

These requirements apply to all IRC building types, including detached one- and two-family dwellings and multiple single-family dwellings (townhouses).

Project Information	Contact Information
Padhye Residence 12642 NE 80th St, Kirkland, WA 98033	Bluefoot Architecture & Design - Jay Volz 206-355-1263 / jay@bluefootdesign.com

Instructions: This single-family project will use the requirements of the Prescriptive Path below and incorporate the minimum values listed. Based on the size of the structure, the appropriate number of additional credits are checked as chosen by the permit applicant.

Provide all information from the following tables as building permit drawings: Table R402.1 – Insulation and Fenestration Requirements by Component, Table R406.2 – Fuel Normalization Credits and 406.3 – Energy Credits.

Authorized Representative	Jay Volz	Digitally signed by Jay Volz Date: 2023.09.19 13:17:34 -0700	Date	08/30/2023
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All Climate Zones (Table R402.1.1)		
	R-Value ^a	U-Factor ^a
Fenestration U-Factor ^b	n/a	0.30
Skylight U-Factor ^b	n/a	0.50
Glazed Fenestration SHGC ^{b,c}	n/a	n/a
Ceiling ^e	49	0.026
Wood Frame Wall ^{a,h}	21 int	0.056
Floor	30	0.029
Below Grade Wall ^{a,h}	10/15/21 int + TB	0.042
Slab ^{a,f} R-Value & Depth	10, 2 ft	n/a
<i>R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity that is less than the label or design thickness of the insulation, the compressed R-value of the insulation from Appendix Table A101.4 shall not be less than the R-value specified in the table.</i>		
<i>a The fenestration U-factor column excludes skylights.</i>		
<i>b "10/15/21 +5TB" means R-10 continuous insulation on the exterior of the wall, or R-15 continuous insulation on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall at the interior of the basement wall. "10/15/21 +5TB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "5TB" means R-5 thermal break between floor slab and basement wall.</i>		
<i>d R-10 continuous insulation is required under heated slab on grade floors. See Section R402.2.9.1.</i>		
<i>e For single rafter- or joist-vaulted ceilings, the insulation may be reduced to R-38 if the full insulation depth extends over the top plate of the exterior wall.</i>		
<i>f R-7.5 continuous insulation installed over an existing slab is deemed to be equivalent to the required perimeter slab insulation when applied to existing slabs complying with Section R503.1.1. If foam plastic is used, it shall meet the requirements for thermal barriers protecting foam plastics.</i>		
<i>g For log structures developed in compliance with Standard ICC 400, log walls shall meet the requirements for climate zone 5 of ICC 400.</i>		
<i>h Int. (intermediate framing) denotes framing and insulation as described in Section A103.2.2 including standard framing 16 inches on center, 78% of the wall cavity insulated and headers insulated with a minimum of R-10 insulation.</i>		

Each dwelling unit **in a residential building** shall comply with sufficient options from Table R406.2 (fuel normalization credits) and Table 406.3 (energy credits) to achieve the following minimum number of credits. To claim this credit, the building permit drawings shall specify the option selected and the maximum tested building air leakage, and show the qualifying ventilation system and its control sequence of operation.

- Small Dwelling Unit: 3 credits**
Dwelling units less than 1,500 sf in conditioned floor area with less than 300 sf of fenestration area. Additions to existing building that are greater than 500 sf of heated floor area but less than 1,500 sf.
- Medium Dwelling Unit: 6 credits**
All dwelling units that are not included in #1 or #3
- Large Dwelling Unit: 7 credits**
Dwelling units exceeding 5,000 sf of conditioned floor area
- Additions less than 500 square feet: 1.5 credits**
All other additions shall meet 1-3 above

Before selecting your credits on this Summary table, review the details in Table 406.3 (Single Family), on page 4.

Summary of Table R406.2			
Heating Options	Fuel Normalization Descriptions	Credits - select ONE heating option	User Notes
1	Combustion heating minimum NAECA ^b	0.0	☐
2	Heat pump ^c	1.0	☒
3	Electric resistance heat only - furnace or zonal	-1.0	☐
4	DHP with zonal electric resistance per option 3.4	0.5	☐
5	All other heating systems	-1.0	☐
Energy Options	Energy Credit Option Descriptions	Credits - select ONE energy option from each category ^d	User Notes
1.1	Efficient Building Envelope	0.5	☐
1.2	Efficient Building Envelope	1.0	☐
1.3	Efficient Building Envelope	0.5	☒
1.4	Efficient Building Envelope	1.0	☐
1.5	Efficient Building Envelope	2.0	☐
1.6	Efficient Building Envelope	3.0	☐
1.7	Efficient Building Envelope	0.5	☐
2.1	Air Leakage Control and Efficient Ventilation	0.5	☒
2.2	Air Leakage Control and Efficient Ventilation	1.0	☐
2.3	Air Leakage Control and Efficient Ventilation	1.5	☐
2.4	Air Leakage Control and Efficient Ventilation	2.0	☐
3.1*	High Efficiency HVAC	1.0	☐
3.2	High Efficiency HVAC	1.0	☒
3.3*	High Efficiency HVAC	1.5	☐
3.4	High Efficiency HVAC	1.5	☐
3.5	High Efficiency HVAC	1.5	☐
3.6*	High Efficiency HVAC	2.0	☐
4.1	High Efficiency HVAC Distribution System	0.5	☐
4.2	High Efficiency HVAC Distribution System	1.0	☒

Summary of Table R406.2 (cont.)			
Energy Options	Energy Credit Option Descriptions (cont.)	Credits - select ONE energy option from each category ^d	User Notes
5.1 ^d	Efficient Water Heating	0.5	☐
5.2	Efficient Water Heating	0.5	☐
5.3	Efficient Water Heating	1.0	☐
5.4	Efficient Water Heating	1.5	☐
5.5	Efficient Water Heating	2.0	☐
5.6	Efficient Water Heating	2.5	☒
6.1*	Renewable Electric Energy (3 credits max)	1.0	☐
7.1	Appliance Package	0.5	☒
Total Credits		8.0	Calculate Total Clear Form

- An alternative heating source sized at a maximum of 0.5 W/sf (equivalent) of heated floor area or 500 W, whichever is bigger, may be installed in the dwelling unit.
- Equipment listed in Table C403.3.2(4) or C403.3.2(5)
- Equipment listed in Table C403.3.2(1) or C403.3.2(2)
- You cannot select more than one option from any category EXCEPT in category 5. Option 5.1 may be combined with options 5.2 through 5.6. See Table 406.3.
- 1.0 credit for each 1,200 kWh of electrical generation provided annually, up to 3 credits max. See the complete Table R406.2 for all requirements and option descriptions.
- Use the single radiobutton in the upper right of the second column to deselect radiobuttons in that group.

Please print only pages 1 through 3 of this worksheet for submission to your building official.

Simple Heating System Size: Washington State

This heating system sizing calculator is based on the Prescriptive Requirements of the 2018 Washington State Energy Code (WSEC) and ACCA Manuals J and S. This tool will calculate heating loads only. ACCA procedures for sizing cooling systems should be used to determine cooling loads.

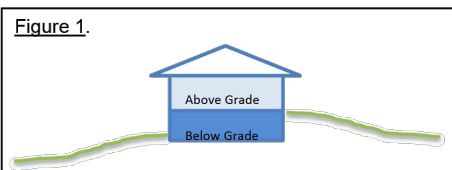
Please complete the green drop-downs and boxes that are applicable to your project. As you make selections in the drop-downs for each section, some values will be calculated for you. If you do not see the selection you need in the drop-down options, please contact the WSU Energy Program at energycode@energy.wsu.edu or (360) 866-2042 for assistance.

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Heating System Type: ☐ All Other Systems ☒ Heat Pump

To see detailed instructions for each section, place your cursor on the word "Instructions"

Design Temperature	Kirkland	Design Temperature Difference (ΔT) ΔT = Indoor (70 degrees) - Outdoor Design Temp	53
Area of Building	Conditioned Floor Area (sq ft)	5,280	
Average Ceiling Height	Average Ceiling Height (ft)	10.0	Conditioned Volume 52,800
Glazing and Doors	U-Factor X Area = UA	0.280 X 1,703 = 476.84	
Skylights	U-Factor X Area = UA	0.50 X 40 = 20.00	
Insulation	U-Factor X Area = UA	0.026 X 2,253 = 58.58	
Attic	U-Factor X Area = UA	0.020 X 730 = 14.60	
Single Rafter or Joist Vaulted Ceilings	U-Factor X Area = UA	0.056 X 4,078 = 228.37	
Above Grade Walls	U-Factor X Area = UA	0.025 X 3,583 = 89.58	
Floors	U-Factor X Area = UA	No selection	
Below Grade Walls	U-Factor X Area = UA	No selection	
Slab Below Grade	F-Factor X Length = UA	No selection	
Slab on Grade	F-Factor X Length = UA	No selection	
Location of Ducts	Duct Leakage Coefficient	1.00	



Sum of UA	887.96
Envelope Heat Load Sum of UA x ΔT	47,062 Btu / Hour
Air Leakage Heat Load Volume x 0.6 x ΔT x 0.018	30,223 Btu / Hour
Building Design Heat Load Air leakage + envelope heat loss	77,285 Btu / Hour
Building and Duct Heat Load Ducts in unconditioned space: sum of building heat loss x 1.10 Ducts in conditioned space: sum of building heat loss x 1	77,285 Btu / Hour
Maximum Heat Equipment Output Building and duct heat loss x 1.40 for forced air furnace Building and duct heat loss x 1.25 for heat pump	96,606 Btu / Hour



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PROJECT

PADHYE RESIDENCE

ADDRESS

12642 NE 80TH ST

KIRKLAND, WA

98033

AD DRAWN BY

JV CHECKED

SCALE

ISSUE DATES

08/16/2023

PERMIT SET

REVISIONS

DRAWING INDEX

ENERGY WORKSHEET /

HEATING SYSTEM SIZING

WORKSHEET

CERTIFICATION

SHEET NO

A0.2

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

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

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

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

FIELD HEIGHT VERIFICATION
Completed building height survey must be submitted to building inspector at roof sheathing inspection

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.

KZC 95.30.3.c.4 - Monitoring During Development Activity
Project Arborist shall be on-site during work within the Tree Protection Zone, or area specified on the approved plans, of retained trees to document potential development impacts. Project Arborist shall prepare a report documenting impacts, potential risks, and methods used to mitigate development impacts. If roots greater than 2 inches are encountered, work shall stop and the Planning Official shall be notified prior to work resuming. Provide this report to the tree owner and the City Planning Official.
See Sheet C5.1 for monitoring areas.

KZC 95.32(2)(e) - Tree and Soil Protection During Development Activity
If any disturbance is proposed within the inner critical root zone of one or more regulated trees on a neighboring property, the applicant shall provide evidence that the owner of said tree(s) has been notified in writing of the potential impact. The Planning Official may waive this requirement if the applicant's qualified professional arborist can demonstrate, through noninjurious methods such as pneumatic root excavations, that there are no roots within the inner critical root zone.

LEGEND

- FOUND QUARTER CORNER, AS NOTED
- FOUND SURVEY MONUMENT, AS NOTED
- FOUND SURVEY MARKER, AS NOTED
- BENCHMARK, AS NOTED
- SEWER MANHOLE
- CATCH BASIN TYPE I
- WATER METER
- GAS METER
- UTILITY POLE
- LIGHT POLE
- POWER METER
- POWER JUNCTION BOX
- TELEPHONE PEDESTAL
- TV PEDESTAL
- TRAFFIC SIGN, AS NOTED
- MAILBOX KIOSK
- CONIFEROUS TREE
- DECIDUOUS TREE
- FIR
- CEDAR
- DECIDUOUS
- MAPLE
- SEWER LINE
- STORM DRAINAGE LINE
- WATER LINE
- GAS LINE
- OVERHEAD POWER LINE
- FENCE LINE
- EDGE OF ASPHALT
- CONCRETE
- PERMEABLE PAVERS

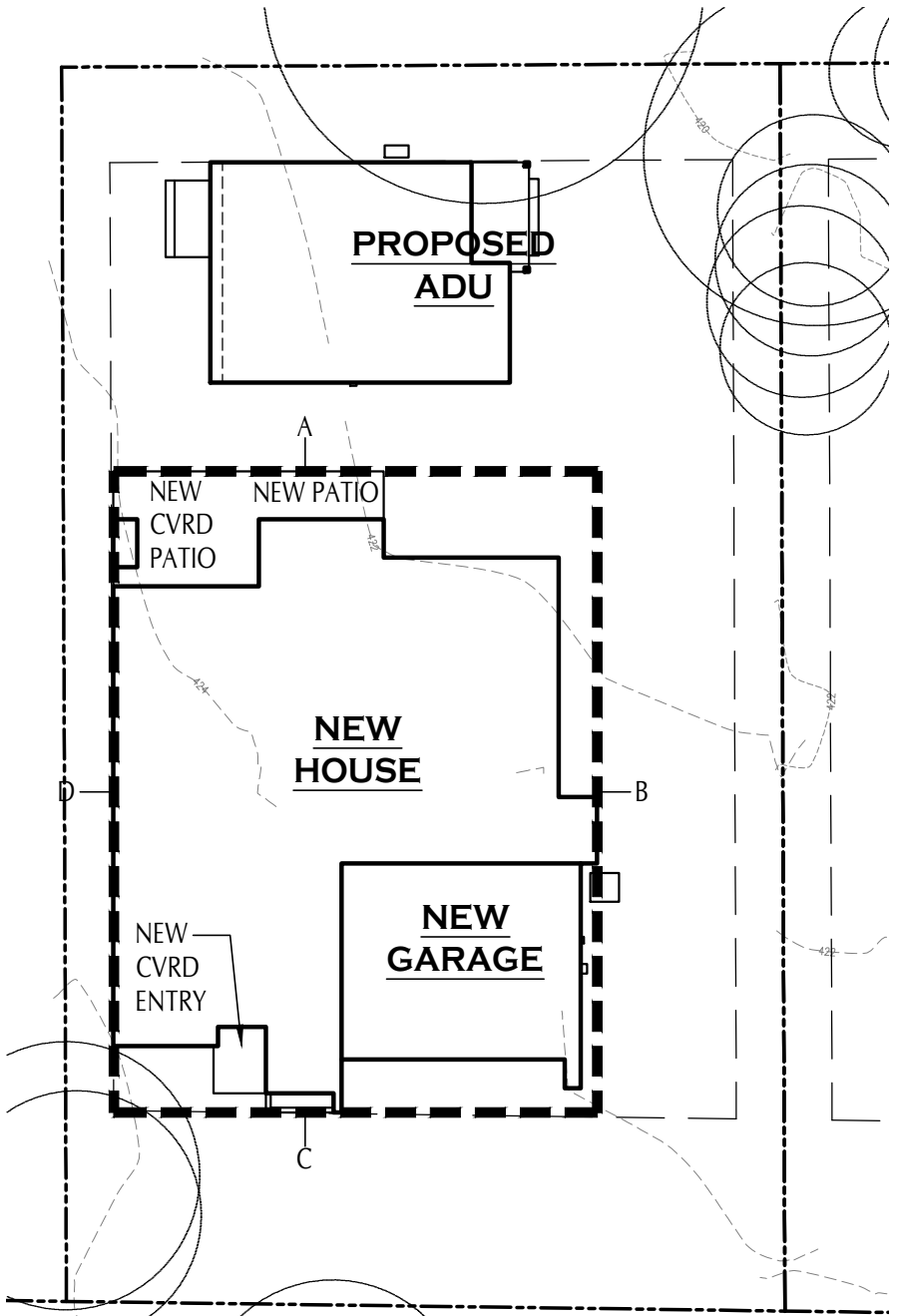
Abandon old water meter

See Sheet C3.1 for Drainage Easement

Add street trees 30 ft on center

abandon old water meter

ABE CALCULATIONS



MIDPOINT ELEVATION RECTANGLE SEGMENT LENGTH

A = 422
B = 422.56
C = 425.05
D = 425.22

a = 50.5'
b = 66.9'
c = 50.5'
d = 66.9'

$\frac{(A \times a) + (B \times b) + (C \times c) + (D \times d)}{a + b + c + d}$ = AVERAGE BUILDING ELEVATION (ABE)

$\frac{(422 \times 50.5') + (422.56 \times 66.9') + (425.05 \times 50.5') + (425.22 \times 66.9')}{50.5' + 66.9' + 50.5' + 66.9'}$ = ABE

$\frac{21311 + 28269.26 + 21465.03 + 28447.22}{234.8}$ = ABE

$\frac{99492.51}{234.8}$ = ABE

423.73 = ABE

ZONING INFORMATION

ZONING	RSX 7.2
LOT AREA	.22 ACRES (APPROX. 9,714 S.F.)
BLDG HT	30 FT
SETBACKS	
FRONT	20 FT
SIDE	5 FT
REAR	10 FT

MAX BUILDING COVERAGE	50% MAX
NEW HOUSE w/ ATTACHED GARAGE	2514 SF
PROPOSED ADU	648 SF
3162 / 9714 =	32.6%
MAX HARD SURFACE / LOT COVERAGE	50% MAX
NEW HOUSE, incl. PATIO, EAVES, PROJECTIONS	2840 SF
NEW CONCRETE WALKWAY	424 SF
NEW PERMEABLE DRIVEWAY & WALKWAY	1082 SF
PROPOSED ADU, incl. PORCH, EAVES	890 SF
LOT COVERAGE	5236 SF
DISCOUNT 50% OF PERMEABLE AREA	541 SF
10% OF LOT	971.4 SF
TOTAL LOT COVERAGE	5236 - 971.4 = 4264.6 SF
% LOT COVERAGE	4264.6 / 9714 = 43.9%

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



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PROJECT

PADHYE RESIDENCE

ADDRESS

12642 NE 80TH ST

KIRKLAND, WA

98033

AD DRAWN BY

JV CHECKED

SCALE

ISSUE DATES

08/16/2023

PERMIT SET

REVISIONS

1/16/24 REVISION

8/28/24 REVISION

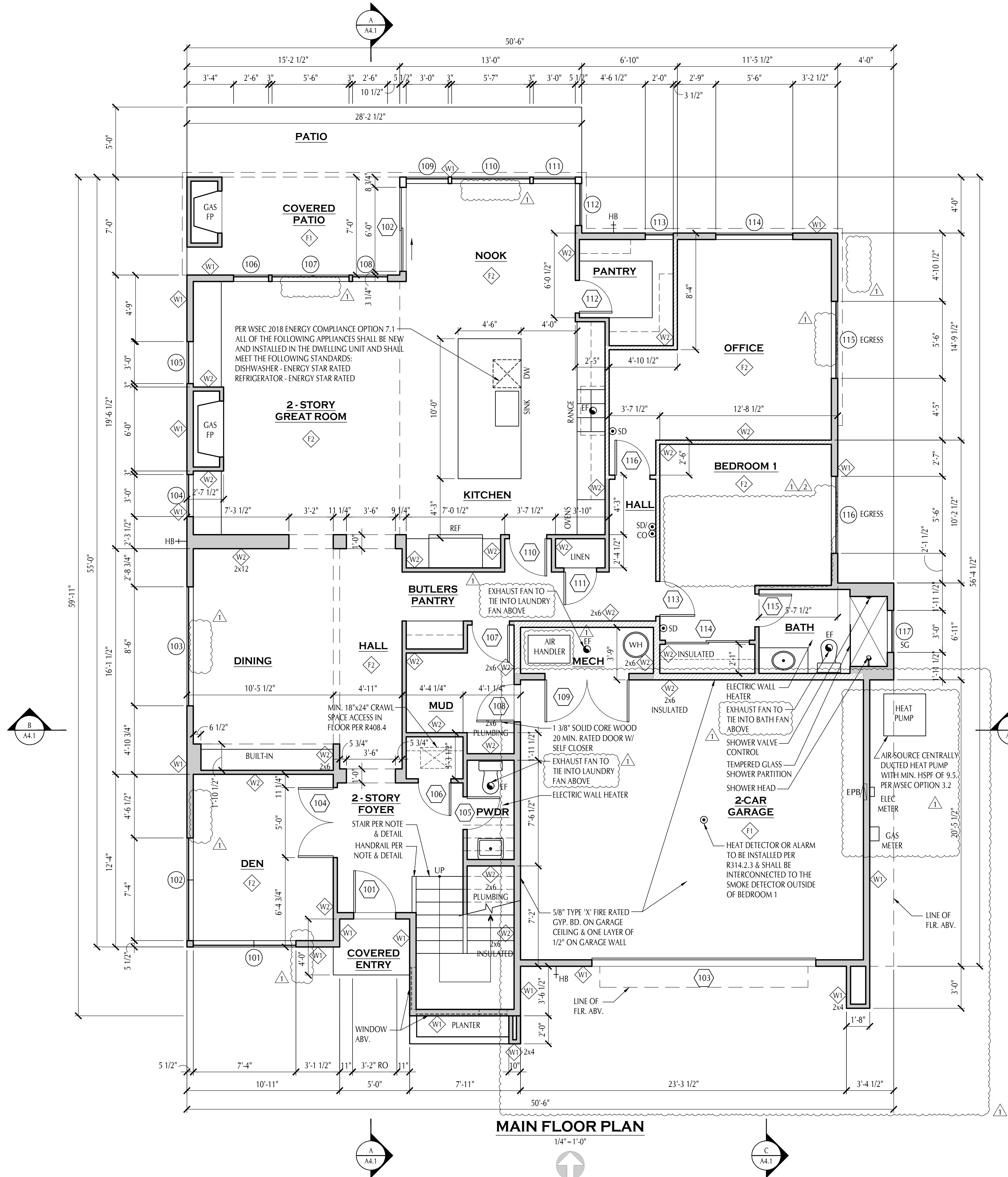
DRAWING INDEX

SITE PLAN

CERTIFICATION

SHEET NO

A1.1



- PLAN NOTES**
- T. DIMENSION NOTES:
- A. DIMENSIONS TO WALLS ARE TO FACE OF FRAMING OR CONCRETE, U.N.O.
 - B. DIMENSIONS TO WINDOWS ARE NOMINAL OPENINGS, U.N.O. VERIFY R.O. W/ MFR.
 - C. DIMENSIONS TO DOOR ARE ROUGH OPENINGS, U.N.O.
 - D. DOORS LOCATED ADJACENT TO A PERPENDICULAR WALL ARE TO BE INSTALLED 3" FROM THE WALL TO THE ROUGH OPENING.
 - E. WINDOWS AND DOORS WITHOUT DIMENSIONS THAT APPEAR TO BE CENTERED IN A ROOM OR ON A WALL ARE CENTERED.
2. INSULATE ALL ASSEMBLIES BETWEEN CONDITIONED AND UNCONDITIONED SPACES PER INSULATION SCHEDULE.
3. STAIRS SHALL BE IN ACCORDANCE WITH IRC R311.5; MIN HEAD CLEARANCE OF 6'-8", MIN CLEAR WIDTH OF 36", MAX RISE TO BE 7 1/2", MIN RUN TO BE 10". ILLUMINATION AT INTERIOR STAIRS PER R303.7
4. GUARDRAILS TO BE +36" MIN. ABOVE FLOOR, LANDING, DECK, OR NOSING. BALUSTRADES AT GUARDRAILS SPACED SO THAT A 4" DIA. SPHERE CAN NOT PASS.
5. HANDRAILS TO BE CONTINUOUS, +34" TO +38" ABOVE STAIR NOSING AND LANDINGS. HANDRAIL TO BE 1-1/2" DIA., MOUNTED TO MAINTAIN 1-1/2" CLEAR BETWEEN HANDRAIL AND WALL OR GUARDRAIL. RETURN HANDRAIL ENDS INTO ADJACENT WALLS OR NEWEL POSTS.
6. REFER TO SPECIFICATIONS FOR ADDITIONAL MATERIALS AND REQUIREMENTS.
7. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

- LEGEND**
- ① SMOKE DETECTOR, 110 V. HARDWIRED. INTERCONNECT SMOKE S.D. DETECTOR, 110 V. HARDWIRED. INTERCONNECT BATTERY BACKUP. TO BE LISTED IN ACCORDANCE WITH UL 217, AND INSTALLED IN ACCORDANCE WITH NFPA 72.
- ② CARBON MONOXIDE ALARM. TO BE LISTED AS COMPLYING CO WITH UL 2034, AND INSTALLED IN ACCORDANCE WITH THE IRC AND MANUFACTURER'S INSTRUCTIONS.
- ⦿ EXHAUST FAN, INTERMITTENTLY OPERATED, SWITCH E.F. CONTROLLED, ALL EXHAUST FANS & VENTS TO BE EXHAUSTED TO THE EXTERIOR. BATHROOMS, TOILET ROOMS, LAUNDRY AREAS: 50 CFM MIN. KITCHEN: 100 CFM MIN.

- NEW FRAMED WALL
- SOUND INSULATION
- HB HOSE BIBB

- ASSEMBLY NOTES**
- REFER TO CONSTRUCTION ASSEMBLY SCHEDULE ON A4.1
- REFER TO PLANS FOR ADDITIONAL MARKS
- THESE ASSEMBLIES APPLY TO THIS FLOOR
- ① ALL EXTERIOR WALLS, EXCEPT WHERE NOTED OTHERWISE
- ② ALL INTERIOR WALLS, EXCEPT WHERE NOTED OTHERWISE
- ③ SLAB FLOOR CONSTRUCTION
- ④ TYP. FRAMED FLOOR CONSTRUCTION

HEATING SYSTEM

Envelope Heat Load	47,062 Btu / Hour
<i>Sum of UA x ΔT</i>	
Air Leakage Heat Load	30,223 Btu / Hour
<i>Volume x 0.6 x ΔT x 0.018</i>	
Building Design Heat Load	77,285 Btu / Hour
<i>Air leakage + envelope heat loss</i>	
Building and Duct Heat Load	77,285 Btu / Hour
<i>Ducts in unconditioned space: sum of building heat loss x 1.10</i>	
<i>Ducts in conditioned space: sum of building heat loss x 1</i>	
Maximum Heat Equipment Output	96,606 Btu / Hour
<i>Building and duct heat loss x 1.40 for forced air furnace</i>	
<i>Building and duct heat loss x 1.25 for heat pump</i>	

Bluefoot Architecture & Design

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8/23/24 REVISION ② _____

DRAWING INDEX _____

MAIN FLOOR PLAN _____

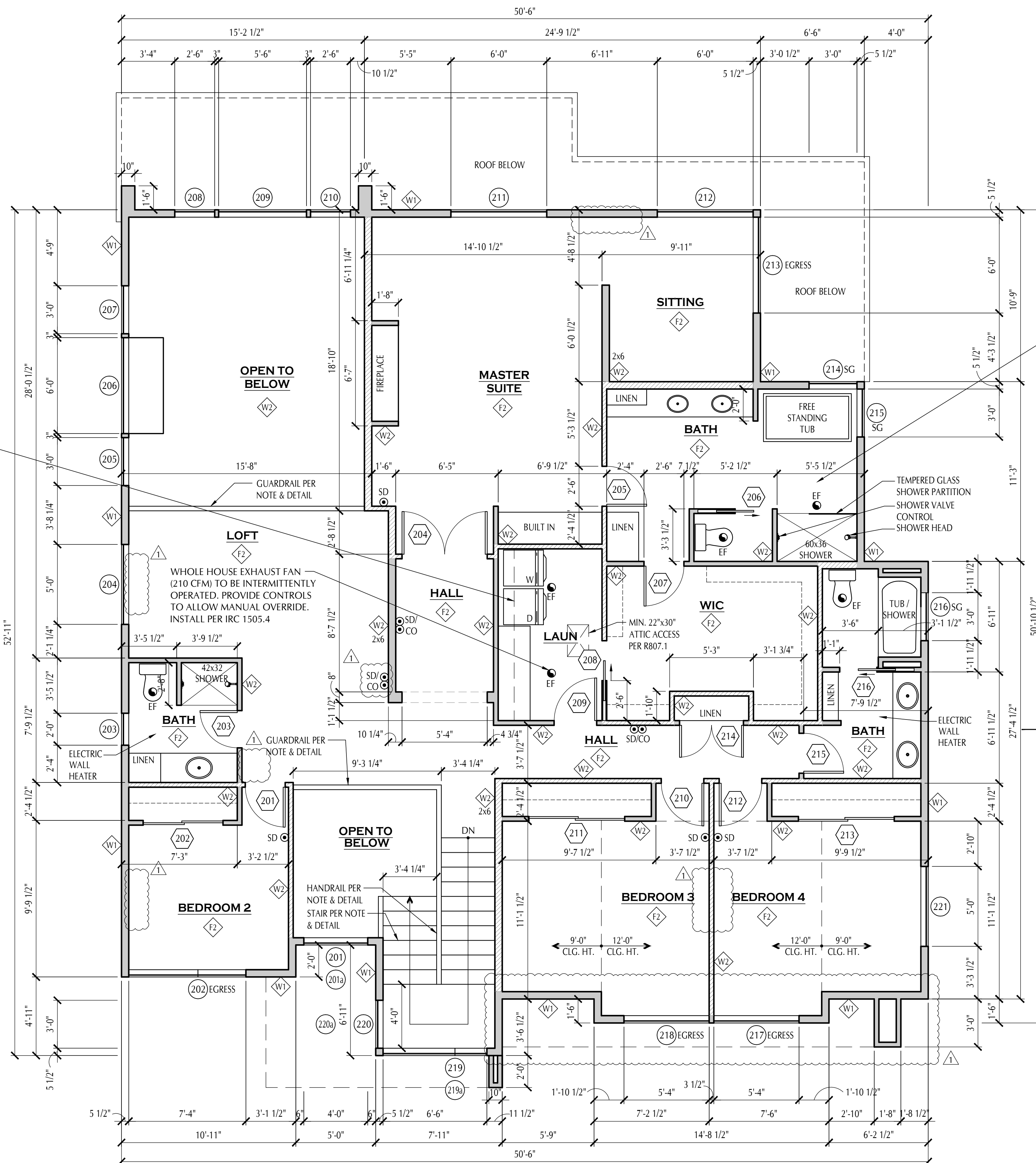
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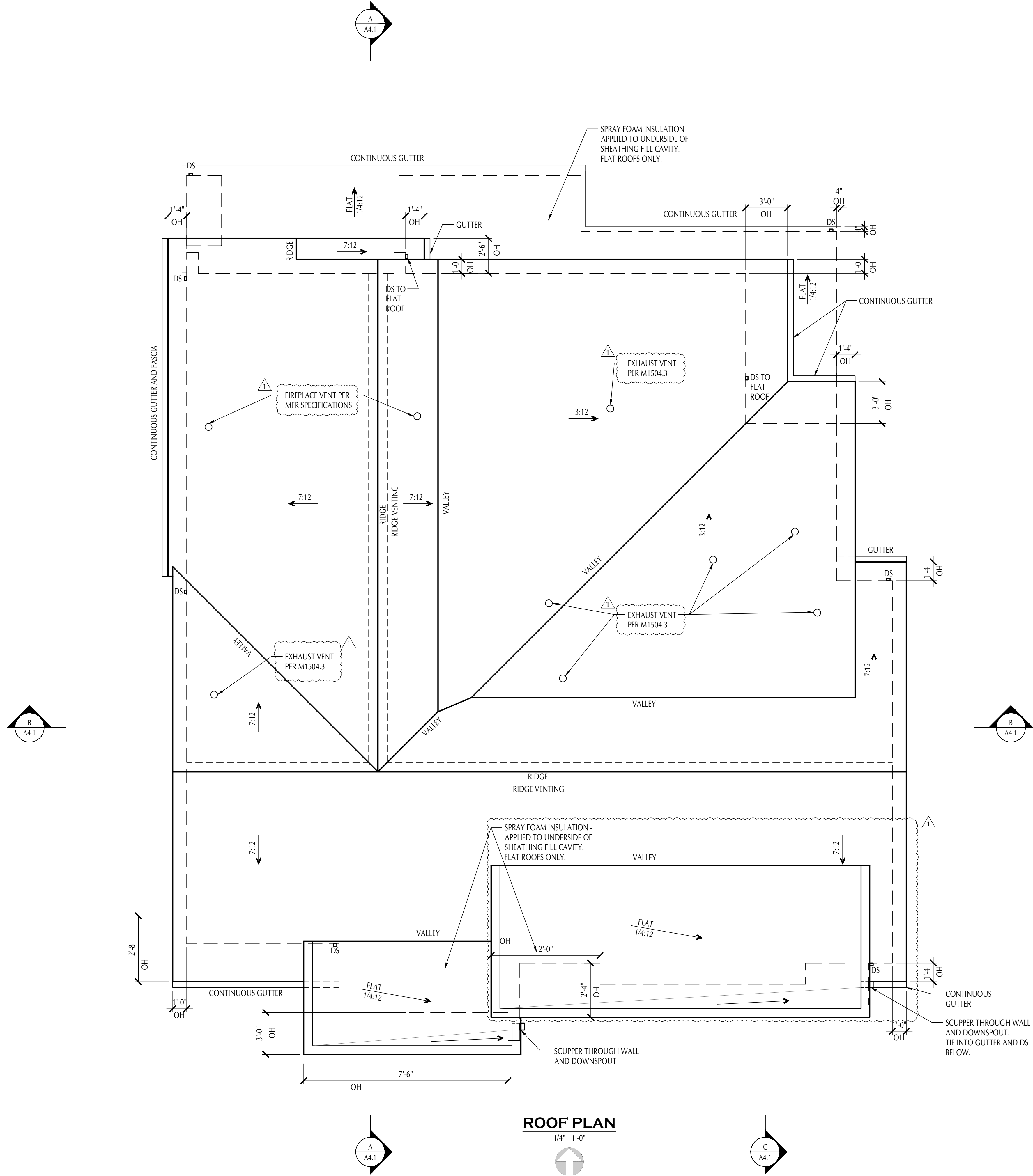
9604 REGISTERED ARCHITECT
JAY E. VOLZ
STATE OF WASHINGTON

SHEET NO _____

A2.1

PER WSEC 2018 ENERGY COMPLIANCE OPTION 7.1
ALL OF THE FOLLOWING APPLIANCES SHALL BE
NEW AND INSTALLED IN THE DWELLING UNIT
AND SHALL MEET THE FOLLOWING STANDARDS:
WASHING MACHINE - ENERGY STAR RATED
DRYER - ENERGY STAR RATED, VENTLESS DRYER
WITH MINIMUM CEF RATING OF 5.2





ROOF PLAN NOTES

1. REFER TO STRUCTURAL FOR ADDITIONAL INFORMATION.
2. REFER TO SPECIFICATIONS FOR ADDITIONAL MATERIALS INFORMATION.
3. D.S. - DOWNSPOUT TO STORMWATER DRAINAGE SYSTEM.
4. PROVIDE SPRAY FOAM INSULATION AT FLAT ROOFS - NO VENTILATION REQUIRED

ASSEMBLY NOTES

REFER TO CONSTRUCTION ASSEMBLY SCHEDULE ON A4.1

◊ R1 TYP. ROOF CONSTRUCTION

ROOF VENTILATION

- REQUIRED VENT AREA IS 1/300 OF ENCLOSED ATTIC AREA, 40% MIN. TO 50% MAX. OF REQUIRED ROOF VENTILATION TO BE INSTALLED AT UPPER PORTION OF ATTIC, THE REMAINING REQUIRED VENTING TO BE INSTALLED AT EAVES. VENTING AT UPPER PORTION TO BE INSTALLED WITHIN 36" OF THE HIGH POINT OF THE ATTIC.
- ALL VENTING TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- NET FREE VENT AREAS:
 - BIRD BLOCKING (3 - 2" DIA HOLES): .05 S.F./BLOCK
 - RIDGE VENT ("COR-A-VENT" V600): .14 L.F.
- ROOF AREA: 2360 S.F.
- REQUIRED VENTING AREA: 2360 S.F. / 300 = 7.86 S.F.
- 50% OF REQUIRED AREA: 7.86 S.F. X 50% = 3.93 S.F.
- BIRD BLOCKING: 3.93 / .05 = 79 MIN.
- RIDGE VENT: 3.93 / .14 = 28 L.F. MIN.

