-M-145-00227-00001

ENTRY DOORS
THERMA TRU — THC-M-5-03194-00001

WSEC 2015 PRESCRIPTIVE ENERGY DATA COMPLIANCE

- SMALL DWELLING UNIT (NEED 1.5 POINTS FROM TABLE R406.2): LESS THAN 1500 SF CONDITIONED FLOOR AREA & LESS THAN 300 SF FENESTRATION AREA
- **MEDIUM DWELLING UNIT (NEED 3.5 POINTS FROM TABLE R406.2)**
- LARGE DWELLING UNIT (NEED 4.5 POINTS FROM TABLE R406.2): OVER 5000 SF CONDITIONED FLOOR AREA

MEDIUM DWELLING UNIT (1500-5000 ft² EACH UNIT): 3.5 CREDITS REQUIRED

WSEC R406.2 - OPTION 1a - 0.5 ENERGY CREDIT
EFFICIENT BUILDING ENVELOPE 1a:
VERTICAL FENESTRATION U VALUE = 0.28
FLOOR INSULATION VALUE = R-38
SLAB ON GRADE INSULATION = R-10 PERIMETER & UNDER ENTIRE SLAB
BELOW GRADE SLAB INSULATION = R-10 PERIMETER & UNDER ENTIRE SLAB

WSEC R406.2 - OPTION 3d - 1.0 ENERGY CREDIT
HIGH EFFICIENCY HVAC EQUIPMENT 3d:
DUCTLESS SPLIT SYSTEM HEAT PUMPS, ZONAL CONTROL: IN HOMES WHERE THE PRIMARY SPACE HEATING SYSTEM IS ZONAL ELECTRIC HEATING, A DUCTLESS HEAT PUMP SYSTEM SHALL BE INSTALLED AND PROVIDE HEATING TO THE LARGEST ZONE OF THE HOUSING UNIT.

HEATING EQUIPMENT TYPE = MITSUBISHI HEAT PUMP - MSZ-FHXGNA, MUZ-FHXGNA
EQUIPMENT MIN. EFFICIENCY = SEER: 33.10, HSPF: 13.5
COOLING Btu/H = 6,000
COOLING Watts = 315
HEATING Btu/H = 8,700
HEATING Watts = 545

WSEC R406.2 - OPTION 5a - 0.5 ENERGY CREDIT
EFFICIENT WATER HEATING 5a:
ALL SHOWERHEAD AND KITCHEN SINK FAUCETS INSTALLED IN THE HOUSE SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS.

WSEC R406.2 - OPTION 5c - 1.5 ENERGY CREDIT
EFFICIENT WATER HEATING 5c:
WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING:
GAS, PROPANE OR OIL WATER HEATER WITH A MIN. EF OF 0.91

OR

ELECTRIC HEAT PUMP WATER HEATER WITH A MINIMUM EF OF 2.0 & MEETING THE STANDARDS OF NEEA'S NORTHERN CLIMATE SPECIFICATIONS FOR HEAT PUMP WATER HEATERS.

WATER HEATING EQUIPMENT TYPE = RHEEM ELECTRIC WATER HEATER MODEL XE50T10H45U0
UNIFORM ENERGY FACTOR = 3.75 - 4.0

TOTAL:
OPTION 1a 0.5 CREDITS
OPTION 3d 1.0 CREDITS
OPTION 5a 0.5 CREDITS
OPTION 5c 1.5 CREDITS
3.5 CREDITS - 3.5 REQUIRED CREDITS

- REFERENCE PLANS, ELEVATION AND ROOF PLANS FOR TAGS
- ROUGH INSTALLATION WIDTHS & LENGTHS TO BE DETERMINED BY CONTRACTOR.
- DEFAULT GLAZED FENESTRATION U-FACTOR: TABLE R303.1.3
- REFERENCE TABLES R303.1.3 (1-5) OF WSEC 2015 FOR DEFAULT U-FACTORS OF FENESTRATIONS. REF G12 FOR U AND R VALUES. U-VALUES ARE NFRC CERTIFIED PER SEC R303.1.3
- THERMAL INSULATION: REF TABLE R402.1.1. CLIMATE ZONE 5 & MARINE 4

AIR-IMPERMEABLE INSULATION

PER R806.5
REFER TO WHEN CONDITIONS AND INSTALLATION APPLY.

UNVENTED ROOF ASSEMBLY:
SPRAY FOAM PRODUCT, MANUFACTURER AND ESR REPORT NUMBER: SPRAY TITE; BASF CORP.; ICC ESR 2642

PER R806.5 ITEM 5.1.1:
AIR-IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL SHEATHING

COPY OF THE ICC ESR FOR THE PRODUCT WILL BE PROVIDED ON THE JOB SITE FOR FIELD INSPECTOR VERIFICATION.

THE APPLIED SPRAY FOAM MUST BE INSTALLED BY CERTIFIED INSTALLERS

BLUEPRINT CAPITAL SERVICES, LLC.

7537 126TH MAIN W/ATTACHED ADU
PROJECT # 912248
7537 126TH AVENUE NE, KIRKLAND, WA.

DATE:
INTAKE: 01/22/2021
REVISIONS:

CITY STAMPS ON ORIGINAL SET STILL APPLY

City of Kirkland Post Revision Reviewed by PJM 03/16/2023

APPROVED FOR CONSTRUCTION:

INSERT REVISED PAGES INTO APPROVED SET 03/16/2023

A60
ENERGY & SCHEDULES

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AUTHOR: Q.W.

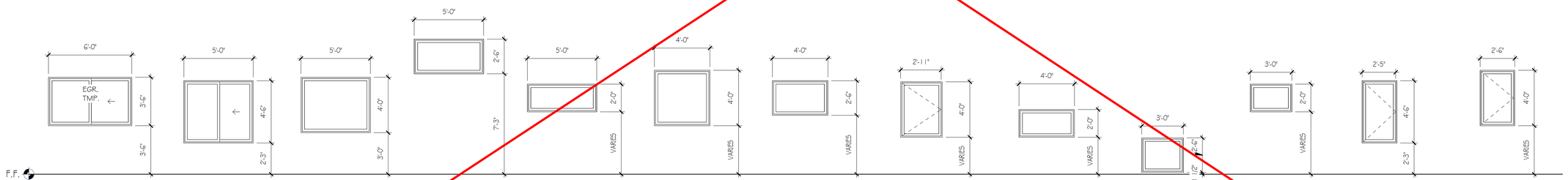
BSF21-00773 APPROVED POST REVISION -MINOR RECONFIGURATION OF LAYOUTS- 18PGS 3.16.23 Page 9 of 18

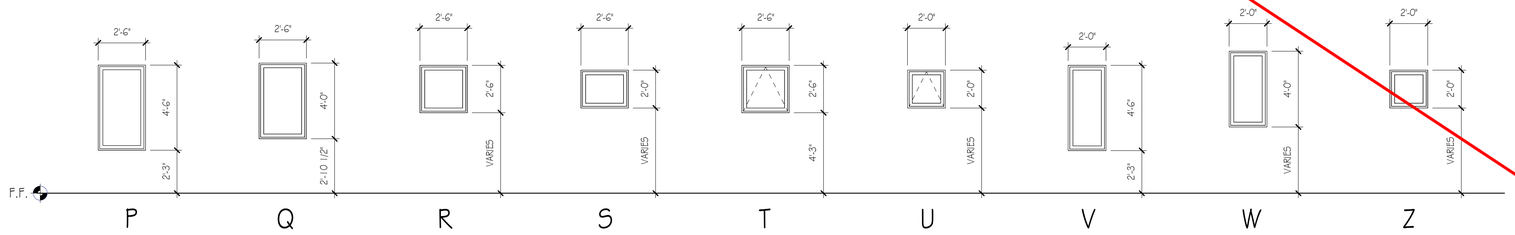
WINDOW SCHEDULE - ADU

MARK	TYPE	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	EGRESS	TEMPERED	LEVEL	LOCATION	AREA	U-FACTOR	U x A
ADU												
F	Fixed	4'-0"	4'-0"	2'-5"	6'-5"	No	Yes	LEVEL 1 - ADU	LIVING ROOM	16.00 SF	0.28	4.48
F	Fixed	4'-0"	4'-0"	2'-5"	6'-5"	No	Yes	LEVEL 1 - ADU	LIVING ROOM	16.00 SF	0.28	4.48
F	Fixed	4'-0"	4'-0"	3'-0"	7'-0"	No	No	LEVEL 2 - ADU	OWNER'S SUITE	16.00 SF	0.28	4.48
F: 3										48.00 SF		13.44
G	Fixed	4'-0"	2'-6"	3"	2'-9"	No	Yes	LEVEL 2 - ADU	OWNER'S SUITE	10.00 SF	0.28	2.80
G	Fixed	4'-0"	2'-6"	6'-6"	9'-0"	No	Yes	LEVEL 1 - ADU	LIVING ROOM	10.00 SF	0.28	2.80
G	Fixed	4'-0"	2'-6"	7'-3"	9'-9"	No	No	LEVEL 2 - ADU	OWNER'S SUITE	10.00 SF	0.28	2.80
G: 3										30.00 SF		8.40
H	Casement	3'-0"	4'-0"	2'-9"	6'-9"	Yes	Yes	LEVEL 2 - ADU	BEDROOM	12.00 SF	0.28	3.36
H: 1										12.00 SF		3.36
J	Fixed	4'-0"	2'-0"	2"	2'-2"	No	Yes	LEVEL 1 - ADU	LIVING ROOM	8.00 SF	0.28	2.24
J	Fixed	4'-0"	2'-0"	2"	2'-2"	No	Yes	LEVEL 1 - ADU	LIVING ROOM	8.00 SF	0.28	2.24
J	Fixed	4'-0"	2'-0"	6'-8"	8'-8"	No	Yes	LEVEL 1 - ADU	LIVING ROOM	8.00 SF	0.28	2.24
J	Fixed	4'-0"	2'-0"	6'-8"	8'-8"	No	Yes	LEVEL 1 - ADU	LIVING ROOM	8.00 SF	0.28	2.24
J: 4										32.00 SF		8.96
L	Fixed	3'-0"	2'-0"	6"	2'-6"	No	Yes	LEVEL 2 - ADU	BEDROOM	6.00 SF	0.28	1.68
L	Fixed	3'-0"	2'-0"	6'-11"	8'-11"	No	Yes	LEVEL 1 - ADU	ENTRY	6.00 SF	0.28	1.68
L: 2										12.00 SF		3.36
N	Casement	2'-6"	4'-0"	2'-10 1/2"	6'-10 1/2"	No	No	LEVEL 2 - ADU	OFFICE	10.00 SF	0.28	2.80
N	Casement	2'-6"	4'-0"	3'-0"	7'-0"	Yes	Yes	LEVEL 2 - ADU	OWNER'S SUITE	10.00 SF	0.28	2.80
N: 2										20.00 SF		5.60
Q	Fixed	2'-6"	4'-0"	2'-10 1/2"	6'-10 1/2"	No	No	LEVEL 2 - ADU	OFFICE	10.00 SF	0.28	2.80
Q: 1										10.00 SF		2.80
R	Fixed	2'-6"	2'-6"	1 1/2"	2'-7 1/2"	No	Yes	LEVEL 2 - ADU	OFFICE	6.25 SF	0.28	1.75
R	Fixed	2'-6"	2'-6"	1 1/2"	2'-7 1/2"	No	Yes	LEVEL 2 - ADU	OFFICE	6.25 SF	0.28	1.75
R	Fixed	2'-6"	2'-6"	3"	2'-9"	No	Yes	LEVEL 2 - ADU	OWNER'S SUITE	6.25 SF	0.28	1.75
R	Fixed	2'-6"	2'-6"	4'-3"	6'-9"	No	Yes	LEVEL 2 - ADU	OWNER'S SUITE	6.25 SF	0.28	1.75
R	Fixed	2'-6"	2'-6"	4'-3"	6'-9"	No	Yes	LEVEL 2 - ADU	OWNER'S SUITE	6.25 SF	0.28	1.75
R	Fixed	2'-6"	2'-6"	4'-3"	6'-9"	No	Yes	LEVEL 2 - ADU	OWNER'S SUITE	6.25 SF	0.28	1.75
R	Fixed	2'-6"	2'-6"	6'-6"	9'-0"	No	Yes	LEVEL 1 - ADU	LIVING ROOM	6.25 SF	0.28	1.75
R	Fixed	2'-6"	2'-6"	6'-6"	9'-0"	No	Yes	LEVEL 1 - ADU	LIVING ROOM	6.25 SF	0.28	1.75
R	Fixed	2'-6"	2'-6"	7'-3"	9'-9"	No	No	LEVEL 2 - ADU	OWNER'S SUITE	6.25 SF	0.28	1.75
R: 9										56.25 SF		15.75
T	Awning	2'-6"	2'-6"	4'-3"	6'-9"	No	Yes	LEVEL 2 - ADU	OWNER'S BATH	6.25 SF	0.28	1.75
T: 1										6.25 SF		1.75
U	Awning	2'-0"	2'-0"	4'-9"	6'-9"	No	Yes	LEVEL 2 - ADU	BATH	4.00 SF	0.28	1.12
U: 1										4.00 SF		1.12
W	Fixed	2'-0"	4'-0"	2'-8"	6'-8"	No	Yes	LEVEL 1 - ADU	ENTRY	8.00 SF	0.28	2.24
W	Fixed	2'-0"	4'-0"	2'-9"	6'-9"	No	No	LEVEL 2 - ADU	BEDROOM	8.00 SF	0.28	2.24
W: 2										16.00 SF		4.48
Z	Fixed	2'-0"	2'-0"	5"	2'-5"	No	Yes	LEVEL 1 - ADU	ENTRY	4.00 SF	0.28	1.12
Z	Fixed	2'-0"	2'-0"	6"	2'-6"	No	Yes	LEVEL 1 - ADU	BEDROOM	4.00 SF	0.28	1.12
Z	Fixed	2'-0"	2'-0"	6'-11"	8'-11"	No	Yes	LEVEL 1 - ADU	ENTRY	4.00 SF	0.28	1.12
Z: 3										12.00 SF		3.36
TOTALS:										258.50 SF		72.36

WINDOW SCHEDULE - DADU

MARK	TYPE	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	EGRESS	TEMPERED	LEVEL	LOCATION	AREA	U-FACTOR	U x A
DADU												
A	Sliding	6'-0"	3'-6"	3'-6"	7'-0"	No	No	LEVEL 1 - DADU	KITCHEN	21.00 SF	0.28	5.88
A: 1										21.00 SF		5.88
F	Fixed	4'-0"	4'-0"	2'-9"	6'-9"	No	Yes	LEVEL 1 - DADU	LIVING ROOM	16.00 SF	0.28	4.48
F	Fixed	4'-0"	4'-0"	2'-9"	6'-9"	No	No	LEVEL 2 - DADU	OWNER'S SUITE	16.00 SF	0.28	4.48
F	Fixed	4'-0"	4'-0"	2'-9"	6'-9"	No	No	LEVEL 2 - DADU	BEDROOM	16.00 SF	0.28	4.48
F: 3										48.00 SF		13.44
H	Casement	3'-0"	4'-0"	2'-9"	6'-9"	Yes	Yes	LEVEL 2 - DADU	OWNER'S SUITE	12.00 SF	0.28	3.36
H: 1										12.00 SF		3.36
J	Fixed	4'-0"	2'-0"	6"	2'-6"	No	Yes	LEVEL 1 - DADU	LIVING ROOM	8.00 SF	0.28	2.24
J	Fixed	4'-0"	2'-0"	7'-0"	9'-0"	No	Yes	LEVEL 1 - DADU	LIVING ROOM	8.00 SF	0.28	2.24
J: 2										16.00 SF		4.48
L	Fixed	3'-0"	2'-0"	7'-0"	9'-0"	No	Yes	LEVEL 1 - DADU	LIVING ROOM	6.00 SF	0.28	1.68
L	Fixed	3'-0"	2'-0"	7'-0"	9'-0"	No	No	LEVEL 1 - DADU	KITCHEN	6.00 SF	0.28	1.68
L	Fixed	3'-0"	2'-0"	7'-0"	9'-0"	No	No	LEVEL 1 - DADU	KITCHEN	6.00 SF	0.28	1.68
L: 3										18.00 SF		5.04
N	Casement	2'-6"	4'-0"	2'-9"	6'-9"	Yes	Yes	LEVEL 2 - DADU	BEDROOM	10.00 SF	0.28	2.80
N: 1										10.00 SF		2.80
R	Fixed	2'-6"	2'-6"	4'-3"	6'-9"	No	Yes	LEVEL 2 - DADU	STAIR	6.25 SF	0.28	1.75
R	Fixed	2'-6"	2'-6"	4'-3"	6'-9"	No	Yes	LEVEL 2 - DADU	STAIR	6.25 SF	0.28	1.75
R	Fixed	2'-6"	2'-6"	4'-3"	6'-9"	No	Yes	LEVEL 2 - DADU	STAIR	6.25 SF	0.28	1.75
R	Fixed	2'-6"	2'-6"	5'-0"	7'-6"	No	Yes	LEVEL 2 - DADU	OWNER'S SUITE	6.25 SF	0.28	1.75
R	Fixed	2'-6"	2'-6"	5'-0"	7'-6"	No	Yes	LEVEL 2 - DADU	OWNER'S SUITE	6.25 SF	0.28	1.75
R	Fixed	2'-6"	2'-6"	5'-0"	7'-6"	No	Yes	LEVEL 2 - DADU	OWNER'S SUITE	6.25 SF	0.28	1.75
R: 6										37.50 SF		10.50
T	Awning	2'-6"	2'-6"	4'-3"	6'-9"	No	No	LEVEL 2 - DADU	OFFICE	6.25 SF	0.28	1.75
T	Awning	2'-6"	2'-6"	4'-3"	6'-9"	No	Yes	LEVEL 2 - DADU	BATH	6.25 SF	0.28	1.75
T: 2										12.50 SF		3.50
TOTALS:										175.00 SF		49.00





SUPERSEDED

PAGE REVISED
03/16/2023

BLUEPRINT CAPITAL SERVICES, LLC.