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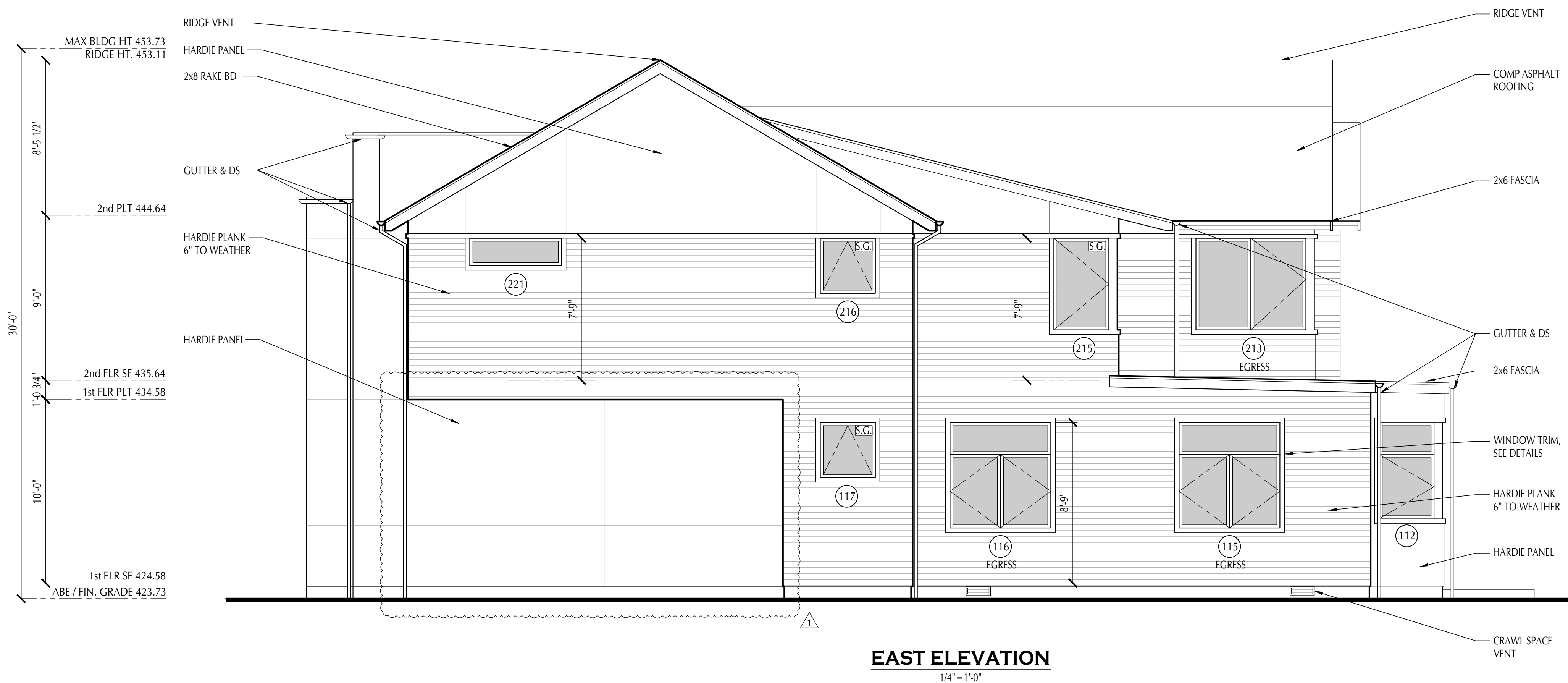
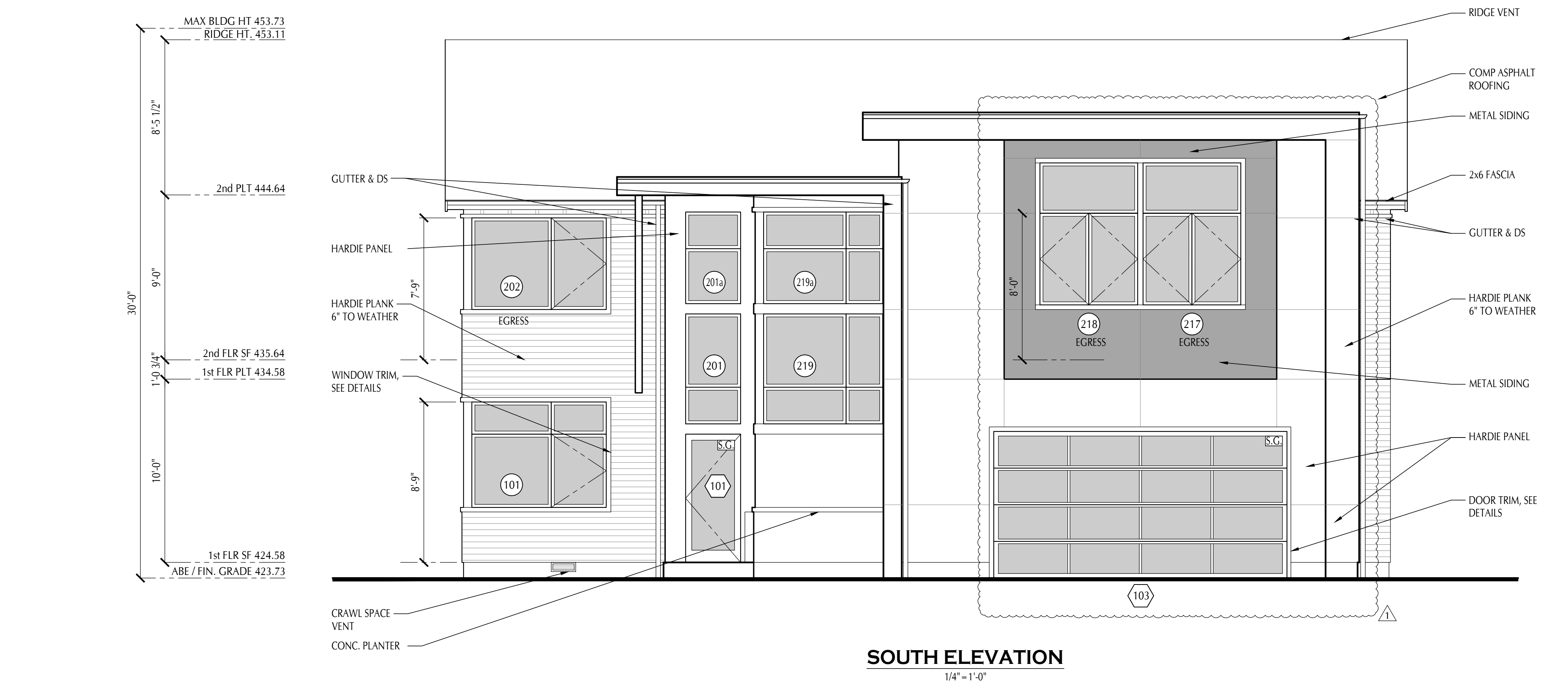
DRAWING INDEX

ROOF PLAN

CERTIFICATION

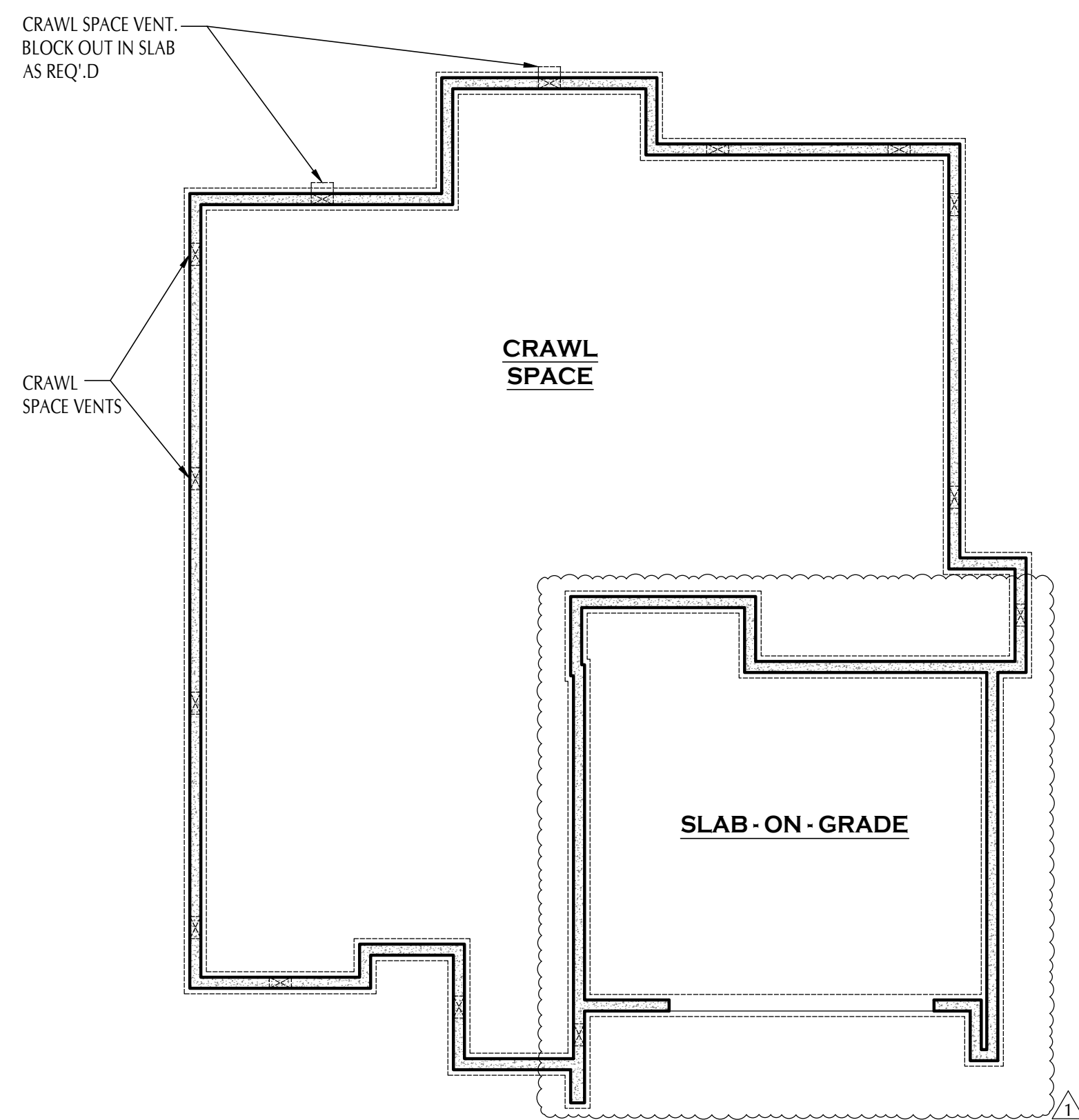
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A2.3

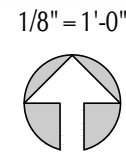


ELEVATION NOTES

- THESE NOTES APPLY TO ALL EXTERIOR ELEVATIONS.
- ALL EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE FLASHED AT THE HEAD WITH MIN. 26 GAUGE CORROSION-RESISTANT METAL. BUILDING PAPER TO BE LAPPED OVER HEAD FLASHING, TYP. USE "MOISTOP E-Z SEAL" OR EQUAL, AT PERIMETER OF DOOR AND WINDOW OPENINGS. INSTALL PER MANUFACTURERS RECOMMENDATIONS AND IN ACCORDANCE WITH IRC R703.8.
 - FLASHING AND COUNTER FLASHING TO BE MIN. 26 GAUGE CORROSION-RESISTANT METAL, AND SHALL BE INSTALLED IN COMPLIANCE WITH IRC R703.8. FLASHING TO INCLUDE (BUT NOT LIMITED TO):
 - TOPS OF EXPOSED HORIZONTAL TRIM
 - WALL/ROOF INTERSECTIONS
 - TOPS OF ALL OPENINGS IN EXTERIOR WALLS
 - EAVES, RAKES, HIPPS, VALLEYS, TOPS OF FREESTANDING EXTERIOR WALLS
 - FLASH ALL ROOF PENETRATIONS. ROOF & COPING FLASHING TO CONFORM TO IRC R903.2.
 - ROOFING INSTALLATION AND FLASHING TO CONFORM TO IRC R905.
 - SIDING INSTALLATION AND FLASHING TO CONFORM TO IRC R703.
 - INSTALL SIDING, ROOFING, AND TRIM PER MFR'S. SPECS. INSTALL ALL SUBSTRATES, FLASHING, WATER PROOFING, & EXPANSION JOINTS, AS REQUIRED BY MANUFACTURER.
 - SAFETY GLAZING (SG) TO CONFORM TO IBC R308. REFER TO ELEVATIONS FOR LOCATIONS.



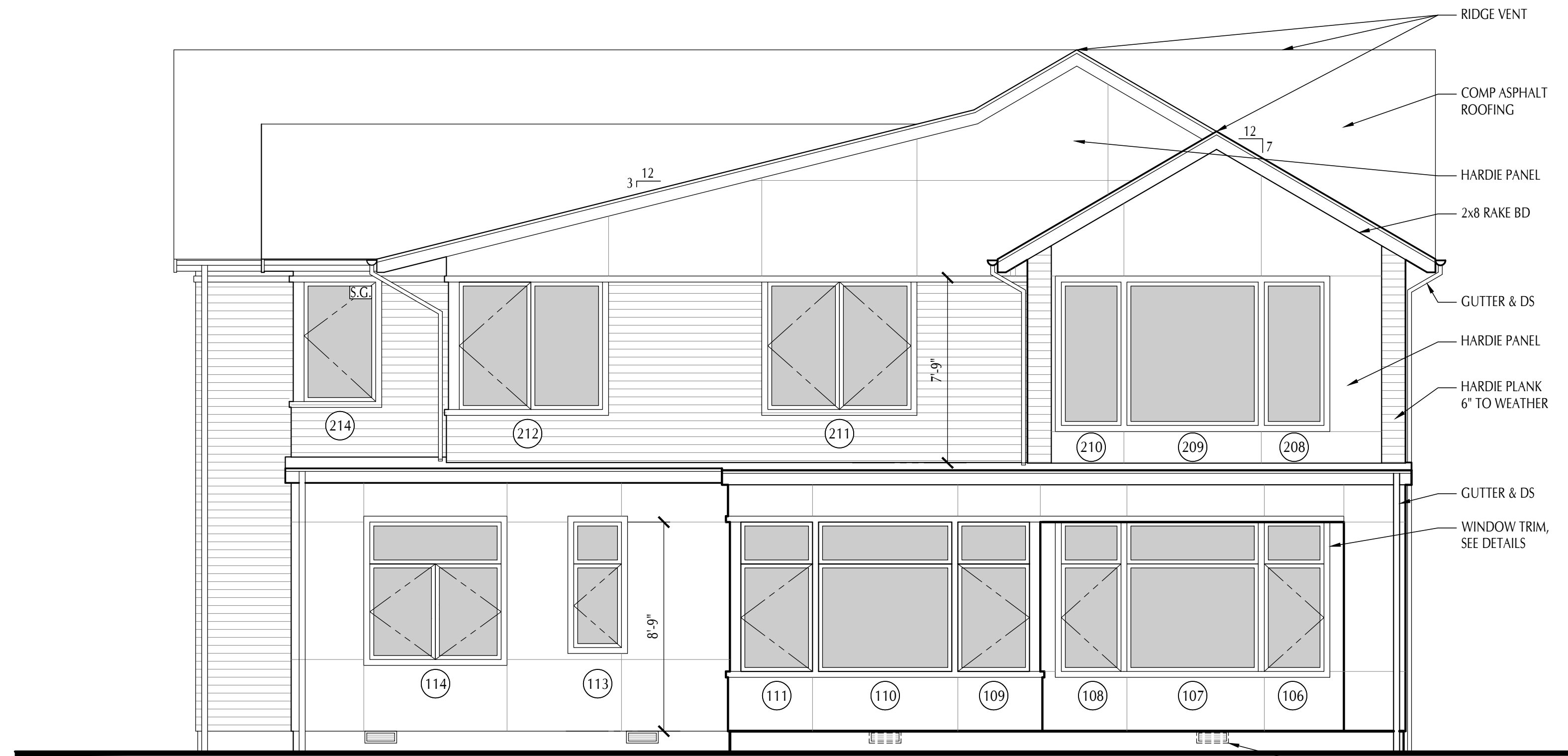
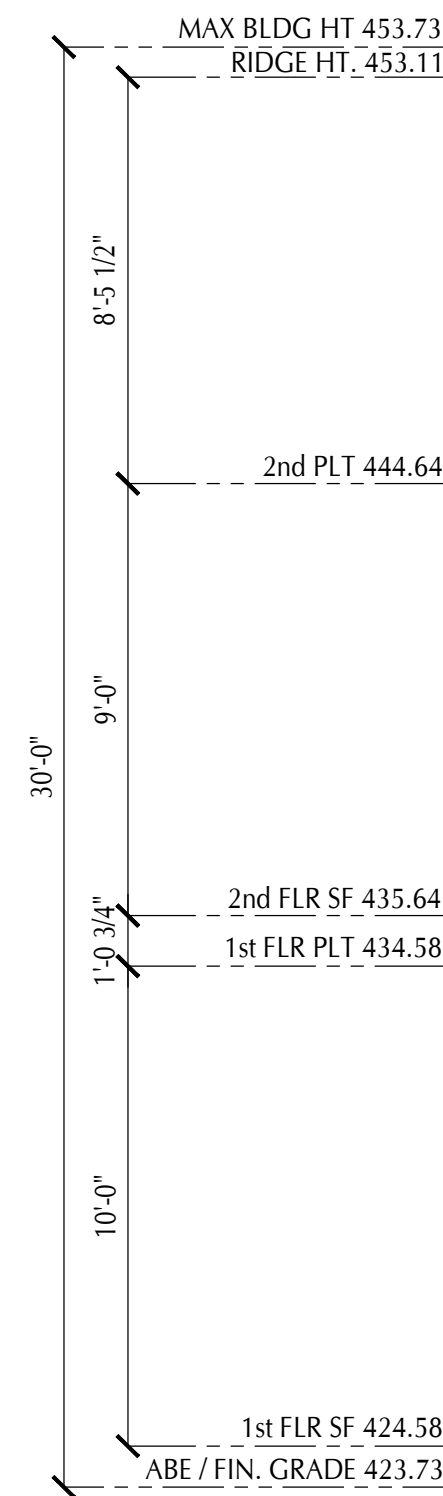
FOUNDATION PLAN - VENT DIAGRAM



CRAWL SPACE VENTILATION

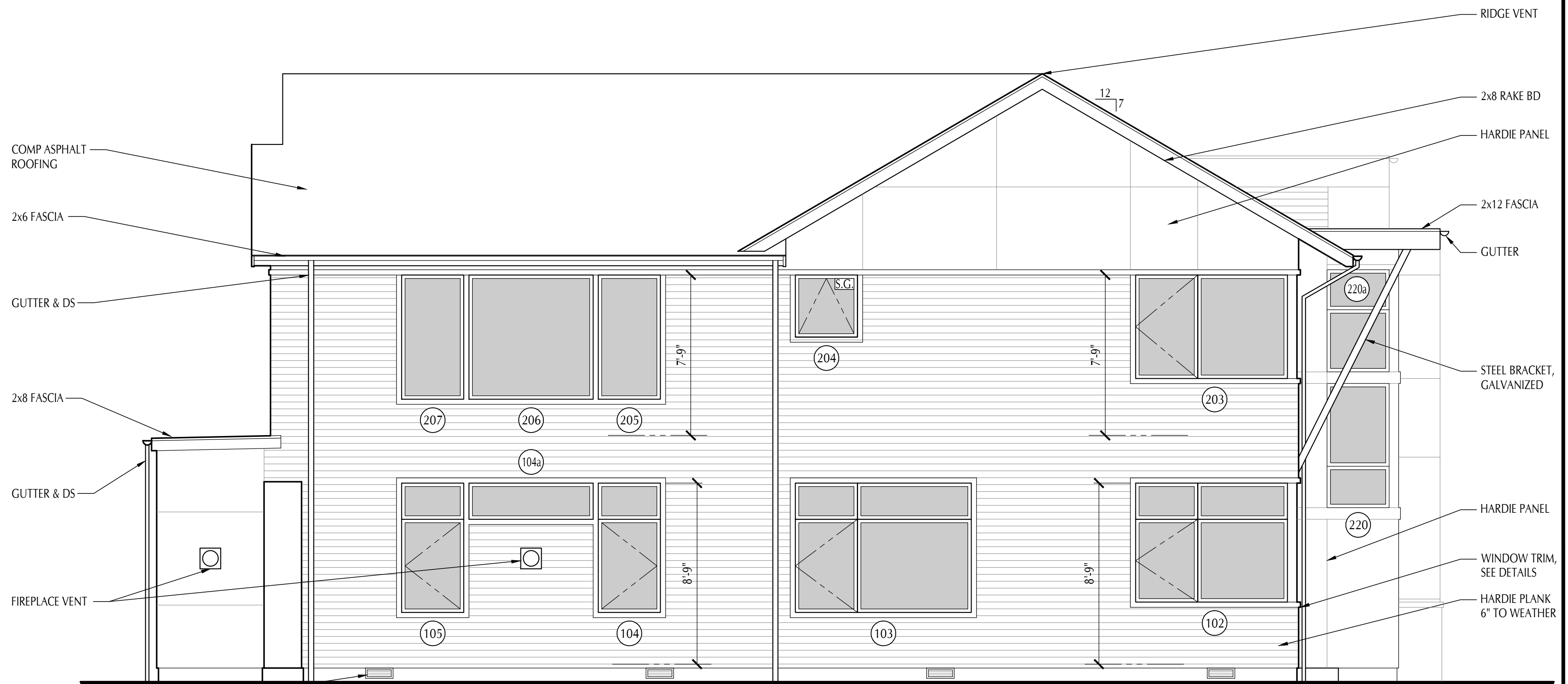
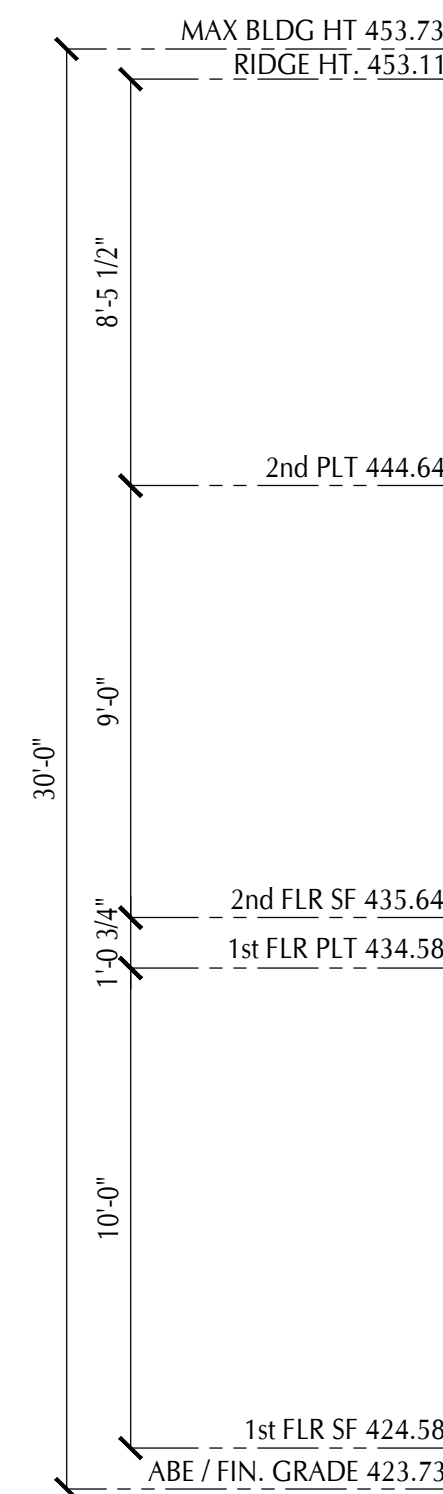
- REQUIRED VENT AREA IS 1/300 OF CRAWL SPACE TO BE VENTED.
- ALL VENTING TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- ALL VENTING TO BE INSTALLED BELOW BOTTOM OF INSULATION.
- PROVIDE VENT WELL IN GRADE IF NECESSARY.
- INSTALL VENTS EVENLY AROUND PERIMETER OF FOUNDATION TO PROVIDE CROSS VENTILATION. ONE SIDE IS PERMITTED NOT TO HAVE OPENINGS.

VENTING REQUIRED AT NEW ENTRY CRAWL SPACE
AREA TO BE VENTED: 1963 S.F.
AREA OF VENTING REQUIRED: 1963 S.F. / 300 = 6.54 S.F.
NET AREA OF 16"x8" VENT: 0.50 S.F. PER VENT (VERIFY W/ MANUFACTURER'S SPECIFICATIONS)
NUMBER OF VENTS REQUIRED: 6.54 / 0.50 = 14 RIM VENTS



NORTH ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"



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ADDRESS

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KIRKLAND, WA

98033

AD DRAWN BY

JV CHECKED

SCALE

ISSUE DATES

08/16/2023

PERMIT SET

REVISIONS

1/16/24 REVISION

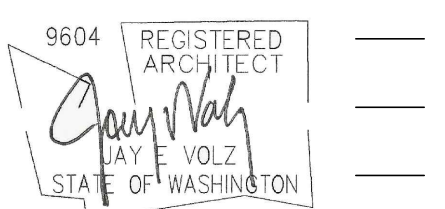
DRAWING INDEX

ELEVATIONS /

FOUNDATION VENTING

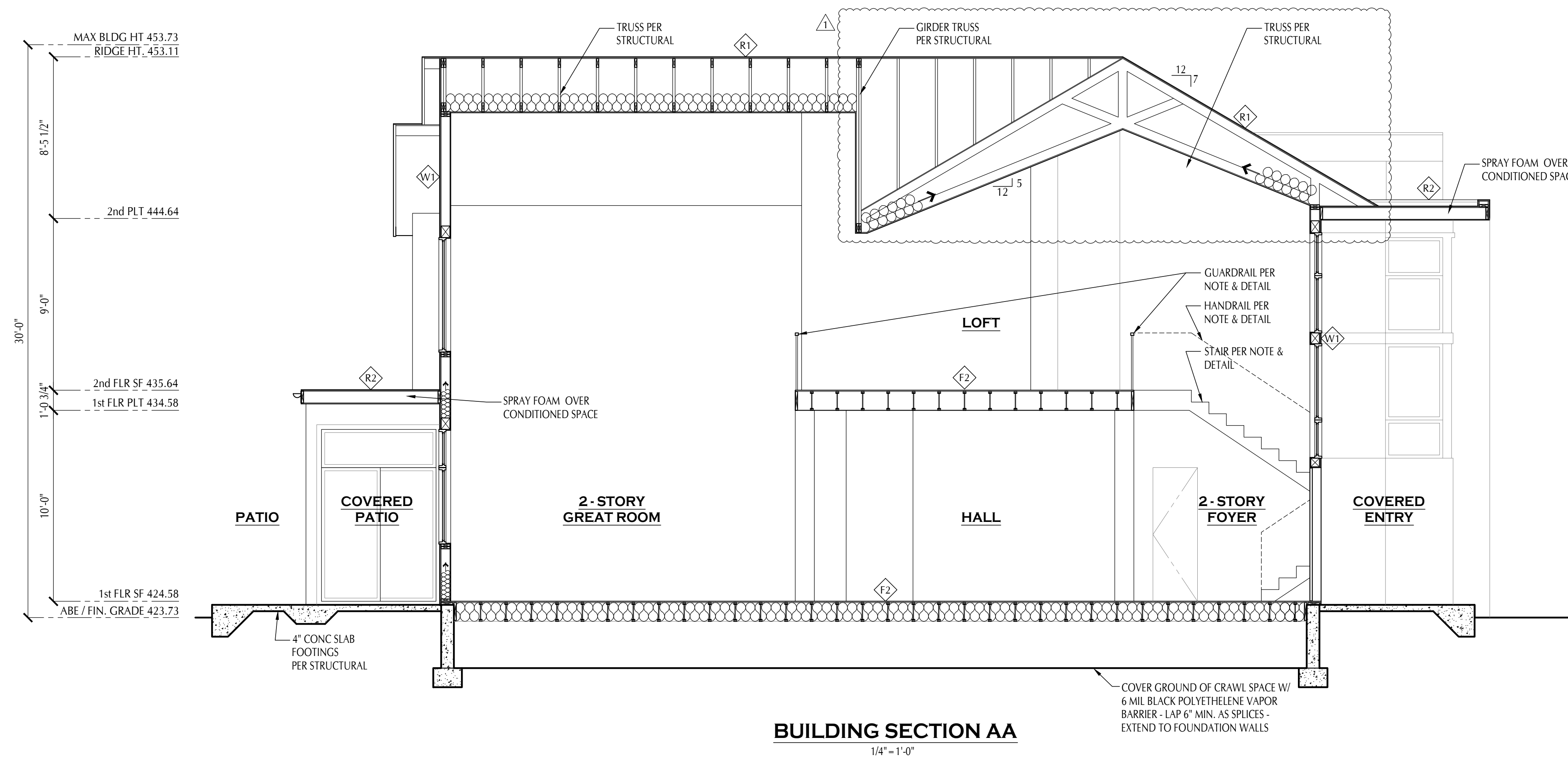
PLAN

CERTIFICATION

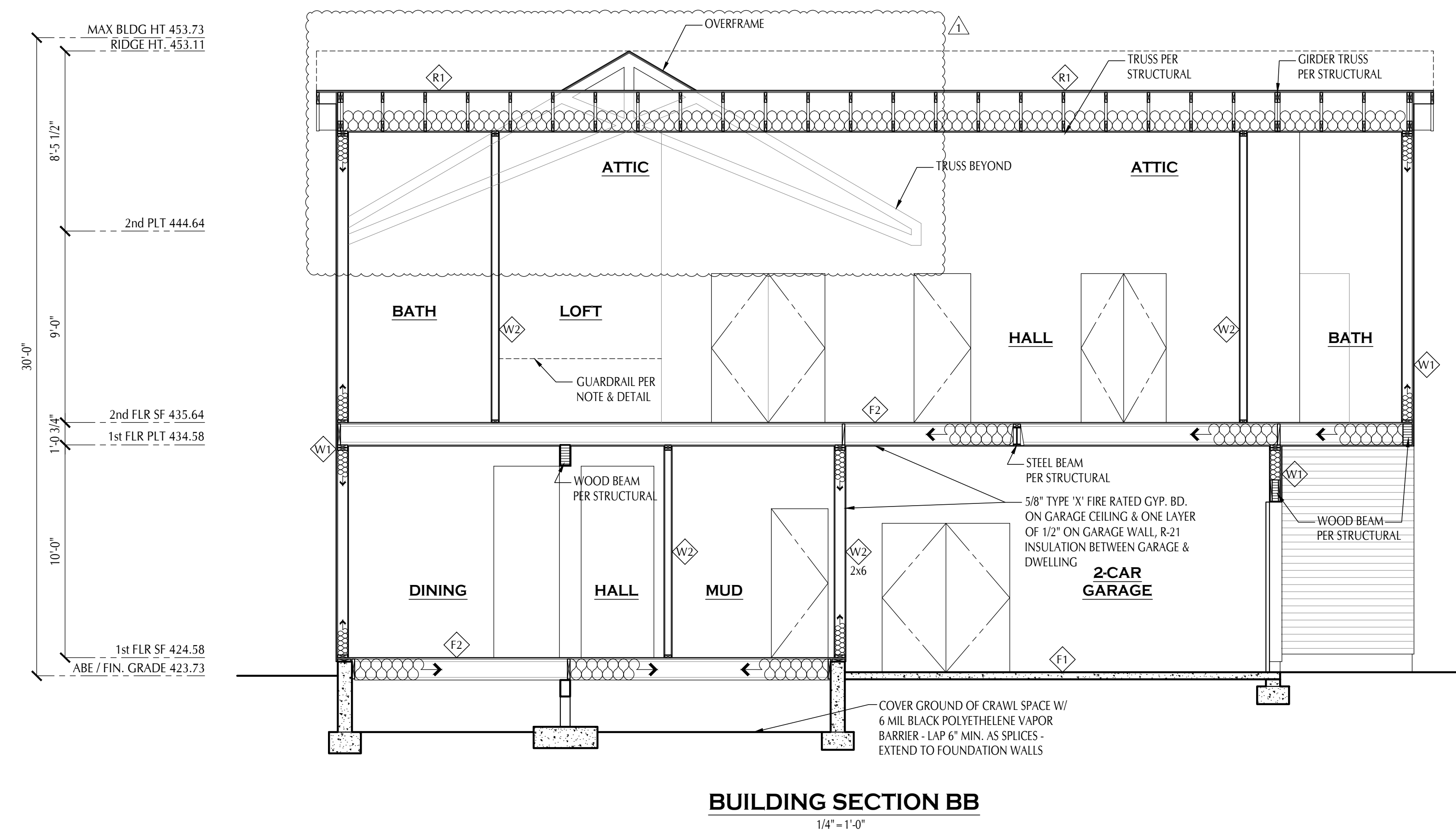


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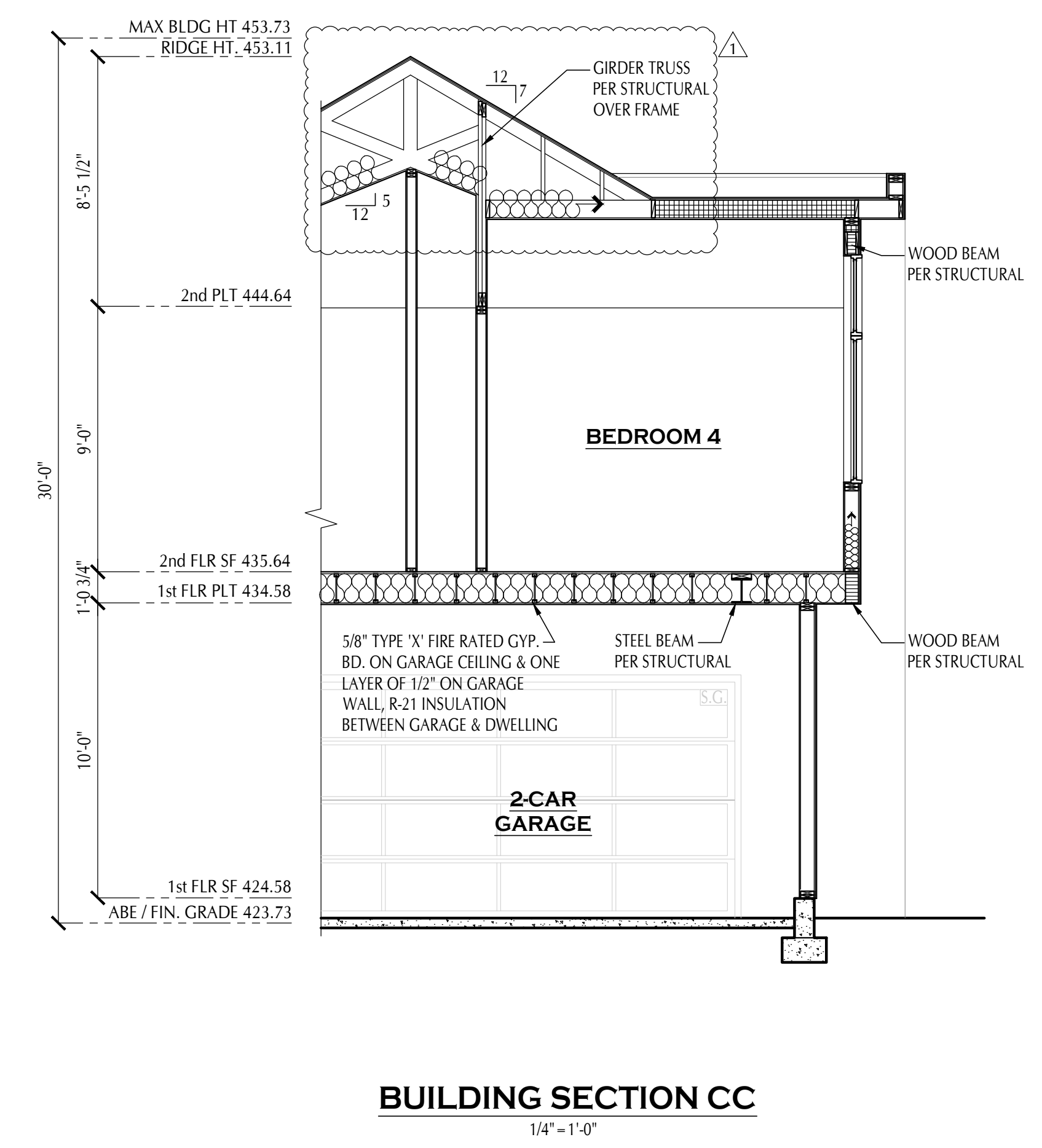
A3.2



BUILDING SECTION AA
1/4" = 1'-0"



BUILDING SECTION BB
1/4" = 1'-0"



BUILDING SECTION CC
1/4" = 1'-0"

CONSTRUCTION ASSEMBLY SCHEDULE

- R1 ROOF CONSTRUCTION**
- ASPHALT COMPOSITION SHINGLES
 - WATERBLOCK BUILDING SYSTEMS ADVANTAGE-30 SYNTHETIC ROOF UNDERLAYMENT, OR EQUAL
 - ROOF SHEATHING, PER STRUCTURAL
 - ROOF FRAMING PER ROOF FRAMING PLAN
 - INSULATE PER INSULATION SCHEDULE SHEET A1.1
 - NEW 5/8" GYPSUM WALL BOARD CEILING, FINISH PER SCHEDULE
- R2 ROOF CONSTRUCTION**
- VINYL MEMBRANE
 - WATERBLOCK BUILDING SYSTEMS ADVANTAGE-30 SYNTHETIC ROOF UNDERLAYMENT, OR EQUAL
 - ROOF SHEATHING, PER STRUCTURAL
 - ROOF FRAMING PER ROOF FRAMING PLAN
 - INSULATE PER INSULATION SCHEDULE SHEET A1.1
 - NEW 5/8" GYPSUM WALL BOARD CEILING, FINISH PER SCHEDULE
- W1 EXTERIOR WALL CONSTRUCTION**
- SIDING, AS NOTED ON ELEVATIONS.
 - INSTALL ALL REQUIRED SUBSTRATES, WATERPROOFING, SEALANTS, ACCESSORIES, ETC. AS REQUIRED BY MANUFACTURER.
 - BENJAMIN OBDYKE HYDROGAP HOUSEWRAP, INSTALL PER MANUFACTURER'S INSTRUCTIONS.
 - WALL SHEATHING PER STRUCTURAL. VERIFY W/ SIDING MFR. FOR ANY ADDITIONAL REQUIREMENTS.
 - 2x6 WALL STUDS @ 16" O.C. AT EXTERIOR, W/ DOUBLE TOP PL, SINGLE BOT PL (P.T. @ SLAB ON GRADE), U.N.O. ON PLANS, BALLOON FRAME ALL WALLS, 2x FIRE BLOCKING @ 10' O.C., MIN.
 - INSULATE PER INSULATION SCHEDULE, SHEET A0.1
 - 1/2" GYPSUM WALL BOARD AT INTERIOR, U.N.O., FINISH PER SCHEDULE.
- W2 INTERIOR WALL CONSTRUCTION**
- 1/2" GYPSUM WALL BOARD EACH SIDE, U.N.O. FINISHES PER SCHEDULE
 - 2x4 WALL STUDS @ 16" O.C. W/ DOUBLE TOP PL, SINGLE BOT PL (P.T. @ SLAB ON GRADE) U.N.O. ON PLANS
 - SOUND BATT INSULATION PER PLANS
 - WALL SHEATHING PER SHEARWALL SCHEDULE
- F1 SLAB FLOOR CONSTRUCTION**
- 4" THICK CONCRETE SLAB - REINFORCING PER STRUCTURAL
 - AT CONDITIONED SPACES, INSULATE PER INSULATION SCHEDULE, SHEET A0.1
 - 6 MIL VAPOR BARRIER
 - GRAVEL BED, PER STRUCTURAL
 - FILL PER STRUCTURAL
- F2 FRAMED FLOOR CONSTRUCTION**
- FINISH FLOOR PER SCHEDULE.
 - SUBFLOOR, GLUED AND NAILED, PER STRUCTURAL.
 - FLOOR JOISTS PER STRUCTURAL.
 - BEAMS, POSTS, AND PIERS PER STRUCTURAL
 - AT FLOOR SEPARATING CONDITIONED FROM UNCONDITIONED SPACES - INSULATE PER INSULATION SCHEDULE, SHEET A0.1



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1/16/24 REVISION	
DRAWING INDEX	_____
BUILDING SECTIONS /	_____
CONSTRUCTION	_____
ASSEMBLY SCHEDULE	_____
CERTIFICATION	_____
SHEET NO	A4.1

WINDOW / GLAZING SCHEDULE

NO.	SIZE (W x H)	OPERATION	TYPE	MATERIAL	FINISH	GLAZING TYPE	MAX. U VAL.	REMARKS
101	4'-4"x1'-9" 3'-0"x1'-9" O/ 4'-4"x4'-0" 3'-0"x4'-0"	PIC PIC O/ PIC CSMT		CLAD	FF		0.28	MULLED
102	3'-0"x1'-9" 4'-4"x1'-9" O/ 3'-0"x4'-0" 4'-4"x4'-0"	PIC PIC O/ CSMT PIC		CLAD	FF		0.28	MULLED
103	3'-0"x1'-9" 5'-6"x1'-9" O/ 3'-0"x4'-6" 5'-6"x4'-6"	PIC PIC O/ CSMT PIC		CLAD	FF		0.28	MULLED
104	3'-0"x1'-9" O/ 3'-0"x4'-6"	PIC O/ CSMT		CLAD	FF		0.28	MULLED
104a	6'-0"x1'-9"	PIC		CLAD	FF		0.28	
105	3'-0"x1'-9" O/ 3'-0"x4'-6"	PIC O/ CSMT		CLAD	FF		0.28	MULLED
106	2'-6"x1'-9" O/ 2'-6"x4'-6"	PIC O/ CSMT		CLAD	FF		0.28	MULLED
107	5'-6"x1'-9" O/ 5'-6"x4'-6"	PIC O/ PIC		CLAD	FF		0.28	MULLED
108	2'-6"x1'-9" O/ 2'-6"x4'-6"	PIC O/ CSMT		CLAD	FF		0.28	MULLED
109	3'-0"x1'-9" O/ 3'-0"x4'-6"	PIC O/ CSMT		CLAD	FF		0.28	MULLED
110	5'-7"x1'-9" O/ 5'-7"x4'-6"	PIC O/ PIC		CLAD	FF		0.28	MULLED
111	3'-0"x1'-9" O/ 3'-0"x4'-6"	PIC O/ CSMT		CLAD	FF		0.28	MULLED
112	3'-0"x1'-6" O/ 3'-0"x3'-0"	PIC O/ CSMT		CLAD	FF		0.28	MULLED
113	2'-0"x1'-9" O/ 2'-0"x3'-6"	PIC O/ CSMT		CLAD	FF		0.28	MULLED
114	5'-6"x1'-9" O/ 2'-9"x4'-0" 2'-9"x4'-0"	PIC O/ DBL CSMT		CLAD	FF		0.28	MULLED
115	5'-6"x1'-9" O/ 2'-9"x4'-0" 2'-9"x4'-0"	PIC O/ DBL CSMT		CLAD	FF		0.28	MULLED, EGRESS
116	5'-6"x1'-9" O/ 2'-9"x4'-0" 2'-9"x4'-0"	PIC O/ DBL CSMT		CLAD	FF		0.28	MULLED, EGRESS
117	3'-0"x3'-0"	AWN		CLAD	FF	SG	0.28	
201	3'-0"x4'-0" O/ 3'-0"x2'-0"	PIC O/ PIC		CLAD	FF		0.28	MULLED
201a	3'-0"x2'-0" O/ 3'-0"x3'-0"	PIC O/ PIC		CLAD	FF		0.28	MULLED
202	4'-4"x5'-0" O/ 3'-0"x5'-0"	PIC O/ CSMT		CLAD	FF		0.28	MULLED, EGRESS
203	3'-0"x5'-0" O/4'-4"x5'-0"	CSMT PIC		CLAD	FF		0.28	MULLED
204	3'-0"x3'-0"	AWN		CLAD	FF	SG	0.28	
205	3'-0"x6'-0"	PIC		CLAD	FF		0.28	
206	6'-0"x6'-0"	PIC		CLAD	FF		0.28	
207	3'-0"x6'-0"	PIC		CLAD	FF		0.28	
208	2'-6"x6'-0"	PIC		CLAD	FF		0.28	
209	5'-6"x6'-0"	PIC		CLAD	FF		0.28	
210	2'-6"x6'-0"	PIC		CLAD	FF		0.28	
211	3'-0"x5'-4" 3'-0"x5'-4"	DBL CSMT		CLAD	FF		0.28	MULLED
212	3'-0"x5'-4" 3'-0"x5'-4"	CSMT PIC		CLAD	FF		0.28	MULLED
213	3'-0"x5'-4" 3'-0"x5'-4"	PIC CSMT		CLAD	FF		0.28	MULLED, EGRESS
214	3'-0"x5'-0"	CSMT		CLAD	FF		0.28	
215	3'-0"x5'-0"	CSMT		CLAD	FF	SG	0.28	
216	3'-0"x3'-0"	AWN		CLAD	FF	SG	0.28	
217	5'-4"x2'-9" O/ 2'-8"x5'-0" 2'-8"x5'-0"	PIC DBL CSMT		CLAD CLAD	FF FF		0.28 0.28	MULLED MULLED, EGRESS
218	5'-4"x2'-9" O/ 2'-8"x5'-0" 2'-8"x5'-0"	PIC DBL CSMT		CLAD CLAD	FF FF		0.28 0.28	MULLED MULLED, EGRESS
219	4'-6"x4'-0" 2'-0"x4'-0" O/ 4'-6"x2'-0" 2'-0"x2'-0"	PIC PIC O/ PIC PIC		CLAD	FF		0.28	MULLED
219a	4'-6"x2'-0" 2'-0"x2'-0" O/ 4'-6"x3'-0" 2'-0"x3'-0"	PIC PIC O/ PIC PIC		CLAD	FF		0.28	MULLED
220	3'-0"x4'-0" O/ 3'-0"x2'-0"	PIC O/ PIC		CLAD	FF		0.28	MULLED
220a	3'-0"x2'-0" O/ 3'-0"x3'-0"	PIC O/ PIC		CLAD	FF		0.28	MULLED
221	5'-0"x1'-6"	PIC		CLAD	FF		0.28	

WINDOW SCHEDULE KEY

CLAD	CLAD	ABV	ABOVE
WD	WOOD	O/	OVER
VIN	VINYL	AWN	AWNING
PT	PAINT	PIC	PICTURE
FF	FACTORY FINISH	CSMT	CASEMENT
SG	SAFETY GLAZING	SL	SLIDER
R.O.	ROUGH OPENING	TRSM	TRANSOM
VFY.	VERIFY	DH	DOUBLE HUNG
EXT'G.	EXISTING		
HD HT	HEAD HEIGHT		
N/A	NOT APPLICABLE		

NOTES

1. REFER TO ELEVATIONS FOR WINDOW TYPE, U.N.O.
2. WINDOWS SIZES SHOWN ARE NOMINAL FINISHED OPENINGS.
VERIFY R.O. WITH MANUFACTURER

GLAZING TYPES

- SG SAFETY GLAZING
CLR ALL GLAZING, LOW E, ARGON
FILLED, UNLESS OTHERWISE NOTED
G1 OBSCURED

DOOR SCHEDULE

NO.	DOOR SIZE (W x H)	R.O. (W x H)	OPERATION	TYPE	DOOR MATERIAL	FINISH	FRAME MATERIAL	FINISH	GLAZING TYPE	MAX U VAL.	HRDW NO.	REMARKS
101	3'-0" x 7'-0"	3'-2" x 7'-2 1/2"	ENTRY		WD	FF	WD	FF	SG	0.28		WEATHERSTRIP & SEAL BY MFR.
102	6'-0" x 7'-0"	PER MFR	SGD		CLAD	FF/PT	CLAD	FF/PT	SG	0.28		WEATHERSTRIP & SEAL BY MFR.
103	16'-0" x 8'-0"	16'-3" x 8' 1'-1/2"	GAR.		AL	FF	AL	FF	SG			
104	PR 2'-6" x 7'-0"	5'-2" x 7'-2"	DBL SWING		WD	PT	WD	PT				
105	2'-4" x 7'-0"	2'-6" x 7'-2"	SWING		WD	PT	WD	PT				
106	2'-4" x 7'-0"	2'-6" x 7'-2"	SWING		WD	PT	WD	PT				
107	2'-8" x 7'-0"	2'-10" x 7'-2"	SWING		WD	PT	WD	PT				
108	2'-8" x 7'-0"	2'-10" x 7'-2"	SWING		WD	PT	WD	PT				20 MIN. FIRE RATED W/ CLOSER
109	PR 3'-0" x 7'-0"	6'-2" x 7'-2"	DBL SWING		WD	PT	WD	PT				
110	2'-8" x 7'-0"	2'-10" x 7'-2"	SWING		WD	PT	WD	PT				
111	2'-4" x 7'-0"	2'-6" x 7'-2"	SWING		WD	PT	WD	PT				
112	2'-4" x 7'-0"	2'-6" x 7'-2"	SWING		WD	PT	WD	PT				
113	2'-6" x 7'-0"	2'-8" x 7'-2"	SWING		WD	PT	WD	PT				
114	PR 3'-0" x 7'-0"	6'-0" x 7'-2"	BIPASS		WD	PT	WD	PT				
115	2'-4" x 7'-0"	2'-6" x 7'-2"	SWING		WD	PT	WD	PT				
116	2'-6" x 7'-0"	2'-8" x 7'-2"	SWING		WD	PT	WD	PT				
201	2'-6" x 7'-0"	2'-8" x 7'-2"	SWING		WD	PT	WD	PT				
202	PR 2'-6" x 7'-0"	5'-0" x 7'-2"	BIPASS		WD	PT	WD	PT				
203	2'-4" x 7'-0"	2'-6" x 7'-2"	SWING		WD	PT	WD	PT				
204	PR 2'-8" x 7'-0"	5'-6" x 7'-2"	DBL SWING		WD	PT	WD	PT				
205	2'-6" x 7'-0"	2'-8" x 7'-2"	SWING		WD	PT	WD	PT				
206	2'-4" x 7'-0"	4'-9 3/4" x 7'-5"	PKT		WD	PT	WD	PT				
207	2'-6" x 7'-0"	2'-8" x 7'-2"	SWING		WD	PT	WD	PT				
208	2'-8" x 7'-0"	5'-1 1/4" x 7'-5"	PKT		WD	PT	WD	PT				
209	2'-8" x 7'-0"	2'-10" x 7'-2"	SWING		WD	PT	WD	PT				
210	2'-8" x 7'-0"	2'-10" x 7'-2"	SWING		WD	PT	WD	PT				
211	PR 3'-0" x 7'-0"	6'-0" x 7'-2"	BIPASS		WD	PT	WD	PT				
212	2'-8" x 7'-0"	2'-10" x 7'-2"	SWING		WD	PT	WD	PT				
213	PR 3'-0" x 7'-0"	6'-0" x 7'-2"	BIPASS		WD	PT	WD	PT				
214	PR 2'-0" x 7'-0"	4'-2" x 7'-2"	DBL SWING		WD	PT	WD	PT				
215	2'-6" x 7'-0"	2'-8" x 7'-2"	SWING		WD	PT	WD	PT				
216	2'-4" x 7'-0"	4'-9 3/4" x 7'-5"	PKT		WD	PT	WD	PT				

DOOR SCHEDULE KEY

WD	WOOD	VFY.	VERIFY
VIN	VINYL	EXT'G.	EXISTING
FG	FIBERGLASS	GAR.	GARAGE
PT	PAINT	SL	SIDELITE
ST	STAIN	MFR	MANUFACTURER
PR.	PAIR	SGD	SLIDING GLASS
PKT	POCKET		DOOR
DBL	DOUBLE		
SG	SAFETY GLAZING		
F.O.	FINISHED OPENING		
R.O.	ROUGH OPENING		
CLAD	FIBERGLASS CLAD		

NOTES

1. ALL GLAZING AT DOORS TO BE
SAFETY GLAZING.

- GLAZING TYPES
ALL GLAZING IS CLR, LOW E, ARGON
FILLED, SAFETY GLAZING
SG SAFETY GLAZING
G1 ETCHED

HARDWARE GROUPS

- HW1



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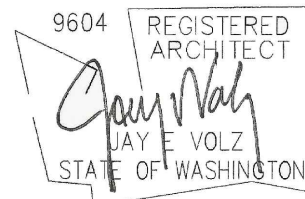
DRAWING INDEX

WINDOW & DOOR

SCHEDULES /

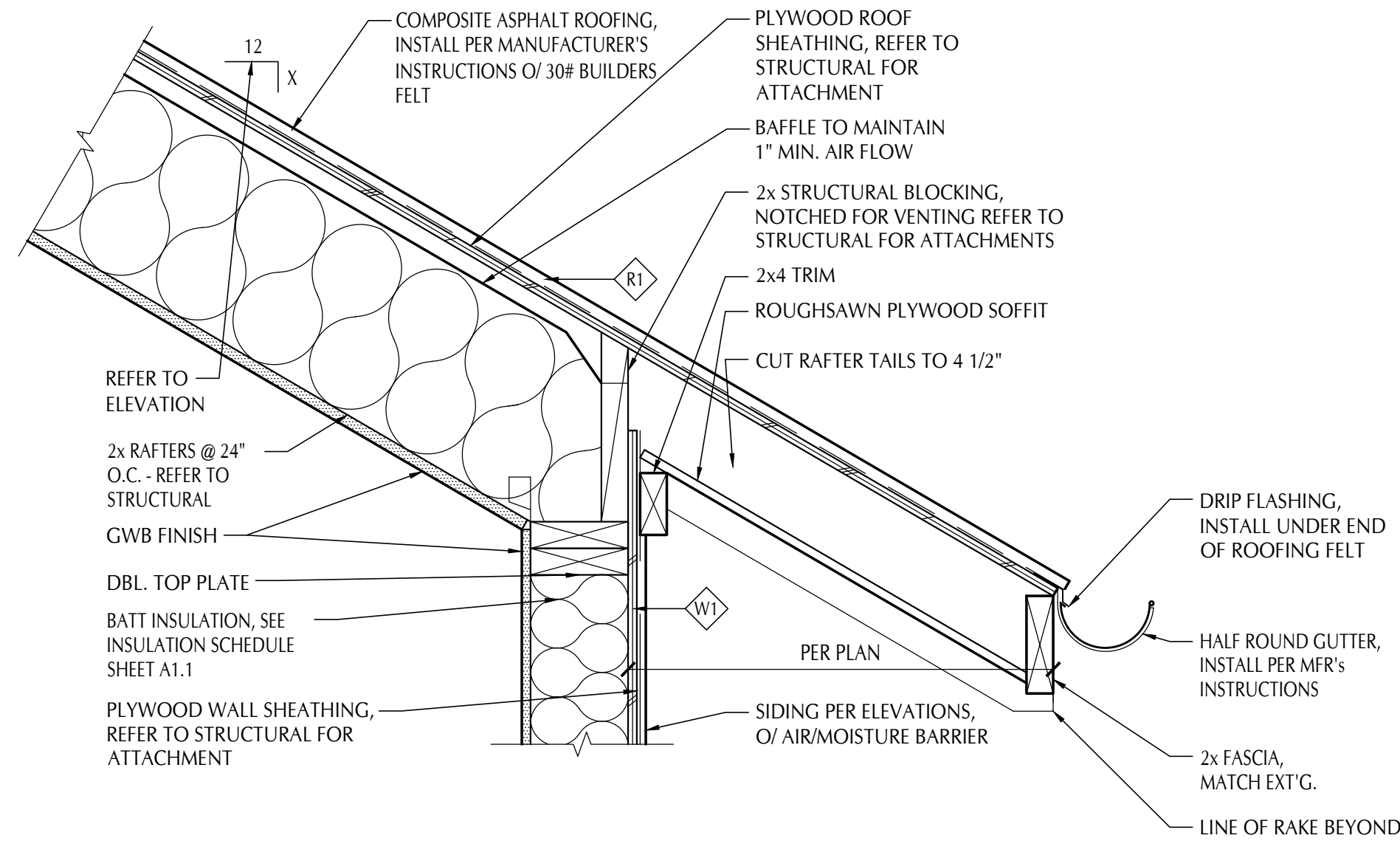
TRIM DETAILS

CERTIFICATION

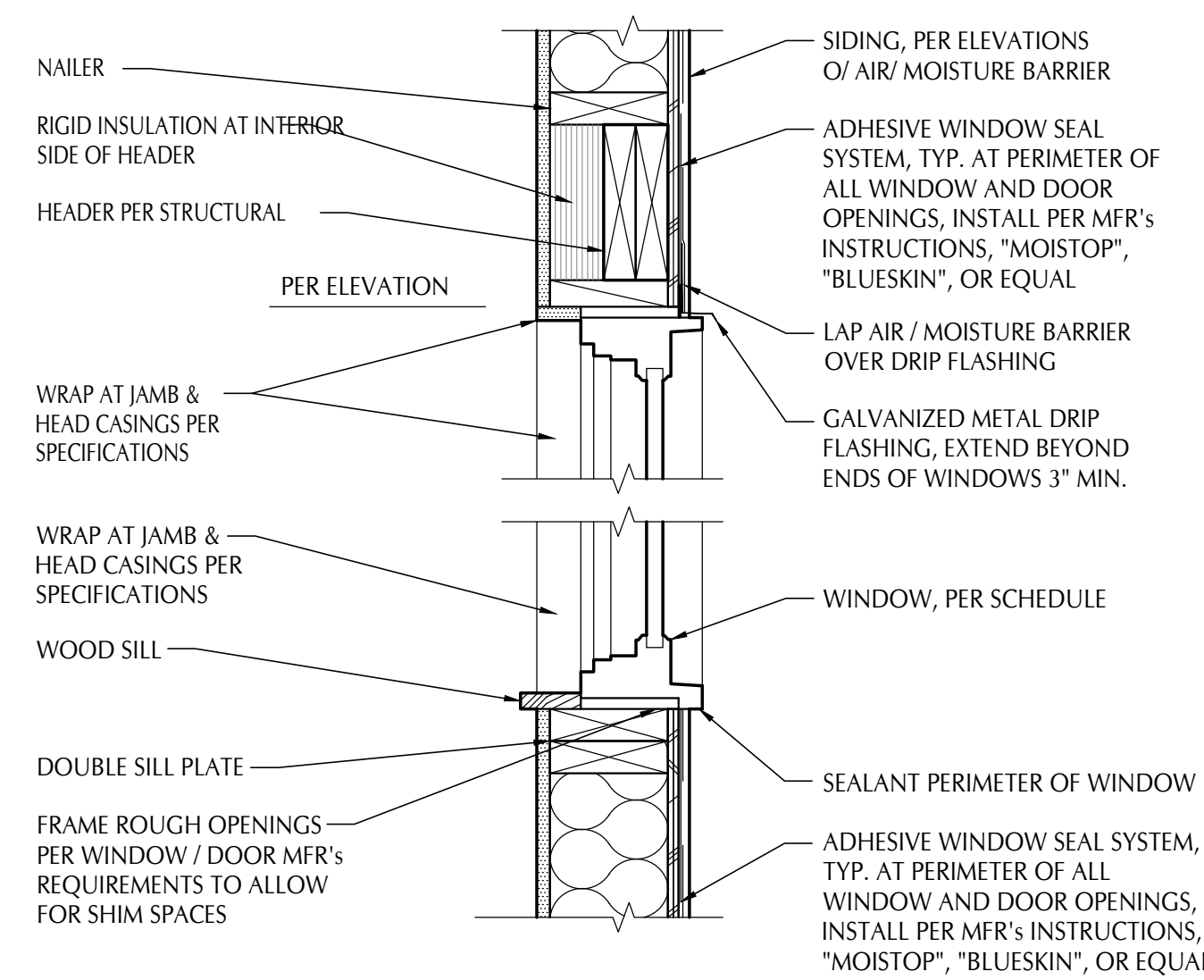


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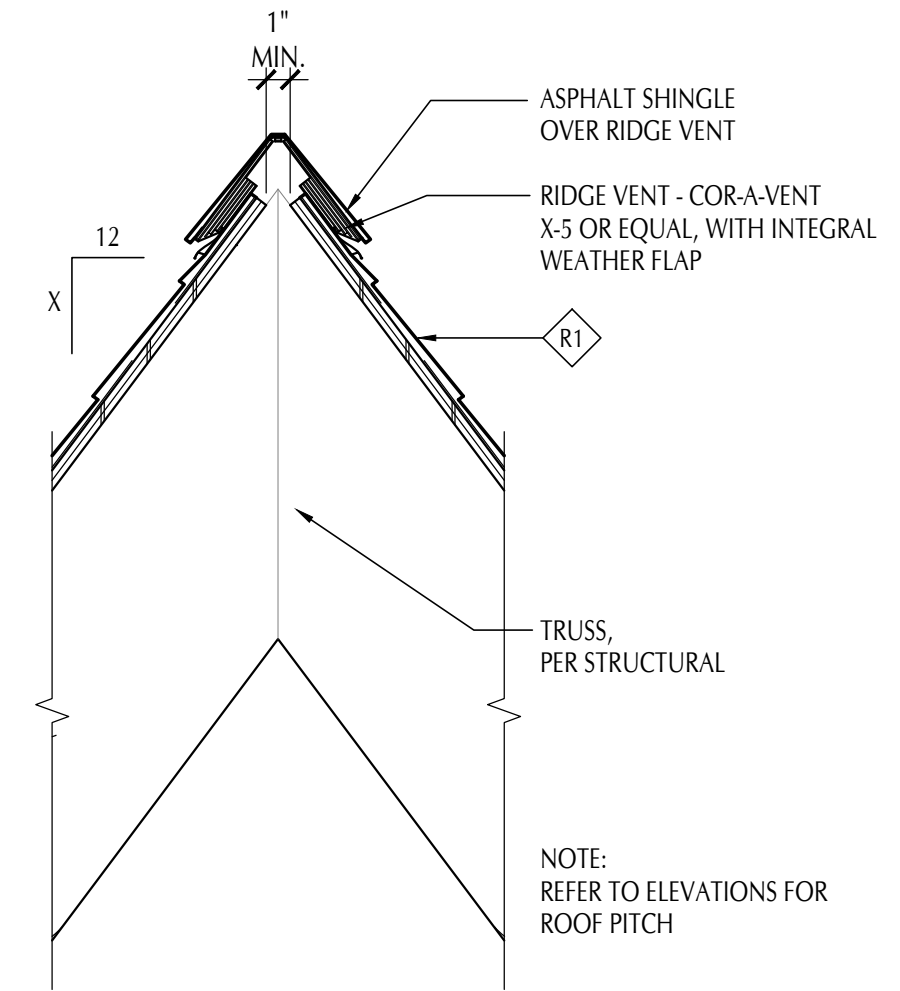
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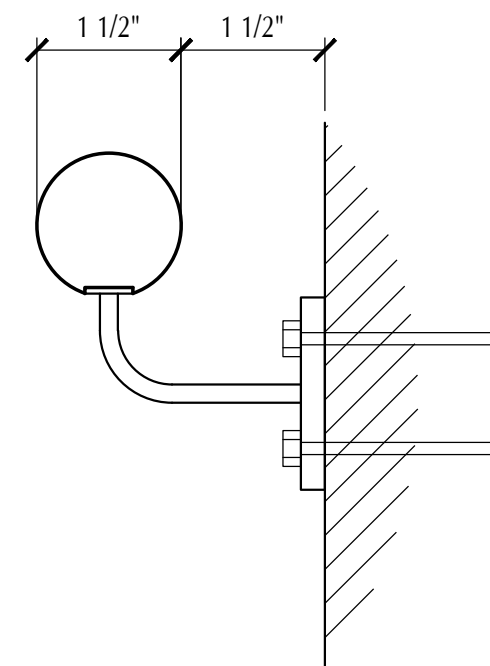
7 TYP. WALL/ROOF DETAIL
1-1/2" = 1'-0"



6 TYP. OPENING DETAIL
1-1/2" = 1'-0"

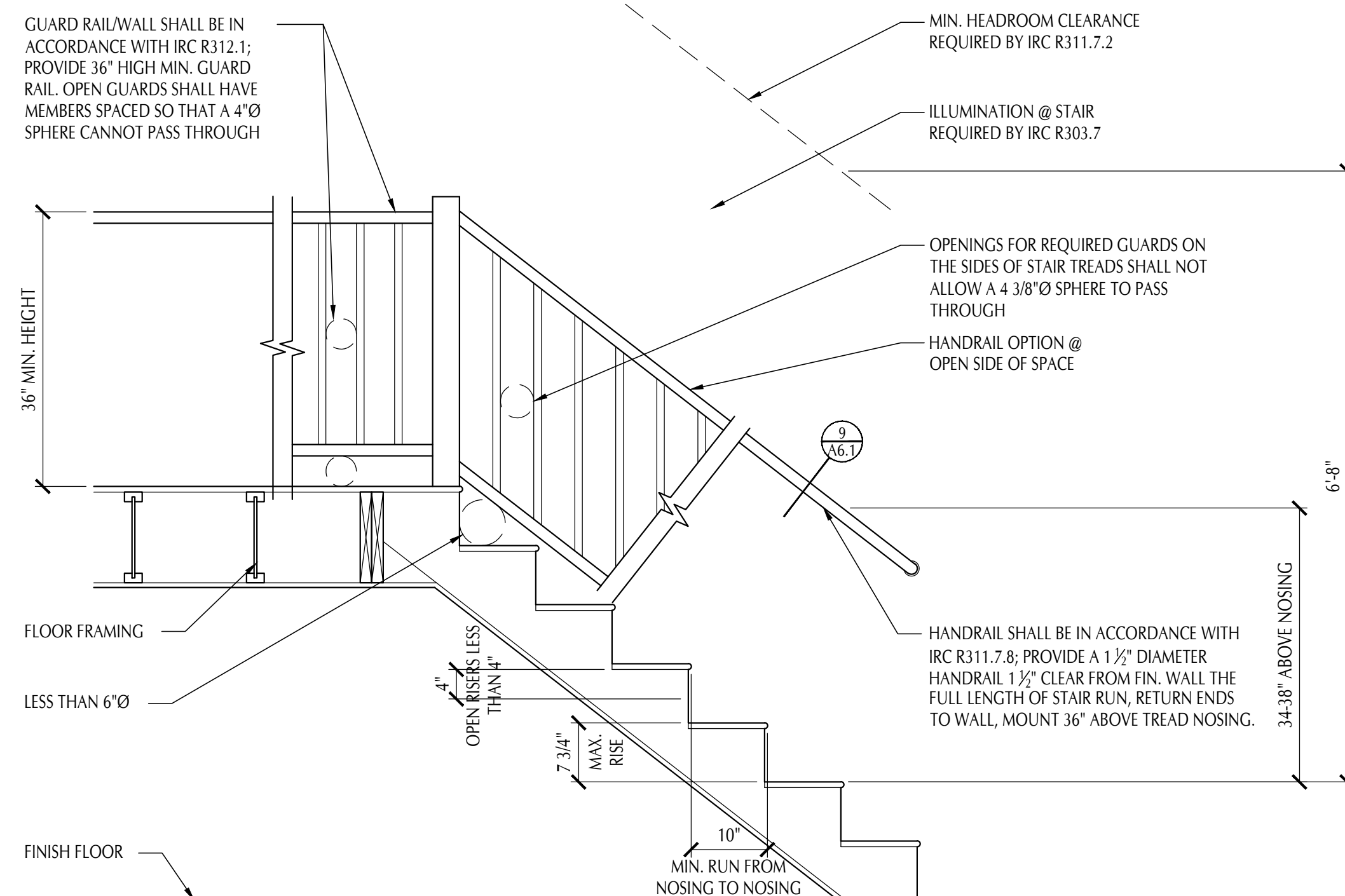


3 TYPICAL RIDGE DETAIL
1-1/2" = 1'-0"

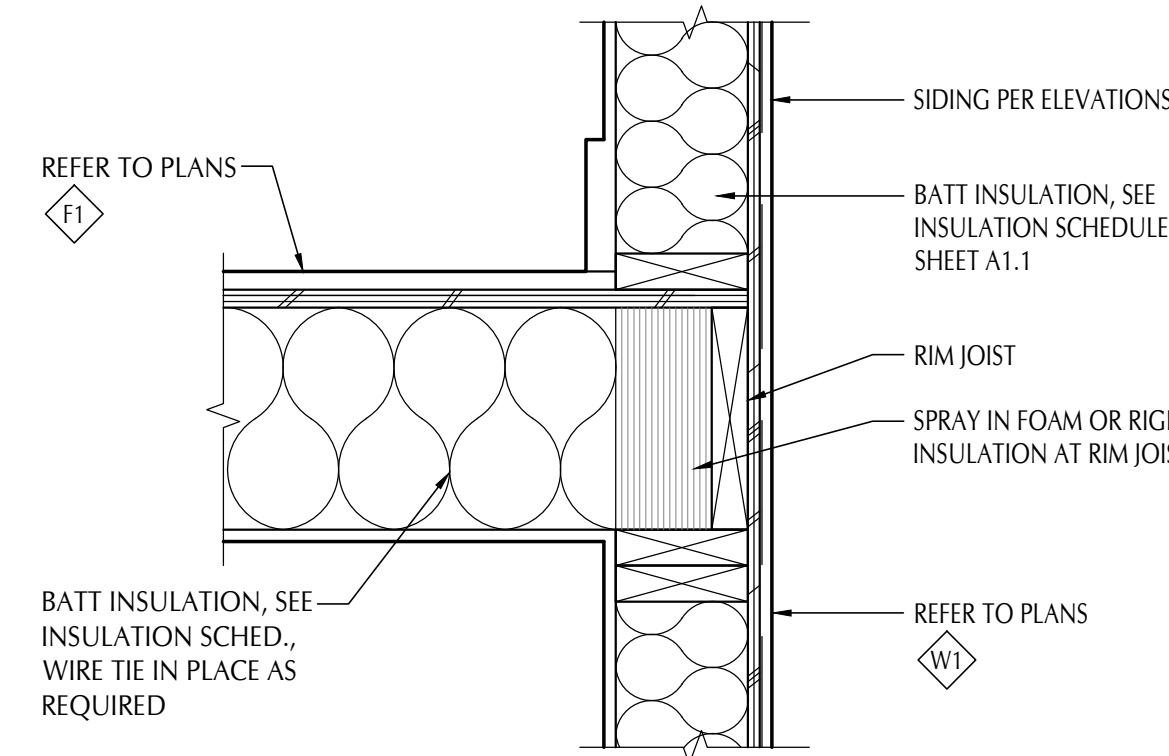


9 TYP. HANDRAIL DETAIL
6" = 1'-0"

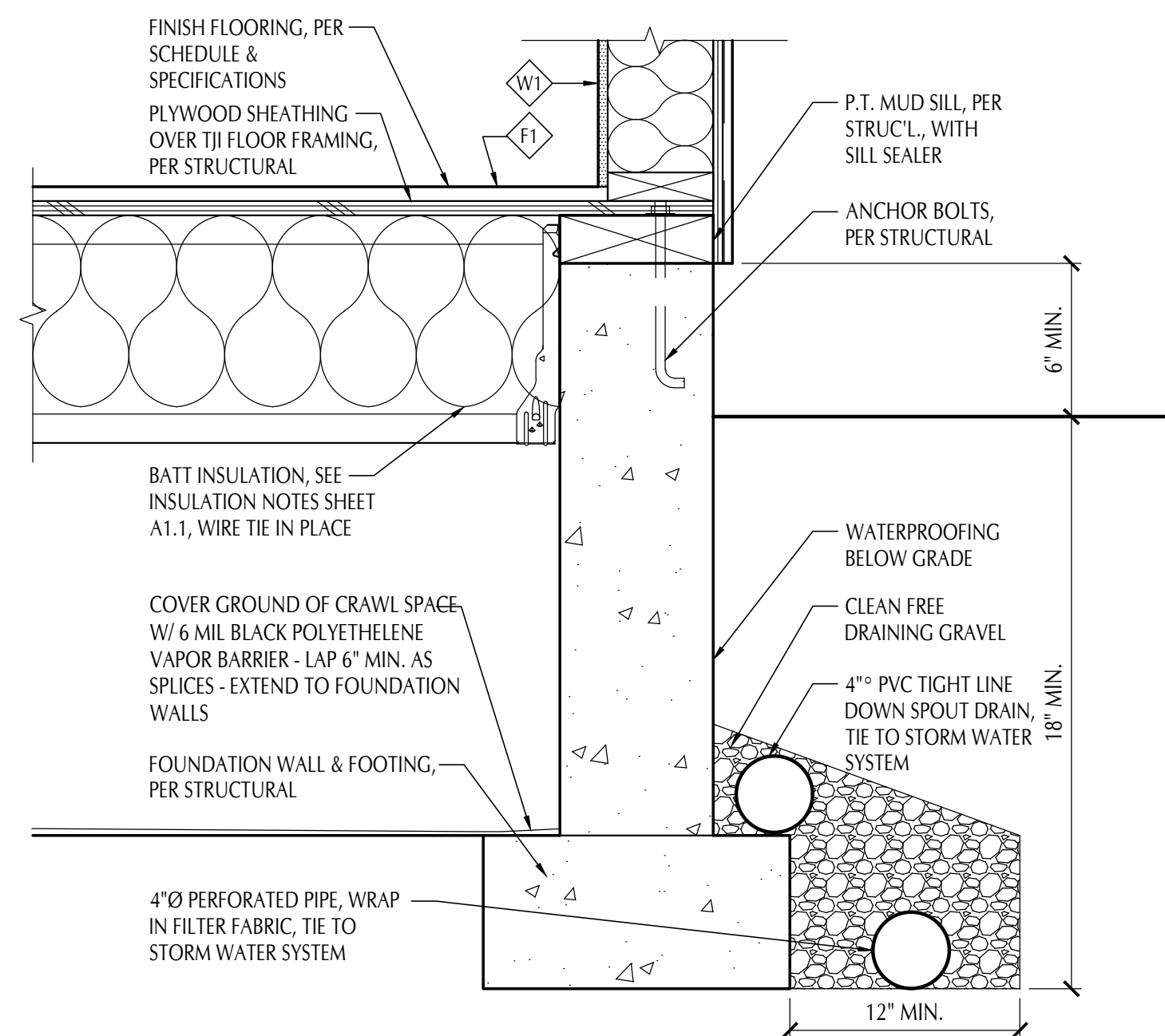
- STAIR NOTES**
1. STAIRWAYS SHALL BE NOT LESS THAN 36" IN WIDTH.
 2. STAIRWAY RISERS SHALL BE NO GREATER THAN 7 3/4".
 3. STAIRWAY TREADS SHALL HAVE A MINIMUM RUN OF 10".
 4. THE LENGTH OF RUN AND THE HEIGHT OF RISER SHALL NOT VARY MORE THAN 3/8" IN THE RUN OF THE STAIR.
 5. STAIRS ARE REQUIRED TO BE ILLUMINATED.
 6. OPEN RISERS ARE PERMITTED IF THE OPENING IS LESS THAN 4".
 7. TREAD NOSING SHALL BE NOT LESS THAN 3/4" BUT NOT MORE THAN 1 1/4" ON STAIRWAYS WITH SOLID RISERS, EXCEPT WHEN TREADS ARE 11" OR MORE.
 8. COMPOSITE MATERIALS MAY REQUIRE ADDITIONAL STRINGERS.
 9. 1/2" GWB TO BE INSTALLED @ WALLS, UNDER STAIR SURFACES AND SOFFITS AT ALL ENCLOSED ACCESSIBLE AREAS UNDER THE STAIRS IN ACCORDANCE WITH R302.7.