7537 126TH MAIN W/ATTACHED ADU

PROJECT # 912248

7537 126TH AVENUE NE, KIRKLAND, WA.

DATE:

INTAKE: 01/22/2021

REVISIONS:

GREEN

APPROVED FOR CONSTRUCTION:

A61

SCHEDULES

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ORIGINAL SHEET SIZE: 22" x 34"

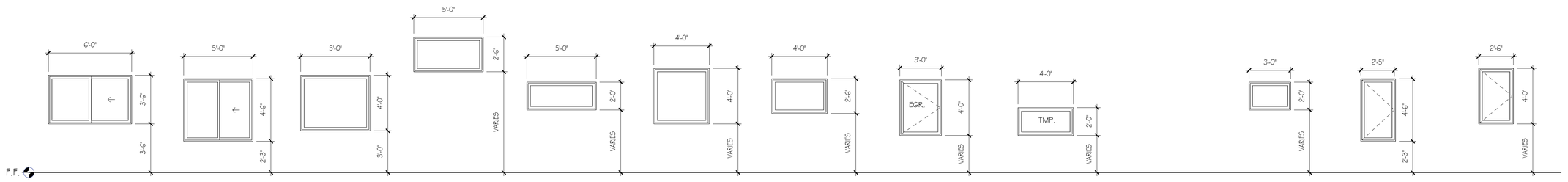
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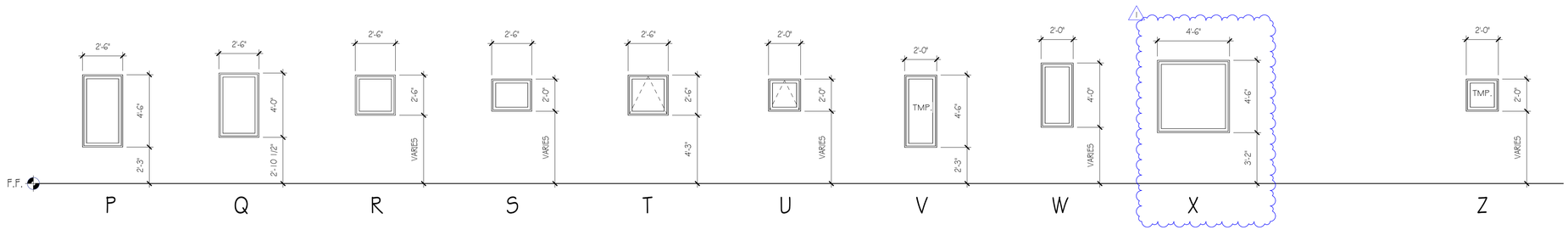
WINDOW SCHEDULE - ADU

MARK	TYPE	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	EGRESS	TEMPERED	LEVEL	LOCATION	AREA	U-FACTOR	U x A
ADU												
F	Fixed	4'-0"	4'-0"	2'-5"	6'-5"	No	Yes	LEVEL 1 - ADU	LIVING ROOM	16.00 SF	0.28	4.48
F	Fixed	4'-0"	4'-0"	2'-5"	6'-5"	No	Yes	LEVEL 1 - ADU	LIVING ROOM	16.00 SF	0.28	4.48
F	Fixed	4'-0"	4'-0"	3'-0"	7'-0"	No	No	LEVEL 2 - ADU	OWNER'S SUITE	16.00 SF	0.28	4.48
F: 3										48.00 SF		13.44
G	Fixed	4'-0"	2'-6"	3"	2'-9"	No	Yes	LEVEL 2 - ADU	OWNER'S SUITE	10.00 SF	0.28	2.80
G	Fixed	4'-0"	2'-6"	6'-6"	9'-0"	No	No	LEVEL 1 - ADU	LIVING ROOM	10.00 SF	0.28	2.80
G	Fixed	4'-0"	2'-6"	7'-3"	9'-9"	No	No	LEVEL 2 - ADU	OWNER'S SUITE	10.00 SF	0.28	2.80
G: 3										30.00 SF		8.40
H	Casement	3'-0"	4'-0"	2'-9"	6'-9"	Yes	No	LEVEL 2 - ADU	BEDROOM	12.00 SF	0.28	3.36
H: 1										12.00 SF		3.36
J	Fixed	4'-0"	2'-0"	2"	2'-2"	No	Yes	LEVEL 1 - ADU	LIVING ROOM	8.00 SF	0.28	2.24
J	Fixed	4'-0"	2'-0"	2"	2'-2"	No	Yes	LEVEL 1 - ADU	LIVING ROOM	8.00 SF	0.28	2.24
J	Fixed	4'-0"	2'-0"	6'-8"	8'-8"	No	Yes	LEVEL 1 - ADU	LIVING ROOM	8.00 SF	0.28	2.24
J	Fixed	4'-0"	2'-0"	6'-8"	8'-8"	No	Yes	LEVEL 1 - ADU	LIVING ROOM	8.00 SF	0.28	2.24
J: 4										32.00 SF		8.96
L	Fixed	3'-0"	2'-0"	6"	2'-6"	No	Yes	LEVEL 2 - ADU	BEDROOM	6.00 SF	0.28	1.68
L	Fixed	3'-0"	2'-0"	6'-11"	8'-11"	No	Yes	LEVEL 1 - ADU	ENTRY	6.00 SF	0.28	1.68
L: 2										12.00 SF		3.36
N	Casement	2'-6"	4'-0"	2'-10 1/2"	6'-10 1/2"	No	No	LEVEL 2 - ADU	OFFICE	10.00 SF	0.28	2.80
N	Casement	2'-6"	4'-0"	3'-0"	7'-0"	Yes	No	LEVEL 2 - ADU	OWNER'S SUITE	10.00 SF	0.28	2.80
N: 2										20.00 SF		5.60
Q	Fixed	2'-6"	4'-0"	2'-10 1/2"	6'-10 1/2"	No	No	LEVEL 2 - ADU	OFFICE	10.00 SF	0.28	2.80
Q: 1										10.00 SF		2.80
R	Fixed	2'-6"	2'-6"	1 1/2"	2'-7 1/2"	No	Yes	LEVEL 2 - ADU	OFFICE	6.25 SF	0.28	1.75
R	Fixed	2'-6"	2'-6"	1 1/2"	2'-7 1/2"	No	Yes	LEVEL 2 - ADU	OFFICE	6.25 SF	0.28	1.75
R	Fixed	2'-6"	2'-6"	3"	2'-9"	No	Yes	LEVEL 2 - ADU	OWNER'S SUITE	6.25 SF	0.28	1.75
R	Fixed	2'-6"	2'-6"	4'-3"	6'-9"	No	No	LEVEL 2 - ADU	OWNER'S SUITE	6.25 SF	0.28	1.75
R	Fixed	2'-6"	2'-6"	4'-3"	6'-9"	No	No	LEVEL 2 - ADU	OWNER'S SUITE	6.25 SF	0.28	1.75
R	Fixed	2'-6"	2'-6"	4'-3"	6'-9"	No	No	LEVEL 2 - ADU	OWNER'S SUITE	6.25 SF	0.28	1.75
R	Fixed	2'-6"	2'-6"	6'-6"	9'-0"	No	No	LEVEL 1 - ADU	LIVING ROOM	6.25 SF	0.28	1.75
R	Fixed	2'-6"	2'-6"	6'-6"	9'-0"	No	No	LEVEL 1 - ADU	LIVING ROOM	6.25 SF	0.28	1.75
R	Fixed	2'-6"	2'-6"	7'-3"	9'-9"	No	No	LEVEL 2 - ADU	OWNER'S SUITE	6.25 SF	0.28	1.75
R: 9										56.25 SF		15.75
T	Awning	2'-6"	2'-6"	4'-3"	6'-9"	No	Yes	LEVEL 2 - ADU	OWNER'S BATH	6.25 SF	0.28	1.75
T: 1										6.25 SF		1.75
U	Awning	2'-0"	2'-0"	4'-9"	6'-9"	No	Yes	LEVEL 2 - ADU	BATH	4.00 SF	0.28	1.12
U: 1										4.00 SF		1.12
W	Fixed	2'-0"	4'-0"	2'-8"	6'-8"	No	Yes	LEVEL 1 - ADU	ENTRY	8.00 SF	0.28	2.24
W	Fixed	2'-0"	4'-0"	2'-9"	6'-9"	No	No	LEVEL 2 - ADU	BEDROOM	8.00 SF	0.28	2.24
W: 2										16.00 SF		4.48
X	Fixed	4'-6"	4'-6"	3'-2"	7'-8"	No	No	LEVEL 1	KITCHEN	20.25 SF	0.28	5.67
X: 1										20.25 SF		5.67
Z	Fixed	2'-0"	2'-0"	5"	2'-5"	No	Yes	LEVEL 1 - ADU	ENTRY	4.00 SF	0.28	1.12
Z	Fixed	2'-0"	2'-0"	6"	2'-6"	No	Yes	LEVEL 2 - ADU	BEDROOM	4.00 SF	0.28	1.12
Z	Fixed	2'-0"	2'-0"	6'-11"	8'-11"	No	Yes	LEVEL 1 - ADU	ENTRY	4.00 SF	0.28	1.12
Z: 3										12.00 SF		3.36
TOTALS:										278.75 SF		78.05

WINDOW SCHEDULE - DADU

MARK	TYPE	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	EGRESS	TEMPERED	LEVEL	LOCATION	AREA	U-FACTOR	U x A
DADU												
A	Sliding	6'-0"	3'-6"	3'-6"	7'-0"	No	No	LEVEL 1 - DADU	KITCHEN	21.00 SF	0.28	5.88
A: 1										21.00 SF		5.88
F	Fixed	4'-0"	4'-0"	2'-9"	6'-9"	No	Yes	LEVEL 1 - DADU	LIVING ROOM	16.00 SF	0.28	4.48
F	Fixed	4'-0"	4'-0"	2'-9"	6'-9"	No	No	LEVEL 2 - DADU	OWNER'S SUITE	16.00 SF	0.28	4.48
F	Fixed	4'-0"	4'-0"	2'-9"	6'-9"	No	No	LEVEL 2 - DADU	BEDROOM	16.00 SF	0.28	4.48
F: 3										48.00 SF		13.44
H	Casement	3'-0"	4'-0"	2'-9"	6'-9"	Yes	No	LEVEL 2 - DADU	OWNER'S SUITE	12.00 SF	0.28	3.36
H: 1										12.00 SF		3.36
J	Fixed	4'-0"	2'-0"	6"	2'-6"	No	Yes	LEVEL 1 - DADU	LIVING ROOM	8.00 SF	0.28	2.24
J	Fixed	4'-0"	2'-0"	7'-0"	9'-0"	No	Yes	LEVEL 1 - DADU	LIVING ROOM	8.00 SF	0.28	2.24
J: 2										16.00 SF		4.48
L	Fixed	3'-0"	2'-0"	7'-0"	9'-0"	No	Yes	LEVEL 1 - DADU	LIVING ROOM	6.00 SF	0.28	1.68
L	Fixed	3'-0"	2'-0"	7'-0"	9'-0"	No	No	LEVEL 1 - DADU	KITCHEN	6.00 SF	0.28	1.68
L	Fixed	3'-0"	2'-0"	7'-0"	9'-0"	No	No	LEVEL 1 - DADU	KITCHEN	6.00 SF	0.28	1.68
L: 3										18.00 SF		5.04
N	Casement	2'-6"	4'-0"	2'-9"	6'-9"	Yes	No	LEVEL 2 - DADU	BEDROOM	10.00 SF	0.28	2.80
N: 1										10.00 SF		2.80
R	Fixed	2'-6"	2'-6"	4'-3"	6'-9"	No	Yes	LEVEL 2 - DADU	STAIR	6.25 SF	0.28	1.75
R	Fixed	2'-6"	2'-6"	4'-3"	6'-9"	No	Yes	LEVEL 2 - DADU	STAIR	6.25 SF	0.28	1.75
R	Fixed	2'-6"	2'-6"	4'-3"	6'-9"	No	Yes	LEVEL 2 - DADU	STAIR	6.25 SF	0.28	1.75
R	Fixed	2'-6"	2'-6"	5'-0"	7'-6"	No	No	LEVEL 2 - DADU	OWNER'S SUITE	6.25 SF	0.28	1.75
R	Fixed	2'-6"	2'-6"	5'-0"	7'-6"	No	No	LEVEL 2 - DADU	OWNER'S SUITE	6.25 SF	0.28	1.75
R	Fixed	2'-6"	2'-6"	5'-0"	7'-6"	No	No	LEVEL 2 - DADU	OWNER'S SUITE	6.25 SF	0.28	1.75
R: 6										37.50 SF		10.50
T	Awning	2'-6"	2'-6"	4'-3"	6'-9"	No	No	LEVEL 2 - DADU	OFFICE	6.25 SF	0.28	1.75
T	Awning	2'-6"	2'-6"	4'-3"	6'-9"	No	No	LEVEL 2 - DADU	BATH	6.25 SF	0.28	1.75
T: 2										12.50 SF		3.50
TOTALS:										175.00 SF		49.00





BSF21-00773 APPROVED POST REVISION -MINOR RECONFIGURATION OF LAYOUTS- 18PGS 3.16.23 Page 10 of 18

BLUEPRINT CAPITAL SERVICES, LLC.

7537 126TH MAIN W/ATTACHED ADU

PROJECT # 912248

7537 126TH AVENUE NE, KIRKLAND, WA.

DATE:

INTAKE: 01/22/2021

REVISIONS:
2 PPR 2 12.21.2022

CITY STAMPS ON ORIGINAL SET STILL APPLY

City of Kirkland
Post Revision
Reviewed by PJM
03/16/2023

APPROVED FOR CONSTRUCTION:

INSERT REVISED PAGES INTO APPROVED SET
03/16/2023

A61

SCHEDULES

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AUTHOR: Q.W.

SHEARWALL SCHEDULE

SWEXP

Notes apply as called out in table below.
1 Anchor bolts embedded at least 7", or expansion anchors embedded at least 4". See detail **SWB**.
2 ≠MASAP can be installed instead of sill bolts with washers. When replacing ½"Ø sill bolts use 7-10dx1½" nails (minimum nailing) and when replacing ⅝"Ø sill bolts use 9-10dx1½" nails (maximum nailing).
3 See detail **SWF**. Connections vary depending on condition. **3a** Substitute 16d toe nails @ 8"oc for ≠A35.
4 See detail **SWR**. Letter designations **a**, **b**, & **c** refer to specific conditions. For gable-end roof connections see detail **SWF**.
5 See detail **SWB**.
6 Abutting panel edges require a 2-2x (lamination connection same as WALL BASE PLATE), 3x, or greater stud.
8 The plate washer shall extend to within 1/2" of the edge of the bottom plate that receives the sheathing or rim. At double-sided shearwalls, stagger on both plate edges.

SHEAR FLOW CONNECTIONS / SPACING					SW	WALL SHEATHING	
SILL-TO - FOUNDATION **1, 2**	FLOOR -TO - SILL & WALL **3**	ROOF-TO - WALL **4**	WALL BASE PLATE **5**	CALL OUT	CALL OUT	SHEATHING THICKNESS	EDGE NAILS
⅝"Ø @ 60"oc or ½"Ø @ 60"oc	≠A35 @ 48"oc **3a**	≠H1 @ 24"oc **4a**	16d @ 10"oc	**A**	**6**	7/16"	8d @ 6"oc
⅝"Ø @ 60"oc or ½"Ø @ 40"oc	≠A35 @ 24"oc	≠LS50 @ 36"oc **4b**	16d @ 6"oc	**B**	**4**	7/16"	8d @ 4"oc
⅝"Ø @ 32"oc or ½"Ø @ 24"oc **8**	≠A35 @ 16"oc	≠LS50 @ 16"oc **4b**	16d @ 3"oc	**C**	**3**	7/16" **6**	8d @ 3"oc
⅝"Ø @ 24"oc or ½"Ø @ 16"oc **8**	≠A35 @ 12"oc	≠LS50 @ 12"oc **4b**	16d @ 2"oc	**D**	**2**	7/16" **6**	8d @ 2"oc

HOLDOWN SCHEDULE

1 Deepen the foundation as needed to provide the required holdown embedment into the foundation wall. See Detail **MHE**
2 Fasten to the end framing members of the shearwall, u.n.o.
3 FOUNDATION ANCHOR may be extended with threaded rod and coupler as required.
4 Provide the minimum embedment and edge distances specified by the manufacturer.
5 Attach to (2) 2x studs minimum (lamination connection same as WALL BASE PLATE; stagger nails), u.n.o.
6 See detail **HDN** for installation.

HOLDOWN / STRAP **1, 2, 4, 6**	FASTENERS **5**	FOUNDATION ANCHOR **1, 3, 4, 6**	COMMENTS
≠STHD14/14RJ	30-16d sinker	N/A	
≠HDU8-SDS2.5	20 - ≠SDS¼x2½	≠SB⅞x24	4x6 Min Post U.N.O.
≠CS16	22-10d	N/A	13" Min End Length, See detail **CSH**
(2) ≠CS16	22-10d	N/A	13" Min End Length, See detail **CSH**

GENERAL STRUCTURAL NOTES

CODE All conditions, materials and construction shall conform to the code specified in the DESIGN CRITERIA, or other codes required by the governing jurisdiction.
PROTECTION Through maintenance and current best practices, provide a building envelope that will preserve the integrity of the structure throughout it's lifetime.
INSPECTIONS Notify Building Department for inspections required by local jurisdiction.
SOILS Bearing capacity of soil shall be per DESIGN CRITERIA or greater. Footing shall bear on solid undisturbed level soil devoid of any organic material and below indicated frost line.
COMPACTED FILL shall consist of predominately Well-Graded, granular soil, free of organic material and debris. Fill should be placed in maximum 8" loose lifts and compacted to a minimum of 95 percent of the maximum density at optimum moisture content determined by ASTM D-1557 test procedures.
BACKFILL shall be free draining and without organic material and debris from one of the following soil classes SM-SC, SM, SP, SW, GC, GM, GP, and GW.
FOUNDATIONS AND RETAINING WALLS Extend footings to undisturbed bearing soil. Do not backfill until all slabs and/or horizontal diaphragms are constructed, otherwise provide temporary bracing to resist movement. There shall be no machine compaction on the retaining side of the structure for a distance equivalent to 2/3rds the wall height.
SILL PLATES Use pressure treated 2x plates u.n.o. Embed anchor bolts at least 7" (expansion anchors 4"). Use 3"x3"x0.229" washers. There shall be a minimum of two bolts per piece spaced not more than 6 feet apart, with one bolt located not more than 12" or less than 4" from each end of each piece.
CONCRETE f'c = 3000 psi minimum for environmental exposure (2500 psi used in structural design, or unless greater psi indicated on the plans). 5 1/2 sacks of cement per cubic yard of concrete and a maximum of 6 gallons of water per 94 lb sack of cement. Maximum slump is 4". Segregation of materials shall be prevented through proper handling and placement.
REINFORCING STEEL #4 bars and larger shall be Grade 60 deformed bars, and #3 bars shall be Grade 40 (u.n.o.), in accordance with ASTM A-615. Lap splices 32 bar diameters u.n.o. Welded wire fabric shall conform to ASTM A-185 and shall be 6x6 - W1.4xW1.4. Lap one full mesh at splices.
CLEAR COVER 3" clr when cast against Earth and 2" clr in all other locations, u.n.o.
See applicable detail(s): **RI**
FOOTING DRAINAGE Footing drainage per Building Code section 1805.4.2 & Residential Code section R405.1.
WOOD FRAMING in contact with concrete or masonry, or exposed to weather, shall be pressure treated.
Numbers in parenthesis, IE (1-1), refer to corresponding engineering calculations.
CONNECTORS AND FASTENERS Fasteners, including nuts and washers, and connectors in contact with pressure treated wood shall be hot-dipped zinc-coated galvanized.
EXCEPTION: Plain carbon steel fasteners, including nuts and washers, in SBX/DCS and zinc borate preservative treated wood in an interior, dry environment shall be permitted.
SOLID SAWN LUMBER shall meet the following minimum grades (u.n.o.) conforming to "WWPA GRADING RULES FOR WESTERN LUMBER", latest edition:

BEAMS, POSTS, RAFTERS, JOIST	
6X and wider	DF#1
4X	DF#2
2x 10 and greater	DF#2
2x 8 and smaller	HF#2
WALL STUDS	
2x	HF#2

ENGINEERED WOOD shall meet the following minimum properties:

Callout	E x 106 (psi)	Fb (psi)	Fc par (psi)	Fc perp (psi)	Fv (psi)
LSL	1.55E	1900	2050	900	310
PSL	2.2E	2900	2900	625	290

Engineered wood products shall be protected from moisture to preserve their structural integrity. Provide temporary bracing to avoid permanent deflections resulting from drying under construction dead loads.
I-JOISTS Connect I-joist to plate using one 10d (0.131" x 3") nail on each side of bottom flange; drive nails at an agle at least 1 1/2" from end. Connect 1 1/4" LSL rim to I-joists with one 10d (0.131" x 3") nail into top and bottom flange. Full-depth blocking between joists over shearwalls shall be 1 1/4" min LSL.
TRUSSES Manufactured trusses are a deferred submittal item designed per CODE section 2303.4 and shall be designed for all loads and load combinations per the **CODE**. All connections per manufacturer, u.n.o.
If truss layout is changed by manufacturer, please notify this office.
See applicable detail(s): **GEB**
Trusses which require drag forces shall be designed for a drag force of:
Indicated on the plan
0.6W= xxxx #
0.7E= xxxx #
OVER-FRAMING Unless noted otherwise by truss manufacturer, overframe with 2x4 rafters @ 24" oc. Post down w/ 2x4 @ 48" oc, staggered. Brace posts over 6'-0" tall perpendicular to wide face.
WALL FRAMING & BEARING Walls shall be 2x studs at 16"oc max with double 2x top plate, and 2x base plate (exterior walls shall be 2x6 u.n.o. & interior walls shall be 2x4 u.n.o.).
Block all supports solid to the foundation.
See applicable detail(s): **BHS** **TPS**
BEAM PENETRATIONS Allowable beam penetrations shall be made in the middle third of the span and the middle third of the depth. Contact this office for any penetration outside the allowable area.
See applicable detail(s): **BP** **POF**

GENERAL STRUCTURAL NOTES continued

WOOD STRUCTURAL PANELS shall meet the performance standards of the "APA" DOC PS1 and PS2 for their intended application (group 5 species not allowed).
SHEARWALLS are indicated on the plans with a bold dashed line and labeled SW. The following letter designation refers to the Shearwall Schedule's SHEAR FLOW CONNECTIONS / SPACING table, and the number designation refers to the WALL SHEATHING table. Multiple combinations of letter and number designations may be present. Wall Line numbers, shown inside triangles, refer to corresponding engineering calculations.
Attach rated sheathing (indicated below) to 2x min STUDS spaced no more than 16"oc, u.n.o. See Shearwall Schedule for minimum thickness and fasteners (thickness at point of fastened edges governs shear values). All panel edges shall be blocked. Nail intermediate supports @ 12"oc. Do not penetrate nails past flush. Install squash blocks under the ends of all shearwalls where the framing below does not provide full bearing. Construct cripple walls same as the shearwall above, and gable-ends same as the shearwall below.
Rated sheathing:
7/16" OSB rated with a 24/16 span rating.
1/2" CD with a 32/16 span rating.
See applicable detail(s): **SWE**
ROOF DIAPHRAGM Install either OSB or CD sheathing:
7/16" OSB rated sheathing with a 24/16 span rating;
panel clips required when spacing is greater than 20" oc.
1/2" CD rated sheathing with a 32/16 span rating.
Use 8' x 4' panels with long dimension perpendicular across supporting framing. Stagger panel rows half the long dimension. Nail all boundaries and supported edges with 8d @ 6"oc and interior supports with 8d @ 12"oc, blocking not required u.n.o.
FLOOR DIAPHRAGM Install minimum
23/32" rated Sturd-I-Floor T&G with a 24oc span rating.
Use 8' x 4' panels with long dimension perpendicular across supporting framing. Stagger panel rows half the long dimension. Glue and nail all boundaries and supported edges with 10d @ 6"oc and interior supports with 10d @ 12" oc, blocking not required u.n.o.
COLLECTORS Diaphragms shall be nailed continuously to drag struts, drag trusses and other collector elements at boundary spacing, u.n.o.
See applicable detail(s): **BDS** **CS**
CONNECTIONS and fasteners shall be per CODE Table 2304.10.1 u.n.o. The symbol, "≠", indicates a hardware connector from the most current Simpson Strong-Tie Catalog. Hardware with equivilent or greater capacities from other manufacturers may be substituted, example you can use USP's Dual Specification Chart to make an equivilent or greater capacity selection. Install per the manufacturer instructions.
Fasteners and hardware in contact with pressure treated wood shall be hot-dipped zinc-coated galvanized.
NAILS All nails shall be "Standard Common" size per the latest edition of the National Design Specification for Wood Construction (NDS) u.n.o.
HOLDOWNS See the HOLDOWN SCHEDULE
See applicable detail(s): **DHC**
POST CAPS Provide a post cap on isolated columns that most nearly matches the actual member size(s) U.N.O. Each connection shall have a minimum of (3)10d to the post and (3)10d to the beam.
HANGERS Joist hangers may be specified on the plans for conditions that require more than minimum capacity. Refer to schedule on CONNECTIONS. When a hanger is not specified on the plans, use any size specific model number that most nearly matches the member. Always use MAX NAILING. Hanger to match member size. Notching or shimming of beam not allowed unless specified.
JOBSITE SAFETY Sound Structural Solutions Inc has not been retained or compensated to provide design and/or construction review services related to the contractor's safety precautions or to means, methods, techniques, sequences or procedures for the contractor to perform their work. The undertaking of periodic site visits by the ENGINEER shall not be construed as supervision of actual construction and not make him responsible for providing a safe place for the performance of work by the contractor, subcontractors, suppliers or their employees, or for access, visits, use work, travel, or occupancy by any person.
OWNERSHIP OF DOCUMENTS These drawings and calculations are the intellectual property of Sound Structural Solutions Inc. These drawings may not be used in whole or in part by any person without permission of Sound Structural Solutions Inc.
MISCELLANEOUS The contractor shall verify dimensions and conditions at job site. The contractor shall provide temporary bracing as required until all permanent connections and stiffenings have been installed. Do not scale drawings. Pre-fabricated items to be handled and installed per manufacturer's recommendations.

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.

3RD PARTY SPECIAL INSPECTION REQUIRED FOR EPOXY SET HOLD-DOWNS

DEFERRED SUBMITTALS:
DRAWINGS, CALCULATIONS AND PRODUCT DATA FOR THE DESIGN AND FABRICATION OF ITEMS THAT ARE DESIGNED BY OTHERS SHALL BE SUBMITTED TO THE EOR FOR APPROVAL PRIOR TO SUBMITTING TO THE BUILDING DEPARTMENT FOR REVIEW AND PRIOR TO FABRICATION.

SUPERSEDED
PAGE REVISED
03/16/2022

PLAN INSTRUCTIONS

READ THIS FIRST

These plans are organized so that more detailed or specific information is found in the same way by following the direction shown below:

GENERAL STRUCTURAL NOTES
SCHEDULES, DETAILS and PLANS will often refer to GENERAL STRUCTURAL NOTES for more specific information.
SCHEDULES
DETAILS and PLANS will often refer to GENERAL STRUCTURAL NOTES and SCHEDULES for more specific information.
DETAILS
PLANS will often refer to GENERAL STRUCTURAL NOTES, SCHEDULES and DETAILS for more specific information.
PLANS
See the **SYMBOL LEGEND** as well as **ABREVIATIONS AND ACRONYMS** for other additional information used on the PLANS. The term, **TYPICAL** (or **TYP**), used with a detail callout or plan note, indicates that the information specified shall apply in all similar conditions.

IF YOU HAVE ANY QUESTIONS OR CONCERNS CONTACT US IMMEDIATELY!
We can be reached immediately by phone: **(425) 778-1023**
For less pressing questions, email us: **inbox@ssseng.com**
Please help us get to your plans by having this job number handy: **s2012008**

ABBREVIATIONS AND ACRONYMS

ABV	ABOVE	E.S.	EACH SIDE	O.C.	ON CENTER
A.B.	ANCHOR BOLT	E.W.	EACH WAY	P.T.	PRESSURE TREATED
BLW	BELOW	EA	EACH	REINF	REINFORCEMENT
BLK	BLOCK	E.N.	EDGE NAILING	REQD	REQUIRED
BLKG	BLOCKING	EMBED	EMBEDMENT	SCHED	SCHEDULE
B.N.	BOUNDARY NAILING	EXIST	EXISTING	SIM	SIMILAR
BTM	BOTTOM	FDN	FOUNDATION	STD	STANDARD
BRG	BEARING	FLR	FLOOR	STRUCT	STRUCTURAL
BTWN	BETWEEN	FRMG	FRAMING	SW	SHEARWALL
CLR	CLEAR	FTG	FOOTING	THRU	THROUGH
CLTR	COLLECTOR	G.T.	GIRDER TRUSS	TYP	TYPICAL
CONC	CONCRETE	GR	GRADE	U.N.O.	UNLESS NOTED
CONN	CONNECTION	HORIZ	HORIZONTAL	#	OTHERWISE
CONT	CONTINUOUS	MAX	MAXIMUM	VERT	VERTICAL
CTR	CENTER	MFG	MANUFACTURED	w/	WITH
DBL	DOUBLE	MIN	MINIMUM	w/o	WITHOUT
DET	DETAIL	o/	OVER	W.W.F.	WELDED WIRE FABRIC
E.E.	EACH END	oc	ON CENTER		

DESIGN CRITERIA

Governing **Code** 15 IBC Risk Category II

Wind Design Data

Basic Wind Speed (3 sec gust) mph	110	Internal Pressure Coefficient +/-	0.18
Surface Roughness	B	Topographic Factor, K_{zt}	1.00
Wind Exposure Category	B	Wind Importance Factor, I	1.00

Earthquake Design Data

Seismic Importance Factor, I_e	1.00	Seismic Force Resisting System	Table 12.2-1: A-15	
Site Classification	D	2010 Equiv. Lateral Force Procedure		
Short Period Acceleration, S_s	1.26	Response Modification Factor, R	6.5	Transverse
1-Second Acceleration, S_1	.484		6.5	Longitudinal
Seismic Design Category	D	Seismic Response Coefficient, C_s	0.129	Transverse
Spectral Response Coefficient, S_{DS}	0.840		0.129	Longitudinal
Spectral Response Coefficient, S_{D1}	0.484	Seismic Base Shear (SFR), V	6618	lbs
		Seismic Base Shear (ADU), V	5282	lbs
		Seismic Base Shear (DADU), V	5002	lbs

Gravity Load Data

Roofs:	loads are psf		
	Dead	Live	Snow
Rafters[1]			
•Solar-Ready[3]	20	0	25
Trusses (pitched)			
•Solar-Ready[3]			
Pitches ≤ 8:12			
Top Chord	15	0	25
Bottom Chord	5	0	0
Pitches > 8:12			
Top Chord	20	0	25
Bottom Chord	5	0	0

Floors:	loads are psf		
	Dead	Live	Snow
Joists[5]	12	40	0

Notes apply as called out in table above.
1 Rafters of sawn lumber or wood I-joists.
3 Dead load includes 5psf for photovoltaic panels.
5 Joists of sawn lumber or wood I-joists.

Assumed Soil Data

Allowable Soil Bearing 2000 psf

SSS Number:
s2012008

Project Name:
7537 126th Ave NE

Owner:
Blueprint Capital Services LLC

Project Location:
7537 126th Ave NE, Kirkland, WA

Design Professional:
Blueprint Capital Services LLC

SOUND STRUCTURAL SOLUTIONS ENGINEERS
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JOAQUIN S. FLEMING
STATE OF WASHINGTON
42771
REGISTERED
PROFESSIONAL ENGINEER
12437
1/8/2021

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ORIGIN DATE: 1/8/2021
REVISED: ----

S1.0

201215_SSSplans_s2012008

SHEARWALL SCHEDULE

SWEXP

Notes apply as called out in table below.
1 Anchor bolts embedded at least 7", or expansion anchors embedded at least 4". See detail **SWB**.
2 ≠MASAP can be installed instead of sill bolts with washers. When replacing ½"Ø sill bolts use 7-10dx1½" nails (minimum nailing) and when replacing ⅝"Ø sill bolts use 9-10dx1½" nails (maximum nailing).
3 See detail **SWF**. Connections vary depending on condition. **3a** Substitute 16d toe nails @ 8"oc for ≠A35.
4 See detail **SWR**. Letter designations **a**, **b**, & **c** refer to specific conditions. For gable-end roof connections see detail **SWF**.
5 See detail **SWB.**
6 Abutting panel edges require a 2-2x (lamination connection same as WALL BASE PLATE), 3x, or greater stud.
8 The plate washer shall extend to within 1/2" of the edge of the bottom plate that receives the sheathing or rim. At double-sided shearwalls, stagger on both plate edges.

SHEAR FLOW CONNECTIONS / SPACING				SW	WALL SHEATHING		
SILL-TO - FOUNDATION **1, 2**	FLOOR -TO - SILL & WALL **3**	ROOF-TO - WALL **4**	WALL BASE PLATE **5**	CALL OUT	CALL OUT	SHEATHING THICKNESS	EDGE NAILS
⅝"Ø @ 60"oc or ½"Ø @ 60"oc	≠A35 @ 48"oc **3a**	≠H1 @ 24"oc **4a**	16d @ 10"oc	**A**	**6**	7/16"	8d @ 6"oc
⅝"Ø @ 60"oc or ½"Ø @ 40"oc	≠A35 @ 24"oc	≠LS50 @ 36"oc **4b**	16d @ 6"oc	**B**	**4**	7/16"	8d @ 4"oc
⅝"Ø @ 32"oc or ½"Ø @ 24"oc **8**	≠A35 @ 16"oc	≠LS50 @ 16"oc **4b**	16d @ 3"oc	**C**	**3**	7/16" **6**	8d @ 3"oc
⅝"Ø @ 24"oc or ½"Ø @ 16"oc **8**	≠A35 @ 12"oc	≠LS50 @ 12"oc **4b**	16d @ 2"oc	**D**	**2**	7/16" **6**	8d @ 2"oc

HOLDOWN SCHEDULE

1 Deepen the foundation as needed to provide the required holdown embedment into the foundation wall. See Detail **MHE**
2 Fasten to the end framing members of the shearwall, u.n.o.
3 FOUNDATION ANCHOR may be extended with threaded rod and coupler as required.
4 Provide the minimum embedment and edge distances specified by the manufacturer.
5 Attach to (2) 2x studs minimum (lamination connection same as WALL BASE PLATE; stagger nails), u.n.o.
6 See detail **HDN** for installation.

HOLDOWN / STRAP **1, 2, 4, 6**	FASTENERS **5**	FOUNDATION ANCHOR **1, 3, 4, 6**	COMMENTS
≠STHD14/14RJ	30-16d sinker	N/A	
≠HDU8-SDS2.5	20 - ≠SDS¼x2½	≠SB⅞x24	4x6 Min Post U.N.O.
≠CS16	22-10d	N/A	13" Min End Length, See detail **CSH**
(2) ≠CS16	22-10d	N/A	13" Min End Length, See detail **CSH**

GENERAL STRUCTURAL NOTES

CODE All conditions, materials and construction shall conform to the code specified in the DESIGN CRITERIA, or other codes required by the governing jurisdiction.