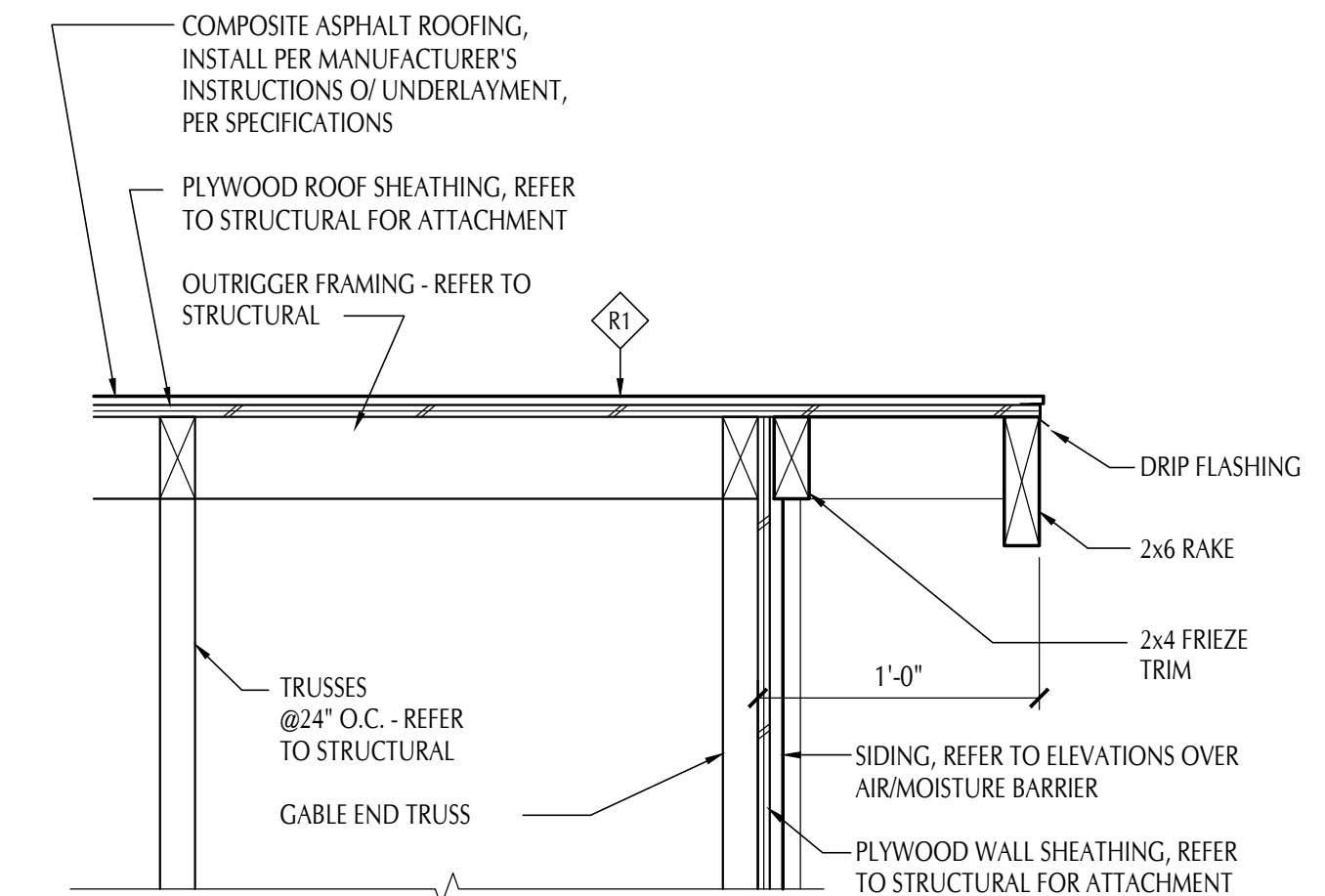
8 TYP. STAIR DETAIL
3/4" = 1'-0"



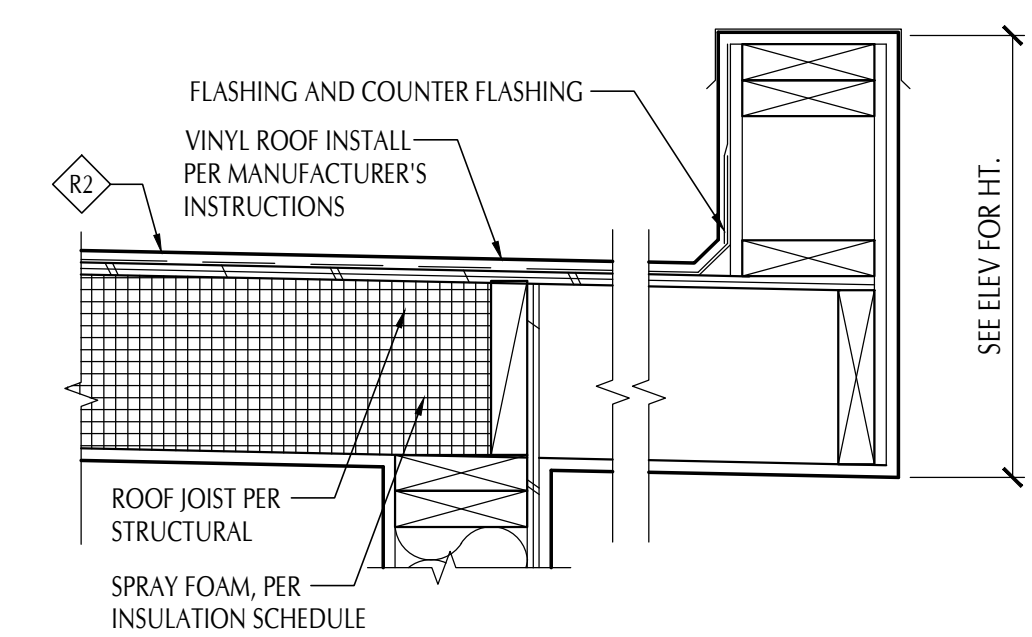
5 TYP. WALL/FLOOR DETAIL
1-1/2" = 1'-0"



4 FLOOR / FOUNDATION DETAIL
1-1/2" = 1'-0"



2 RAKE DETAIL
1-1/2" = 1'-0"



1 FLAT ROOF DETAIL
1-1/2" = 1'-0"

STRUCTURAL NOTES

(THESE NOTES ARE TYPICAL UNLESS NOTED OR DETAILED OTHERWISE ON DRAWINGS)

CODE

ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (IBC), 2018 EDITION. SPECIFICATIONS AND STANDARDS WHERE REFERENCED ON THE DRAWINGS ARE TO BE THE LATEST EDITION.

DESIGN LOADS

DEAD LOADS:
ROOF 15 PSF
FLOOR 15 PSF

LIVE LOADS:
ROOF (SNOW LOAD) 25 PSF
RESIDENTIAL 40 PSF

(LIVE LOADS ARE REDUCED WHERE PERMISSIBLE PER IBC SECTION 1607.11).

EARTHQUAKE LOADS:

EQUIVALENT LATERAL FORCE PROCEDURE PER ASCE 7-16 SECTION 12.8.

SITE CLASS (ASSUMED) D
SHORT PERIOD SPECTRAL RESPONSE ACCEL (S_s) 1.268
ONE SECOND SPECTRAL RESPONSE ACCEL (S₁) 0.442
SHORT PERIOD DESIGN SPECTRAL RESPONSE ACCEL (S_{ps}) 1.014
ONE SECOND DESIGN SPECTRAL RESPONSE ACCEL (S_{pd}) 0.547
RISK CATEGORY II
SEISMIC IMPORTANCE FACTOR (I_e) 1.0
SEISMIC DESIGN CATEGORY D
BASIC SEISMIC FORCE-RESISTING-SYSTEM PLYWOOD SHEAR WALLS
RESPONSE MODIFICATION FACTOR, (R) 6.5
REDUNDANCY FACTOR (ρ) 1.0
SEISMIC RESPONSE COEFFICIENT (C_e) 0.156

W = TOTAL SEISMIC DEAD LOAD AS DEFINED PER ASCE 7-16 SECTION 12.7.2.

BASE SHEAR (V), $V = C_s W = \frac{S_{DS}}{R/I} W$

WIND LOADS:

BASIC WIND SPEED (3 SECOND GUST) 110 MPH
EXPOSURE B
K_{zt} 1.0

SEE PLANS FOR ADDITIONAL DESIGN LOADS.

STATEMENT OF SPECIAL INSPECTIONS

SPECIAL INSPECTIONS ARE REQUIRED AS INDICATED IN THE FOLLOWING TABLE. THE CONTRACTOR SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND OWNER PRIOR TO COMMENCEMENT OF WORK IN ACCORDANCE WITH SECTION 1704.4 OF THE IBC.

FREQUENCY AND DISTRIBUTION OF REPORTS - INSPECTION REPORTS SHALL BE PROVIDED FOR EACH DAY ON SITE BY SPECIAL INSPECTOR. STRUCTURAL OBSERVATION REPORTS SHALL BE PROVIDED AFTER EACH OBSERVATION. REPORTS SHALL BE DISTRIBUTED TO THE CONTRACTOR, ARCHITECT, ENGINEER AND BUILDING OFFICIAL.

SPECIAL INSPECTION

OPERATION	CONT	PERIODIC	REMARKS
STRUCTURAL STEEL			
FABRICATION & ERECTION		X	
SHOP & FIELD WELDING			
ALL WELDING		X	WABO CERTIFIED INSPECTORS
NOTE: ALL ITEMS MARKED WITH AN "X" SHALL BE INSPECTED IN ACCORDANCE WITH IBC CHAPTER 17. SPECIAL INSPECTION SHALL BE PERFORMED BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE OWNER. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING OFFICIAL SHALL BE FURNISHED WITH COPIES OF ALL RESULTS. ANY INSPECTION FAILING TO MEET THE PROJECT SPECIFICATIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DESIGN TEAM.			

FOUNDATIONS: SPREAD FOOTINGS

SOILS REPORT: REPORT NOT AVAILABLE AT TIME OF DESIGN

ALLOWABLE SOIL PRESSURE: 1500 PSF (ASSUMED)

FOOTINGS SHALL BEAR ON FIRM UNDISTURBED EARTH OR 12" OF COMPACTED STRUCTURAL FILL AS REQUIRED AND AT LEAST 18" BELOW ADJACENT EXTERIOR GRADE. ANY FOOTING ELEVATIONS SHOWN IN THE DRAWINGS REPRESENT MINIMUM DEPTHS AND ARE FOR BIDDING ONLY. ACTUAL FOOTING ELEVATIONS ARE SUBJECT TO SITE CONDITIONS AND MUST THEREFORE BE ESTABLISHED BY THE CONTRACTOR. FOOTINGS SHALL BE CENTERED BELOW COLUMNS OR WALLS ABOVE, UNLESS NOTED OTHERWISE.

IMPORTED STRUCTURAL FILL AND BACKFILL MATERIAL SHOULD CONSIST OF CLEAN, WELL GRADED GRANULAR MATERIAL FREE OF DEBRIS OR ORGANICS WITH A MAXIMUM PARTICLE DIAMETER OF THREE INCHES AND NO MORE THAN 10% FINES (PASSING THE #200 SIEVE).

FILL AND BACKFILL MATERIAL SHOULD BE PLACED IN LEVEL LIFTS NOT EXCEEDING TWELVE (12") INCHES IN LOOSE THICKNESS AND COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM TEST METHOD D1557.

BACKFILL BEHIND ALL RETAINING WALLS WITH WELL-DRAINING, GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE. PROVIDE DAMPPROOFING AT EXTERIOR FACE OF ALL FOUNDATION WALLS EXPOSED TO EARTH PER ARCHITECTURAL SPECIFICATIONS.

EXCAVATIONS AND DRAINAGE INSTALLATION SHALL BE OBSERVED BY A SOILS ENGINEER RETAINED BY THE OWNER. IF EXCAVATION SHOWS SOIL CONDITIONS TO BE OTHER THAN THOSE ASSUMED ABOVE NOTIFY THE STRUCTURAL ENGINEER FOR POSSIBLE FOUNDATION REDESIGN.

CONCRETE

ALL CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED, AND PLACED IN ACCORDANCE WITH CHAPTER 26 OF ACI 318 AND THE AMERICAN CONCRETE INSTITUTE'S SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301).

ALL CONCRETE SHALL BE STONE-AGGREGATE CONCRETE HAVING A UNIT WEIGHT OF APPROXIMATELY 150 POUNDS PER CUBIC FOOT.

CONCRETE STRENGTHS AT 28 DAYS (F'_c) AND MIX CRITERIA SHALL BE AS FOLLOWS:

TYPE OF CONSTRUCTION	F' _c *	MAXIMUM WATER/CEMENT RATIO	MIN CEMENT CONTENT PER CUBIC YARD	MAXIMUM SHRINKAGE STRAIN
SLABS ON GRADE	3000 PSI	0.55	5 1/2 SACK	N/A
FOOTINGS	3000 PSI	0.55	5 1/2 SACK	N/A
WALLS	4000 PSI	0.45	5 1/2 SACK	N/A

THE MINIMUM AMOUNT OF CEMENT LISTED ABOVE MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, FINE AND COARSE AGGREGATE, WATER, AND ADMIXTURES AS WELL AS THE WATER-CEMENT RATIO, SLUMP, CONCRETE YIELD, AND SUBSTITATING STRENGTH DATA IN ACCORDANCE WITH CHAPTER 26 OF ACI 318.

ALL CONCRETE EXPOSED TO WEATHER OR TO FREEZING TEMPERATURES SHALL BE AIR-ENTRAINED IN ACCORDANCE WITH ACI 318 TABLE 19.3.3.1 FOR MODERATE EXPOSURE CLASS F1.

*PROVIDE F'_c SPECIFIED IN TABLE FOR DURABILITY REQUIREMENTS. 2500 PSI CONCRETE MEETS STRENGTH REQUIREMENTS, THEREFORE SPECIAL INSPECTION IS NOT REQUIRED.

REINFORCING STEEL

REINFORCING STEEL SHALL BE DEFORMED BILLET STEEL CONFORMING TO ASTM A615, AND SHALL BE GRADE 60 (F_y = 60,000 PSI), UNLESS NOTED OTHERWISE. GRADE 60 REINFORCING BARS INDICATED ON DRAWINGS TO BE WELDED SHALL CONFORM TO ASTM A706. REINFORCING COMPLYING WITH ASTM A615 MAY BE WELDED IF MATERIAL PROPERTY REPORTS INDICATING CONFORMANCE WITH WELDING PROCEDURES SPECIFIED IN AWS D1.4 ARE SUBMITTED.

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185. PROVIDE WELDED WIRE FABRIC IN SHEETS NOT ROLLS. LAP WELDED WIRE FABRIC 12" AT SIDES AND ENDS.

REINFORCING STEEL SHALL BE DETAILED INCLUDING HOOKS AND BENDS IN ACCORDANCE WITH ACI SP-66 AND ACI 318, LATEST EDITIONS. UNLESS OTHERWISE NOTED, REINFORCING SPLICE LENGTHS AND DEVELOPMENT LENGTHS SHALL BE PER SCHEDULE.

MECHANICAL SPLICING OF REINFORCING BARS, WHERE INDICATED ON THE DRAWINGS, SHALL BE BY AN ICBO APPROVED SYSTEM, SHALL DEVELOP 125% OF THE SPECIFIED YIELD STRENGTH OF THE BAR, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

REINFORCING SHALL BE PLACED AND ADEQUATELY SUPPORTED PRIOR TO PLACING CONCRETE. WET-SETTING EMBEDDED ITEMS IS NOT ALLOWED WITHOUT PRIOR ENGINEER APPROVAL. APPROVAL BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL NOT BE FIELD BENT UNLESS SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER. REFER TO CHAPTER 25 OF ACI 318 FOR OTHER REINFORCING STEEL REQUIREMENTS.

MINIMUM LAPS AND EMBEDMENT

UNLESS OTHERWISE NOTED, REINFORCING SPLICE LENGTHS AND DEVELOPMENT LENGTHS SHALL BE AS TABULATED BELOW:

F' _c = 3000 PSI						
BAR SIZE	DEVELOPMENT LENGTH			LAP SPLICE		
	TENSION		COMPRESSION	TENSION		COMPRESSION
	TOP BARS	OTHER BARS	ALL BARS	TOP BARS	OTHER BARS	ALL BARS
#3	22	17	9	28	22	12
#4	29	22	11	37	29	15
#5	36	28	14	47	36	19
#6	43	33	17	56	43	23
#7	63	48	20	81	63	27
#8	72	55	22	93	72	30

F' _c = 4000 PSI						
BAR SIZE	DEVELOPMENT LENGTH			LAP SPLICE		
	TENSION		COMPRESSION	TENSION		COMPRESSION
	TOP BARS	OTHER BARS	ALL BARS	TOP BARS	OTHER BARS	ALL BARS
#3	19	15	8	24	19	12
#4	25	19	10	33	25	15
#5	31	24	12	41	31	19
#6	37	29	15	49	37	23
#7	54	42	17	71	54	27
#8	62	48	19	81	62	30
NOTE: 1. ALL LENGTHS ARE IN INCHES. 2. ALL LAP SPLICES ARE CLASS B. 3. "TOP BARS" ARE HORIZONTAL REINFORCEMENT PLACED SUCH THAT MORE THAN 12 INCHES OF CONCRETE IS CAST IN THE MEMBER BELOW THE BAR.						

CONCRETE GENERAL NOTES

VERTICAL BARS SHALL START FROM TOP OF FOOTING. HORIZONTAL BARS SHALL START A DISTANCE OF 1/2 THE NORMAL BAR SPACING FROM TOP OF FOOTING AND TOP OF FRAMED SLABS. IN ADDITION, THERE SHALL BE A HORIZONTAL BAR AT A MAXIMUM OF 3" FROM TOP OF WALL AND BOTTOM OF FRAMED SLABS.

PROVIDE CORNER BARS TO MATCH THE HORIZONTAL REINFORCING WITH TENSION LAP SPLICE AT EACH SIDE PER TABLE, OR BEND ONE SIDE OVER TO PROVIDE TENSION LAP.

PROVIDE CONTROL OR CONSTRUCTION JOINTS IN SLABS ON GRADE TO BREAK UP SLAB INTO RECTANGULAR AREAS OF NOT MORE THAN 400 SQUARE FEET EACH. AREAS TO BE AS SQUARE AS PRACTICAL AND HAVE NO ACUTE ANGLES. JOINT LOCATIONS TO BE APPROVED BY THE ARCHITECT.

ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED AND PROPERLY PREPARED IMMEDIATELY PRIOR TO POURING OF CONCRETE. DOWEL STEEL SHALL BE THE SAME SIZE AND SPACING AS MAIN REINFORCING DETAILED BEYOND JOINT.

SEE ARCHITECTURAL DRAWINGS AND MECHANICAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF OPENINGS IN CONCRETE WALLS, FLOORS AND ROOF. UNLESS INDICATED OTHERWISE, REINFORCE AROUND OPENINGS GREATER THAN 12" IN EITHER DIRECTION WITH (2) #5 EACH SIDE AND (1) #5 x 4'-0" DIAGONAL AT EACH CORNER. EXTEND BARS 2'-0" BEYOND EDGE OF OPENING. IF 2'-0" IS UNAVAILABLE, EXTEND AS FAR AS POSSIBLE AND HOOK. HOOK ALL REINFORCING INTERRUPTED BY OPENINGS.

BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL NOT BE FIELD BENT UNLESS SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.

SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES. PROVIDE 3/4" CHAMFER AT ALL CORNERS EXCEPT AS NOTED.

STRUCTURAL STEEL

STRUCTURAL STEEL DESIGN, FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", LATEST EDITION.

WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992, F_y = 50 KSI.

PLATES, ANGLES, CHANNELS, AND RODS SHALL CONFORM TO ASTM A36, F_y = 36 KSI.

STRUCTURAL TUBING SHALL CONFORM TO ASTM A500 GRADE B, F_y = 46 KSI.

STEEL PIPE SHALL CONFORM TO ASTM A53 GRADE B, F_y = 35 KSI.

BOLTS CONNECTING STEEL MEMBERS SHALL CONFORM TO ASTM A325-N. BOLTS SHALL BE 3/4"Ø MINIMUM, UNO ANCHOR BOLTS SHALL CONFORM TO ASTM A307.

CONTRACTOR SHALL PROVIDE CONNECTION ADJUSTMENT TOLERANCES TO SATISFY THE REQUIREMENTS OF AISC MANUAL OF STEEL CONSTRUCTION.

UNLESS SPECIFIED AS STAINLESS STEEL, ALL STEEL MEMBERS, SHAPES, BOLTS, AND ACCESSORIES EXPOSED TO WEATHER SHALL BE HOT DIP GALVANIZED.

WELDING

WELDING SHALL CONFORM TO AWS "STRUCTURAL WELDING CODE", LATEST EDITION. ALL WELDING SHALL BE DONE WITH 70 KSI LOW HYDROGEN ELECTRODES. WHERE NOT CALLED OUT, MINIMUM FILLET WELD SIZE SHALL BE PER TABLE 5.8 IN AWS D1.1, LATEST EDITION.

WELDING OF REINFORCING BARS SHALL NOT BE PERMITTED UNLESS SPECIFICALLY CALLED OUT ON DRAWINGS OR APPROVED BY STRUCTURAL ENGINEER. WELDING OF GRADE 60 REINFORCING BARS SHALL BE PERFORMED USING LOW HYDROGEN ELECTRODES. WELDING OF GRADE 40 REINFORCING BARS SHALL BE PERFORMED USING E70XX ELECTRODES. SEE REINFORCING NOTES FOR MATERIAL REQUIREMENTS OF WELDED BARS. WELDING WITHIN 4" OF COLD BENDS IN REINFORCING BARS IS NOT PERMITTED.

ALL WELDING SHALL BE DONE BY WASHINGTON ASSOCIATION OF BUILDING OFFICIALS (WABO) CERTIFIED WELDERS.

ALL WELDING SHALL BE INSPECTED BY WASHINGTON ASSOCIATION OF BUILDING OFFICIALS (WABO) CERTIFIED INSPECTORS.

LUMBER

ALL GRADES SPECIFIED ARE MINIMUM GRADES REQUIRED. ALL LUMBER SHALL BE IN ACCORDANCE WITH WPPA GRADING RULES, KILN-DRIED TO MC 19 AND OF THE FOLLOWING MINIMUM STANDARDS:

SIZE CLASSIFICATION	SPECIES	GRADE	Fb (PSI)	Fc (PSI)
SLEEPERS	DOUG-FIR	STUD	700	-
LIGHT FRAMING (STUDS)	HEM-FIR	STUD	675	800
2x JOISTS AND PLANKS	HEM-FIR	#2	850	-
PLATES AND BLOCKING	HEM-FIR	#2	850	-
6x AND LARGER BEAMS AND STRINGERS	DOUG-FIR	#2	875	-
4x AND SMALLER BEAMS AND STRINGERS	HEM-FIR	#2	850	-
ALL POSTS AND TIMBERS	DOUG-FIR	#1	1200	1000

REFER TO PLAN NOTES, SCHEDULES, AND DETAILS FOR MORE SPECIFIC LUMBER SIZE AND GRADE REQUIREMENTS.

UNLESS NOTED OTHERWISE IN THE PLANS, ALL WOOD AND WOOD-BASED MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE, MASONRY, OR WITHIN 8" OF SOIL SHALL BE PRESERVATIVE-TREATED BY VACUUM-PRESSURE IMPREGNATION IN ACCORDANCE WITH AWPFA STANDARD U1.

NAILS, BOLTS, AND METAL CONNECTORS FOR WOOD

ALL NAILS SHALL CONFORM TO THE STANDARDS SET FORTH BY THE NATIONAL DESIGN STANDARDS (NDS) FOR WOOD CONSTRUCTION, LATEST EDITION. NAILING NOT SPECIFIED SHALL BE PER IBC TABLE 2304.10.1 NAILING SCHEDULE. ALL NAILS CALLED OUT ON PLANS SHALL BE COMMON NAILS UNLESS NOTED OTHERWISE AND SHALL MEET OR EXCEED THE FOLLOWING MINIMUM GUIDELINES:

NAIL	SHANK Ø	MIN LENGTH
8d COMMON	0.131Ø	2 1/2" SHANK
10d COMMON	0.148Ø	3" SHANK
12d COMMON	0.148Ø	3 1/4" SHANK
16d COMMON	0.162Ø	3 1/2" SHANK

10d BOX NAILS MAY BE SUBSTITUTED FOR 8d COMMON NAILS WITH NO CHANGE IN NAIL SPACING. FRAMING MEMBERS MAY BE NAILED WITH 16d SINKERS (0.148"Ø x 3 1/4"), BUT ONLY 16d COMMON NAILS SHALL BE USED WHERE 16d NAILS ARE INDICATED IN THIS DRAWING SET. ENGINEER MAY APPROVE OTHER NAILS IF NAIL LABELS ARE SUBMITTED TO ENGINEER PRIOR TO START OF CONSTRUCTION.

ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. LEAD HOLES FOR LAG BOLTS SHALL BE BORED FOR THE SHANK AND THREADED PORTIONS PER NDS 12.1.4.2.

CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, CATALOG TO BE THE LATEST EDITION, OR ENGINEER APPROVED EQUAL. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND WITH THE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY THE MANUFACTURER. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS, SCREWS, OR BOLTS IN EACH MEMBER.

INSTALL SOLID BLOCKING AT ALL BEARING POINTS. ALL SHIMS SHALL BE SEASONED, DRIED, AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

GALVANIZATION

UNLESS NOTED OTHERWISE, STEEL CONNECTORS IN CONTACT WITH TREATED WOOD SHALL BE GALVANIZED ACCORDING TO THE FOLLOWING TABLE:

GALVANIZATION	UNTREATED WOOD	CCA-C	SBX	ACQ-C ACQ-D	CBA-A CA-B	OTHER BORATE	ACZA	OTHER PT WOOD
G90	X	X	X					
G185	X	X	X	X	X	X		
HDG	X	X	X	X	X	X		
S1300	X	X	X	X	X	X	X	X

G90 = 0.90 OZ. OF ZINC PER SQUARE FOOT OF AREA

G185 = 1.85 OZ. OF ZINC PER SQUARE FOOT OF AREA

HDG = HOT DIP GALVANIZED

S1300 = TYPE 316L STAINLESS STEEL

RATED SHEATHING

RATED SHEATHING SHALL BE GRADE C-D INT-APA WITH EXTERIOR GLUE OR OSB SHEATHING WITH EXTERIOR GLUE IN CONFORMANCE WITH IBC STANDARD 2303.1.5.

POST REVISION 3

STRUCTURAL CHANGES
11 SHEETS
09.23.25

TIMBERSTRAND, MICROLAM, AND PARALLAM MEMBERS

FABRICATED IN CONFORMANCE WITH THE INTERNATIONAL CODE COUNCIL EVALUATION SERVICE (ICC-ES) REPORT NO. ESR-1387 OR CCMC REPORT NO. 12627-R, 08675-R, AND 11161-R. EACH MEMBER SHALL BE IDENTIFIED BY A STAMP INDICATING THE PRODUCT TYPE AND GRADE, ICC-ES OR CCMC REPORT NUMBER, MANUFACTURER'S NAME, PLANT NUMBER AND INDEPENDENT INSPECTION AGENCY'S LOGO. FABRICATOR SHALL BE CERTIFIED. MEMBERS SHALL MEET THE FOLLOWING MINIMUM STANDARDS:

SIZE CLASSIFICATION	SPECIES	GRADE	Fb (PSI)	Fv (PSI)	Fc (PSI)
BEAMS & POSTS (d < 9 1/2")	LSL	1.3E	1,700	425	1,835
RIMS & BEAMS (d ≥ 9 1/2")	LSL	1.55E	2,325	310	-
BEAMS & POSTS	LVL	2.0E	2,600	285	2,510
POSTS (d < 9 1/2")	PSL	1.8E	2,400	190	2,500
BEAMS (d ≥ 9 1/2")	PSL	2.0E	2,900	290	-

TIMBERSTRAND, MICROLAM, AND UNTREATED PARALLAM MEMBERS ARE INTENDED FOR DRY-USE APPLICATIONS. UNLESS NOTED OTHERWISE, ENGINEERED WOOD BEAMS EXPOSED TO WEATHER SHALL BE TREATED PER MANUFACTURERS RECOMMENDATIONS.

GLUE-LAMINATED TIMBER

GLUE-LAMINATED TIMBER SHALL BE DOUGLAS FIR, FABRICATED IN CONFORMANCE WITH ANSI/AITC STANDARD A130.1, LATEST EDITION. EACH MEMBER SHALL BEAR AN AITC IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC CERTIFICATE OF CONFORMANCE. FABRICATOR SHALL BE CERTIFIED. MEMBERS SHALL BE OF THE FOLLOWING MINIMUM STANDARDS:

SPAN	COMBINATION	Fb
SIMPLE SPAN BEAMS	24F-V4	2400 PSI
CANTILEVER OR MULTI-SPAN BEAMS	24F-V8	2400 PSI

WOOD I-JOISTS

WOOD I-JOISTS, MANUFACTURED BY WEYERHAEUSER CORPORATION SHALL BE SIZED AND DETAILED TO FIT THE DIMENSIONS AND LOADS INDICATED ON THE PLANS. ALL DESIGN SHALL BE IN ACCORDANCE WITH THE ALLOWABLE VALUES AND SECTION PROPERTIES ASSIGNED BY THE BUILDING CODE.

PROVIDE TEMPORARY BRACING UNTIL SHEATHING AND PERMANENT BRACING IS INSTALLED. MANUFACTURER SHALL PROVIDE ALL SPECIALTY ITEMS REQUIRED FOR A COMPLETE INSTALLATION OF JOISTS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

ALL I-JOISTS ARE TO BE CONNECTED TO FLUSH BEAMS OR WOOD LEDGERS WITH SIMPSON IUS, ITS, OR MIT HANGERS. PROVIDE WEB STIFFENERS AS REQUIRED.

PRE-MANUFACTURED WOOD TRUSSES

WOOD TRUSSES SHALL BE SIZED AND DETAILED TO FIT DIMENSIONS AND LOADS INDICATED ON THE PLANS. ALL DESIGN SHALL BE IN ACCORDANCE WITH THE ALLOWABLE VALUES AND SECTION PROPERTIES ASSIGNED BY THE BUILDING CODE. SUBMIT SHOP DRAWINGS FOR ENGINEER REVIEW PRIOR TO FABRICATION. CALCULATIONS AND SHOP DRAWINGS SHALL BE SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE SAME STATE AS THE PROJECT. TRUSS DESIGN AND SHOP DRAWINGS SHALL BE IN CONFORMANCE WITH IBC 2303.4

PROVIDE TEMPORARY BRACING UNTIL SHEATHING AND PERMANENT BRACING IS INSTALLED. MANUFACTURER SHALL PROVIDE ALL SPECIALTY ITEMS REQUIRED FOR A COMPLETE INSTALLATION OF JOISTS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

FOR TOP CHORD DESIGN LIVE LOADS, REFER TO THE DESIGN LOAD SECTION. IN ADDITION TO ROOF LOADING LISTED IN THE DESIGN LOAD SECTION, ROOF TRUSSES SHALL BE DESIGNED FOR A BOTTOM CHORD LIVE LOAD OF 10 PSF. TOP AND BOTTOM CHORD LIVE LOAD DO NOT NEED TO BE DESIGNED FOR SIMULTANEOUSLY.

IN ADDITION TO THEIR SELF WEIGHT, ROOF TRUSSES SHALL BE DESIGNED FOR A TOP CHORD DEAD LOAD OF 5 PSF AND A BOTTOM CHORD DEAD LOAD OF 10 PSF ACTING SIMULTANEOUSLY. SEE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR LOADS AND OPENINGS NOT SHOWN ON THE STRUCTURAL DRAWINGS. DEFLECTIONS SHALL NOT EXCEED L/360 FOR LIVE LOADS, OR L/240 FOR TOTAL LOADS.

TYPICAL FRAMING NOTES

1. BEARING WALL FRAMING

2x STUDS @ 16" OC FOR ALL SHEAR AND/OR BEARING WALLS UNO.

REFER TO FRAMING PLAN NOTES FOR TYPICAL DOOR & WINDOW HEADERS NOT CALLED OUT ON THE PLANS. HEADERS SHALL BE SUPPORTED BY A MINIMUM OF (1) CRIPPLE AND (1) FULL HEIGHT STUD UNO.

COLUMNS BELOW FLUSH MULTIPLE JOIST BEAMS SHALL BE EQUAL IN WIDTH TO THE BEAM. ALL COLUMNS NOT CALLED OUT OTHERWISE SHALL BE TWO STUDS.

2. WALL BASE PLATE ON CONCRETE

WALL PLATES BEARING ON CONCRETE SHALL BE PRESSURE-TREATED. FOR ALL EXTERIOR AND INTERIOR WALLS, BOLT PLATES OR SILLS TO CONCRETE STEM WALLS OR THICKENED SLAB FOOTINGS WITH 5/8 INCH DIAMETER ANCHOR BOLTS WITH 7 INCH MINIMUM EMBEDMENT. PLACE AT 5'-0" OC MAXIMUM FOR SHEAR WALLS, AND AT 6'-0" OC FOR BEARING WALLS AND OTHER PARTITIONS. USE MINIMUM OF TWO ANCHOR BOLTS PER SILL AND PLACE ONE WITHIN 12 INCHES OF END OF PLATES, TYPICAL UNLESS NOTED OR DETAILED OTHERWISE. REFER TO SHEAR WALL SCHEDULE. AT ALL SILL PLATE ANCHOR BOLTS, CONTRACTOR SHALL INSTALL 1/4" x 3" x 3" FLAT PLATE WASHERS. INTERIOR NON-STRUCTURAL WALLS MAY BE ANCHORED TO CONCRETE SLAB-ON-GRADE WITH 1/4" x 3" POWDER ACTUATED FASTENERS WITH 3/4" WASHERS AT 16" OC AND WITHIN 6" OF END OF PLATES.