PROTECTION Through maintenance and current best practices, provide a building envelope that will preserve the integrity of the structure throughout it's lifetime.

INSPECTIONS Notify Building Department for inspections required by local jurisdiction.

SOILS Bearing capacity of soil shall be per DESIGN CRITERIA or greater. Footing shall bear on solid undisturbed level soil devoid of any organic material and below indicated frost line.

COMPACTED FILL shall consist of predominately Well-Graded, granular soil, free of organic material and debris. Fill should be placed in maximum 8" loose lifts and compacted to a minimum of 95 percent of the maximum density at optimum moisture content determined by ASTM D-1557 test procedures.

BACKFILL shall be free draining and without organic material and debris from one of the following soil classes SM-SC, SM, SP, SW, GC, GM, GP, and GW.

FOUNDATIONS AND RETAINING WALLS Extend footings to undisturbed bearing soil. Do not backfill until all slabs and/or horizontal diaphragms are constructed, otherwise provide temporary bracing to resist movement. There shall be no machine compaction on the retaining side of the structure for a distance equivalent to 2/3rds the wall height.

SILL PLATES Use pressure treated 2x plates u.n.o. Embed anchor bolts at least 7" (expansion anchors 4"). Use 3"x3"x0.229" washers. There shall be a minimum of two bolts per piece spaced not more than 6 feet apart, with one bolt located not more than 12" or less than 4" from each end of each piece.

CONCRETE f'c = 3000 psi minimum for environmental exposure (2500 psi used in structural design, or unless greater psi indicated on the plans). 5 1/2 sacks of cement per cubic yard of concrete and a maximum of 6 gallons of water per 94 lb sack of cement. Maximum slump is 4". Segregation of materials shall be prevented through proper handling and placement.

REINFORCING STEEL #4 bars and larger shall be Grade 60 deformed bars, and #3 bars shall be Grade 40 (u.n.o.), in accordance with ASTM A-615. Lap splices 32 bar diameters u.n.o. Welded wire fabric shall conform to ASTM A-185 and shall be 6x6 - W1.4xW1.4. Lap one full mesh at splices.

CLEAR COVER 3" dr when cast against Earth and 2" dr in all other locations, u.n.o.
See applicable detail(s): **RI**

FOOTING DRAINAGE Footing drainage per Building Code section 1805.4.2 & Residential Code section R405.1.

WOOD FRAMING in contact with concrete or masonry, or exposed to weather, shall be pressure treated. Numbers in parenthesis, IE (1-1), refer to corresponding engineering calculations.

CONNECTORS AND FASTENERS Fasteners, including nuts and washers, and connectors in contact with pressure treated wood shall be hot-dipped zinc-coated galvanized.
EXCEPTION Plain carbon steel fasteners, including nuts and washers, in SBX/DOT and zinc borate preservative treated wood in an interior, dry environment shall be permitted.

SOLID SAWN LUMBER shall meet the following minimum grades (u.n.o.) conforming to "WWPA GRADING RULES FOR WESTERN LUMBER", latest edition:

BEAMS, POSTS, RAFTERS, JOIST	
6X and wider	DF#1
4X	DF#2
2x 10 and greater	DF#2
2x 8 and smaller	HF#2
WALL STUDS	
2X	HF#2

ENGINEERED WOOD shall meet the following minimum properties:

Callout	E x 106 (psi)	Fb (psi)	Fc par (psi)	Fc perp (psi)	Fv (psi)
LSL	1.55E	1900	2050	900	310
PSL	2.2E	2900	2900	625	290

Engineered wood products shall be protected from moisture to preserve their structural integrity. Provide temporary bracing to avoid permanent deflections resulting from drying under construction dead loads.

I-JOISTS Connect I-joist to plate using one 10d (0.131" x 3") nail on each side of bottom flange; drive nails at an agle at least 1 1/2" from end. Connect 1 1/4" LSL rim to I-joists with one 10d (0.131" x 3") nail into top and bottom flange. Full-depth blocking between joists over shearwalls shall be 1 1/4" min LSL.

TRUSSES Manufactured trusses are a deferred submittal item designed per CODE section 2303.4 and shall be designed for all loads and load combinations per the **CODE**. All connections per manufacturer, u.n.o. If truss layout is changed by manufacturer, please notify this office.
See applicable detail(s): **GEB**
Trusses which require drag forces shall be designed for a drag force of:
Indicated on the plan
0.6W= xxxx #
0.7E= xxxx #

OVER-FRAMING Unless noted otherwise by truss manufacturer, overframe with 2x4 rafters @ 24" oc. Post down w/ 2x4 @ 48" oc, staggered. Brace posts over 6'-0" tall perpendicular to wide face.

WALL FRAMING & BEARING Walls shall be 2x studs at 16"oc max with double 2x top plate, and 2x base plate (exterior walls shall be 2x6 u.n.o. & interior walls shall be 2x4 u.n.o.).
Block all supports solid to the foundation.
See applicable detail(s): **BHS** **TPS**

BEAM PENETRATIONS Allowable beam penetrations shall be made in the middle third of the span and the middle third of the depth. Contact this office for any penetration outside the allowable area.
See applicable detail(s): **BP** **POF**

GENERAL STRUCTURAL NOTES continued

WOOD STRUCTURAL PANELS shall meet the performance standards of the "APA" DOC PS1 and PS2 for their intended application (group 5 species not allowed).

SHEARWALLS are indicated on the plans with a bold dashed line and labeled SW. The following letter designation refers to the Shearwall Schedule's SHEAR FLOW CONNECTIONS / SPACING table, and the number designation refers to the WALL SHEATHING table. Multiple combinations of letter and number designations may be present. Wall Line numbers, shown inside triangles, refer to corresponding engineering calculations.
Attach rated sheathing (indicated below) to 2x min STUDS spaced no more than 16"oc, u.n.o. See Shearwall Schedule for minimum thickness and fasteners (thickness at point of fastened edges governs shear values). All panel edges shall be blocked. Nail intermediate supports @ 12"oc. Do not penetrate nails past flush. Install squash blocks under the ends of all shearwalls where the framing below does not provide full bearing. Construct cripple walls same as the shearwall above, and gable-ends same as the shearwall below.
Rated sheathing:
7/16" OSB rated with a 24/16 span rating.
1/2" CD with a 32/16 span rating.
See applicable detail(s): **SWE**

ROOF DIAPHRAGM Install either OSB or CD sheathing:
7/16" OSB rated sheathing with a 24/16 span rating;
panel clips required when spacing is greater than 20" oc.
1/2" CD rated sheathing with a 32/16 span rating.
Use 8' x 4' panels with long dimension perpendicular across supporting framing. Stagger panel rows half the long dimension. Nail all boundaries and supported edges with 8d @ 6"oc and interior supports with 8d @ 12"oc, blocking not required u.n.o.

FLOOR DIAPHRAGM Install minimum
23/32" rated Sturd-I-Floor T&G with a 24oc span rating.
Use 8' x 4' panels with long dimension perpendicular across supporting framing. Stagger panel rows half the long dimension. Glue and nail all boundaries and supported edges with 10d @ 6"oc and interior supports with 10d @ 12" oc, blocking not required u.n.o.

COLLECTORS Diaphragms shall be nailed continuously to drag struts, drag trusses and other collector elements at boundary spacing, u.n.o.
See applicable detail(s): **DTC** **CS**

CONNECTIONS and fasteners shall be per CODE Table 2304.10.1 u.n.o. The symbol, "≠", indicates a hardware connector from the most current Simpson Strong-Tie Catalog. Hardware with equivilent or greater capacities from other manufacturers may be substituted, example you can use USP's Dual Specification Chart to make an equivlent or greater capacity selection. Install per the manufacturer instructions.

Fasteners and hardware in contact with pressure treated wood shall be hot-dipped zinc-coated galvanized.

NAILS All nails shall be "Standard Common" size per the latest edition of the National Design Spedfication for Wood Construction (NDS) u.n.o.

HOLDOWNS See the HOLDOWN SCHEDULE.
See applicable detail(s): **HDN** **HOC**

POST CAPS Provide a post cap on isolated columns that most nearly matches the actual member size(s) U.N.O. Each connection shall have a minimum of (3)10d to the post and (3)10d to the beam.

HANGERS Model numbers will be specified on the plans for conditions that require more than minimum capacity, otherwise see CONNECTIONS. When a hanger is not specified on the plans, use any size spedfic model number that fits that member. Always use MAX NAILING. Hanger to match member size. Notching or shimming of beam not allowed unless specified.

JOBSITE SAFETY Sound Structural Solutions Inc has not been retained or compensated to provide design and/or construction review services related to the contractor's safety precautions or to means, methods, techniques, sequences or procedures for the contractor to perform their work. The undertaking of periodic site visits by the ENGINEER shall not be construed as supervision of actual construction and not make him responsible for providing a safe place for the performance of work by the contractor, subcontractors, suppliers or their employees, or for access, visits, use work, travel, or occupancy by any person.

OWNERSHIP OF DOCUMENTS These drawings and calculations are the intellectual property of Sound Structural Solutions Inc. These drawings may not be used in whole or in part by any person without permission of Sound Structural Solutions Inc.

MISCELLANEOUS The contractor shall verify dimensions and conditions at job site. The contractor shall provide temporary bracing as required until all permanent connections and stiffenings have been installed. Do not scale drawings. Pre-fabricated items to be handled and installed per manufacturer's recommendations.

PLAN INSTRUCTIONS

READ THIS FIRST

These plans are organized so that more detailed or specific information is found in the same way by following the direction shown below:

GENERAL STRUCTURAL NOTES
SCHEDULES, DETAILS and PLANS will often refer to GENERAL STRUCTURAL NOTES for more specific information.

SCHEDULES
DETAILS and PLANS will often refer to GENERAL STRUCTURAL NOTES and SCHEDULES for more specific information.

DETAILS
PLANS will often refer to GENERAL STRUCTURAL NOTES, SCHEDULES and DETAILS for more specific information.

PLANS
See the **SYMBOL LEGEND** as well as **ABREVIATIONS AND ACRONYMS** for other additional information used on the PLANS. The term, **TYPICAL** (or **TYP**), used with a detail callout or plan note, indicates that the information spedfied shall apply in all similar conditions.

IF YOU HAVE ANY QUESTIONS OR CONCERNS CONTACT US IMMEDIATELY!
We can be reached immediately by phone: **(425) 778-1023**
For less pressing questions, email us: **inbox@ssseng.com**
Please help us get to your plans by having this job number handy: **s2012008**

ABBREVIATIONS AND ACRONYMS

ABV	ABOVE	E.S.	EACH SIDE	O.C.	ON CENTER
A.B.	ANCHOR BOLT	E.W.	EACH WAY	P.T.	PRESSURE TREATED
BLW	BELOW	EA	EACH	REINF	REINFORCEMENT
BLK	BLOCK	E.N.	EDGE NAILING	REQD	REQUIRED
BLKG	BLOCKING	EMBED	EMBEDMENT	SCHED	SCHEDULE
B.N.	BOUNDARY NAILING	EXIST	EXISTING	SIM	SIMILAR
BTM	BOTTOM	FDN	FOUNDATION	STD	STANDARD
BRG	BEARING	FLR	FLOOR	STRUCT	STRUCTURAL
BTWN	BETWEEN	FRMG	FRAMING	SW	SHEARWALL
CLR	CLEAR	FTG	FOOTING	THRU	THROUGH
CLTR	COLLECTOR	G.T.	GIRDER TRUSS	TYP	TYPICAL
CONC	CONCRETE	GR	GRADE	U.N.O.	UNLESS NOTED
CONN	CONNECTION	HORIZ	HORIZONTAL	#	OTHERWISE
CONT	CONTINUOUS	MAX	MAXIMUM	VERT	VERTICAL
CTR	CENTER	MFG	MANUFACTURED	w/	WITH
DBL	DOUBLE	MIN	MINIMUM	w/o	WITHOUT
DET	DETAIL	o/	OVER	W.W.F.	WELDED WIRE FABRIC
E.E.	EACH END	oc	ON CENTER		

DESIGN CRITERIA

Governing **Code** 15 IBC Risk Category II

Wind Design Data

Basic Wind Speed (3 sec gust) mph	110	Internal Pressure Coefficient +/-	0.18
Surface Roughness	B	Topographic Factor, K_{zt}	1.00
Wind Exposure Category	B	Wind Importance Factor, I	1.00

Earthquake Design Data

Seismic Importance Factor, I_e	1.00	Seismic Force Resisting System	Table 12.2-1: A-15	
Site Classification	D	2010 Equiv. Lateral Force Procedure		
Short Period Acceleration, S_s	1.26	Response Modification Factor, R	6.5	Transverse
1-Second Acceleration, S_1	.484		6.5	Longitudinal
Seismic Design Category	D	Seismic Response Coefficient, C_s	0.129	Transverse
Spectral Response Coefficient, S_{DS}	0.840		0.129	Longitudinal
Spectral Response Coefficient, S_{D1}	0.484	Seismic Base Shear (SFR), V	6618	lbs
		Seismic Base Shear (ADU), V	5282	lbs
		Seismic Base Shear (DADU), V	5002	lbs

Gravity Load Data

Roofs:	loads are psf		
	Dead	Live	Snow
Rafters[1]			
•Solar-Ready[3]	20	0	25
Trusses (pitched)			
•Solar-Ready[3]			
Pitches ≤ 8:12			
Top Chord	15	0	25
Bottom Chord	5	0	0
Pitches > 8:12			
Top Chord	20	0	25
Bottom Chord	5	0	0

Floors:	loads are psf		
	Dead	Live	Snow
Joists[5]	12	40	0

Notes apply as called out in table above.
1 Rafters of sawn lumber or wood I-joists.
3 Dead load includes 5psf for photovoltaic panels.
5 Joists of sawn lumber or wood I-joists.

Assumed Soil Data

Allowable Soil Bearing	2000	psf

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RAMON S. FLEMING
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12437
7/5/2022

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CITY STAMPS ON ORIGINAL SET STILL APPLY

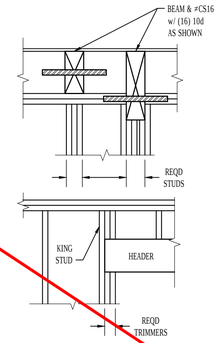
City of Kirkland
Post Revision
Reviewed by PJM
03/16/2023

INSERT REVISED PAGES INTO APPROVED SET
03/16/2023

ORIGIN DATE: 7/8/2021
REVISED: 4/15/2021

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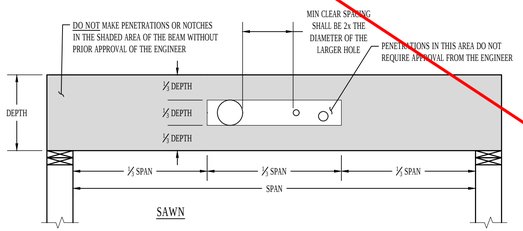
REQUIRED STUDS		
BEAM	2x4 WALL	2x6 WALL
4x & 2-2x (SAWN) 3½x (GLB) 3½x (MANF)	(2) 2x4	(2) 2x6
6x & 3-2x (SAWN) 5½x (GLB) 5¼x (MANF)	(3) 2x4	(3) 2x6
8x (SAWN) 6¾x (GLB) 7x (MANF)	(4) 2x4	(4) 2x6
GIRDER TRUSS	(3) 2x4	(3) 2x6

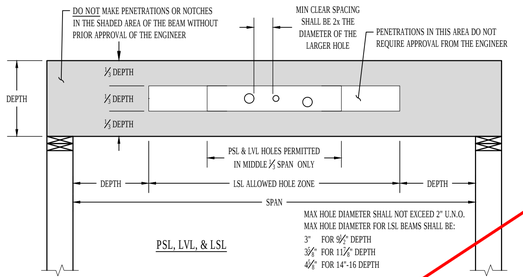
REQUIRED TRIMMERS		
HEADER	2x4 WALL	2x6 WALL
4x & 2-2x (SAWN) 3½x (GLB) 3½x (MANF)	2x4	2x6
6x & 3-2x (SAWN) 5½x (GLB) 5¼x (MANF)	----	(2) 2x6

NOTE: BEAR BEAMS ON THE FULL WIDTH AND BREADTH OF THE MINIMUM SUPPORTS PER TABLES ABOVE UNLESS NOTED OTHERWISE ON THE PLANS

BHS BEAM & HEADER SUPPORTS

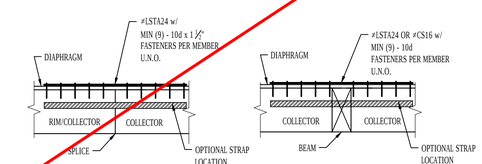
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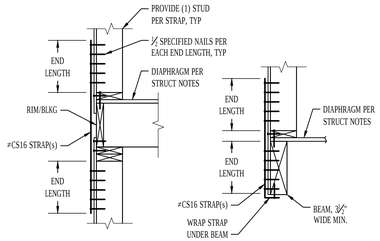
BP BEAM PENETRATIONS, TYPICAL DETAIL

N.T.S. BPAA



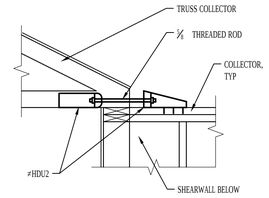
CS COLLECTOR SPLICE

N.T.S. CSAA



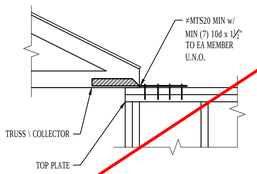
CSH COILED STRAP HOLDOWN

N.T.S.