3. ROOF AND FLOOR FRAMING

PROVIDE 1 1/2" FULL DEPTH BLOCKING FOR JOISTS AND RAFTERS AT ALL SUPPORTS AND AT 8'-0" OC MAXIMUM UNO. INTERMEDIATE 8'-0" OC BLOCKING NOT REQ'D IF GWB CEILING IS INSTALLED DIRECTLY TO UNDERSIDE OF FRAMING. INSTALL DOUBLE JOISTS UNDER PARTITIONS EXTENDING ONE HALF OR MORE OF THE JOIST SPAN. PROVIDE TRUSS BLOCKING PANELS FOR ROOF TRUSSES AT SUPPORTS AND SHEAR WALLS, AND WHERE INDICATED ON PLANS AND DETAILS.

4. DIAPHRAGM NAILING

ALL SHEAR WALLS, FLOOR AND ROOF DIAPHRAGM NAILINGS SHALL BE AS CALLED OUT ON SCHEDULES OR ON THE PLANS. EXTERIOR WALLS NOT INHEATED AS SHEAR WALLS SHALL BE SHEATHED AND NAILED TO SUPPORTING FRAMING WITH 8d NAILS AT 6" OC AT ALL PANEL EDGES AND 12" OC AT ALL INTERMEDIATE SUPPORTS

STRUCTURAL NOTES

(THESE NOTES ARE TYPICAL UNLESS NOTED OR DETAILED OTHERWISE ON DRAWINGS)

CODE

ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (IBC), 2018 EDITION. SPECIFICATIONS AND STANDARDS WHERE REFERENCED ON THE DRAWINGS ARE TO BE THE LATEST EDITION.

DESIGN LOADS

DEAD LOADS:
ROOF 15 PSF
FLOOR 15 PSF

LIVE LOADS:
ROOF (SNOW LOAD) 25 PSF
RESIDENTIAL 40 PSF

(LIVE LOADS ARE REDUCED WHERE PERMISSIBLE PER IBC SECTION 1607.11).

EARTHQUAKE LOADS:

EQUIVALENT LATERAL FORCE PROCEDURE PER ASCE 7-16 SECTION 12.8.

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ONE SECOND SPECTRAL RESPONSE ACCEL (S₁) 0.442
SHORT PERIOD DESIGN SPECTRAL RESPONSE ACCEL (S_{DS}) 1.014
ONE SECOND DESIGN SPECTRAL RESPONSE ACCEL (S_{D1}) 0.547
RISK CATEGORY II
SEISMIC IMPORTANCE FACTOR (I_e)

SEISMIC DESIGN CATEGORY
BASIC SEISMIC FORCE-RESISTING-SYSTEM
RESPONSE MODIFICATION FACTOR, (R)
REDUNDANCY FACTOR (ρ)
SEISMIC RESPONSE COEFFICIENT (C_s)
PLYWOOD SHEAR WALLS
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1.0
0.156

W = TOTAL SEISMIC DEAD LOAD AS DEFINED PER ASCE 7-16 SECTION 12.7.2.

BASE SHEAR (V), $V = C_s W = \frac{S_{DS}}{R/I} W$

WIND LOADS:

BASIC WIND SPEED (3 SECOND GUST) 110 MPH
EXPOSURE B
K_{zt} 1.0

SEE PLANS FOR ADDITIONAL DESIGN LOADS.

STATEMENT OF SPECIAL INSPECTIONS

SPECIAL INSPECTIONS ARE REQUIRED AS INDICATED IN THE FOLLOWING TABLE. THE CONTRACTOR SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND OWNER PRIOR TO COMMENCEMENT OF WORK IN ACCORDANCE WITH SECTION 1704.4 OF THE IBC.

FREQUENCY AND DISTRIBUTION OF REPORTS - INSPECTION REPORTS SHALL BE PROVIDED AFTER EACH OBSERVATION. REPORTS SHALL BE DISTRIBUTED TO THE CONTRACTOR, ARCHITECT, ENGINEER AND BUILDING OFFICIAL.

SPECIAL INSPECTION

OPERATION	CONT	PERIODIC	REMARKS
STRUCTURAL STEEL			
FABRICATION & ERECTION		X	
SHOP & FIELD WELDING			
ALL WELDING		X	WABO CERTIFIED INSPECTORS
NOTE: ALL ITEMS MARKED WITH AN "X" SHALL BE INSPECTED IN ACCORDANCE WITH IBC CHAPTER 17. SPECIAL INSPECTION SHALL BE PERFORMED BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE OWNER. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING OFFICIAL SHALL BE FURNISHED WITH COPIES OF ALL RESULTS. ANY INSPECTION FAILING TO MEET THE PROJECT SPECIFICATIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DESIGN TEAM.			

FOUNDATIONS: SPREAD FOOTINGS

SOILS REPORT: REPORT NOT AVAILABLE AT TIME OF DESIGN

ALLOWABLE SOIL PRESSURE: 1500 PSF (ASSUMED)

FOOTINGS SHALL BEAR ON FIRM UNDISTURBED EARTH OR 12" OF COMPACTED STRUCTURAL FILL AS REQUIRED AND AT LEAST 18" BELOW ADJACENT EXTERIOR GRADE. ANY FOOTING ELEVATIONS SHOWN IN THE DRAWINGS REPRESENT MINIMUM DEPTHS AND ARE FOR BIDDING ONLY. ACTUAL FOOTING ELEVATIONS ARE SUBJECT TO SITE CONDITIONS AND MUST THEREFORE BE ESTABLISHED BY THE CONTRACTOR. FOOTINGS SHALL BE CENTERED BELOW COLUMNS OR WALLS ABOVE, UNLESS NOTED OTHERWISE.

IMPORTED STRUCTURAL FILL AND BACKFILL MATERIAL SHOULD CONSIST OF CLEAN, WELL GRADED GRANULAR MATERIAL FREE OF DEBRIS OR ORGANICS WITH A MAXIMUM PARTICLE DIAMETER OF THREE INCHES AND NO MORE THAN 10% FINES (PASSING THE #200 SIEVE).

FILL AND BACKFILL MATERIAL SHOULD BE PLACED IN LEVEL LIFTS NOT EXCEEDING TWELVE (12") INCHES IN LOOSE THICKNESS AND COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM TEST METHOD D1557.

BACKFILL BEHIND ALL RETAINING WALLS WITH WELL-DRAINING, GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE. PROVIDE DAMPPROOFING AT EXTERIOR FACE OF ALL FOUNDATION WALLS EXPOSED TO EARTH PER ARCHITECTURAL SPECIFICATIONS.

EXCAVATIONS AND DRAINAGE INSTALLATION SHALL BE OBSERVED BY A SOILS ENGINEER RETAINED BY THE OWNER. IF EXCAVATION SHOWS SOIL CONDITIONS TO BE OTHER THAN THOSE ASSUMED ABOVE NOTIFY THE STRUCTURAL ENGINEER FOR POSSIBLE FOUNDATION REDESIGN.

CONCRETE

ALL CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED, AND PLACED IN ACCORDANCE WITH CHAPTER 26 OF ACI 318 AND THE AMERICAN CONCRETE INSTITUTE'S SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301).

ALL CONCRETE SHALL BE STONE-AGGREGATE CONCRETE HAVING A UNIT WEIGHT OF APPROXIMATELY 150 POUNDS PER CUBIC FOOT.

CONCRETE STRENGTHS AT 28 DAYS (F'c) AND MIX CRITERIA SHALL BE AS FOLLOWS:

TYPE OF CONSTRUCTION	F'c*	MAXIMUM WATER/CEMENT RATIO	MIN CEMENT CONTENT PER CUBIC YARD	MAXIMUM SHRINKAGE STRAIN
SLABS ON GRADE	3000 PSI	0.55	5 1/2 SACK	N/A
FOOTINGS	3000 PSI	0.55	5 1/2 SACK	N/A
WALLS	4000 PSI	0.45	5 1/2 SACK	N/A

THE MINIMUM AMOUNT OF CEMENT LISTED ABOVE MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, FINE AND COARSE AGGREGATE, WATER, AND ADMIXTURES AS WELL AS THE WATER-CEMENT RATIO, SLUMP, CONCRETE YIELD, AND SUBSTITATING STRENGTH DATA IN ACCORDANCE WITH CHAPTER 26 OF ACI 318.

ALL CONCRETE EXPOSED TO WEATHER OR TO FREEZING TEMPERATURES SHALL BE AIR-ENTRAINED IN ACCORDANCE WITH ACI 318 TABLE 19.3.3.1 FOR MODERATE EXPOSURE CLASS F1.

REQUIREMENTS, THEREFORE SPECIAL INSPECTION IS NOT REQUIRED.

REINFORCING STEEL

REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, AND ALL BE GRADE 60 (F_y = 60,000 PSI) UNLESS NOTED OTHERWISE. GRADE 60 REINFORCING BARS INDICATED ON DRAWINGS TO BE WELDED SHALL CONFORM TO ASTM A706. REINFORCING COMPLYING WITH ASTM A615 MAY BE WELDED IF MATERIAL PROPERTY TESTS INDICATING CONFORMANCE WITH WELDING PROCEDURES SPECIFIED IN AWS D1.4 ARE SUBMITTED.

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185. PROVIDE WELDED WIRE FABRIC IN SHEETS NOT ROLLED UP. WELDED WIRE FABRIC 12" SIDES AND END SIDES.

REINFORCING STEEL SHALL BE DETAILED INCLUDING HOOKS AND BENDS IN ACCORDANCE WITH ACI SP-66 AND ACI 318, LATEST EDITION. UNLESS OTHERWISE NOTED, REINFORCING SPLICE LENGTHS AND DEVELOPMENT LENGTHS SHALL BE PER SCHEDULE.

MECHANICAL SPLICING OF REINFORCING BARS, WHERE INDICATED ON THE DRAWINGS, SHALL BE BY AN IBCO APPROVED SYSTEM, SHALL DEVELOP 125% OF THE SPECIFIED YIELD STRENGTH OF THE BAR, AND SHALL BE EMBEDDED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS.

REINFORCING SHALL BE PLACED AND ADEQUATELY SUPPORTED PRIOR TO PLACING CONCRETE. WET-SETTING EMBEDDED ITEMS IS NOT ALLOWED WITHOUT PRIOR ENGINEER APPROVAL. BARS PARTIALLY EMBEDDED IN

ENGINEER REFER TO CHAPTER 26 OF ACI 318 FOR OTHER REINFORCING STEEL REQUIREMENTS.

MINIMUM LAPS AND EMBEDMENT

UNLESS OTHERWISE NOTED, REINFORCING SPLICE LENGTHS AND DEVELOPMENT LENGTHS SHALL BE AS TABULATED BELOW:

F'c = 3000 PSI						
BAR SIZE	DEVELOPMENT LENGTH			LAP SPLICE		
	TENSION		COMPRESSION	TENSION		COMPRESSION
	TOP BARS	OTHER BARS	ALL BARS	TOP BARS	OTHER BARS	ALL BARS
#3	22	17	9	28	22	12
#4	29	22	11	37	29	15
#5	36	28	14	47	36	19
#6	43	33	17	56	43	23
#7	63	48	20	81	63	27
#8	72	55	22	93	72	30

F'c = 4000 PSI						
BAR SIZE	DEVELOPMENT LENGTH			LAP SPLICE		
	TENSION		COMPRESSION	TENSION		COMPRESSION
	TOP BARS	OTHER BARS	ALL BARS	TOP BARS	OTHER BARS	ALL BARS
#3	19	15	8	24	19	12
#4	25	19	10	33	25	15
#5	31	24	12	41	31	19
#6	37	29	15	49	37	23
#7	54	42	17	71	54	27
#8	62	48	19	81	62	30

NOTE:
1. ALL LENGTHS ARE IN INCHES.
2. ALL LAP SPLICES ARE CLASS B.
3. "TOP BARS" ARE HORIZONTAL REINFORCEMENT PLACED SUCH THAT MORE THAN 12 INCHES OF CONCRETE IS CAST IN THE MEMBER BELOW THE BAR.

CONCRETE GENERAL NOTES

VERTICAL BARS SHALL START FROM TOP OF FOOTING. HORIZONTAL BARS SHALL START A DISTANCE OF 1/2 THE NORMAL BAR SPACING FROM TOP OF FOOTING AND TOP OF FRAMED SLABS. IN ADDITION, THERE SHALL BE A HORIZONTAL BAR AT A MAXIMUM OF 3" FROM TOP OF WALL AND BOTTOM OF FRAMED SLABS.

PROVIDE CORNER BARS TO MATCH THE HORIZONTAL REINFORCING WITH TENSION LAP SPLICE AT EACH SIDE PER TABLE, OR BEND ONE SIDE OVER TO PROVIDE TENSION LAP.

PROVIDE CONTROL OR CONSTRUCTION JOINTS IN SLABS ON GRADE TO BREAK UP SLAB INTO RECTANGULAR AREAS OF NOT MORE THAN 400 SQUARE FEET EACH. AREAS TO BE AS SQUARE AS PRACTICAL AND HAVE NO ACUTE ANGLES. JOINT LOCATIONS TO BE APPROVED BY THE ARCHITECT.

ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED AND PROPERLY PREPARED IMMEDIATELY PRIOR TO POURING OF CONCRETE. DOWEL STEEL SHALL BE THE SAME SIZE AND SPACING AS MAIN REINFORCING DETAILED BEYOND JOINT.

SEE ARCHITECTURAL DRAWINGS AND MECHANICAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF OPENINGS IN CONCRETE WALLS, FLOORS AND ROOF. UNLESS INDICATED OTHERWISE, REINFORCE AROUND OPENINGS GREATER THAN 12" IN EITHER DIRECTION WITH (2) #5 EACH SIDE AND (1) #5 x 4'-0" DIAGONAL AT EACH CORNER. EXTEND BARS 2'-0" BEYOND EDGE OF OPENING. IF 2'-0" IS UNAVAILABLE, EXTEND AS FAR AS POSSIBLE AND HOOK. HOOK ALL REINFORCING INTERRUPTED BY OPENINGS.

BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL NOT BE FIELD BENT UNLESS SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.

SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES. PROVIDE 3/4" CHAMFER AT ALL CORNERS EXCEPT AS NOTED.

STRUCTURAL STEEL

STRUCTURAL STEEL DESIGN, FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", LATEST EDITION.

WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992, F_y = 50 KSI.

PLATES, ANGLES, CHANNELS, AND RODS SHALL CONFORM TO ASTM A36, F_y = 36 KSI.

STRUCTURAL TUBING SHALL CONFORM TO ASTM A500 GRADE B, F_y = 46 KSI.

STEEL PIPE SHALL CONFORM TO ASTM A53 GRADE B, F_y = 35 KSI.

BOLTS CONNECTING STEEL MEMBERS SHALL CONFORM TO ASTM A325-N. BOLTS SHALL BE 3/4"Ø MINIMUM, UNO ANCHOR BOLTS SHALL CONFORM TO ASTM A307.

CONTRACTOR SHALL PROVIDE CONNECTION ADJUSTMENT TOLERANCES TO SATISFY THE REQUIREMENTS OF AISC MANUAL OF STEEL CONSTRUCTION.

UNLESS SPECIFIED AS STAINLESS STEEL, ALL STEEL MEMBERS, SHAPES, BOLTS, AND ACCESSORIES EXPOSED TO WEATHER SHALL BE HOT DIP GALVANIZED.

WELDING

WELDING SHALL CONFORM TO AWS "STRUCTURAL WELDING CODE", LATEST EDITION. ALL WELDING SHALL BE DONE WITH 70 KSI LOW HYDROGEN ELECTRODES. WHERE NOT CALLED OUT, MINIMUM FILLET WELD SIZE SHALL BE PER TABLE 5.8 IN AWS D1.1, LATEST EDITION.

APPROVED BY STRUCTURAL ENGINEER. WELDING OF GRADE 60 REINFORCING BARS SHALL BE PERFORMED USING LOW HYDROGEN ELECTRODES. WELDING OF GRADE 40 REINFORCING BARS SHALL BE PERFORMED USING E70XX ELECTRODES. SEE REINFORCING NOTES FOR MATERIAL REQUIREMENTS OF WELDED BARS. WELDING WITHIN 4" OF AN IN REINFORCING IS NOT PERMITTED.

ALL WELDING SHALL BE DONE BY WASHINGTON ASSOCIATION OF BUILDING OFFICIALS (WABO) CERTIFIED WELDERS.

ALL WELDING SHALL BE INSPECTED BY WASHINGTON ASSOCIATION OF BUILDING OFFICIALS (WABO) CERTIFIED INSPECTORS.

LUMBER

ALL LUMBERS SPECIFIED ARE MINIMUM GRADES REQUIRED. ALL LUMBER SHALL BE IN ACCORDANCE WITH WPPA GRADING RULES, KILN-DRIED TO MC 19 AND OF THE FOLLOWING MINIMUM STANDARDS:

SIZE CLASSIFICATION	SPECIES	GRADE	Fb (PSI)	Fc (PSI)
SLEEPERS	DOUG-FIR	STUD	1000	-
JOIST FRAMING (UDS)	HEM-FIR	STUD	675	800
2x JOISTS AND PLANKS	HEM-FIR	#2	850	-
PLATES AND BLOCKING	HEM-FIR	#2	850	-
4x AND SMALLER BEAMS AND STRINGERS	HEM-FIR	#2	850	-
ALL POSTS AND TIMBERS	DOUG-FIR	#1	1200	1000

REFER TO PLAN NOTES, SCHEDULES, AND DETAILS FOR MORE SPECIFIC LUMBER SIZE AND GRADE REQUIREMENTS.

UNLESS NOTED OTHERWISE IN THE PLANS, ALL WOOD AND WOOD-BASED MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE, MASONRY, OR WITHIN 8" OF SOIL SHALL BE PRESERVATIVE-TREATED BY VACUUM-PRESSURE IMPREGNATION IN ACCORDANCE WITH AWPA STANDARD U1.

NAILS, BOLTS, AND METAL CONNECTORS FOR WOOD

ALL NAILS SHALL CONFORM TO THE STANDARDS SET FORTH BY THE NATIONAL DESIGN STANDARDS (NDS) FOR WOOD CONSTRUCTION, LATEST EDITION. NAILING NOT SPECIFIED SHALL BE PER IBC TABLE 2304.10.1 NAILING SCHEDULE. ALL NAILS CALLED OUT ON PLANS SHALL BE COMMON NAILS UNLESS NOTED OTHERWISE AND SHALL MEET OR EXCEED THE FOLLOWING MINIMUM GUIDELINES:

NAIL	SHANK Ø	MIN LENGTH
8d COMMON	0.131Ø	2 1/2" SHANK
10d COMMON	0.148Ø	3" SHANK
12d COMMON	0.148Ø	3 1/4" SHANK
16d COMMON	0.162Ø	3 1/2" SHANK

10d BOX NAILS MAY BE SUBSTITUTED FOR 8d COMMON NAILS WITH NO CHANGE IN NAIL SPACING. FRAMING MEMBERS MAY BE NAILED WITH 16d SINKERS (0.148"Ø x 3 1/4"), BUT ONLY 16d COMMON NAILS SHALL BE USED WHERE 16d NAILS ARE INDICATED IN THIS DRAWING SET. ENGINEER MAY APPROVE OTHER NAILS IF NAIL LABELS ARE SUBMITTED TO ENGINEER PRIOR TO START OF CONSTRUCTION.

ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. LEAD HOLES FOR LAG BOLTS SHALL BE BORED FOR THE SHANK AND THREADED PORTIONS PER NDS 12.1.4.2.

CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, CATALOG TO BE THE LATEST EDITION, OR ENGINEER APPROVED EQUAL. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND WITH THE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY THE MANUFACTURER. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS, SCREWS, OR BOLTS IN EACH MEMBER.

INSTALL SOLID BLOCKING AT ALL BEARING POINTS. ALL SHIMS SHALL BE SEASONED, DRIED, AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

GALVANIZATION

UNLESS NOTED OTHERWISE, STEEL CONNECTORS IN CONTACT WITH TREATED WOOD SHALL BE GALVANIZED ACCORDING TO THE FOLLOWING TABLE:

GALVANIZATION	UNTREATED WOOD	CCA-C	SBX	ACQ-C	ACQ-D	CBA-A	CA-B	OTHER BORATE	ACZA	OTHER PT WOOD
G90	X	X	X							
G185	X	X	X	X	X	X	X	X		
HDG	X	X	X	X	X	X	X	X	X	
ST300	X	X	X	X	X	X	X	X	X	X

G90 = 0.90 OZ. OF ZINC PER SQUARE FOOT OF AREA

G185 = 1.85 OZ. OF ZINC PER SQUARE FOOT OF AREA

HDG = HOT DIP GALVANIZED

ST300 = TYPE 316L STAINLESS STEEL

RATED SHEATHING

RATED SHEATHING SHALL BE GRADE C-D INT-APA WITH EXTERIOR GLUE OR OSB SHEATHING WITH EXTERIOR GLUE IN CONFORMANCE WITH IBC STANDARD 2303.1.5.

TIMBERSTRAND, MICROLAM, AND PARALLAM MEMBERS

FABRICATED IN CONFORMANCE WITH THE INTERNATIONAL CODE COUNCIL EVALUATION SERVICE (ICC-ES) REPORT NO. ESR-1387 OR CCMC REPORT NO. 12627-R, 08675-R, AND 11161-R. EACH MEMBER SHALL BE IDENTIFIED BY A STAMP INDICATING THE PRODUCT TYPE AND GRADE, ICC-ES OR CCMC REPORT NUMBER, MANUFACTURER'S NAME, PLANT NUMBER AND INDEPENDENT INSPECTION AGENCY'S LOGO. FABRICATOR SHALL BE CERTIFIED. MEMBERS SHALL MEET THE FOLLOWING MINIMUM STANDARDS:

SIZE CLASSIFICATION	SPECIES	GRADE	Fb (PSI)	Fv (PSI)	Fc (PSI)
BEAMS & POSTS (d < 9 1/2")	LSL	1.3E	1,700	425	1,835
RIMS & BEAMS (d ≥ 9 1/2")	LSL	1.55E	2,325	310	-
BEAMS & POSTS	LVL	2.0E	2,600	285	2,510
POSTS (d < 9 1/2")	PSL	1.8E	2,400	190	2,500
BEAMS (d ≥ 9 1/2")	PSL	2.0E	2,900	290	-

TIMBERSTRAND, MICROLAM, AND UNTREATED PARALLAM MEMBERS ARE INTENDED FOR DRY-USE APPLICATIONS. UNLESS NOTED OTHERWISE, ENGINEERED WOOD BEAMS EXPOSED TO WEATHER SHALL BE TREATED PER MANUFACTURER'S RECOMMENDATIONS.

GLUE-LAMINATED TIMBER

GLUE-LAMINATED TIMBER SHALL BE DOUGLAS FIR, FABRICATED IN CONFORMANCE WITH ANSI/AITC STANDARD A190.1, LATEST EDITION. EACH MEMBER SHALL BEAR AN AITC IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC CERTIFICATE OF CONFORMANCE. FABRICATOR SHALL BE CERTIFIED. MEMBERS SHALL BE OF THE FOLLOWING MINIMUM STANDARDS:

	COMBINATION	Fb
SIMPLE SPAN BEAMS	24F-V4	2400 PSI
CANTILEVER OR MULTI-SPAN BEAMS	24F-V8	2400 PSI

WOOD JOISTS

WOOD JOISTS, MANUFACTURED BY WEYERHAEUSER CORPORATION SHALL BE SIZED AND DETAILED TO FIT THE DIMENSIONS AND LOADS INDICATED ON THE PLANS. JOIST DESIGN SHALL BE IN ACCORDANCE WITH THE ALLOWABLE VALUES AND SECTION PROPERTIES ASSIGNED BY THE BUILDING CODE.

PROVIDE TEMPORARY BRACING UNTIL SHEATHING AND PERMANENT BRACING IS INSTALLED. MANUFACTURER SHALL PROVIDE ALL SPECIALTY ITEMS REQUIRED FOR A COMPLETE INSTALLATION OF JOISTS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

ALL I-JOISTS ARE TO BE CONNECTED TO FLUSH BEAMS OR WOOD LEDGERS WITH SIMPSON IUS, ITS, OR MIT CHANGERS. PROVIDE WELDED FASTENERS AS REQUIRED.

PRE-MANUFACTURED WOOD TRUSSES

WOOD TRUSSES SHALL BE SIZED AND DETAILED TO FIT THE DIMENSIONS AND LOADS INDICATED ON THE PLANS. ALL DESIGN SHALL BE IN ACCORDANCE WITH THE ALLOWABLE VALUES AND SECTION PROPERTIES ASSIGNED BY THE BUILDING CODE. SUBMIT SHOP DRAWINGS FOR ENGINEER REVIEW PRIOR TO FABRICATION. CALCULATIONS AND SHOP DRAWINGS SHALL BE SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE SAME STATE AS THE DESIGN. TRUSSES SHALL BE IN CONFORMANCE WITH IBC 2303.4.

PROVIDE TEMPORARY BRACING UNTIL SHEATHING AND PERMANENT BRACING IS INSTALLED. MANUFACTURER SHALL PROVIDE ALL SPECIALTY ITEMS REQUIRED FOR A COMPLETE INSTALLATION OF JOISTS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

FOR TOP CHORD DESIGN LIVE LOADS, REFER TO THE DESIGN LOAD SECTION. IN ADDITION TO ROOF LOADING LISTED IN THE DESIGN LOAD SECTION, ROOF TRUSSES SHALL BE DESIGNED FOR A BOTTOM CHORD LIVE LOAD OF 10 PSF. TOP AND BOTTOM CHORD LIVE LOAD DO NOT NEED TO BE DESIGNED FOR SIMULTANEOUSLY.

IN ADDITION TO THEIR SELF WEIGHT, ROOF TRUSSES SHALL BE DESIGNED FOR A TOP CHORD DEAD LOAD OF 5 PSF AND A BOTTOM CHORD DEAD LOAD OF 10 PSF ACTING SIMULTANEOUSLY. SEE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR LOADS AND OPENINGS NOT SHOWN ON THE STRUCTURAL DRAWINGS. DEFLECTIONS SHALL NOT EXCEED L/360 FOR LIVE LOADS, OR L/240 FOR TOTAL LOADS.

TYPICAL FRAMING NOTES

1. BEARING WALL FRAMING

2x STUDS @ 16" OC FOR ALL SHEAR AND/OR BEARING WALLS UNO.

REFER TO FRAMING PLAN NOTES FOR TYPICAL DOOR & WINDOW HEADERS NOT CALLED OUT ON THE PLANS. HEADERS SHALL BE SUPPORTED BY A MINIMUM OF (1) CRIPPLE AND (1) FULL HEIGHT STUD UNO.

COLUMNS BELOW FLUSH MULTIPLE JOIST BEAMS SHALL BE EQUAL IN WIDTH TO THE BEAM. ALL COLUMNS NOT CALLED OUT OTHERWISE SHALL BE TWO STUDS.

2. WALL BASE PLATE ON CONCRETE

WALL PLATES BEARING ON CONCRETE SHALL BE PRESSURE-TREATED. FOR ALL EXTERIOR AND INTERIOR WALLS, BOLT PLATES OR SILLS TO CONCRETE STEM WALLS OR THICKENED SLAB FOOTINGS WITH 5/8 INCH DIAMETER ANCHOR BOLTS WITH 7 INCH MINIMUM EMBEDMENT. PLACE AT 5'-0" OC MAXIMUM FOR SHEAR WALLS, AND AT 6'-0" OC FOR BEARING WALLS AND OTHER PARTITIONS. USE MINIMUM OF TWO ANCHOR BOLTS PER SILL AND PLACE ONE WITHIN 12 INCHES OF END OF PLATES, TYPICAL UNLESS NOTED OR DETAILED OTHERWISE. REFER TO SHEAR WALL SCHEDULE. AT ALL SILL PLATE ANCHOR BOLTS, CONTRACTOR SHALL INSTALL 1/4" x 3" x 3" FLAT PLATE WASHERS. INTERIOR NON-STRUCTURAL WALLS MAY BE ANCHORED TO CONCRETE SLAB-ON-GRADE WITH 1/4" x 3" POWDER ACTUATED FASTENERS WITH 3/4" WASHERS AT 16" OC AND WITHIN 6" OF END OF PLATES.

3. ROOF AND FLOOR FRAMING

PROVIDE 1 1/2" FULL DEPTH BLOCKING FOR JOISTS AND RAFTERS AT ALL SUPPORTS AND AT 8'-0" OC MAXIMUM UNO. INTERMEDIATE 8'-0" OC BLOCKING NOT REQ'D IF GWB CEILING IS INSTALLED DIRECTLY TO UNDERSIDE OF FRAMING. INSTALL DOUBLE JOISTS UNDER PARTITIONS EXTENDING ONE HALF OR MORE OF THE JOIST SPAN. PROVIDE TRUSS BLOCKING PANELS FOR ROOF TRUSSES AT SUPPORTS AND SHEAR WALLS, AND WHERE INDICATED ON PLANS AND DETAILS.

4. DIAPHRAGM NAILING

ALL SHEAR WALLS, FLOOR AND ROOF DIAPHRAGM NAILINGS SHALL BE AS CALLED OUT ON SCHEDULES OR ON THE PLANS. EXTERIOR WALLS NOT INDICATED AS SHEAR WALLS SHALL BE SHEATHED AND NAILED TO SUPPORTING FRAMING WITH 8d NAILS AT 6" OC AT ALL PANEL EDGES AND 12" OC AT ALL INTERMEDIATE SUPPORTS.

THE USE OF NAIL GUNS WILL BE APPROVED IF NAILING INTO THE DIAPHRAGMS CAN BE INSTALLED FLUSH WITH FACE OF SHEATHING. NAIL PENETRATIONS GREATER THAN 1/16" ARE NOT ACCEPTABLE.

5. ALLOWABLE STUD AND PLATE PENETRATIONS

CUTTING AND/OR NOTCHING OF WOOD STUDS OR PLATES SHALL NOT EXCEED 25% OF THE STUD/PLATE WIDTH IN EXTER

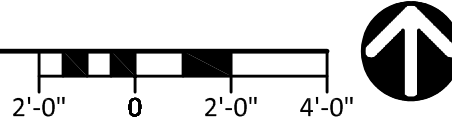


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DRAWN:	JEG
CHECK:	CMJ
JOB NO:	23011.10
DATE:	08/16/23

S2.1



- FOUNDATION PLAN NOTES:**
1. REFERENCE TO SLAB ELEVATION SHOWN ON PLAN AND VERIFY W/ ARCH DRAWINGS. EXTERIOR FOOTINGS SHALL BEAR A MIN OF 1'-6" BELOW ADJACENT GRADE.
 2. FOOTINGS AND SLAB ON GRADE SHALL BEAR ON FIRM NATIVE SOIL OR COMPACTED STRUCTURAL FILL AS SPECIFIED IN THE SOILS REPORT.
 3. WHERE SLAB ON GRADE IS INDICATED, SLAB SHALL BE 4" THICK W/ 6x6-W1.4 x W1.4 WELDED WIRE FABRIC REIN. SLAB SHALL BE POURED OVER A 2" SAND LAYER OVER A 10 MIL VAPOR BARRIER OVER 4" OF 5/8" CRUSHED ROCK.
 4. REFER TO PLAN AND "CONCRETE GENERAL NOTES" ON SHEET S3.1 FOR CONTROL JOINT PLACEMENT AND DETAIL 2/54.1 FOR CONTROL JOINT CONSTRUCTION.
 5.  INDICATES FOOTING TYPE. REFER TO FOOTING SCHEDULE ON SHEET S3.1 FOR SIZE & REINFORCEMENT.
 6. REFER TO SHEET S4.1 AND S4.2 FOR FOUNDATION DETAILS.
 7. PLACE ALL REINFORCEMENT PER THE STRUCTURAL NOTES AND FOUNDATION DETAILS. REFER TO SHEET S3.1 FOR ADDITIONAL CONCRETE DETAILING REQUIREMENTS.
 8. FOUNDATION LEVEL HOLDOWNS ARE SHOWN ON MAIN FLOOR FRAMING PLAN. REFER TO HOLDOWN SCHEDULE ON SHEET S3.1 FOR HOLDOWN TYPES AND MAIN FLOOR FRAMING PLAN FOR HOLDOWN ANCHOR BOLT LOCATIONS.
 9. REFER TO MAIN FLOOR FRAMING PLAN AND SHEAR WALL SCHEDULE ON SHEET S3.1 FOR LOCATION OF SHEAR WALL ANCHOR BOLTS. ANCHORAGE AT NON-SHEAR WALLS SHALL BE PER STRUCTURAL NOTES.
 10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, WALL LOCATIONS, AND CONCRETE ROUGH OPENINGS WITH ARCHITECTURAL DRAWINGS AND NOTIFY ALL PARTIES OF ANY DISCREPANCIES.
 11. REFER TO DETAIL 3/54.1 FOR PIPE PENETRATIONS THROUGH CONCRETE WALL OR FOOTINGS.
 12. CONTRACTOR SHALL PROVIDE FOOTING AND SLAB SUBSTRATE PREPARATION, WATERPROOFING, AND BACKFILL & DRAINAGE BEHIND RETAINING WALLS PER GEOTECHNICAL REPORT. GEOTECHNICAL ENGINEER SHALL OBSERVE EXCAVATED SOIL CONDITIONS DURING CONSTRUCTION (AND GROUNDWATER CONDITIONS) AS REQUIRED, AND PROVIDE ADDITIONAL RECOMMENDATIONS IF NECESSARY BASED ON ACTUAL SITE CONDITIONS.