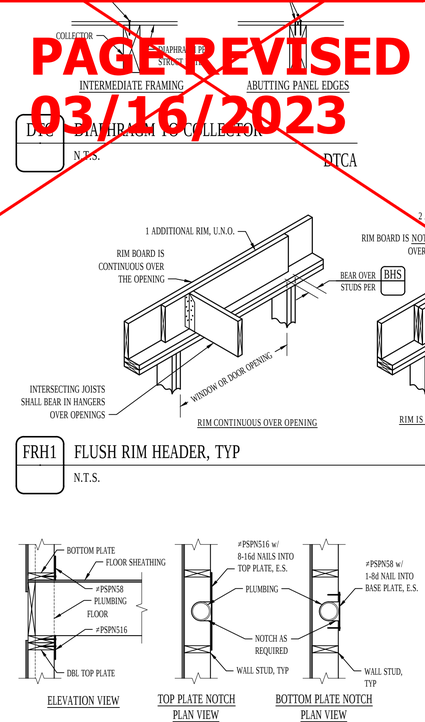
CTP1 COLLECTOR TO TOP PLATE

N.T.S. CTPB



CTP2 COLLECTOR TO TOP PLATE

N.T.S. CTPC



DTC DIAPHRAGM TO COLLECTOR

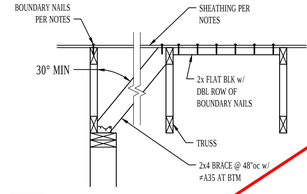
N.T.S. DTCA

FRH1 FLUSH RIM HEADER, TYP

N.T.S. FRHA

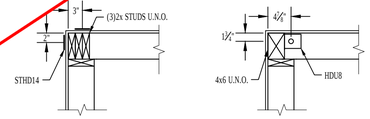
POF PENETRATION OF FRAMING - EXTERIOR WALL

N.T.S.



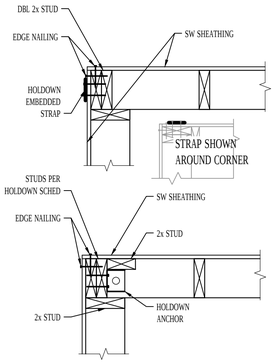
GEB GABLE-END TRUSS BRACE

N.T.S. GEBA



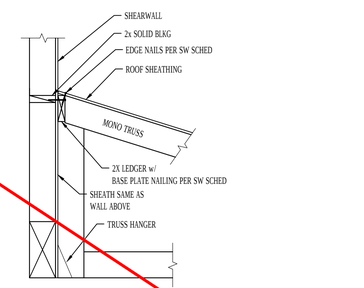
HDN HOLDOWNS

N.T.S. HDNA



HOC HOLDOWN AT CORNER

N.T.S. HOCA



LRW LOW ROOF TO WALL SHEAR TRANSFER

N.T.S. LRWA

SUPERSEDED

PAGE REVISED 03/16/2023

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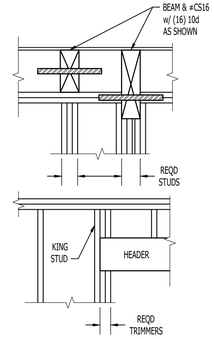
ADAM SCOTT FLEMING STATE OF WASHINGTON 22771 REGISTERED PROFESSIONAL ENGINEER 1/8/2021

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ORIGIN DATE: 1/8/2021
REVISED: ----

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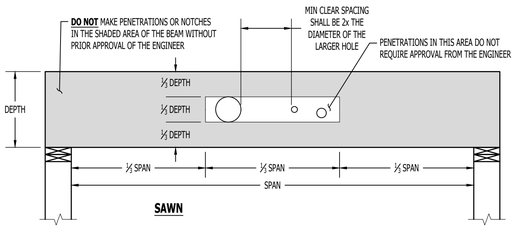


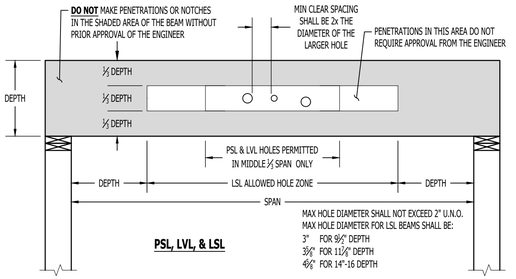
REQUIRED STUDS		
BEAM	2x4 WALL	2x6 WALL
4x & 2-2x (SAWN) 3/6x (GLB) 3/6x (MANF)	(2) 2x4	(2) 2x6
6x & 3-2x (SAWN) 5/6x (GLB) 5/6x (MANF)	(3) 2x4	(3) 2x6
8x (SAWN) 6/6x (GLB) 7x (MANF)	(4) 2x4	(4) 2x6
GIRDER TRUSS	(3) 2x4	(3) 2x6

REQUIRED TRIMMERS		
HEADER	2x4 WALL	2x6 WALL
4x & 2-2x (SAWN) 3/6x (GLB) 3/6x (MANF)	2x4	2x6
6x & 3-2x (SAWN) 5/6x (GLB) 5/6x (MANF)	----	(2) 2x6

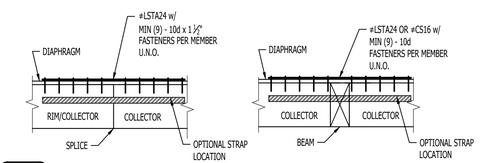
NOTE: BEAR BEAMS ON THE FULL WIDTH AND BREADTH OF THE MINIMUM SUPPORTS PER TABLES ABOVE UNLESS NOTED OTHERWISE ON THE PLANS

BHS **BEAM & HEADER SUPPORTS**
N.T.S.

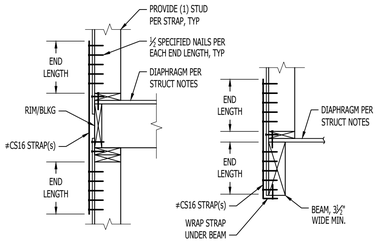




BP **BEAM PENETRATIONS, TYPICAL DETAIL** BPAA
N.T.S.

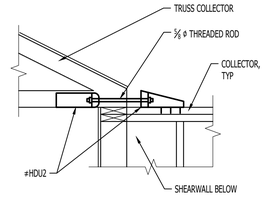


CS **COLLECTOR SPLICE** CSAA
N.T.S.

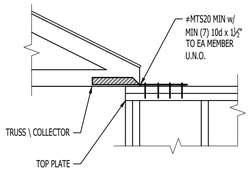


STRAP BETWEEN FLOOR **STRAP TO BEAM BELOW**

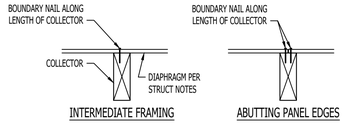
CSH **COILED STRAP HOLDOWN**
N.T.S.



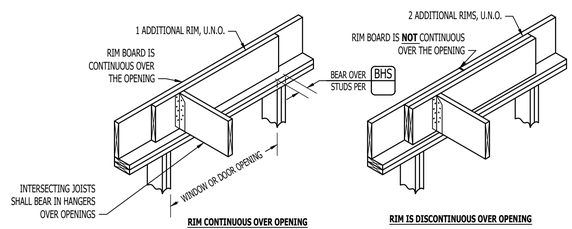
CTP1 **COLLECTOR TO TOP PLATE** CTPB
N.T.S.



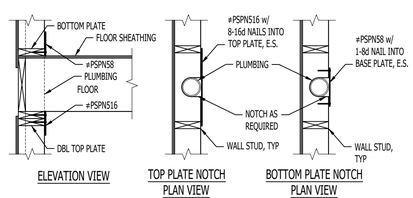
CTP2 **COLLECTOR TO TOP PLATE** CTPC
N.T.S.



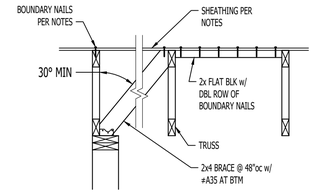
DTC **DIAPHRAGM TO COLLECTOR** DTCA
N.T.S.



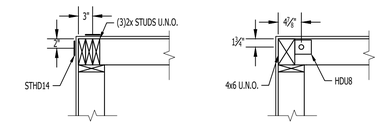
FRH1 **FLUSH RIM HEADER, TYP** FRHA
N.T.S.



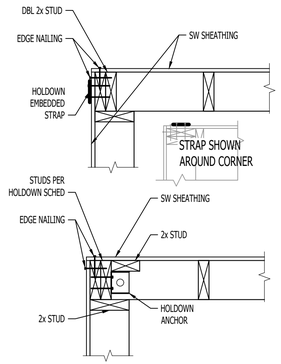
POF **PENETRATION OF FRAMING - EXTERIOR WALL**
N.T.S.



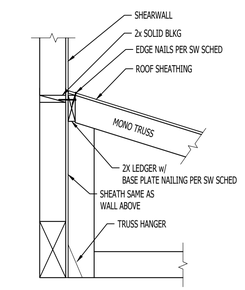
GEB **GABLE-END TRUSS BRACE** GEBA
N.T.S.



HDN **HOLDOWNS** HDNA
N.T.S.



HOC **HOLDOWN AT CORNER** HOCA
N.T.S.



LRW **LOW ROOF TO WALL SHEAR TRANSFER** LRWA
N.T.S.

SSS Number:
s2012008

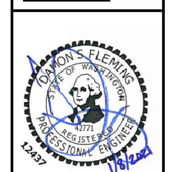
Project Name:
7537 126th Ave NE

Owner:
Blueprint Capital Services LLC

Project Location:
7537 126th Ave NE, Kirkland, WA

Design Professional:
Blueprint Capital Services LLC

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www.sssseng.com (425) 778-1023
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CITY STAMPS ON ORIGINAL SET STILL APPLY

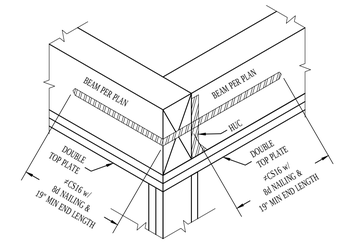
City of Kirkland Post Revision Reviewed by PJM 03/16/2023

INSERT REVISED PAGES INTO APPROVED SET 03/16/2023

ORIGIN DATE: 1/8/2021
REVISED: 4/15/2021

S2.0

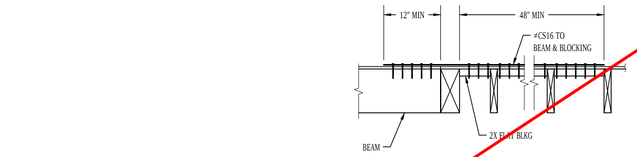
210409_SSSplans_s2012008



WBC WIND BEAM CORNER (ISOMETRIC)

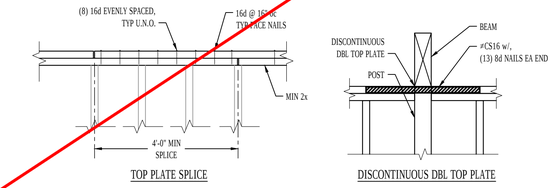
N.T.S.

WBCE



CSB COLLECTOR SPLICE TO BLOCKING

N.T.S.

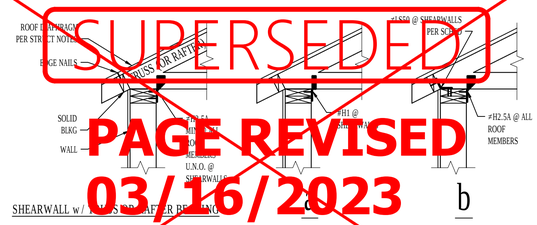


TPS DOUBLE TOP PLATE SPLICE

N.T.S.

TPSA

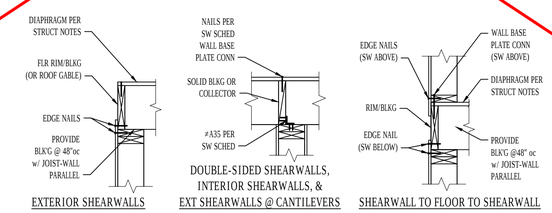
SUPERSEDED
PAGE REVISED
03/16/2023



SWR SHEARWALL ROOF CONNECTIONS

N.T.S.

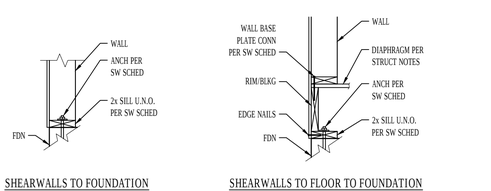
SWRA



SWF SHEARWALL FLOOR CONNECTIONS

N.T.S.

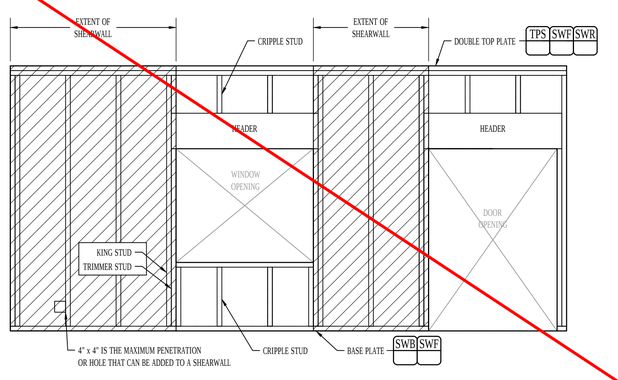
SWFA



SWB SHEARWALL BASE PLATE & FOUNDATION CONNECTIONS

N.T.S.

SWBA



SWE SHEARWALL ELEVATION

N.T.S.

DRDDD

SSS Number:
s2012008

Project Name:
7537 126th Ave NE

Owner:
Blueprint Capital Services LLC

Project Location:
7537 126th Ave NE, Kirkland, WA

Design Professional:
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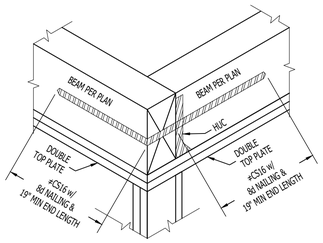
JOAQUIN S. FLEMING
STATE OF WASHINGTON
42771
REGISTERED
PROFESSIONAL ENGINEER
12437
1/8/2021

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ORIGIN DATE: 1/8/2021
REVISED: ----

S2.1

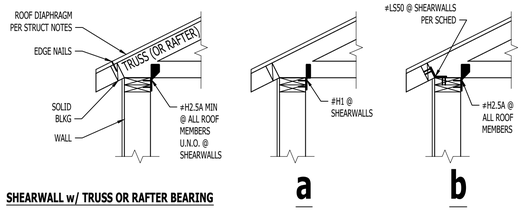
201215_SSSplans_s2012008



WBC **WIND BEAM CORNER (ISOMETRIC)**

N.T.S.

WBCE

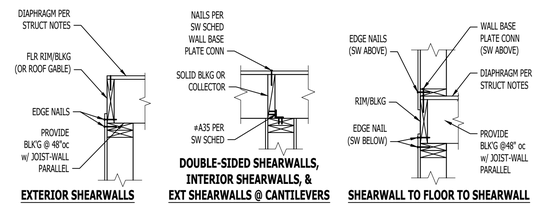


SHEARWALL w/ TRUSS OR RAFTER BEARING

SWR **SHEARWALL ROOF CONNECTIONS**

N.T.S.

SWRA



EXTERIOR SHEARWALLS

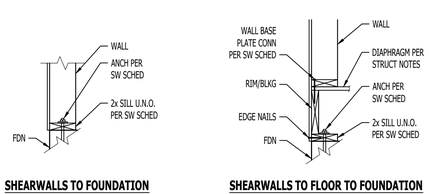
DOUBLE-SIDED SHEARWALLS, INTERIOR SHEARWALLS, & EXT SHEARWALLS @ CANTILEVERS

SHEARWALL TO FLOOR TO SHEARWALL

SWF **SHEARWALL FLOOR CONNECTIONS**

N.T.S.

SWFA



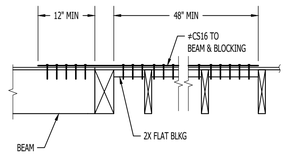
SHEARWALLS TO FOUNDATION

SHEARWALLS TO FLOOR TO FOUNDATION

SWB **SHEARWALL BASE PLATE & FOUNDATION CONNECTIONS**

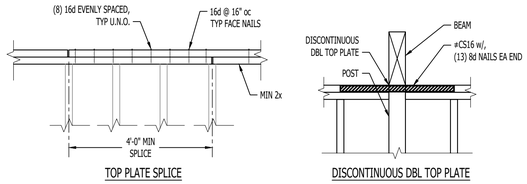
N.T.S.

SWBA



CSB **COLLECTOR SPLICE TO BLOCKING**

N.T.S.



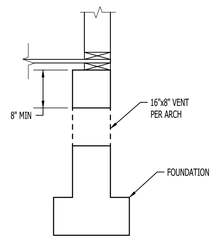
TOP PLATE SPLICE

DISCONTINUOUS DBL TOP PLATE

TPS **DOUBLE TOP PLATE SPLICE**

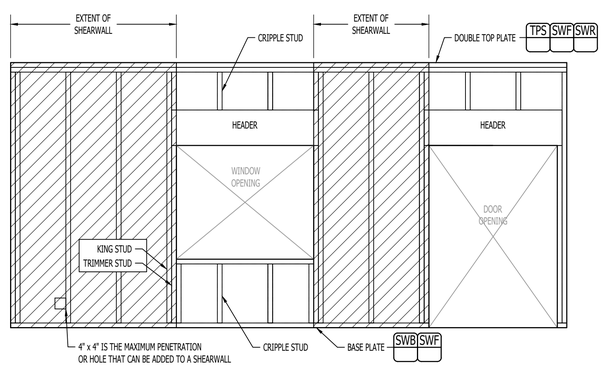
N.T.S.

TPSA



FV **FOUNDATION VENTS**

N.T.S.



SWE **SHEARWALL ELEVATION**

N.T.S.

DRDDD

SSS Number:
s2012008

Project Name:
7537 126th Ave NE

Owner:
Blueprint Capital Services LLC

Project Location:
7537 126th Ave NE, Kirkland, WA

Design Professional:
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CITY STAMPS ON ORIGINAL SET STILL APPLY

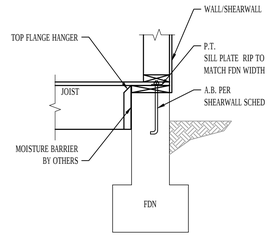
City of Kirkland Post Revision Reviewed by PJM 03/16/2023

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ORIGINAL DATE: 7/8/2021
REVISED: 4/15/2021

S2.1

210409_SSSplans_s2012008

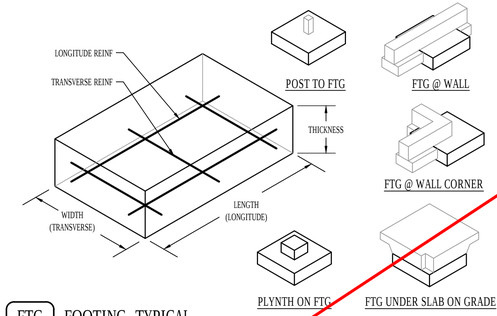


DFF DROPPED FRAMING AT FOUNDATION

N.T.S. DFBA

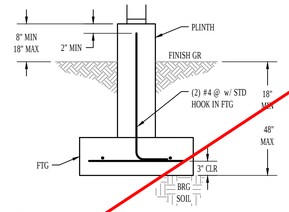
FOOTING SCHEDULE
CENTER UNDER CONCENTRATED LOAD U.N.O.

ID	FOOTING SIZE			REINFORCEMENT	
	WIDTH (Transverse)	LENGTH (Longitude)	THICKNESS	LONGITUDE	TRANSVERSE
F1	1'-0"	1'-0"	8"	(1) #4's	(1) #4's
F1.5	1'-6"	1'-6"	8"	(2) #4's	(2) #4's
F2	2'-0"	2'-0"	10"	(3) #4's	(3) #4's



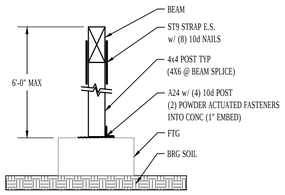
FTG FOOTING, TYPICAL

N.T.S. FTGC



PIF PEDESTAL ON ISOLATED FOOTING

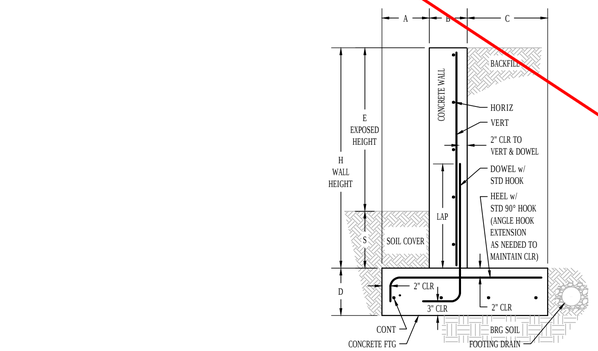
N.T.S. PIFA



NOTE: 9" OF CS22 COILED STRAP AND (8) 10d NAILS MAY BE USED IN LIEU OF THE ST9

PBF INTERIOR POST BEAM AND FOOTING

N.T.S. PBFA



SCHEDULE

ACI 318-14 SRWF (45 2000 0) (N5)

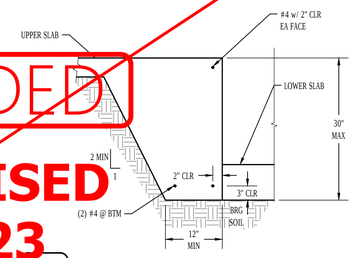
DIMENSIONS						
H (FT-IN)	E (FT-IN)	A (IN)	B (IN)	C (IN)	D (IN)	S (IN)
6-8	6-0	8	8	38	10	8
5-8	5-0	8	8	28	10	8
4-8	4-0	8	8	18	10	8

REINFORCEMENT *1						
H (FT-IN)	DOWEL *2 (IN)	LAP (IN)	VERT (IN)	HORIZ (IN)	CONT (IN)	HEEL (IN)
6-8	#5 @ 8	40	#5 @ 16	#4 @ 10	#4 @ 10	#5 @ 16
5-8	#4 @ 10	32	#4 @ 16	#4 @ 12	#4 @ 10	#4 @ 16
4-8	#4 @ 16	32	#4 @ 16	#4 @ 12	#4 @ 10	none

*NOTES:
1 Clear cover requirements u.n.o. - 3" to soil, 2" to forms in all other locations.
2 DOWEL and VERT may be the same piece provided the size and spacing of the DOWEL is used.

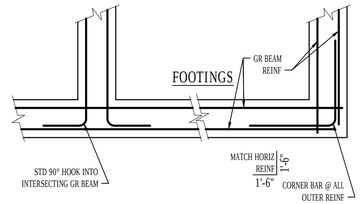
SRW SITE RETAINING WALL

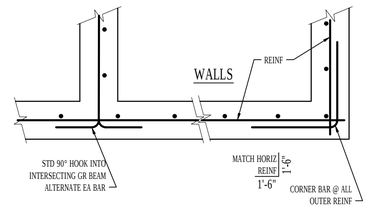
N.T.S. SRWF



TES THICKEN EDGE SLAB

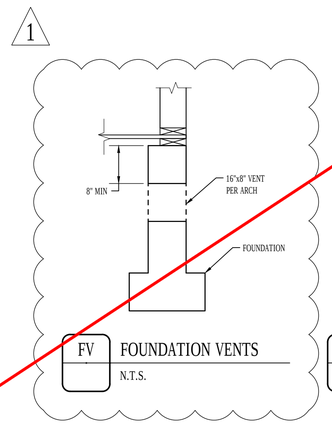
N.T.S. TEFA





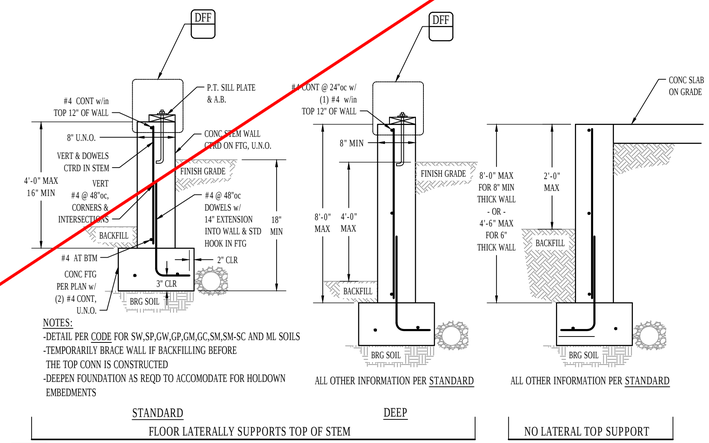
RI REINFORCEMENT AT INTERSECTIONS

N.T.S. RIAA



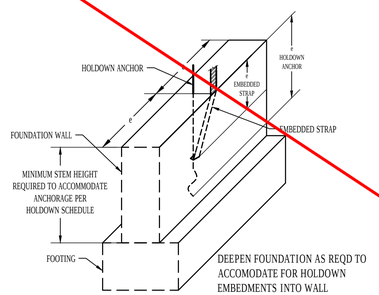
FV FOUNDATION VENTS

N.T.S.



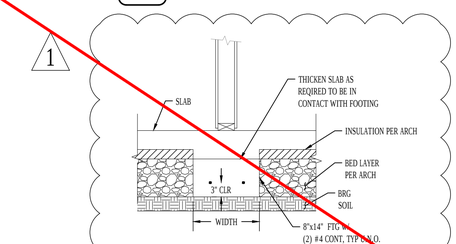
FWS FOUNDATION WALL - STEM

N.T.S. FWSA



MHE MINIMUM HOLDOWN EMBEDMENT

N.T.S. MHE



TSF THICKENED SLAB ON FOOTING

N.T.S. TSFA

1

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PAGE REVISED
03/16/2023

SSS Number:
s2012008

Project Name:
7537 126th Ave NE

Owner:
Blueprint Capital Services LLC

Project Location:
7537 126th Ave NE, Kirkland, WA

Design Professional:
Blueprint Capital Services LLC

SOUND STRUCTURAL SOLUTIONS
ENGINEERS
inbox@ssseng.com www.ssseng.com (425) 778-1023

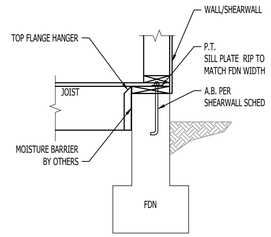
RAMON S. FLEMING
12/31/21
REGISTERED PROFESSIONAL ENGINEER
12840
4/15/21

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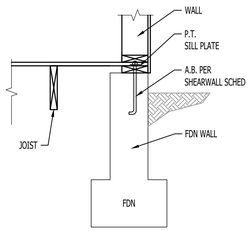
ORIGIN DATE: 1/8/2021
REVISED: 4/15/2021

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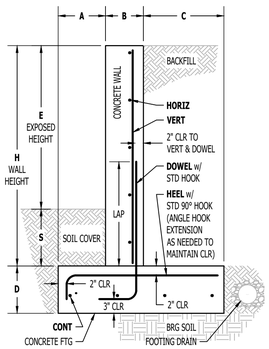
FRAMING PERPENDICULAR



FRAMING PARALLEL

DFF DROPPED FRAMING AT FOUNDATION

N.T.S. DFBA



SCHEDULE

ACI 318-14 SRWF (45 2000 0) (N5)

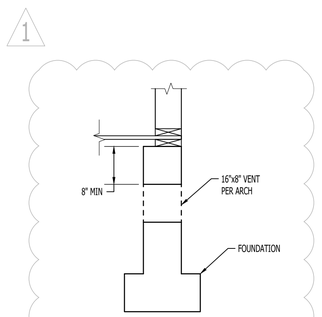
DIMENSIONS						
H (FT-IN)	E (FT-IN)	A (IN)	B (IN)	C (IN)	D (IN)	S (IN)
6-8	6-0	8	8	38	10	8
5-8	5-0	8	8	28	10	8
4-8	4-0	8	8	18	10	8

REINFORCEMENT *1						
H (FT-IN)	DOWEL *2 (IN)	LAP (IN)	VERT (IN)	HORIZ (IN)	CONT (IN)	HEEL (IN)
6-8	#5 @ 8	40	#5 @ 16	#4 @ 12	#4 @ 10	#5 @ 16
5-8	#4 @ 10	32	#4 @ 10	#4 @ 12	#4 @ 10	#4 @ 10
4-8	#4 @ 16	32	#4 @ 16	#4 @ 12	#4 @ 10	none

*NOTES:
1 Clear cover requirements u.n.o. - 3" to soil, 2" to forms in all other locations
2 DOWEL and VERT may be the same piece provided the size and spacing of the DOWEL is used.

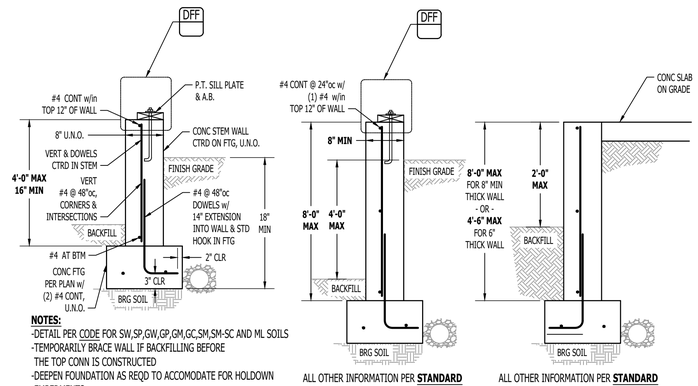
SRW SITE RETAINING WALL

N.T.S. SRWF



FV FOUNDATION VENTS

N.T.S.



NOTES:
-DETAIL PER CODE FOR SW,SP,GW,GP,GM,GC,SM,SM-SC AND ML SOILS
-TEMPORARILY BRACE WALL IF BACKFILLING BEFORE THE TOP CONN IS CONSTRUCTED
-DEEPEN FOUNDATION AS REQD TO ACCOMODATE FOR HOLDOWN EMBEDMENTS

ALL OTHER INFORMATION PER **STANDARD**

ALL OTHER INFORMATION PER **STANDARD**

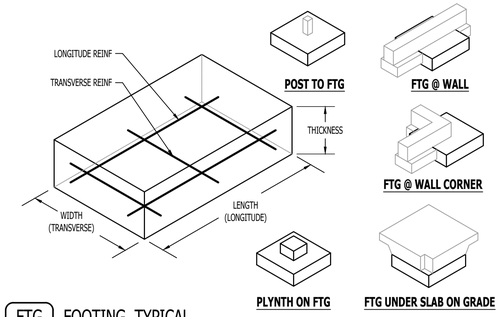
STANDARD — **FLOOR LATERALLY SUPPORTS TOP OF STEM**

DEEP — **NO LATERAL TOP SUPPORT**

FWS FOUNDATION WALL - STEM

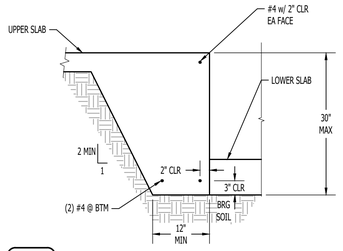
N.T.S. FWSA

FOOTING SCHEDULE CENTER UNDER CONCENTRATED LOAD U.N.O.					
ID	FOOTING SIZE			REINFORCEMENT	
	WIDTH (Transverse)	LENGTH (Longitude)	THICKNESS	LONGITUDE	TRANSVERSE
F1	1'-0"	1'-0"	8"	(1) #4's	(1) #4's
F1.5	1'-6"	1'-6"	8"	(2) #4's	(2) #4's
F2	2'-0"	2'-0"	10"	(3) #4's	(3) #4's



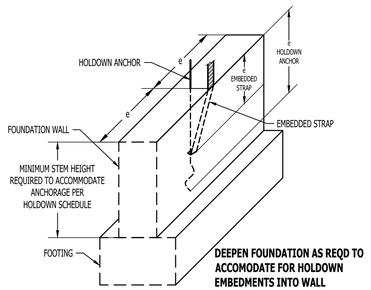
FTG FOOTING, TYPICAL

N.T.S. FTGC



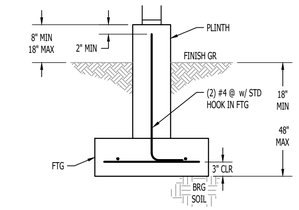
TES THICKEN EDGE SLAB

N.T.S. TEFA



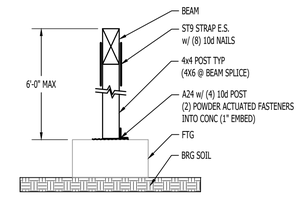
MHE MINIMUM HOLDOWN EMBEDMENT

N.T.S. MHE



PIF PEDESTAL ON ISOLATED FOOTING

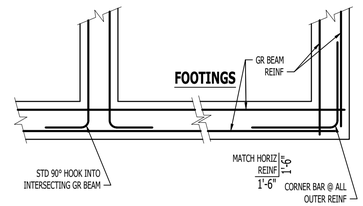
N.T.S. PIFA

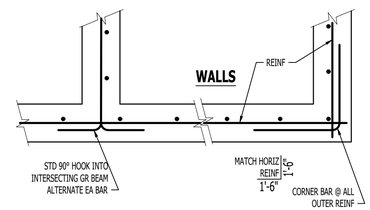


NOTE: 9" OF CS22 COILED STRAP AND (8) 10d NAILS MAY BE USED IN LIEU OF THE ST9

PBF INTERIOR POST BEAM AND FOOTING

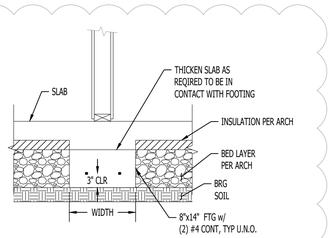
N.T.S. PBFA





RI REINFORCEMENT AT INTERSECTIONS

N.T.S. RIAA



TSF THICKENED SLAB ON FOOTING

N.T.S. TSFA

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inbox@ssseng.com www.ssseng.com (425) 778-1023

EDMOND S. FLEMING — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER — 12840 — 4/15/2021

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CITY STAMPS ON ORIGINAL SET STILL APPLY

City of Kirkland Post Revision Reviewed by PJM 03/16/2023

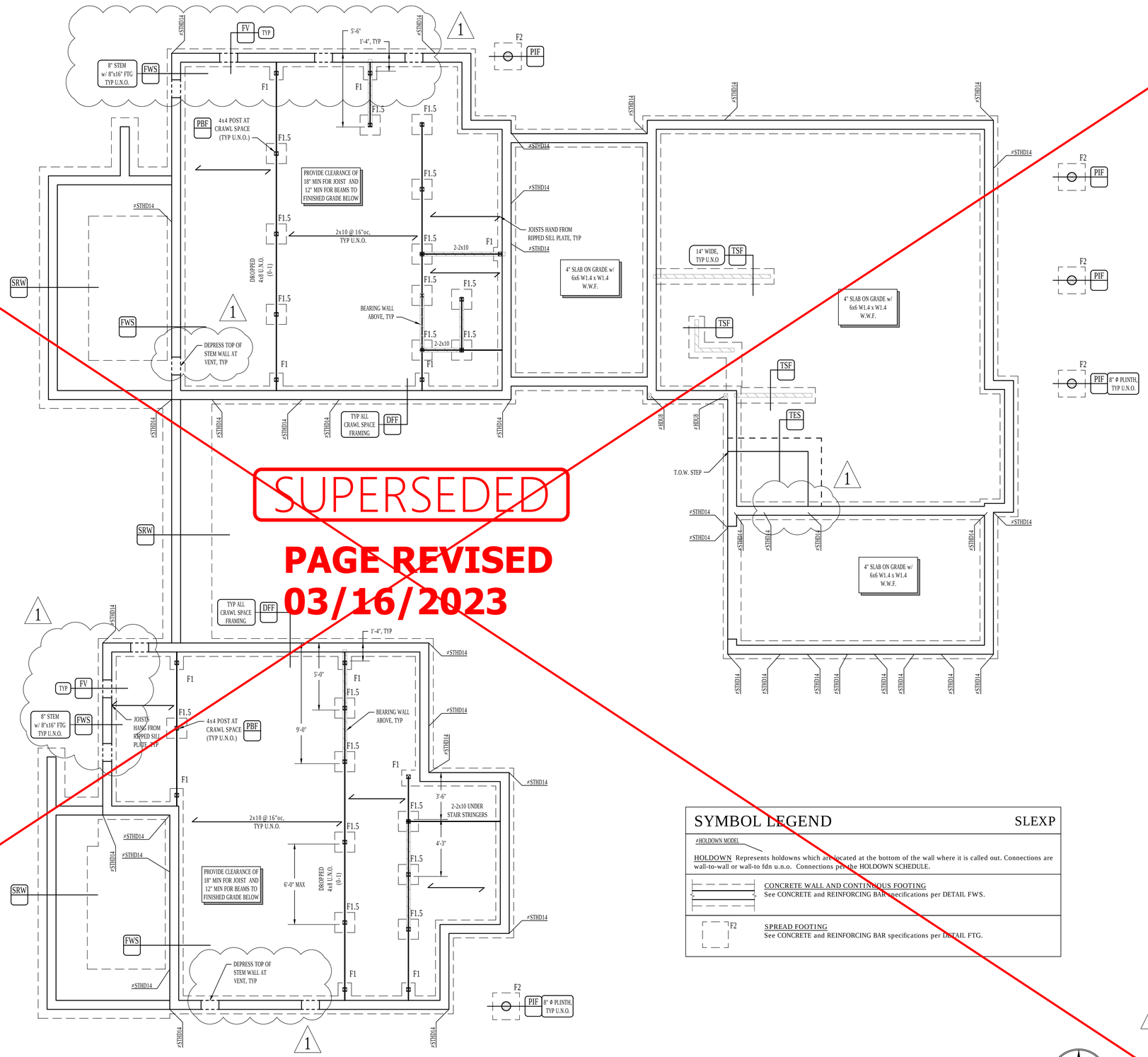
INSERT REVISED PAGES INTO APPROVED SET 03/16/2023

ORIGINAL DATE: 1/8/2021
REVISED: 4/15/2021

1

S2.2

210409_SSSplans_s2012008



SUPERSEDED

PAGE REVISED
03/16/2023

SYMBOL LEGEND — SLEXP

≠HOLDOWN MODEL

HOLDOWN Represents holdowns which are located at the bottom of the wall where it is called out. Connections are wall-to-wall or wall-to fdn u.n.o. Connections per the HOLDOWN SCHEDULE.