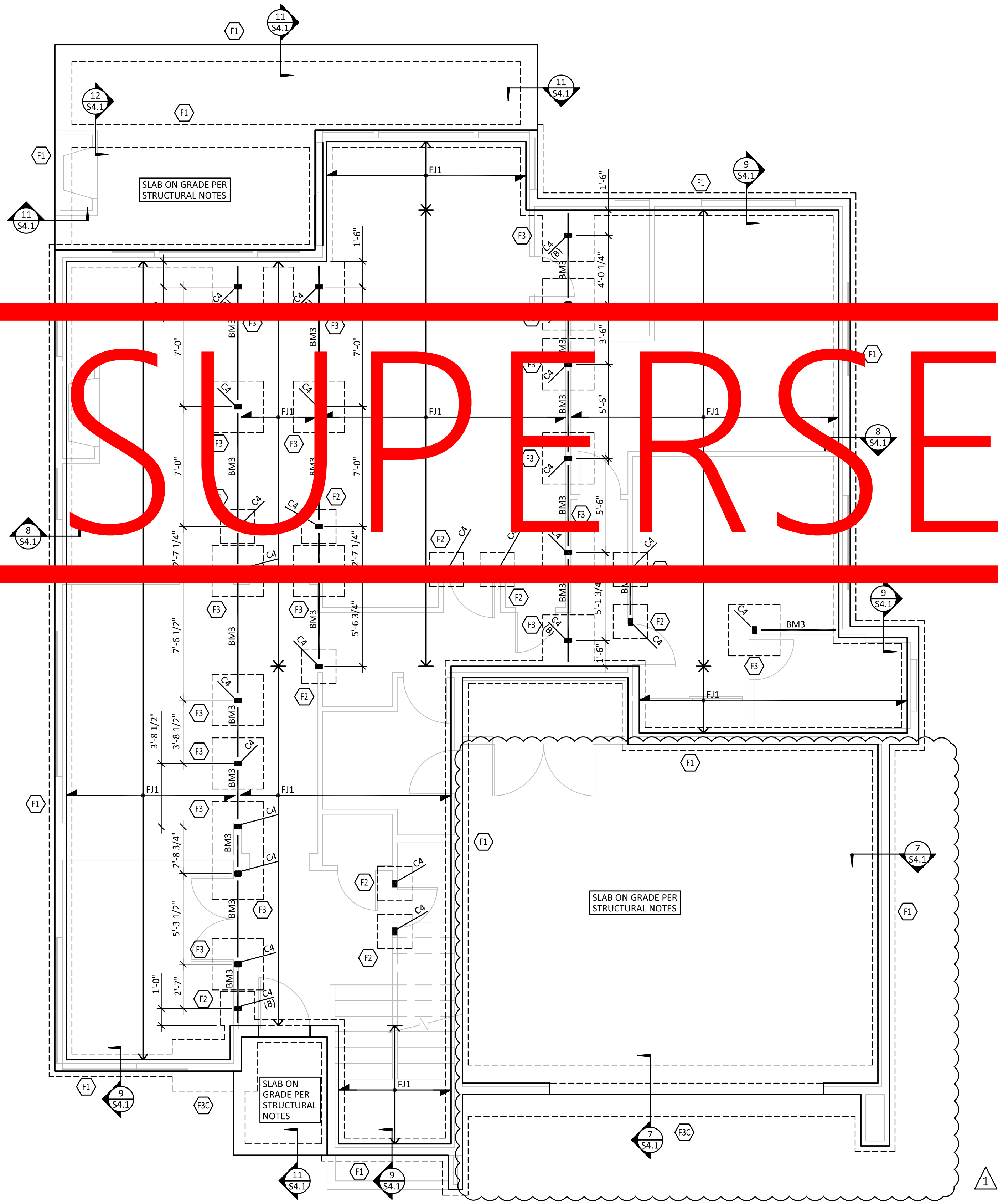
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DESIGN:	JDM
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JOB NO:	23011.10
DATE:	08/16/23

PADHYE KIRKLAND RESIDENCE
12642 NE 80TH STREET
KIRKLAND, WA 98033
FOUNDATION &
MAIN FLOOR PLAN
FILE NAME:

SHEET:

S2.1



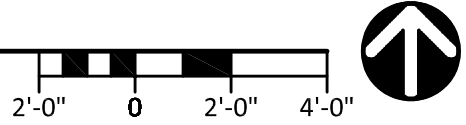
FOUNDATION PLAN NOTES:

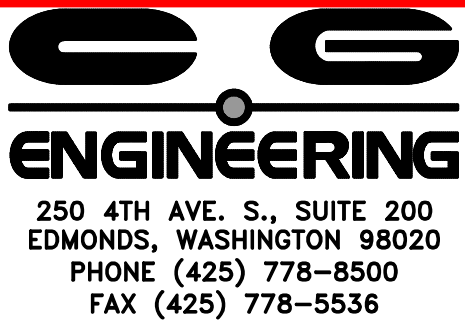
1. REFERENCE TO SLAB ELEVATION SHOWN ON PLAN AND VERIFY W/ ARCH DRAWINGS. EXTERIOR FOOTINGS SHALL BEAR A MIN OF 1'-6" BELOW ADJACENT GRADE.
2. FOOTINGS AND SLAB ON GRADE SHALL BEAR ON FIRM NATIVE SOIL OR COMPACTED STRUCTURAL FILL AS SPECIFIED IN THE SOILS REPORT.
3. WHERE SLAB ON GRADE IS INDICATED, SLAB SHALL BE 4" THICK W/ 6x6-W1.4 x W1.4 WELDED WIRE FABRIC REIN. SLAB SHALL BE POURED OVER A 2" SAND LAYER OVER A 10 MIL VAPOR BARRIER OVER 4" OF 5/8" CRUSHED ROCK.
4. REFER TO PLAN AND "CONCRETE GENERAL NOTES" ON SHEET S1.1 FOR CONTROL JOINT PLACEMENT AND DETAIL 2/S4.1 FOR CONTROL JOINT CONSTRUCTION.
5.  INDICATES FOOTING TYPE. REFER TO FOOTING SCHEDULE ON SHEET S3.1 FOR SIZE & REINFORCEMENT.
6. REFER TO SHEET S4.1 AND S4.2 FOR FOUNDATION DETAILS.
7. PLACE ALL REINFORCEMENT PER THE STRUCTURAL NOTES AND FOUNDATION DETAILS. REFER TO SHEET S1.1 FOR ADDITIONAL CONCRETE DETAILING REQUIREMENTS.
8. FOUNDATION LEVEL HOLDDOWNS ARE SHOWN ON MAIN FLOOR FRAMING PLAN. REFER TO HOLDDOWN SCHEDULE ON SHEET S3.1 FOR HOLDDOWN TYPES AND MAIN FLOOR FRAMING PLAN FOR HOLDDOWN ANCHOR BOLT LOCATIONS.
9. REFER TO MAIN FLOOR FRAMING PLAN AND SHEAR WALL SCHEDULE ON SHEET S3.1 FOR LOCATION OF SHEAR WALL ANCHOR BOLTS. ANCHORAGE AT NON-SHEAR WALLS SHALL BE PER STRUCTURAL NOTES.
10. HIGH OPENINGS WITH
11. REFER TO DETAIL 3/S4.1 FOR PIPE PENETRATIONS THROUGH CONCRETE WALL OR FOOTING.

12. PROVIDE FOR SUBSTRATE PREPARATION, WATERPROOFING, AND
KILL & DRAINAGE BEHIND FINISHING WALLS PER TECHNICAL REPORT. GEOTECHNICAL ENGINEER
SHALL OBSERVE EXCAVATED SOIL CONDITIONS DURING CONSTRUCTION (AND GROUNDWATER CONDITIONS)
AS REQUIRED, AND PROVIDE ADDITIONAL RECOMMENDATIONS IF NECESSARY BASED ON ACTUAL SITE
CONDITIONS.

1 FOUNDATION & MAIN FLOOR PLAN

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





09/10/25

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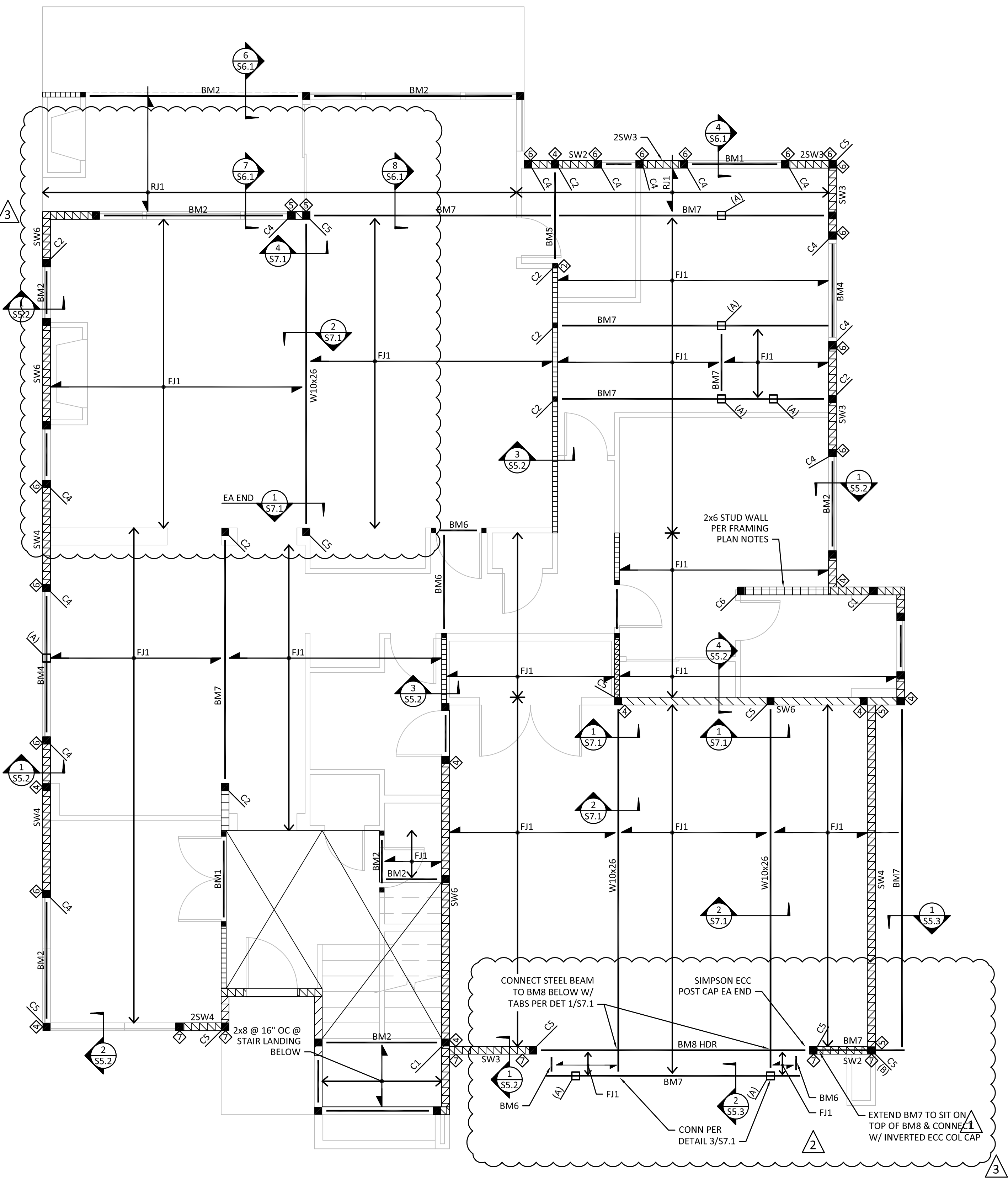
PADHYE KIRKLAND RESIDENCE
12642 NE 80TH STREET
KIRKLAND, WA 98033

UPPER FLOOR FRAMING PLAN

FILE NAME:

SHEET:

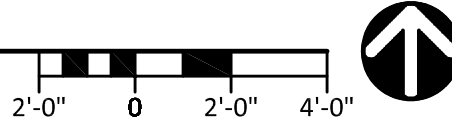
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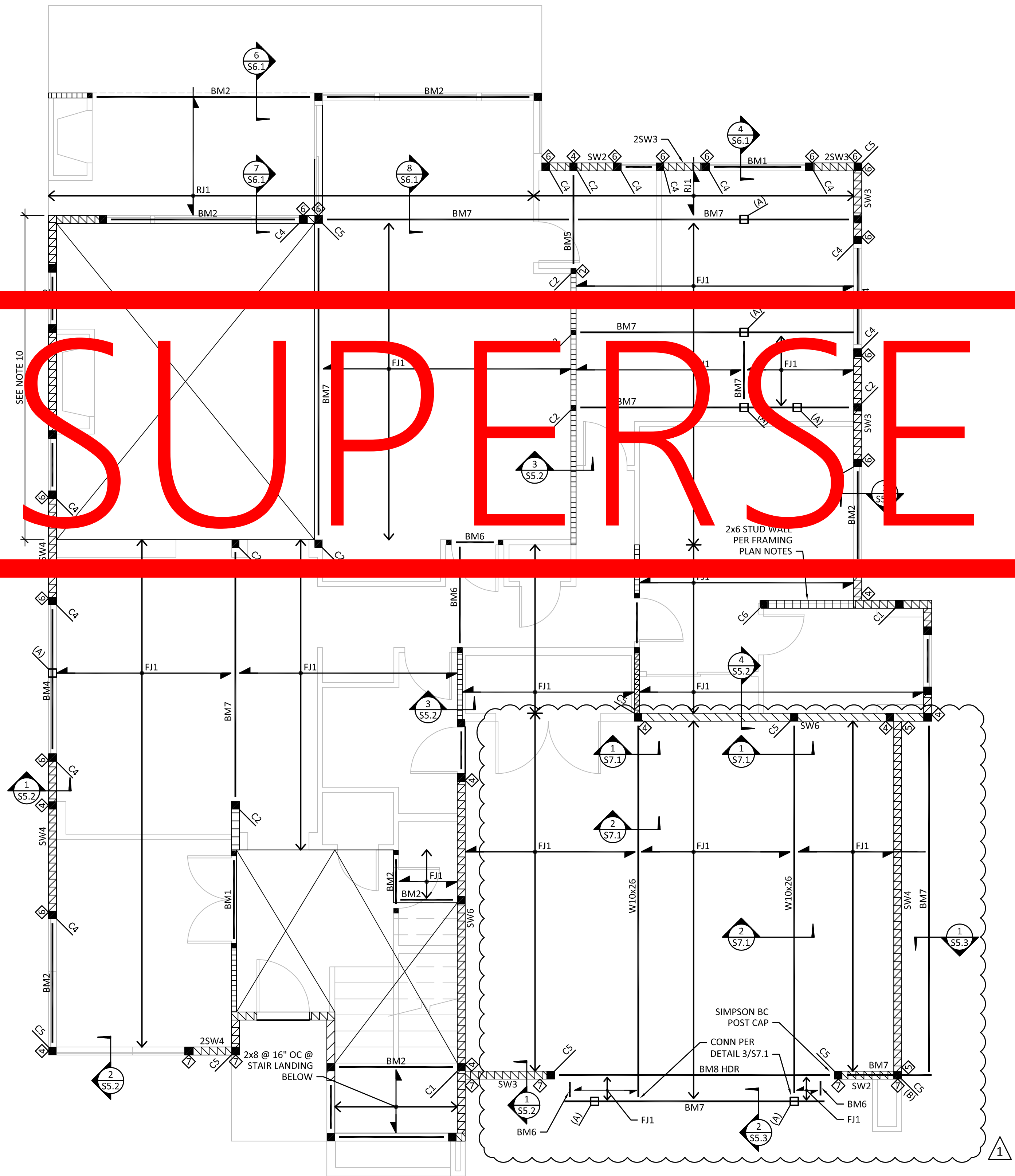


TYPICAL FLOOR FRAMING PLAN NOTES:

- FLOOR SHEATHING SHALL BE 3/4" P1 48/24 WITH 10d COMMON NAILS SPACED AT 6" OC AT ALL DIAPHRAGM BOUNDARIES, PANEL EDGES AND SHEAR WALLS AND 10" OC AT INTERMEDIATE FRAMING. FOR SHEATHING LAYOUT AND NAILING REFER TO DETAIL 2/S5.1.
- COLUMNS AND BEARING WALLS SHOWN ON PLANS SHALL BE CONTINUED DOWN TO THE FOUNDATION UNLESS CARRIED BY A BEAM BELOW.
- ALL DIAPHRAGMS UNBLOCKED UNO.
- REFER TO SHEET S5.1 THRU S5.3 FOR TYPICAL FLOOR FRAMING DETAILS.
- INDICATES COLUMN BELOW AND BEAM SHALL BE CONTINUED OVER COLUMN, TYP.
- CONTRACTOR SHALL HAVE THE OPTION TO DRILL A 1 1/2"Ø HOLE CENTERED IN THE DEPTH AND AT THE THIRD POINT OF THE SPAN FOR ALL WOOD FLUSH BEAMS SHOWN ON THE PLAN.
- WALLS SHOWN ON THE FRAMING PLANS ARE WALLS BELOW THE FRAMING LEVELS INDICATED. HOLDOWNS SHALL BE PLACED AT THE BASE OF THE WALLS SHOWN.
- TYPICAL HEADERS AT BEARING LOCATION SHALL BE 4x6 DF#2 UNO SUPPORTED BY A MINIMUM OF (1) CRIPPLE STUD AND (1) FULL HEIGHT STUD.
- COLUMNS NOT OTHERWISE SHOWN OR CALLED OUT ON PLAN SHALL BE (2) 2x STUDS.
- UNLESS NOTED OTHERWISE ALL STUDS SHALL BE HF STUD GRADE AND SPACED AT 16" OC. PROVIDE 1 3/4" x 5 1/2" LVL STUDS @ 16" OC WHERE STUD HEIGHT IS GREATER THAN 12'-0".
- UNLESS NOTED OTHERWISE, ALL BEAM-TO-COLUMN CONNECTIONS SHALL BE PC/EPC POST CAPS.

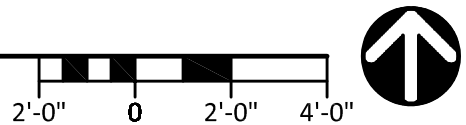
1 UPPER FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"





- TYPICAL FLOOR FRAMING PLAN NOTES:
- FLOOR SHEATHING SHALL BE 3/4" P1 48/24 WITH 10d COMMON NAILS SPACED AT 6" OC AT ALL DIAPHRAGM BOUNDARIES, PANEL EDGES AND SHEAR WALLS AND 10" OC AT INTERMEDIATE FRAMING. FOR SHEATHING LAYOUT AND NAILING REFER TO DETAIL 2/S5.1.
 - COLUMNS AND BEARING WALLS SHOWN ON PLANS SHALL BE CONTINUED DOWN TO THE FOUNDATION UNLESS CARRIED BY A BEAM BELOW.
 - ALL DIAPHRAGMS UNBLOCKED UNO.
 - REFER TO SHEET S5.1 THRU S5.3 FOR TYPICAL FLOOR FRAMING DETAILS.
 - INDICATES COLUMN BELOW AND BEAM SHALL BE CONTINUED OVER COLUMN, TYP.
 - CONTRACTOR SHALL HAVE THE OPTION TO DRILL A 1 1/2"Ø HOLE CENTERED IN THE DEPTH AND AT THE THIRD POINT OF THE SPAN FOR ALL WOOD FLUSH BEAMS SHOWN ON THE PLAN.
 - WALLS SHOWN ON THE FRAMING PLANS ARE WALLS BELOW THE FRAMING LEVELS INDICATED. HOLDOWNS SHALL BE PLACED AT THE BASE OF THE WALLS SHOWN.
 - TYPICAL HEADERS AT BEARING LOCATION SHALL BE 4x6 DF#2 UNO SUPPORTED BY A MINIMUM OF (1) CRIPPLE STUD AND (1) FULL HEIGHT STUD.
 - COLUMNS NOT OTHERWISE SHOWN OR CALLED OUT ON PLAN SHALL BE (2) 2x STUDS.
 - UNLESS NOTED OTHERWISE ALL STUDS SHALL BE HF STUD GRADE AND SPACED AT 16" OC. PROVIDE 1 3/4" x 5 1/2" LVL STUDS @ 16" OC WHERE STUD HEIGHT IS GREATER THAN 12'-0".

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



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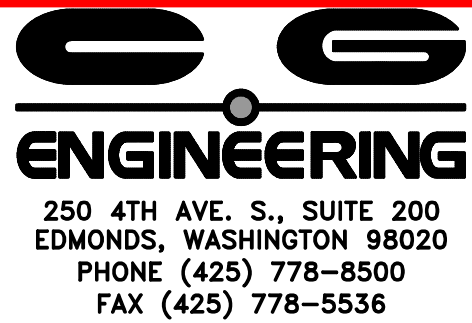
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12642 NE 80TH STREET
KIRKLAND, WA 98033

UPPER FLOOR FRAMING PLAN

FILE NAME:

SHEET:

S2.2



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ROOF FRAMING PLAN

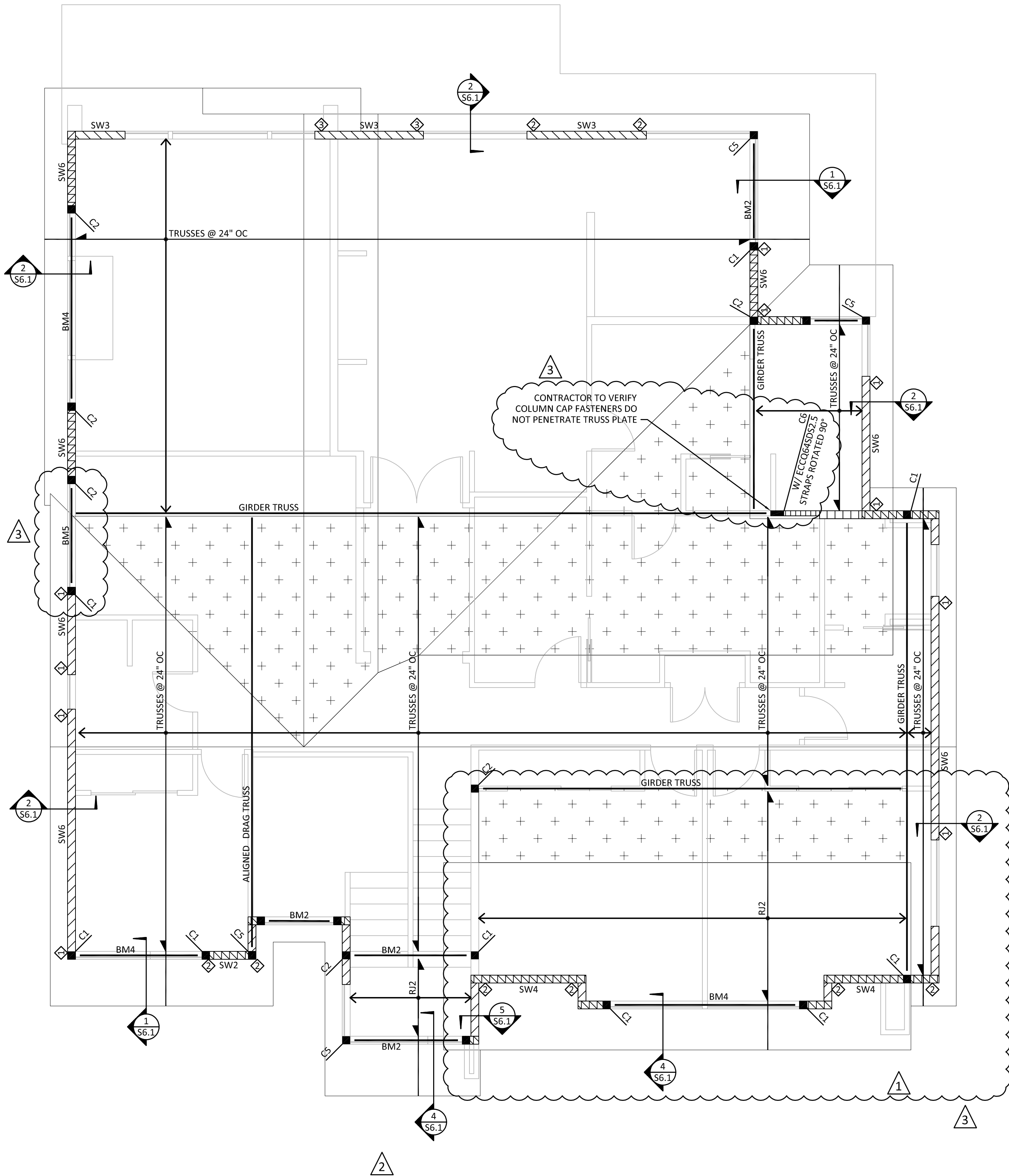
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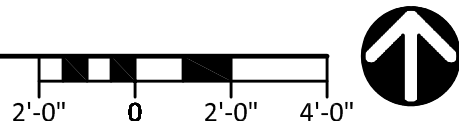
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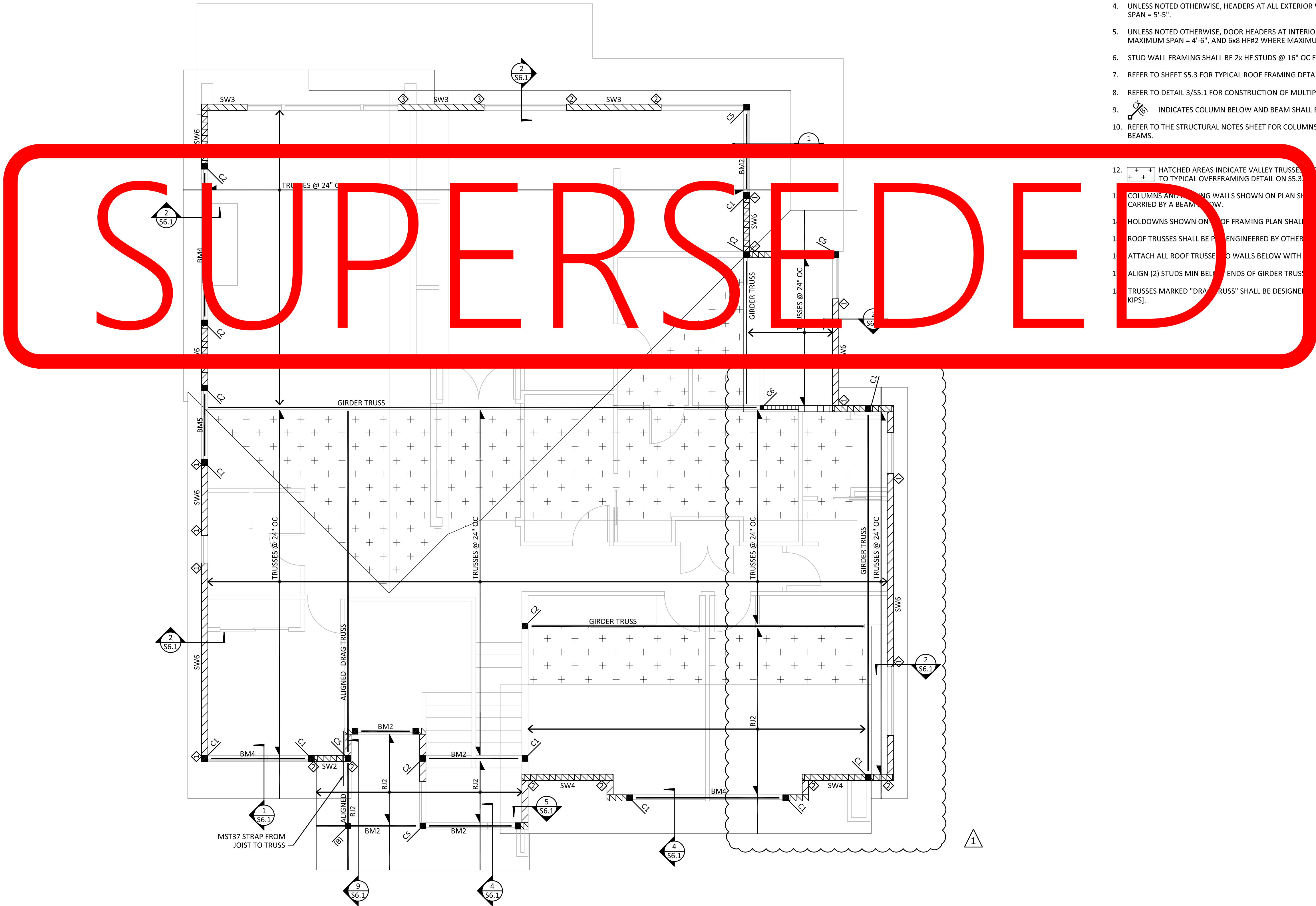
TYPICAL ROOF FRAMING PLAN NOTES:

- WALLS SHOWN ON ROOF FRAMING PLAN ARE WALLS BELOW ROOF FRAMING.
- BEAMS SHOWN ON ROOF FRAMING PLAN SHALL BE ABOVE DOUBLE TOP PLATE UNLESS USED AS A DOOR OR WINDOW HEADER. TRUSS MFR SHALL DESIGN TRUSSES TO ACCOMMODATE BEAMS ABOVE DOUBLE TOP PLATE.
- ROOF SHEATHING SHALL BE 5/8" PI 40/20 WITH 8d COMMON NAILS SPACED AT 6" OC AT ALL DIAPHRAGM BOUNDARIES, PANEL EDGES, SHEAR WALLS, COLLECTOR TRUSSES, AND BLOCKING OR TRUSS BLOCKING PANELS INDICATED ON PLANS. NAILING AT INTERMEDIATE FRAMING SHALL BE 8d COMMON NAILS @ 12" OC. REFER TO DETAIL 2/SS.1 FOR SHEATHING LAYOUT AND NAILING.
- UNLESS NOTED OTHERWISE, HEADERS AT ALL EXTERIOR WALLS SHALL BE 4x8 HF#2 WHERE MAXIMUM SPAN = 5'-5".
- UNLESS NOTED OTHERWISE, DOOR HEADERS AT INTERIOR BEARING WALLS SHALL BE 4x8 HF#2 WHERE MAXIMUM SPAN = 4'-6", AND 6x8 HF#2 WHERE MAXIMUM SPAN = 5'-0".
- STUD WALL FRAMING SHALL BE 2x HF STUDS @ 16" OC FOR ALL STUD WALLS SHOWN ON THE PLAN.
- REFER TO SHEET SS.3 FOR TYPICAL ROOF FRAMING DETAILS.
- REFER TO DETAIL 3/SS.1 FOR CONSTRUCTION OF MULTIPLE STUD COLUMNS.
- INDICATES COLUMN BELOW AND BEAM SHALL BE CONTINUED OVER COLUMN, TYP.
- REFER TO THE STRUCTURAL NOTES SHEET FOR COLUMNS SUPPORTING TYPICAL BEARING WALL HEADER BEAMS.
- ALL DIAPHRAGMS UNBLOCKED UNO.
- HATCHED AREAS INDICATE VALLEY TRUSSES @ 24" OC APPLIED ABOVE PLYWOOD SHEATHING. REFER TO TYPICAL OVERFRAMING DETAIL ON SS.3.
- COLUMNS AND BEARING WALLS SHOWN ON PLAN SHALL BE CONTINUED DOWN TO THE FOUNDATION UNLESS CARRIED BY A BEAM BELOW.
- HOLDOWNS SHOWN ON ROOF FRAMING PLAN SHALL BE PLACED ON UPPER FLOOR LEVEL.
- ROOF TRUSSES SHALL BE PRE-ENGINEERED BY OTHERS AND SPACED AT 24" OC, TYP.
- ATTACH ALL ROOF TRUSSES TO WALLS BELOW WITH SIMPSON H2.5A HURRICANE TIES.
- ALIGN (2) STUDS MIN BELOW ENDS OF GIRDER TRUSSES UNO ON PLANS.
- TRUSSES MARKED "DRAG TRUSS" SHALL BE DESIGNED FOR THE SERVICE LEVEL AXIAL LOADS INDICATED: [P=1.0 KIPS].

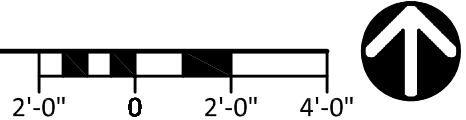


1 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"





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



TYPICAL ROOF FRAMING PLAN NOTES:

1. WALLS SHOWN ON ROOF FRAMING PLAN ARE WALLS BELOW ROOF FRAMING.
2. BEAMS SHOWN ON ROOF FRAMING PLAN SHALL BE ABOVE DOUBLE TOP PLATE UNLESS USED AS A DOOR OR WINDOW HEADER. TRUSS MFR SHALL DESIGN TRUSSES TO ACCOMMODATE BEAMS ABOVE DOUBLE TOP PLATE.
3. ROOF SHEATHING SHALL BE 5/8" PI 40/20 WITH 8d COMMON NAILS SPACED AT 6" OC AT ALL DIAPHRAGM BOUNDARIES, PANEL EDGES, SHEAR WALLS, COLLECTOR TRUSSES, AND BLOCKING OR TRUSS BLOCKING PANELS INDICATED ON PLANS. NAILING AT INTERMEDIATE FRAMING SHALL BE 8d COMMON NAILS @ 12" OC. REFER TO DETAIL 2/SS.1 FOR SHEATHING LAYOUT AND NAILING.
4. UNLESS NOTED OTHERWISE, HEADERS AT ALL EXTERIOR WALLS SHALL BE 4x8 HF#2 WHERE MAXIMUM SPAN = 5'-5".
5. UNLESS NOTED OTHERWISE, DOOR HEADERS AT INTERIOR BEARING WALLS SHALL BE 4x8 HF#2 WHERE MAXIMUM SPAN = 4'-6", AND 6x8 HF#2 WHERE MAXIMUM SPAN = 5'-0".
6. STUD WALL FRAMING SHALL BE 2x HF STUDS @ 16" OC FOR ALL STUD WALLS SHOWN ON THE PLAN.
7. REFER TO SHEET SS.3 FOR TYPICAL ROOF FRAMING DETAILS.
8. REFER TO DETAIL 3/SS.1 FOR CONSTRUCTION OF MULTIPLE STUD COLUMNS.
9. INDICATES COLUMN BELOW AND BEAM SHALL BE CONTINUED OVER COLUMN, TYP.
10. REFER TO THE STRUCTURAL NOTES SHEET FOR COLUMNS SUPPORTING TYPICAL BEARING WALL HEADER BEAMS.

12. HATCHED AREAS INDICATE VALLEY TRUSSES @ 24" OC APPLIED ABOVE PLYWOOD SHEATHING. REFER TO TYPICAL OVERFRAMING DETAIL ON SS.3.
1. COLUMNS AND BEARING WALLS SHOWN ON PLAN SHALL BE CONTINUED DOWN TO THE FOUNDATION UNLESS CARRIED BY A BEAM BELOW.
1. HOLDDOWNS SHOWN ON ROOF FRAMING PLAN SHALL BE PLACED ON UPPER FLOOR LEVEL.
1. ROOF TRUSSES SHALL BE PRO ENGINEERED BY OTHER AND SPACED AT 24" OC, TYP.
1. ATTACH ALL ROOF TRUSSES TO WALLS BELOW WITH 2x4 LPSON H2.5A HURRICANE TIES.
1. ALIGN (2) STUDS MIN BELOW ENDS OF GIRDER TRUSSES ON PLANS.
1. TRUSSES MARKED "DRAG TRUSS" SHALL BE DESIGNED FOR THE SERVICE LEVEL AXIAL LOADS INDICATED: [P=1.0 KIPS].



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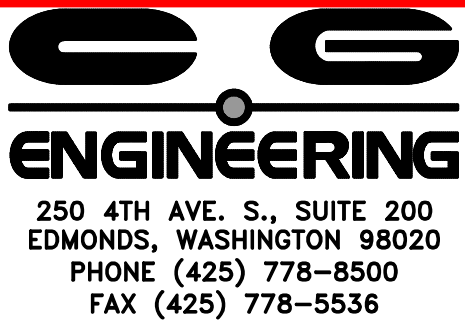
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KIRKLAND, WA 98033

ROOF FRAMING PLAN

SHEET:

S2.3



09/10/25

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KIRKLAND, WA 98033

SCHEDULES

FILE NAME:

SHEET:

S3.1

SHEAR WALL SCHEDULE								
TYPE	APA-RATED SHEATHING	MIN FRAMING AT ADJOINING PANEL EDGES (SEE NOTE 5)	SHEAR WALL NAILING AT PANEL EDGES	RIM JOIST OR BLOCK CONN TO TOP PLATE	SILL PLATE NAILING TO RIM/BLKG BELOW	SILL PLATE ANCHOR BOLT TO SLAB OR FOUNDATION	FOUNDATION SILL PLATE SIZE	SHEAR CAPACITY (PLF)
SW6	15/32" ONE SIDE	2x STUD AND BLKG	0.131"Ø x 2 1/2" @ 6" OC	LTP4 OR A35 @ 24" OC	0.131"Ø x 3" @ 6" OC	5/8"Ø AB @ 5'-0" OC	2x	242
SW4	15/32" ONE SIDE	2x STUD AND BLKG	0.131"Ø x 2 1/2" @ 4" OC	LTP4 OR A35 @ 20" OC	0.131"Ø x 3" @ 4" OC	5/8"Ø AB @ 4'-0" OC	2x	350
SW3	15/32" ONE SIDE	(2) 2x STUD AND 2x FLAT BLKG	0.131"Ø x 2 1/2" @ 3" OC	LTP4 OR A35 @ 15" OC	0.131"Ø x 3" @ 3" OC	5/8"Ø AB @ 3'-0" OC	2x	455
SW2	15/32" ONE SIDE	3x STUD AND 2x FLAT BLKG	0.131"Ø x 2 1/2" @ 2" OC	LTP4 OR A35 @ 12" OC	0.131"Ø x 3" @ 2.5" OC	5/8"Ø AB @ 2'-6" OC	2x	595
2SW4	15/32" BOTH SIDES	(2) 2x STUD AND BLKG	0.131"Ø x 2 1/2" @ 4" OC	LTP4 OR A35 @ 10" OC	0.131"Ø x 3" @ 2" OC	5/8"Ø AB @ 2'-0" OC	2x	706
2SW3	15/32" BOTH SIDES	(2) 2x STUD AND BLKG	0.131"Ø x 2 1/2" @ 3" OC	LTP4 OR A35 @ 7.5" OC	0.131 x 3" @ 1.5" OC	5/8"Ø AB @ 1'-6" OC	2x	910
2SW2	15/32" BOTH SIDES	3x STUD AND BLKG	0.131"Ø x 2 1/2" @ 2" OC	LTP4 OR A35 @ 6" OC	0.131 x 3" @ 1.5" OC	5/8"Ø AB @ 1'-0" OC	2x	1190
NOTES: 1. REFER TO THE TYPICAL SHEAR WALL DETAIL. 2. THE VALUES IN THIS TABLE ARE APPROPRIATE FOR HF GRADE STUDS AND HF GRADE PLATES & RIM/BLOCKING. 3. NAILS AT ADJOINING PANEL EDGES SHALL BE STAGGERED EACH SIDE OF THE COMMON JOINT. 4. WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR FRAMING SHALL BE 3x AT ADJOINING PANEL EDGES AND NAILS SHALL BE STAGGERED. 5. WHERE TABLE SPECIFIES (2) 2x FRAMING, CONNECT (2) 2x STUDS AND BLOCKING AS FOLLOWS: SW3 = (2) 0.131"Ø @ 3.5" OC, 2SW4 = 0.131"Ø @ 2.5" OC, 2SW3 = (2) 0.131"Ø @ 1.5" OC. 6. NOTE THAT 3x FRAMING MAY BE USED IN LIEU OF (2) 2x FRAMING SPECIFIED IN TABLE. 7. INTERMEDIATE FRAMING TO BE WITH 2x MINIMUM MEMBERS. FIELD NAILING 12" OC MAXIMUM. 8. AT ALL 5/8"Ø SILL PLATE ANCHOR BOLTS, INSTALL 1/4" x 3" x 3" PLATE WASHERS. EDGE OF PLATE WASHER SHALL BE WITHIN 1/2" OF SHEATHED EDGE. FOR DOUBLE SIDED SHEAR WALLS, USE WIDER PLATE WASHERS AS REQUIRED TO MEET THIS REQUIREMENT. 9. PROVIDE A MINIMUM OF 7" EMBEDMENT FOR AB INTO FOUNDATION OR STEM WALL. 10. 7/16" SHEATHING MAY BE USED IN PLACE OF 15/32" SHEATHING PROVIDED ALL STUDS ARE SPACED 16" OC OR PANELS ARE APPLIED WITH LONG DIMENSION ACROSS STUDS.								