CONCRETE WALL AND CONTINUOUS FOOTING
See CONCRETE and REINFORCING BAR specifications per DETAIL FWS.

F2 SPREAD FOOTING
See CONCRETE and REINFORCING BAR specifications per DETAIL FTG.

FOUNDATION PLAN

1/4" = 1'-0"

DO NOT SCALE - VERIFY ALL DIMENSIONS WITH ARCHITECTURAL SHEETS PRIOR TO CONSTRUCTION

SSS Number:
s2012008

Project Name:
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Owner:
Blueprint Capital Services LLC

Project Location:
7537 126th Ave NE, Kirkland, WA

Design Professional:
Blueprint Capital Services LLC

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SAMUEL S. FLEMING
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL ENGINEER
12840
4/15/2021

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ORIGIN DATE: 1/8/2021
REVISED: 4/15/2021

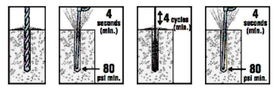
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S3.0

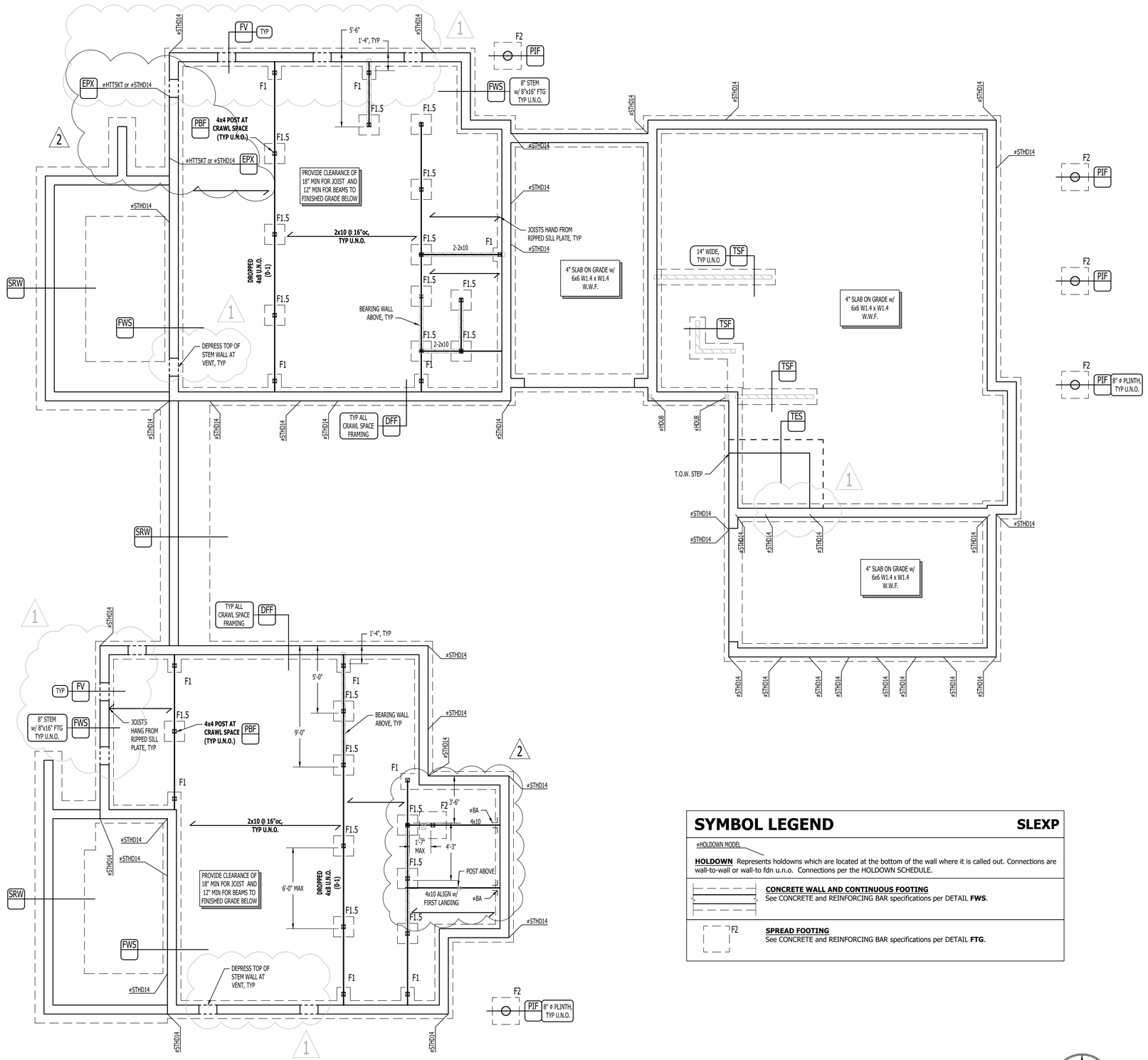
210409_SSSplans_s2012008

2

NOTES:
-HTT5 holdown
-(26) 10d nails-5/8" diameter threaded rod (A307)
-10" embed into the concrete, u.n.o.
-Simpson AT-XP epoxy
-Follow the manufacturers' specifications for installing the anchor and hardware
http://www.strongtie.com/products/anchorsystems/adhesives/adhesive_anchoring_install.html#



EPX EPOXY - HTT5 RETROFIT
N.T.S. EXPB



FOUNDATION PLAN
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inbox@ssseng.com www.ssseng.com (425) 778-1023

LAWSON S. FLEMING — STATE OF WASHINGTON — 43778 — REGISTERED PROFESSIONAL ENGINEER — 1976 — 1/24/22

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CITY STAMPS ON ORIGINAL SET STILL APPLY

City of Kirkland Post Revision Reviewed by PJM 03/16/2023

INSERT REVISED PAGES INTO APPROVED SET 03/16/2023

ORIGINAL DATE: 10/20/21
REVISED: 1 4/15/2021
2 1/24/2022

S3.0

210409_SSSplans_s2012008

SUPERSEDED
PAGE REVISED
03/16/2023

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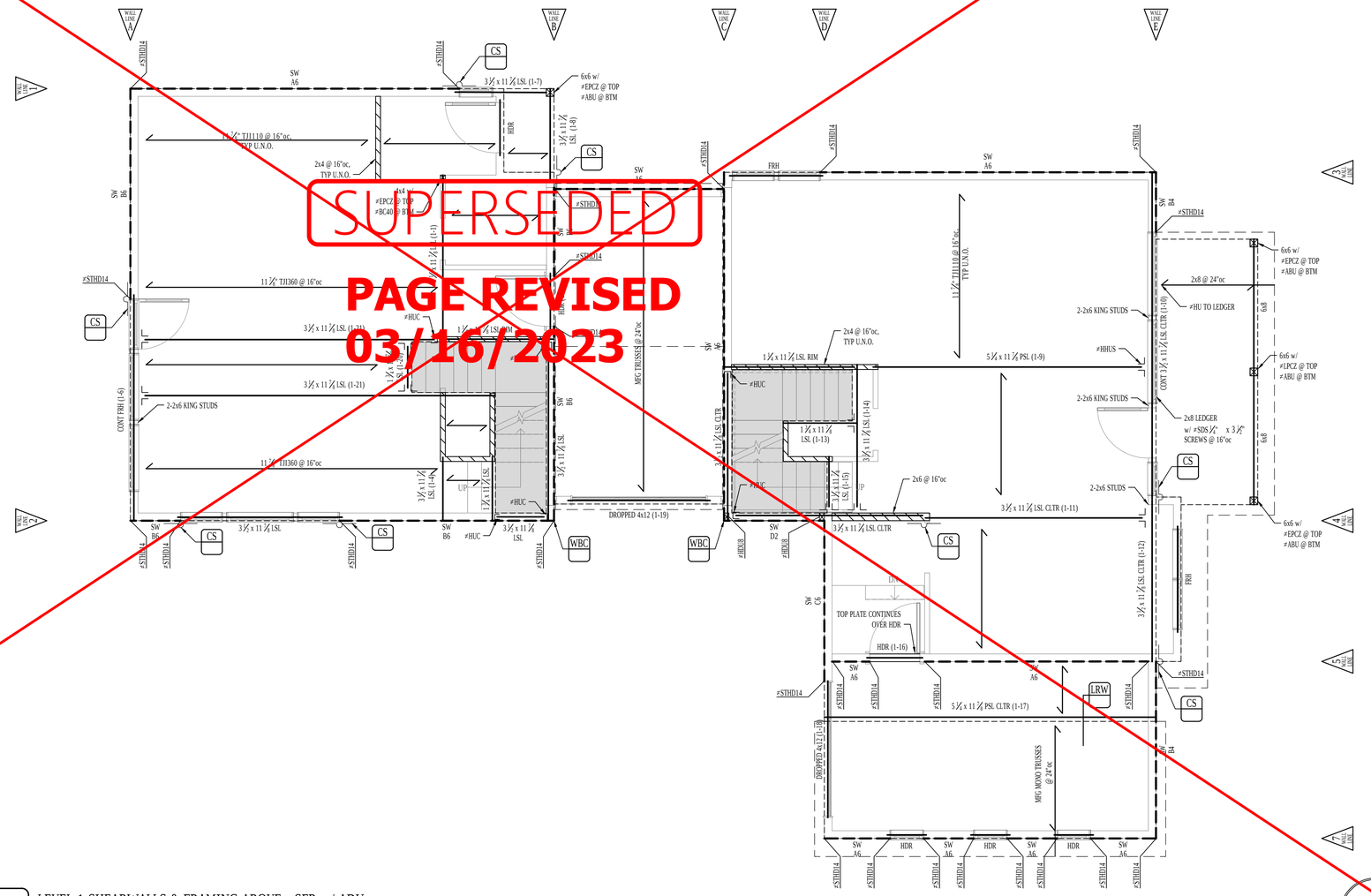
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LEVEL 1 SHEARWALLS & FRAMING ABOVE - SFR w/ ADU

1/4" = 1'-0"

DO NOT SCALE - VERIFY ALL DIMENSIONS WITH ARCHITECTURAL SHEETS PRIOR TO CONSTRUCTION

SSS Number:
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Design Professional:
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SOUND STRUCTURAL SOLUTIONS
E N G I N E E R S
inbox@ssseng.com www.ssseng.com (425) 778-1023

JOANN S. FLEMING — STATE OF WASHINGTON — 32771 — REGISTERED PROFESSIONAL ENGINEER — 12437 — 1/8/2021

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ORIGIN DATE: 1/8/2021
REVISED: ----

S4.0

201215_SSSplans_s2012008

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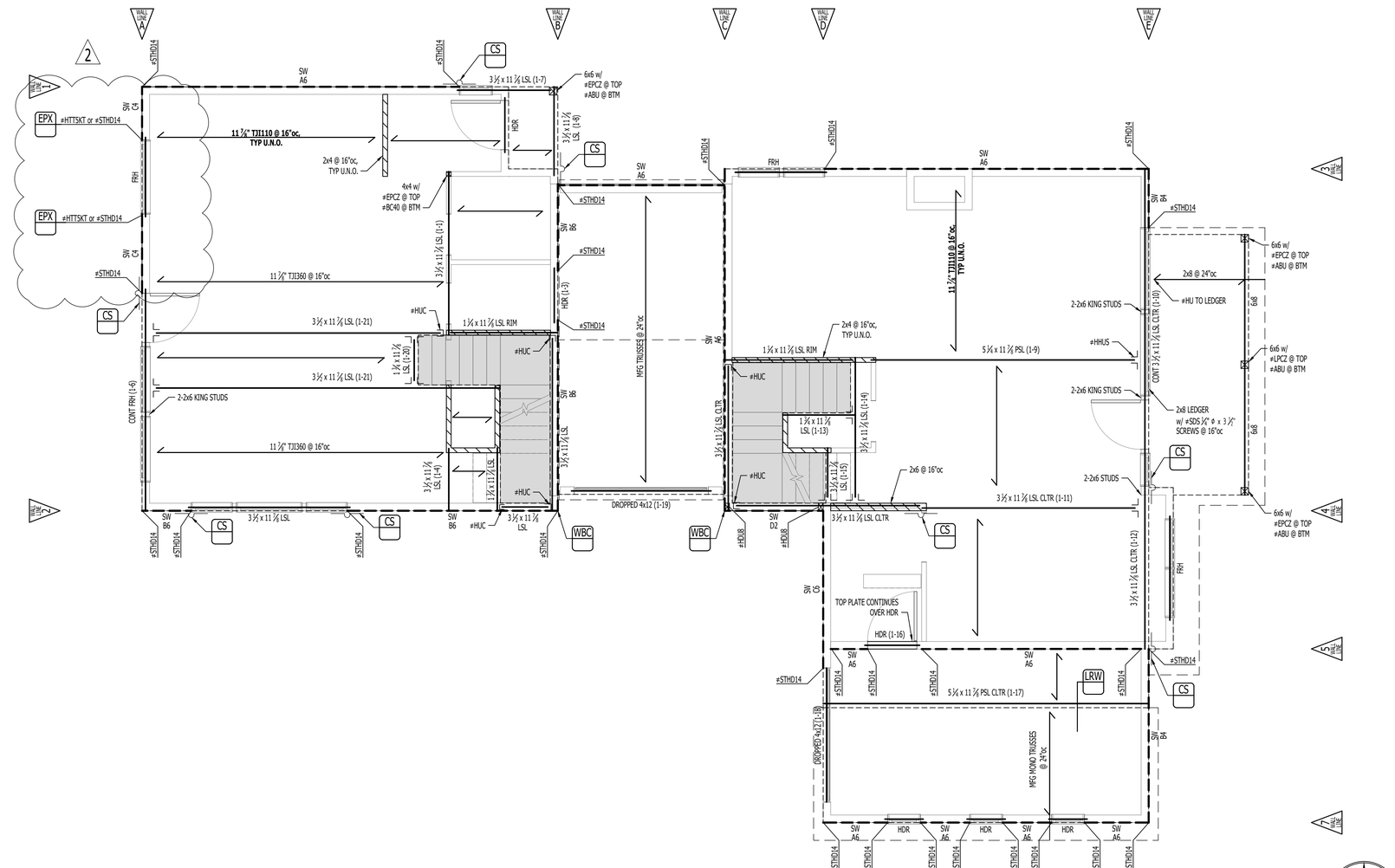
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1/4" = 1'-0"

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Blueprint Capital Services LLC

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CITY STAMPS ON ORIGINAL SET STILL APPLY

City of Kirkland Post Revision Reviewed by PJM 03/16/2023

INSERT REVISED PAGES INTO APPROVED SET 03/16/2023

ORIGINAL DATE: 1/6/2021
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2 1/24/2022