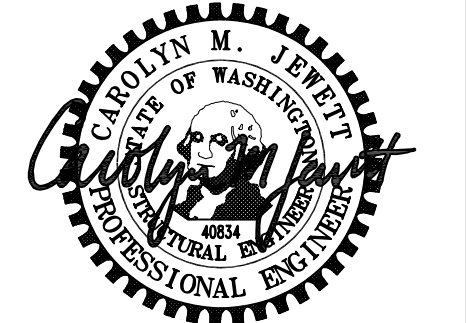
HOLDOWN SCHEDULE					
MARK	TYPE	MIN CHORD SIZE	STUD NAILS OR BOLTS	ANCHOR BOLT (SEE NOTE 4)	CAPACITY (LB)
1	MST37	(2) 2x	(11) 16d EA END	-	2,355
2	MST48	(2) 2x	(17) 16d EA END	-	3,640
3	MST60	(2) 2x	(23) 16d EA END	-	5,405
4	HDU2	(2) 2x	(6) SDS 1/4" x 2 1/2" SCREWS	5/8"Ø	2,215
5	HDU4	(2) 2x	(10) SDS 1/4" x 2 1/2" SCREWS	5/8"Ø	3,285
6	HDU8	4x DF#2	(20) SDS 1/4" x 2 1/2" SCREWS	7/8"Ø	6,970
7	HDU11	4x6 DF#2	(30) SDS 1/4" x 2 1/2" SCREWS	1"Ø	9,335
NOTES: 1. REFER TO THE LATEST SIMPSON STRONG-TIE CATALOG FOR ADDITIONAL INSTALLATION REQUIREMENTS. 2. REFER TO DETAIL 7/SS.2 FOR INSTALLATION OF MST FLOOR TO FLOOR STRAPS. REFER TO DETAILS 8/SS.2 FOR CONNECTION OF STRAP TO BEAM BELOW. 3. INSTALL HD HOLDDOWNS AT FOUNDATION WALLS OR THICKENED SLAB FOOTINGS PER DETAIL 6/54.1. 4. AT ALL HOLDOWN CHORDS, PROVIDE PANEL EDGE NAILING PER SHEAR WALL SCHED.					

FOOTING SCHEDULE			
MARK	FOOTING SIZE	REINFORCING	COMMENTS
F1	1'-6" x 1'-0" DEEP x CONTINUOUS	(3) #5 CONTINUOUS	DETAILS 7 & 8/54.1 SEE NOTE 2
F2	2'-0" x 2'-0" x 1'-0" DEEP	(3) #5 EACH WAY BOTTOM	-
F3	3'-0" x 3'-0" x 1'-0" DEEP	(4) #5 EACH WAY BOTTOM	-
F3C	3'-0" x 1'-0" DEEP x CONTINUOUS	(4) #5 CONTINUOUS	DETAILS 7 & 8/54.1 SEE NOTE 2
F4	4'-0" x 4'-0" x 1'-0" DEEP	(5) #5 EACH WAY BOTTOM	-
NOTES: 1. ALL FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED NATIVE SOIL OR COMPACTED STRUCTURAL FILL PER GEOTECHNICAL ENGINEERING REPORT. 2. REINFORCEMENT SHALL BE CONTINUED FROM CONTINUOUS FOOTINGS THRU SPREAD FOOTINGS WHERE APPLICABLE.			

BEAM SCHEDULE			
MARK	BEAM	REMARKS	HANGER AS REQ'D (UNO)
BM1	4x8 HF#2	-	HU48
BM2	4x10 HF#2	-	HU410
BM3	6x10 DF#2	-	HU610
BM4	3 1/2" x 9 1/4" 2.0E PARALLAM PSL	SEE NOTE 6	HWU3.56/9.25
BM5	5 1/4" x 9 1/4" 2.0E PARALLAM PSL	SEE NOTE 6	HWU5.50/9.25
BM6	3 1/2" x 11 7/8" 2.0E PARALLAM PSL	SEE NOTE 6	LGU3.63-SDS
BM7	5 1/4" x 11 7/8" 2.0E PARALLAM PSL	SEE NOTE 6	MGU5.50-SDS
BM8	5 1/4" x 14" 2.0E PARALLAM PSL	SEE NOTE 6	GLTV5.514
WF	ALL WF BEAMS ARE CALLED OUT ON PLANS	SEE NOTE 7	-
NOTES: 1. REFER TO THE LATEST SIMPSON STRONG-TIE CATALOG FOR HANGER INSTALLATION INFORMATION. 2. REFER TO FRAMING PLANS AND NOTES FOR SUPPORTS AT BEAM ENDS. HANGERS CALLED OUT IN PLAN NOTES SUPERCEDE THOSE LISTED IN THIS TABLE. 3. ALL BEAMS EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED. 4. REFER TO PLAN NOTES FOR BEAMS & HEADERS AT BEARING LOCATIONS THAT ARE NOT CALLED OUT. 5. USE SIMPSON HUCTF SERIES CONCEALED FLANGE TOP FLANGE HANGER AT LOCATIONS WHERE OFFSET HANGERS WOULD OTHERWISE BE REQUIRED. 6. IF PSL SUPPLIER DOES NOT STOCK EXACT DEPTH OF BEAMS LISTED, CONTRACTOR SHALL COORDINATE WITH SUPPLIER TO RIP BEAMS TO EXACT DIMENSIONS LISTED IN TABLE. 7. CONNECT 2x NAILER TO STEEL BEAMS PER DETAIL 2/57.1.			

COLUMN SCHEDULE			
MARK	COLUMN SIZE 2x4 WALL	COLUMN SIZE 2x6 WALL	REMARKS
C1	(2) 2x4	(2) 2x6	SEE NOTE 2
C2	(3) 2x4	(3) 2x6	SEE NOTE 2
C3	(4) 2x4	(4) 2x6	SEE NOTE 2
C4	4x6 HF#1	4x6 HF#1	-
C5	4x8 HF#1	6x6 DF#1	-
C6	4x10 HF#1	6x8 DF#1	-
NOTES: 1. REFER TO THE LATEST SIMPSON STRONG-TIE CATALOG FOR PRE-FABRICATED CONNECTION INSTALLATION REQUIREMENTS. 2. MULTIPLE STUD COLUMNS SHALL USE GRADE OF STUD INDICATED ON WALL FRAMING SCHEDULE. REFER TO DETAIL 3/SS.1 FOR FABRICATION OF MULTIPLE STUD COLUMNS. 3. CONTRACTOR TO PROVIDE BLOCKING EQUAL TO COLUMN DIMENSIONS AT JOIST SPACE FOR COLUMNS CONTINUING TO FOUNDATION.			

JOIST SCHEDULE			
MARK	JOIST	SPACING	REMARKS
FJ1	11 7/8" TJ 110	16" OC	SEE NOTE 3
RJ1	2x8 HF#2	24" OC	SEE NOTE 2
RJ2	2x12 HF#2	24" OC	SEE NOTE 2
NOTES: 1. FOR JOIST HANGERS REFER TO THE LATEST SIMPSON STRONG-TIE CATALOG FOR ALL INSTALLATION REQUIREMENTS. 2. TIMBER JOISTS FRAMING INTO WOOD BEAMS SHALL USE JB OR HUTF-SERIES TOP FLANGE HANGERS. TIMBER JOISTS FRAMING INTO STEEL BEAMS USE BA-SERIES HANGERS AT NAILER. 3. PLYWOOD WEB JOISTS FRAMING INTO WOOD BEAMS SHALL USE ITS-SERIES TOP FLANGE HANGERS. PLYWOOD WEB JOISTS FRAMING INTO STEEL BEAMS SHALL USE BA-SERIES TOP FLANGE HANGERS.			

[illegible]

PADHYE KIRKLAND RESIDENCE
12642 NE 80TH STREET
KIRKLAND, WA 98033

SCHEDULES

FILE NAME

TYPE	APA-RATED SHEATHING	MIN FRAMING AT ADJOINING PANEL EDGES (SEE NOTE 5)	SHEAR WALL NAILING AT PANEL EDGES	RIM JOIST OR BLOCK CONN TO TOP PLATE	SILL PLATE NAILING TO RIM/BLKG BELOW	SILL PLATE ANCHOR BOLT TO SLAB OR FOUNDATION	FOUNDATION SILL PLATE SIZE	SHEAR CAPACITY (PLF)
SW6	15/32" ONE SIDE	2x STUD AND BLKG	0.131"Ø x 2 1/2" @ 6" OC	LT4P OR A35 @ 24" OC	0.131"Ø x 3" @ 6" OC	5/8"Ø AB @ 5"0" OC	2x	242
SW4	15/32" ONE SIDE	2x STUD AND BLKG	0.131"Ø x 2 1/2" @ 4" OC	LT4P OR A35 @ 20" OC	0.131"Ø x 3" @ 4" OC	5/8"Ø AB @ 4"0" OC	2x	350
SW3	15/32" ONE SIDE	(2) 2x STUD AND 2x FLAT BLKG	0.131"Ø x 2 1/2" @ 3" OC	LT4P OR A35 @ 15" OC	0.131"Ø x 3" @ 3" OC	5/8"Ø AB @ 3"0" OC	2x	455
SW2	15/32" ONE SIDE	3x STUD AND 2x FLAT BLKG	0.131"Ø x 2 1/2" @ 2" OC	LT4P OR A35 @ 12" OC	0.131"Ø x 3" @ 2.5" OC	5/8"Ø AB @ 2"6" OC	2x	595
2SW4	15/32" BOTH SIDES	(2) 2x STUD AND BLKG	0.131"Ø x 2 1/2" @ 4" OC	LT4P OR A35 @ 10" OC	0.131"Ø x 3" @ 2" OC	5/8"Ø AB @ 2"0" OC	2x	706
2SW3	15/32" BOTH SIDES	(2) 2x STUD AND BLKG	0.131"Ø x 2 1/2" @ 3" OC	LT4P OR A35 @ 7.5" OC	0.131 x 3" @ 1.5" OC	5/8"Ø AB @ 1"6" OC	2x	910
2SW2	15/32" BOTH SIDES	3x STUD AND BLKG	0.131"Ø x 2 1/2" @ 2" OC	LT4P OR A35 @ 6" OC	0.131 x 3" @ 1.5" OC	5/8"Ø AB @ 1"0" OC	2x	1190

HOLDOWN SCHEDULE					
MARK	TYPE	MIN CHORD SIZE	STUD NAILS OR BOLTS	ANCHOR BOLT (SEE NOTE 4)	CAPACITY (LB)
1	MST37	(2) 2x	(11) 16d EA END	-	2,355
2	MST48	(2) 2x	(17) 16d EA END	-	3,465
3	MST59	(2) 2x	(23) 16d EA END	-	5,445
4	HDU2	(3) 2x	(6) SDS 1/4" x 2 1/2" SCREWS	5/8"Ø	2,355
5	HDU4	(2) 4x	(2) SDS 1/4" x 2 1/2" SCREWS	5/8"Ø	3,465
6	HDU8	4x D	(2) SDS 1/4" x 2 1/2" SCREWS	7/8"Ø	5,445
7	HDU11	4x6	(3) SDS 1/4" x 2 1/2" SCREWS	1"Ø	8,335

MARK	BEAM	REMARKS	HANGER AS REQ'D (UNO)
BM1	4x8 HF#2	-	HU48
BM2	4x10 HF#2	-	HU410
BM3	6x10 DF#2	-	HU610
BM4	3 1/2" x 9 1/4" 2.0E PARALLAM PSL	SEE NOTE 6	HWU3.56/9.25
BM5	5 1/4" x 9 1/4" 2.0E PARALLAM PSL	SEE NOTE 6	HWU5.50/9.25
BM6	3 1/2" x 1 7/8" 2.0E PARALLAM PSL	SEE NOTE 6	LGUS.63-SDS
BM7	5 1/4" x 1 7/8" 2.0E PARALLAM PSL	SEE NOTE 6	MGU5.50-SDS
BM8	5 1/4" x 1 7/8" 2.0E PARALLAM PSL	SEE NOTE 6	GLTV5.514
ALL W/ B	ALL W/ B	NOT ON PLANS	SEE NOTE 7

3. ALL BEAMS EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
4. REFER TO PLAN NOTES FOR BEAMS & HEADERS AT BEARING LOCATIONS THAT ARE NOT CALLED OUT.
5. USE SIMPSON HUCTF SERIES CONCEALED FLANGE TOP FLANGE HANGER AT LOCATIONS WHERE OFFSET HANGERS WOULD OTHERWISE BE REQUIRED.
6. IF FSL SUPPLIER DOES NOT STOCK EXACT DEPTH OF BEAMS LISTED, CONTRACTOR SHALL COORDINATE WITH SUPPLIER TO RIP BEAMS TO EXACT DIMENSIONS LISTED IN TABLE.
7. CONNECT 2X NAILER TO STEEL BEAMS PER DETAIL 2/57.1.

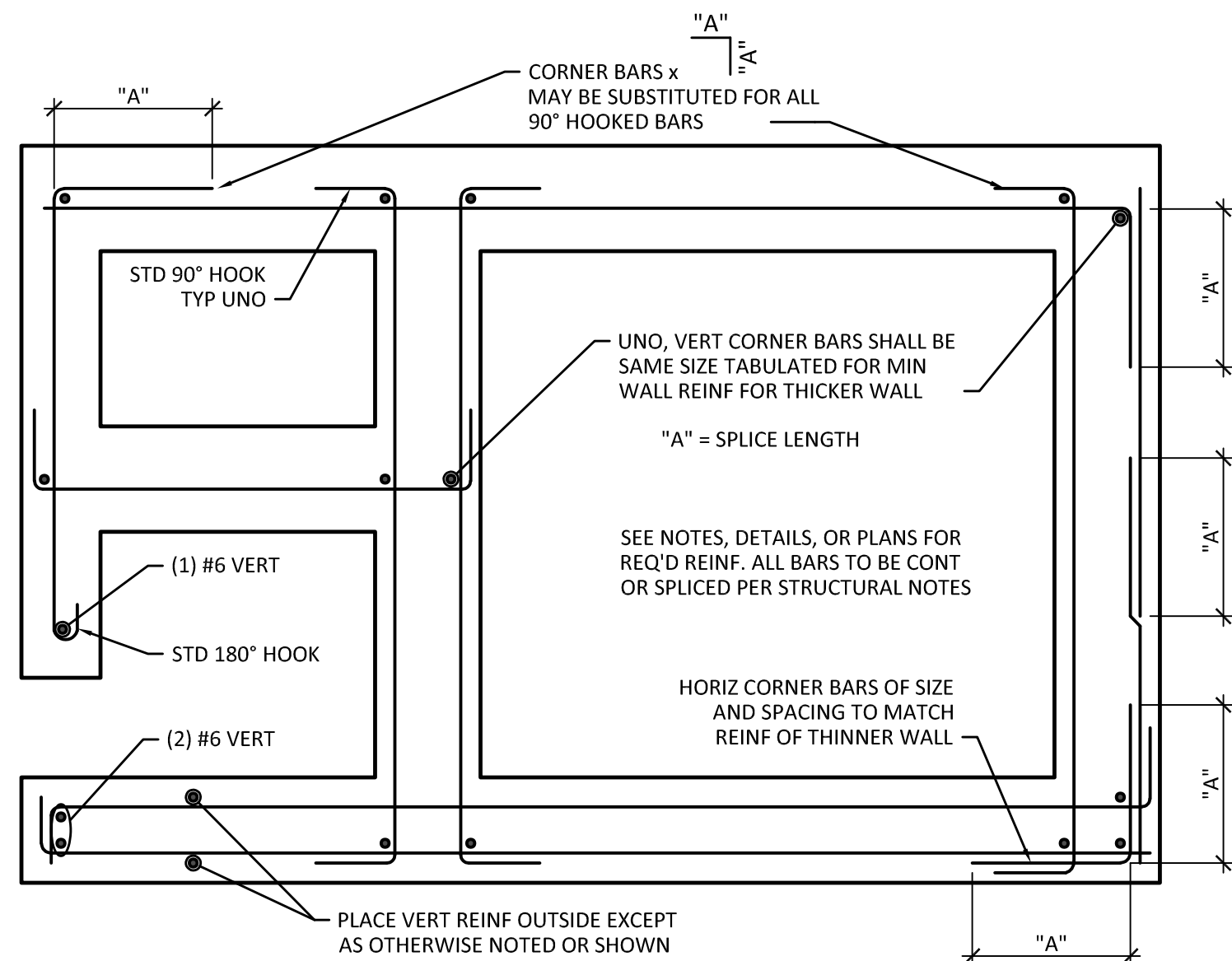
MARK	FOOTING SIZE	REINFORCING	COMMENTS
F1	1'-6" x 1'-0" DEEP x CONTINUOUS	(3) #5 CONTINUOUS	DETAILS 7 & 8/54.1 SEE NOTE 2
F2	2'-0" x 2'-0" x 1'-0" DEEP	(3) #5 EACH WAY BOTTOM	-
F3	3'-0" x 3'-0" x 1'-0" DEEP	(4) #5 EACH WAY BOTTOM	-
F3C	3'-0" x 1'-0" DEEP x CONTINUOUS	(4) #5 CONTINUOUS	DETAILS 7 & 8/54.1 SEE NOTE 2
F4	4'-0" x 4'-0" x 1'-0" DEEP	(5) #5 EACH WAY BOTTOM	-

MARK	COLUMN SIZE 2x4 WALL	COLUMN SIZE 2x6 WALL	REMARKS
C1	(2) 2x4	(2) 2x6	SEE NOTE 2
C2	(3) 2x4	(3) 2x6	SEE NOTE 2
C3	(4) 2x4	(4) 2x6	SEE NOTE 2
C4	4x6 HF#1	4x6 HF#1	-
C5	4x8 HF#1	6x6 DF#1	-
C6	4x10 HF#1	6x8 DF#1	-

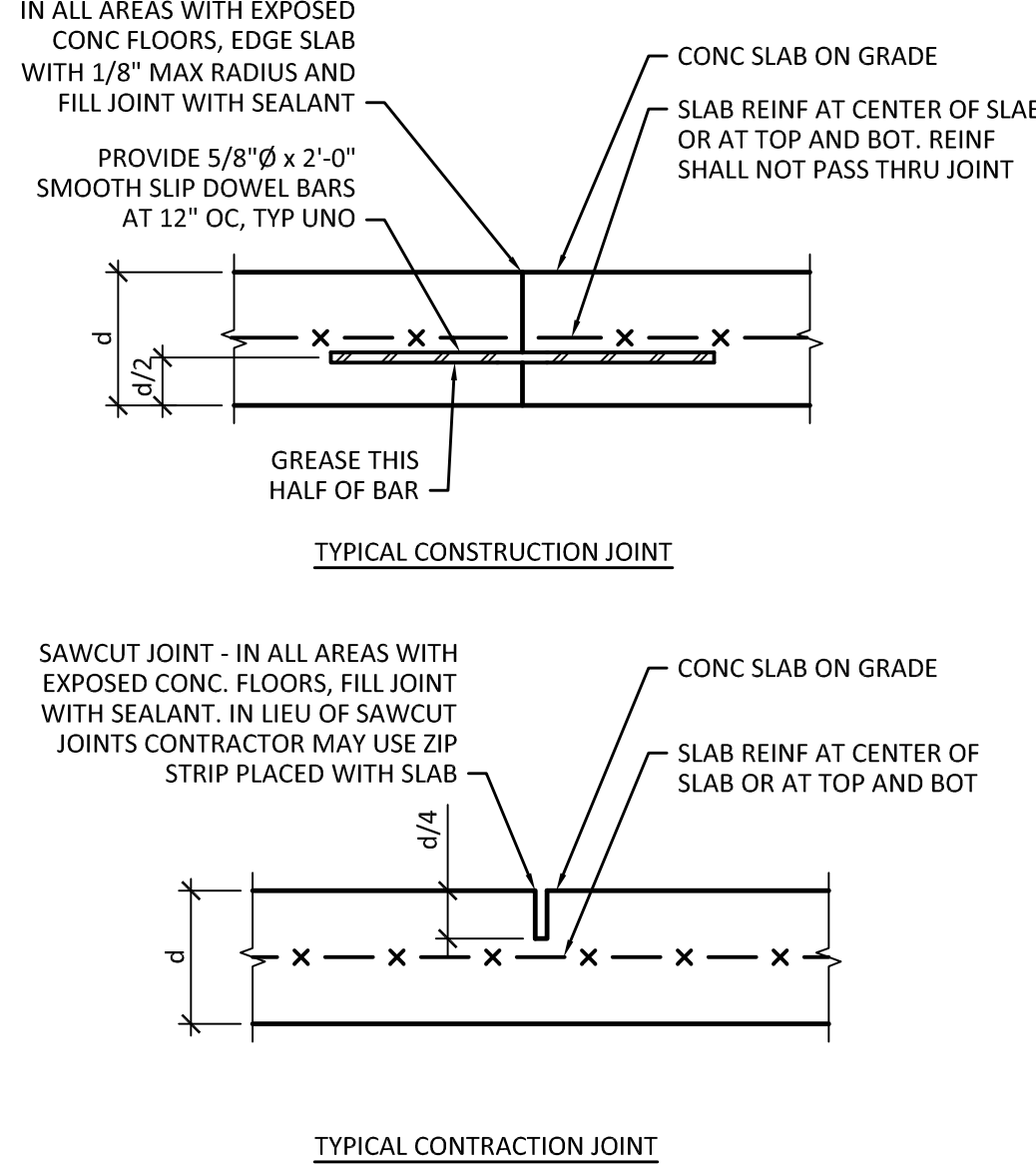
MARK	JOIST	SPACING	REMARKS
FJ1	11 7/8" TJI 110	16" OC	SEE NOTE 3
RJ1	2x8 HF#2	24" OC	SEE NOTE 2
RJ2	2x12 HF#2	24" OC	SEE NOTE 2

SC
FILE NAME:

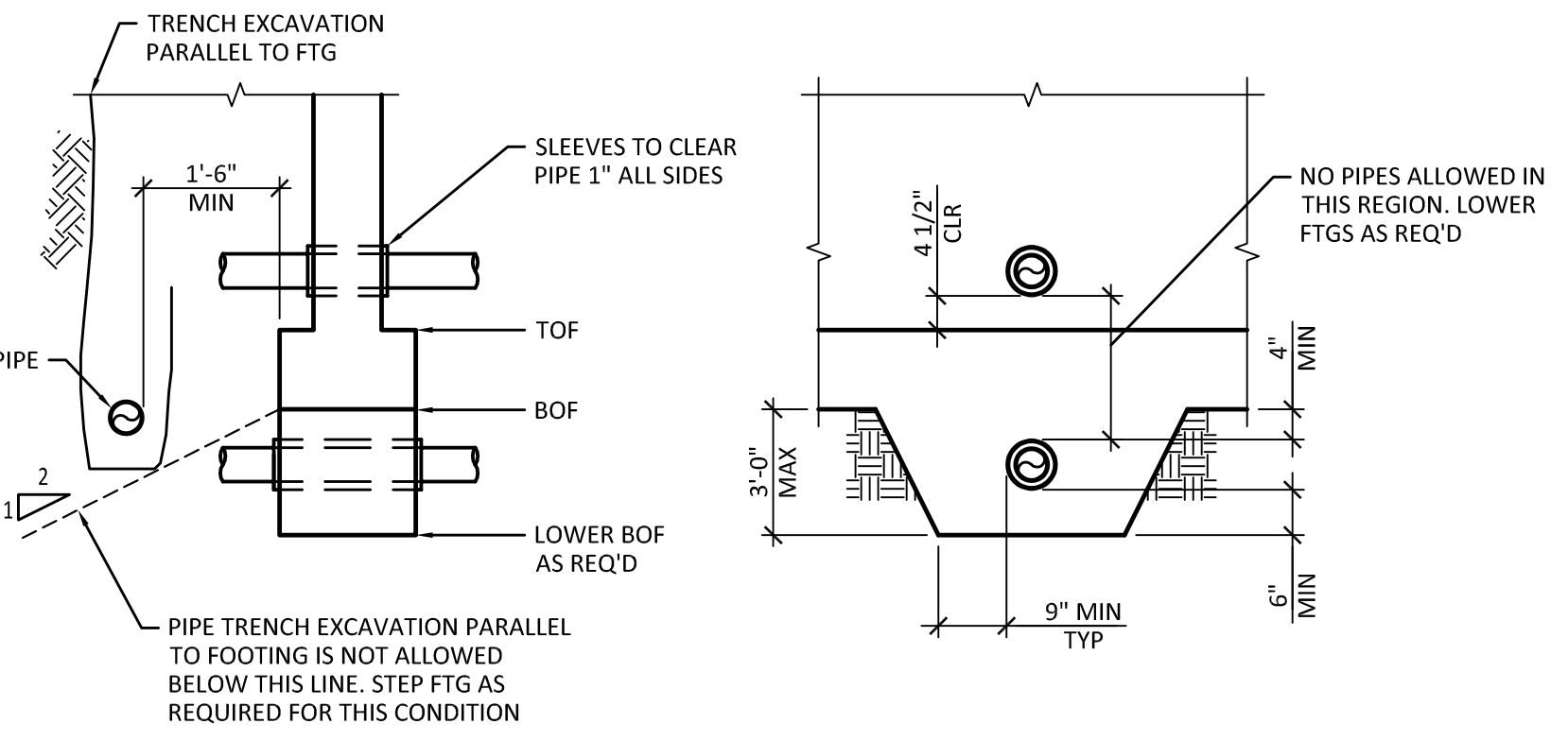
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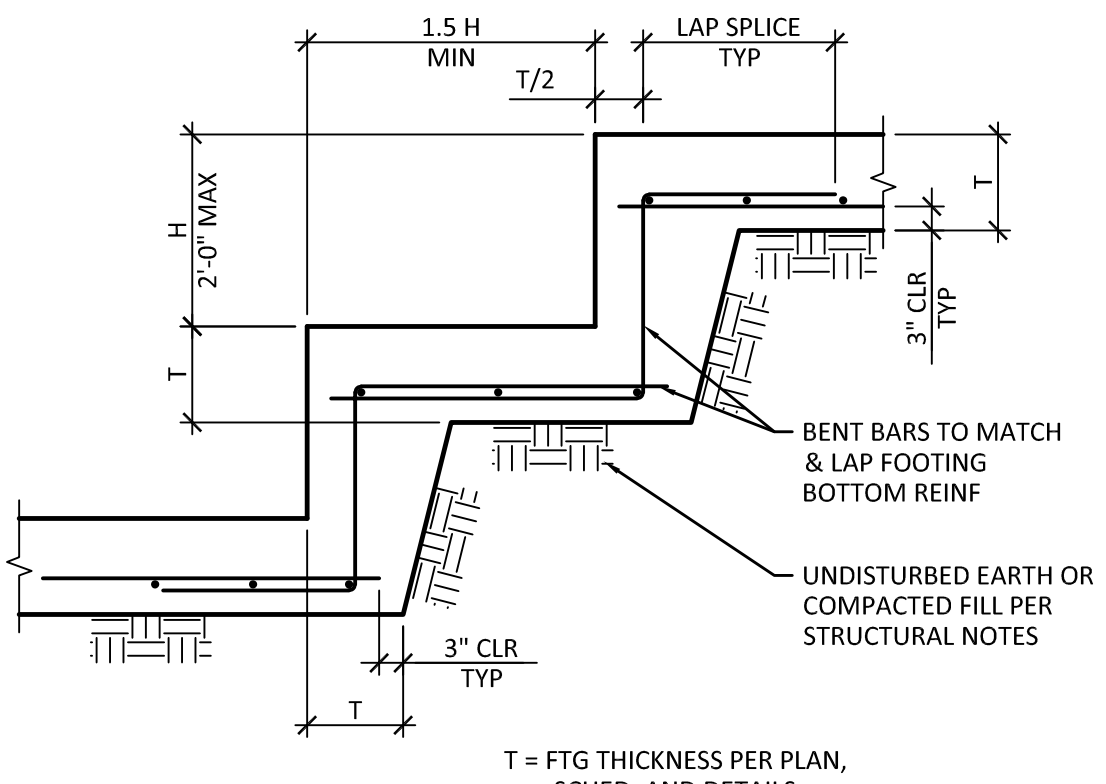
1 TYPICAL CONCRETE WALL REINFORCING DETAIL
SCALE: NTS



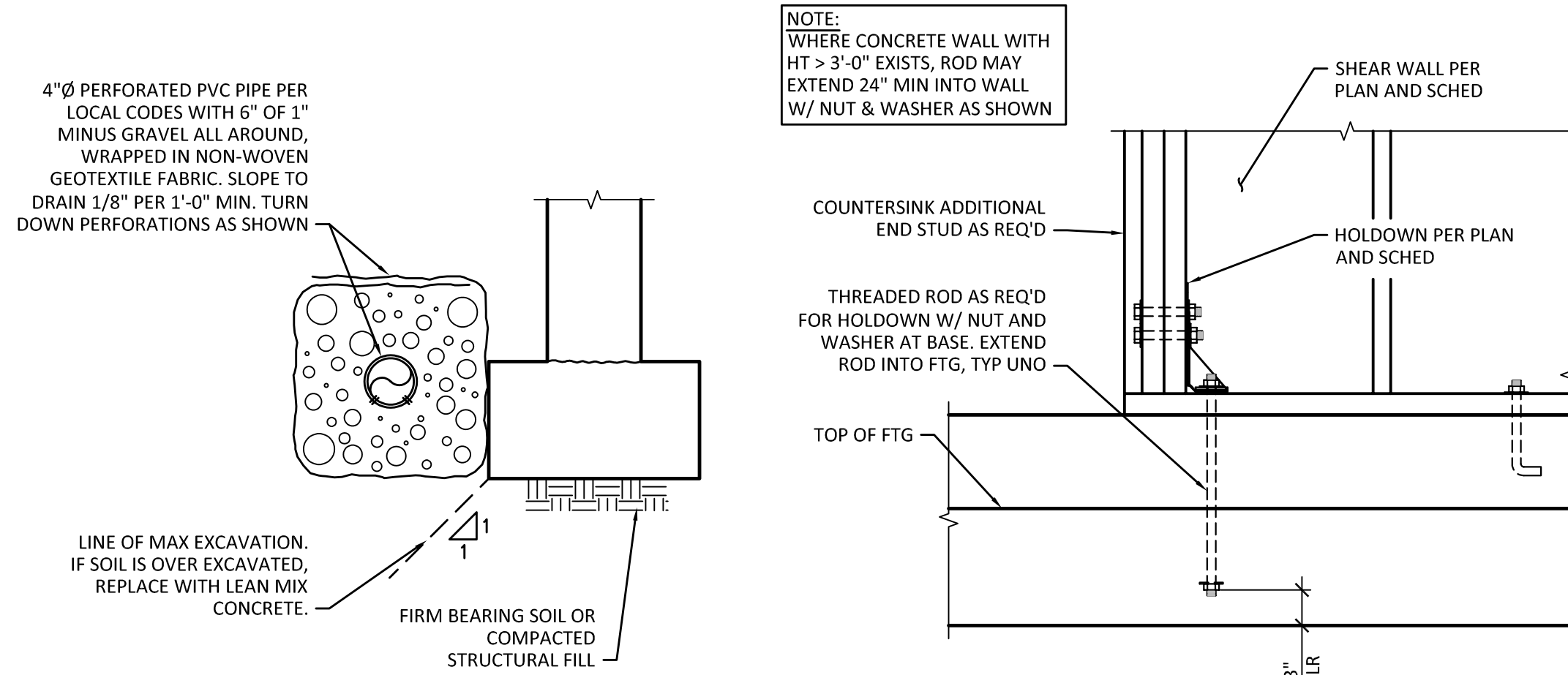
2 TYPICAL SLAB ON GRADE DETAILS
SCALE: 1" = 1'-0"