S4.0

210409_SSSplans_s2012008

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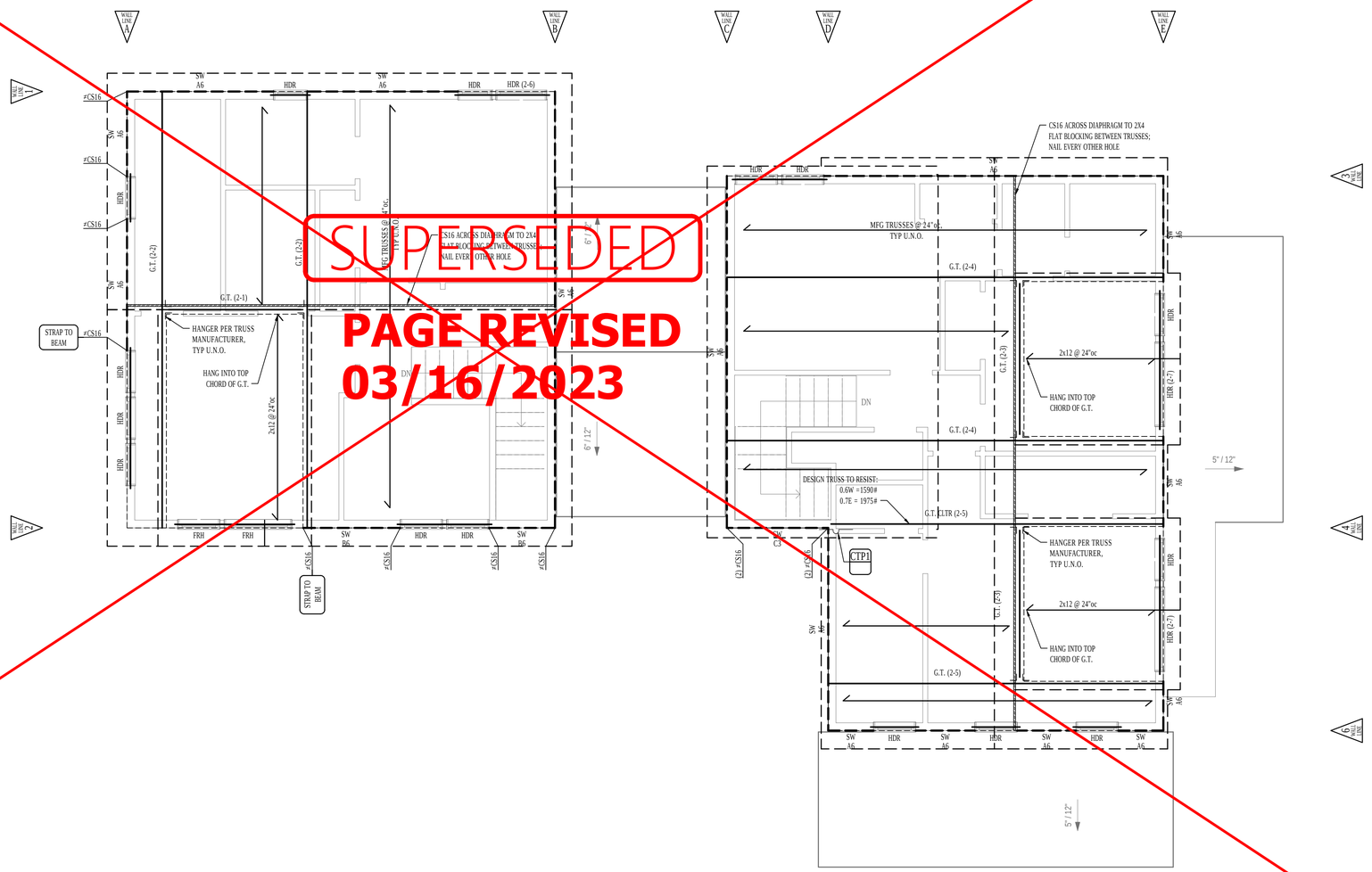
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SUPERSEDED
PAGE REVISED
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RAMON S. FLEMING
STATE OF WASHINGTON
22771
REGISTERED
PROFESSIONAL ENGINEER
12437
1/8/2021

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ORIGIN DATE: 1/8/2021
REVISED: ----

S4.1

201215_SSSplans_s2012008

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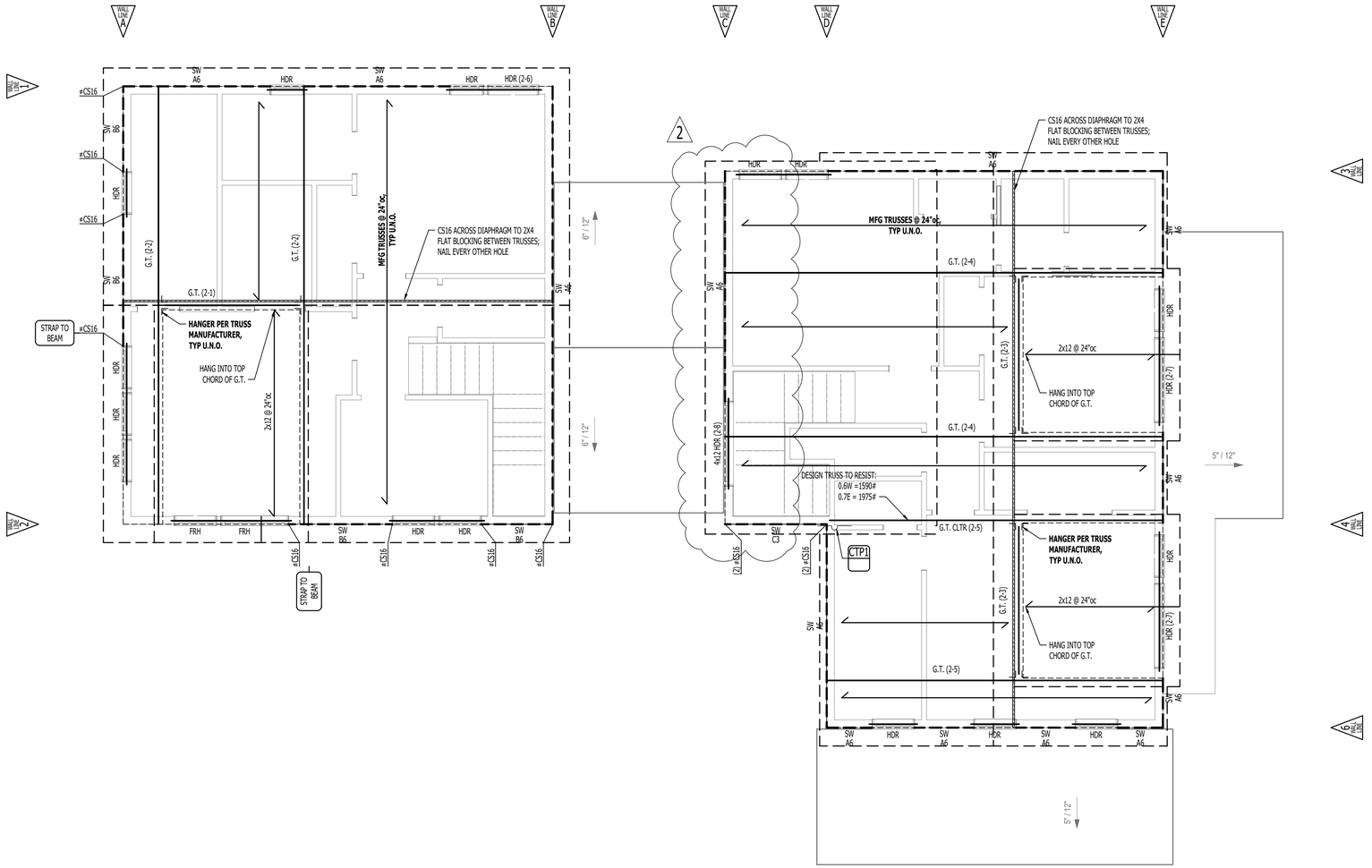
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s2012008

Project Name:
7537 126th Ave NE

Owner:
Blueprint Capital Services LLC

Project Location:
7537 126th Ave NE, Kirkland, WA

Design Professional:
Blueprint Capital Services LLC

SOUND STRUCTURAL SOLUTIONS
E N G I N E E R S
inbox@ssseng.com www.ssseng.com (425) 778-1023

BRANDON S. FLEMING — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER — 15778 — 12/12/22

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CITY STAMPS ON ORIGINAL SET STILL APPLY

City of Kirkland Post Revision Reviewed by PJM 03/16/2023

INSERT REVISED PAGES INTO APPROVED SET 03/16/2023

ORIGIN DATE: 1/8/2021
REVISED: 4/15/2021
1/24/2022

S4.1

210409_SSSplans_s2012008

SUPERSEDED

PAGE REVISED
03/16/2023

SYMBOL LEGEND SLEXP

DIAPHRAGM BOUNDARY Represents boundaries of the FLOOR DIAPHRAGM and ROOF DIAPHRAGM.

DIAPHRAGM PROJECTION Represents elements such as roof eaves, facades, and the like.

SHEARWALL Represents walls which are shearwalls and shows the extents of that wall. Connections per the SHEARWALL SCHEDULE.

#HOLDOWN MODEL

HOLDOWN Represents holdowns which are located at the bottom of the wall where it is called out. Connections are wall-to-wall or wall-to fdn u.n.o. Connections per the HOLDOWN SCHEDULE.

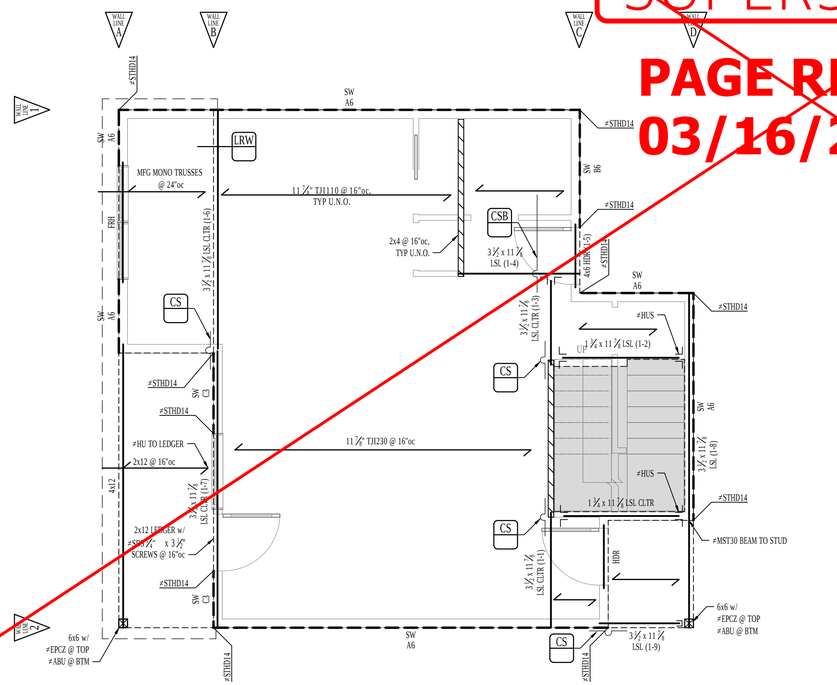
POST Indicates the location of a post within walls below framing. Sizes are indicated on the plan. Grades are indicated in the GENERAL STRUCTURAL NOTES, U.N.O. on the plan. Consult detail BHS for posts not indicated on the plans.

INTERIOR BEARING WALL Indicates interior walls which support repetitive members. Construct per WALL FRAMING & BEARING in the GENERAL STRUCTURAL NOTES, U.N.O. on the plan.

BEAM or HEADER Represents the location of a beam or header. Sizes are indicated on the plan. Grades are indicated in the GENERAL STRUCTURAL NOTES, U.N.O. on the plan. Headers (HDR) shall be 2-2x6 at dropped condition u.n.o. Flush headers (FRH) shall be 1 ½ x 11 ⅞ LSL & 1-3/4 x 11 ⅞ LSL with a continuous rim & 2-1 ¼ x 11 ⅞ LSL with a discontinuous rim at joists u.n.o. Reference detail FRH for installation of the flush rim header.

HANGER Indicates hanger, standard or concealed flange. Provide fasteners in all holes. Reference the GENERAL STRUCTURAL NOTES for the minimum size hanger. If a different model no. is required, it will be noted on the plan.

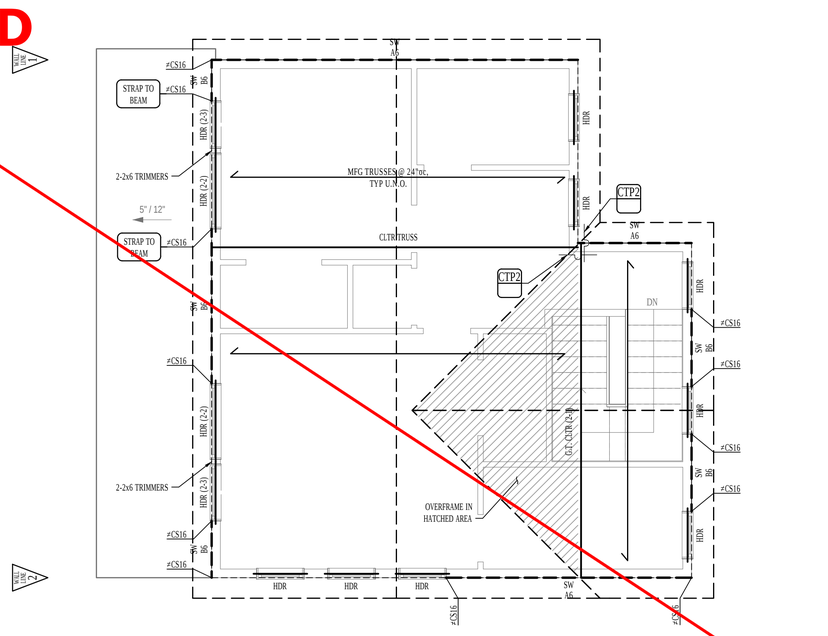
JOIST, TRUSS, OR RAFTER Repetitive member symbol points in the direction of the span. The type, size and max spacing between members will be indicated in bold type with a symbol which is representative of the layout of the entire level.



LEVEL 1 SHEARWALLS & FRAMING ABOVE - DADU

1/4" = 1'-0"

DO NOT SCALE - VERIFY ALL DIMENSIONS WITH ARCHITECTURAL SHEETS PRIOR TO CONSTRUCTION



LEVEL 2 SHEARWALLS & FRAMING ABOVE - DADU

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JOANN S. FLEMING
STATE OF WASHINGTON
A2771
REGISTERED PROFESSIONAL ENGINEER
12437
1/8/2021

This space reserved for governing jurisdiction stamps

ORIGIN DATE: 1/8/2021
REVISED: ----

S4.2

201215_SSSplans_s2012008

SYMBOL LEGEND — SLEXP

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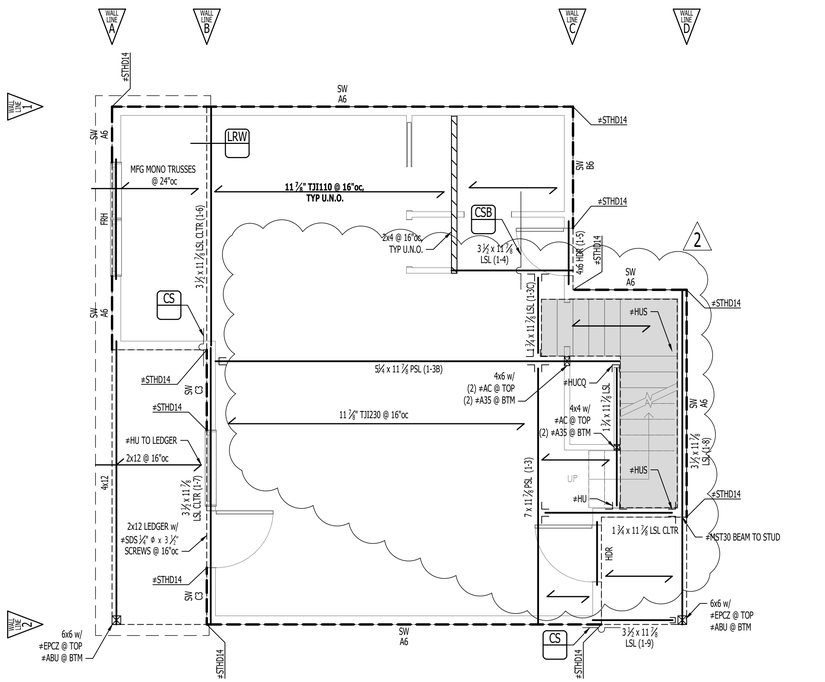
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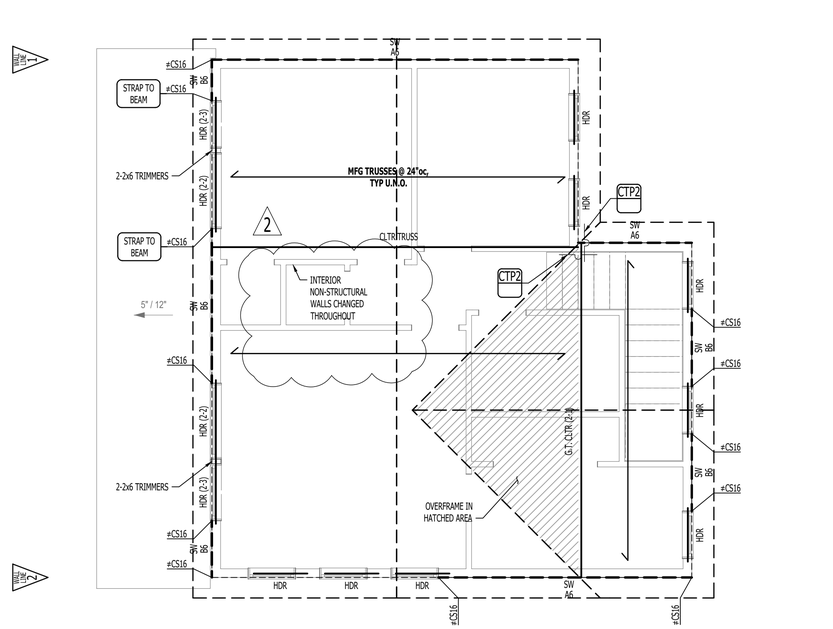
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RAMON S. FLEMING — STATE OF WASHINGTON — 13776 — REGISTERED PROFESSIONAL ENGINEER — 12/21/22

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