3 TYPICAL PIPE PENETRATION AT WALLS AND FOOTINGS
SCALE: 1/2" = 1'-0"

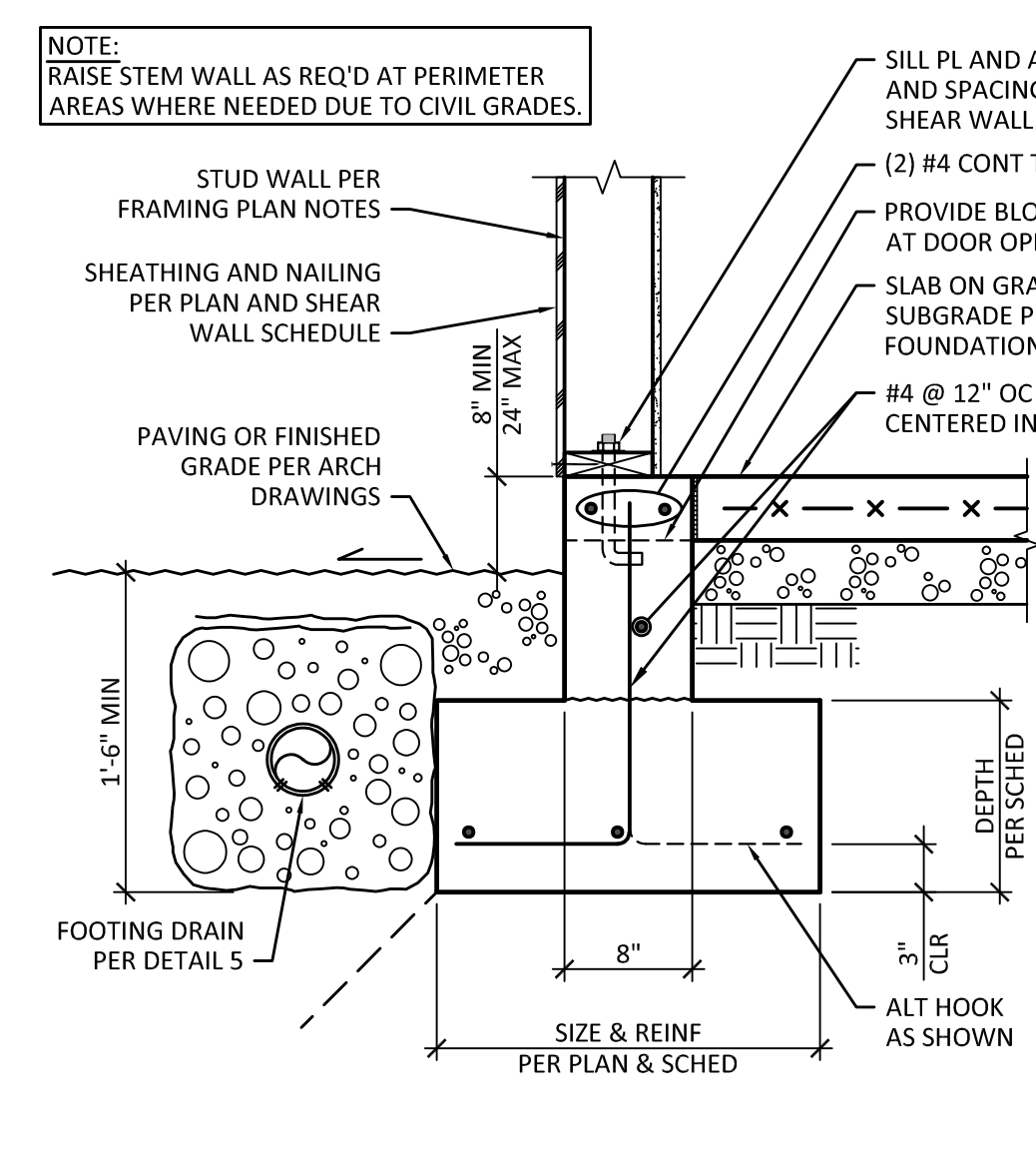


4 TYPICAL STEPPED WALL FOOTING
SCALE: 1/2" = 1'-0"

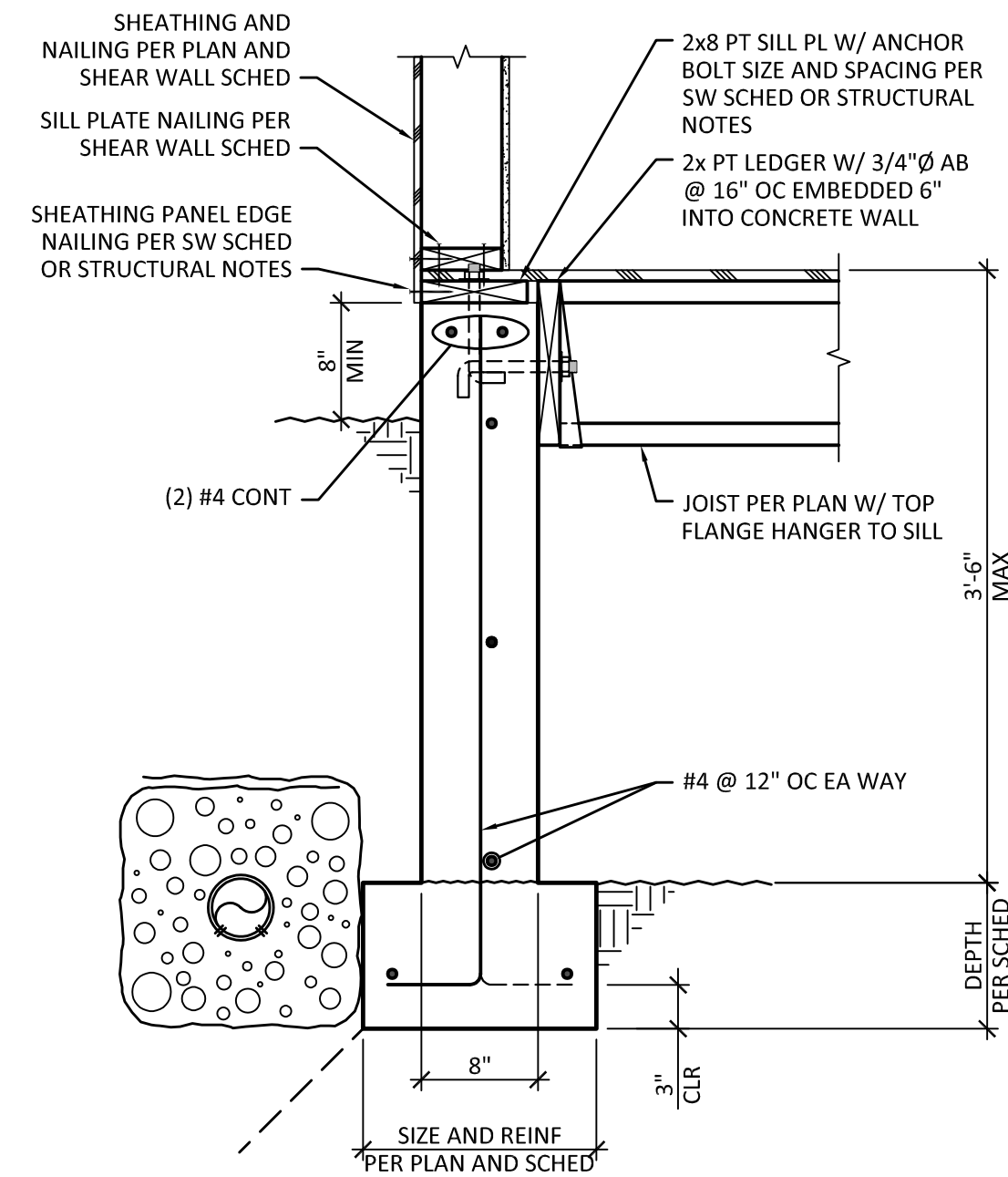


5 TYPICAL FOOTING DRAIN
SCALE: 1" = 1'-0"

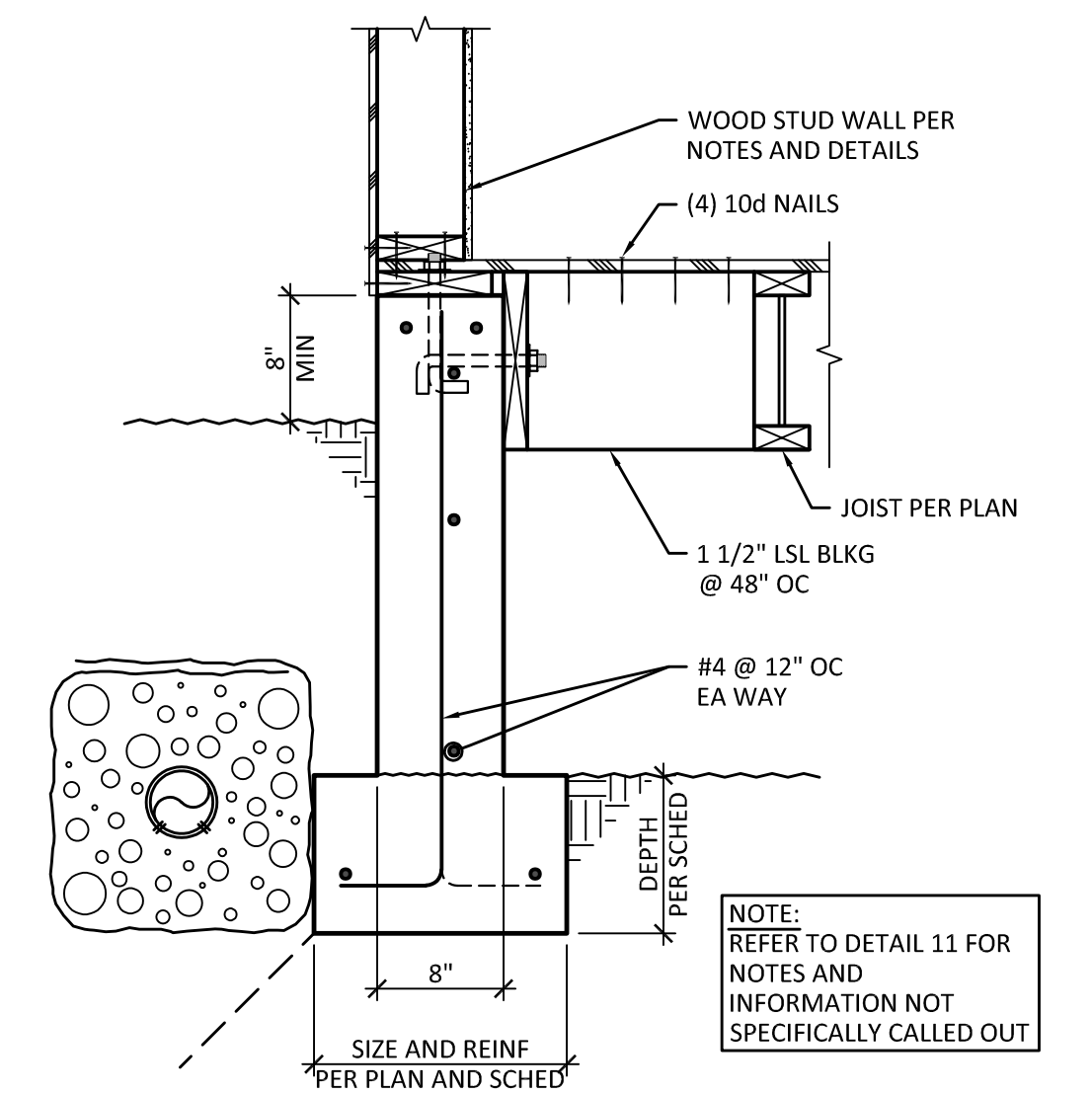
6 HOLDOWN DETAIL
SCALE: 1" = 1'-0"



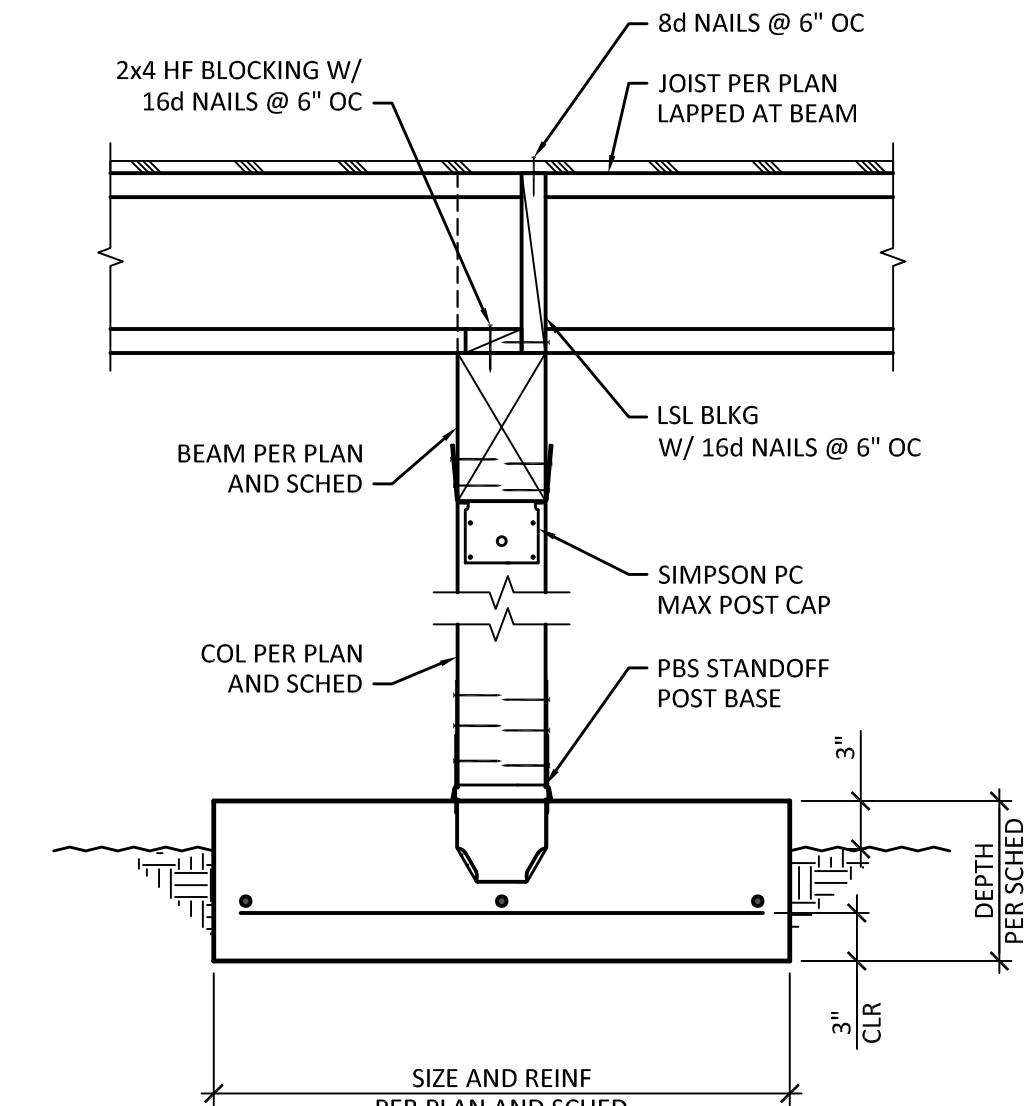
7 TYPICAL STEM WALL DETAIL
SCALE: 1" = 1'-0"



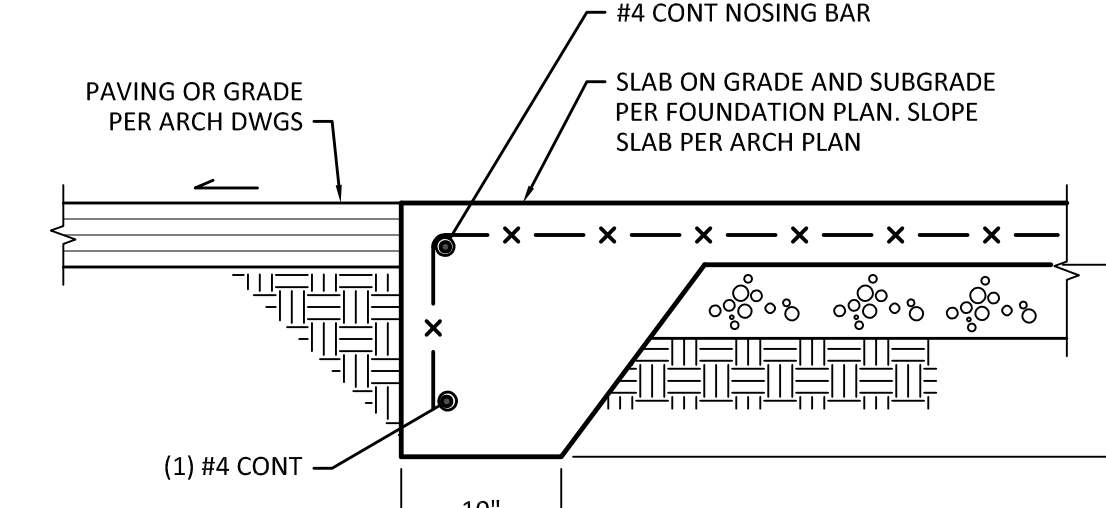
8 CRAWLSPACE SECTION (BEARING)
SCALE: 1" = 1'-0"



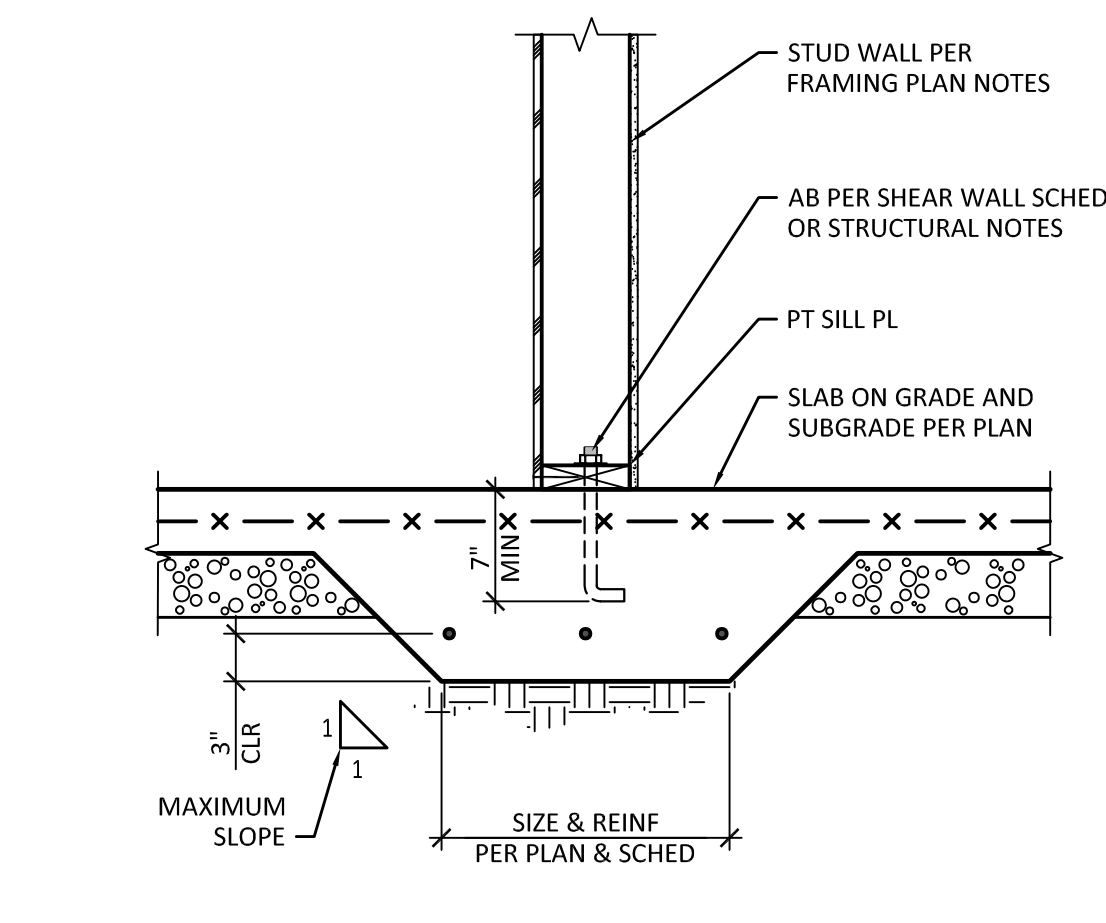
9 CRAWLSPACE SECTION (NON-BEARING)
SCALE: 1" = 1'-0"



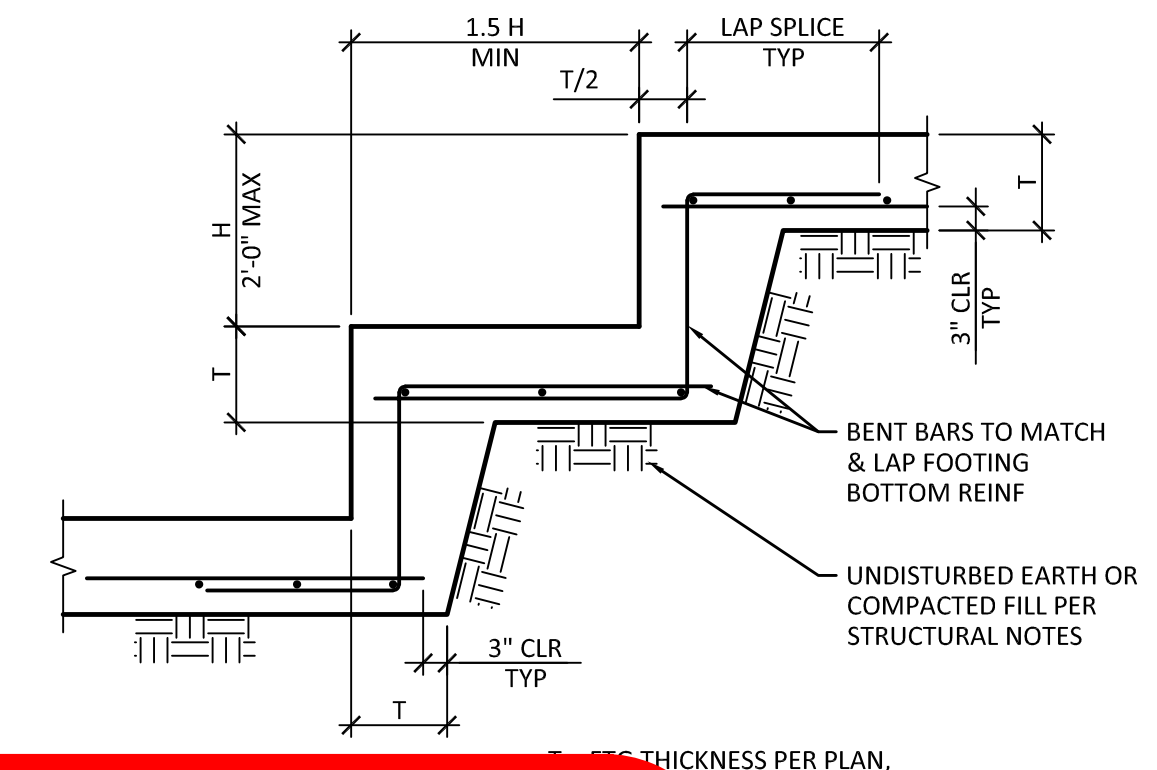
10 CRAWLSPACE DETAIL
SCALE: 1" = 1'-0"



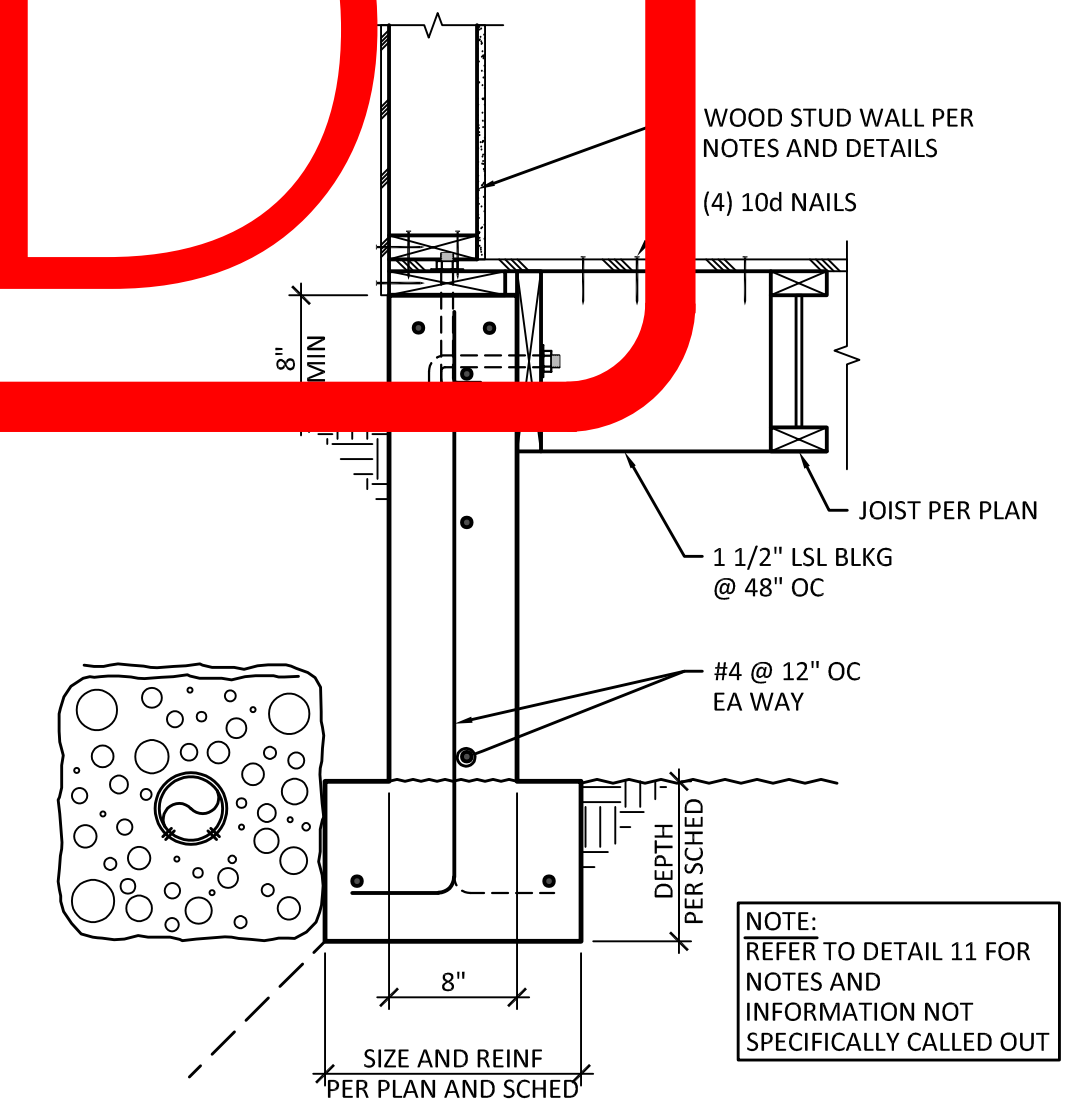
11 THICKENED EDGE SLAB
SCALE: 1" = 1'-0"



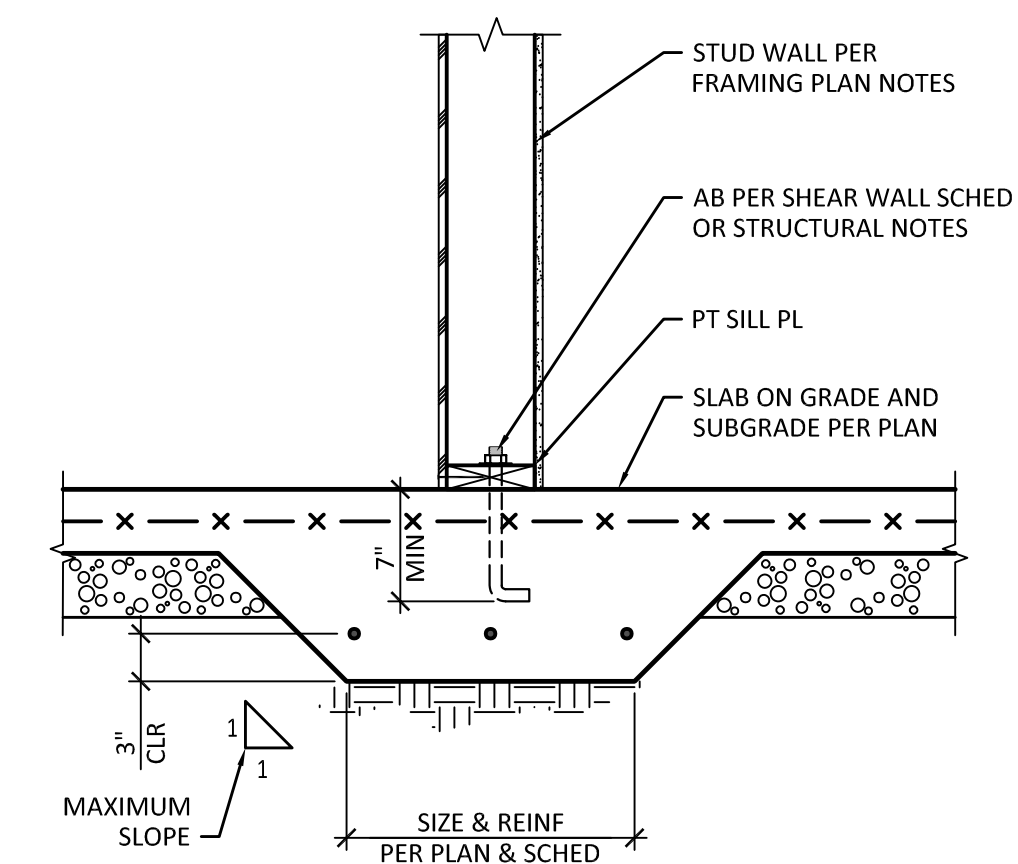
12 CONTINUOUS FOOTING DETAIL
SCALE: 1" = 1'-0"



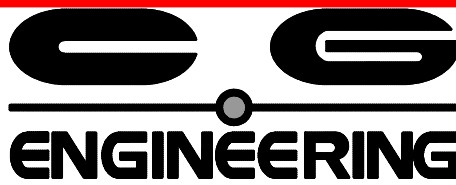
4 TYPICAL STEPPED WALL FOOTING



9 CRAWLSPACE SECTION (NON-BEARING)
SCALE: 1" = 1'-0"



12 CONTINUOUS FOOTING DETAIL



250 4TH AVE. S., SUITE 200
EDMONDS, WASHINGTON 98020
PHONE (425) 778-8500
FAX (425) 778-5536



09/10/25

MARK	DATE	DESCRIPTION
	08/16/23	DESIGN
	01/26/24	PERMIT SUBMITTAL
	03/11/25	PERMIT RESUBMITTAL
	09/10/25	CONSTRUCTION REVISIONS
		CONSTRUCTION REVISIONS

DESIGN:	JDM
DRAWN:	JEG
CHECK:	CMJ
JOB NO:	23011.10
DATE:	08/16/23

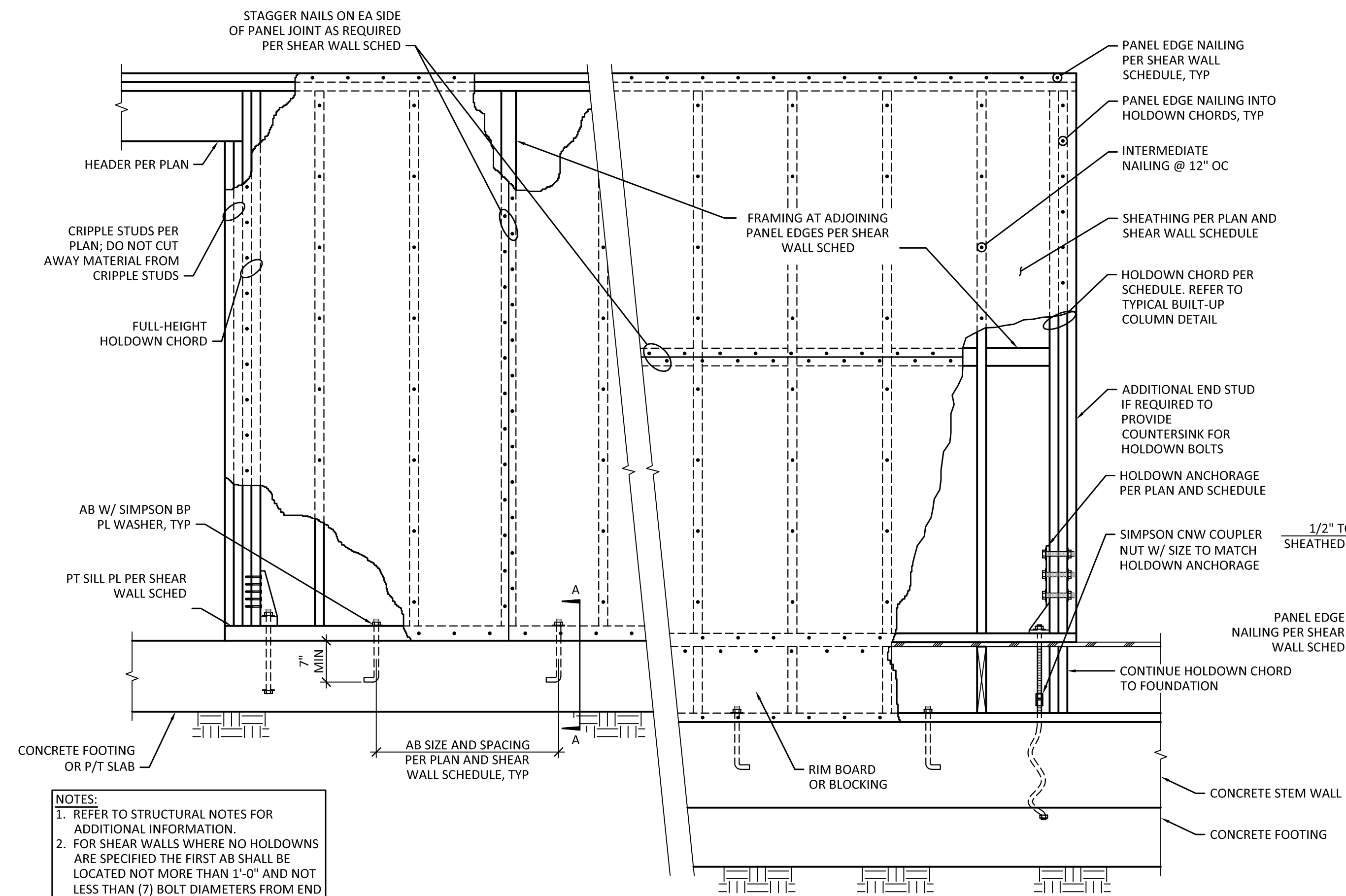
PADHYE KIRKLAND RESIDENCE
12642 NE 80TH STREET
KIRKLAND, WA 98033

WOOD FRAMING DETAILS

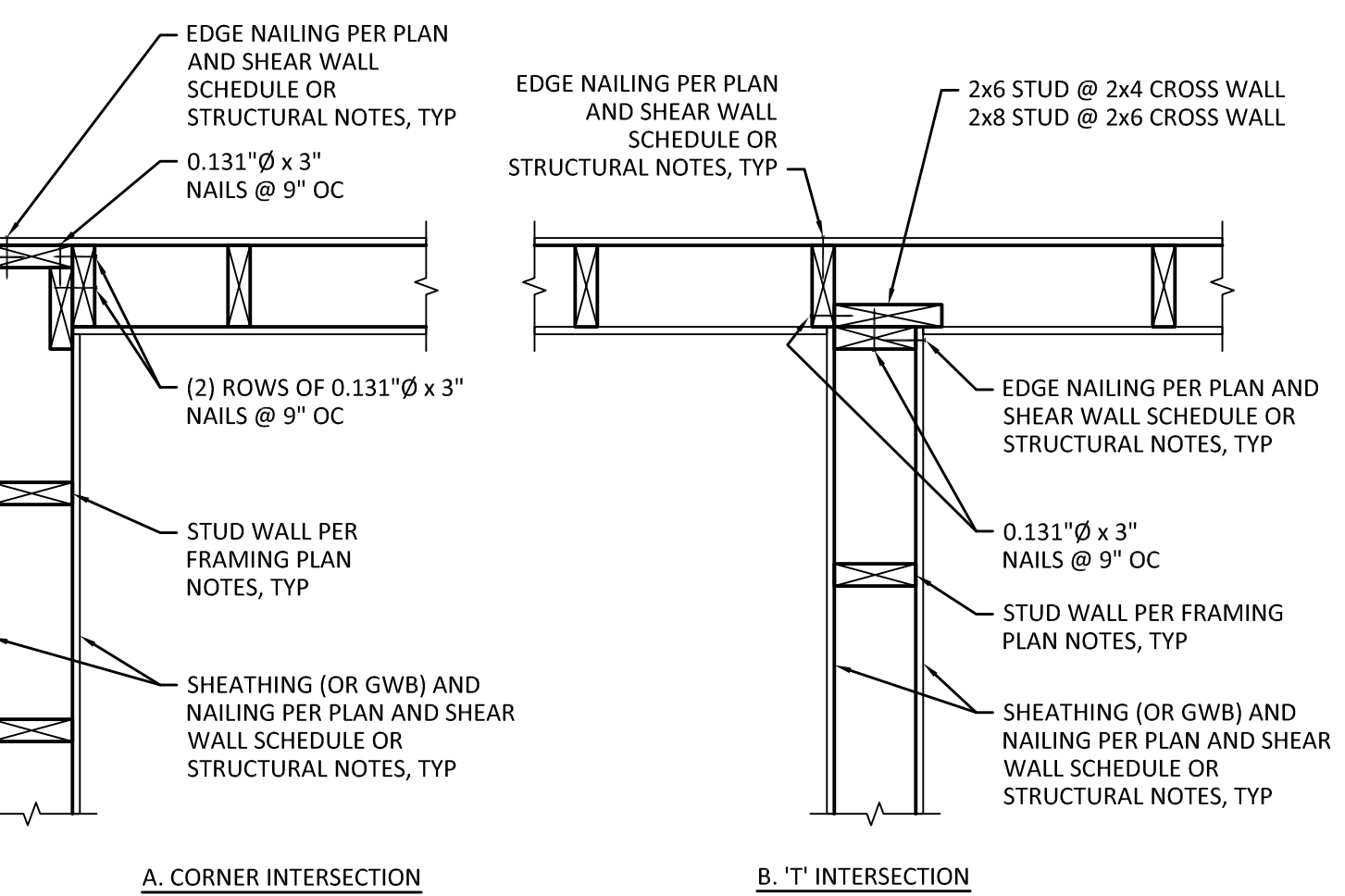
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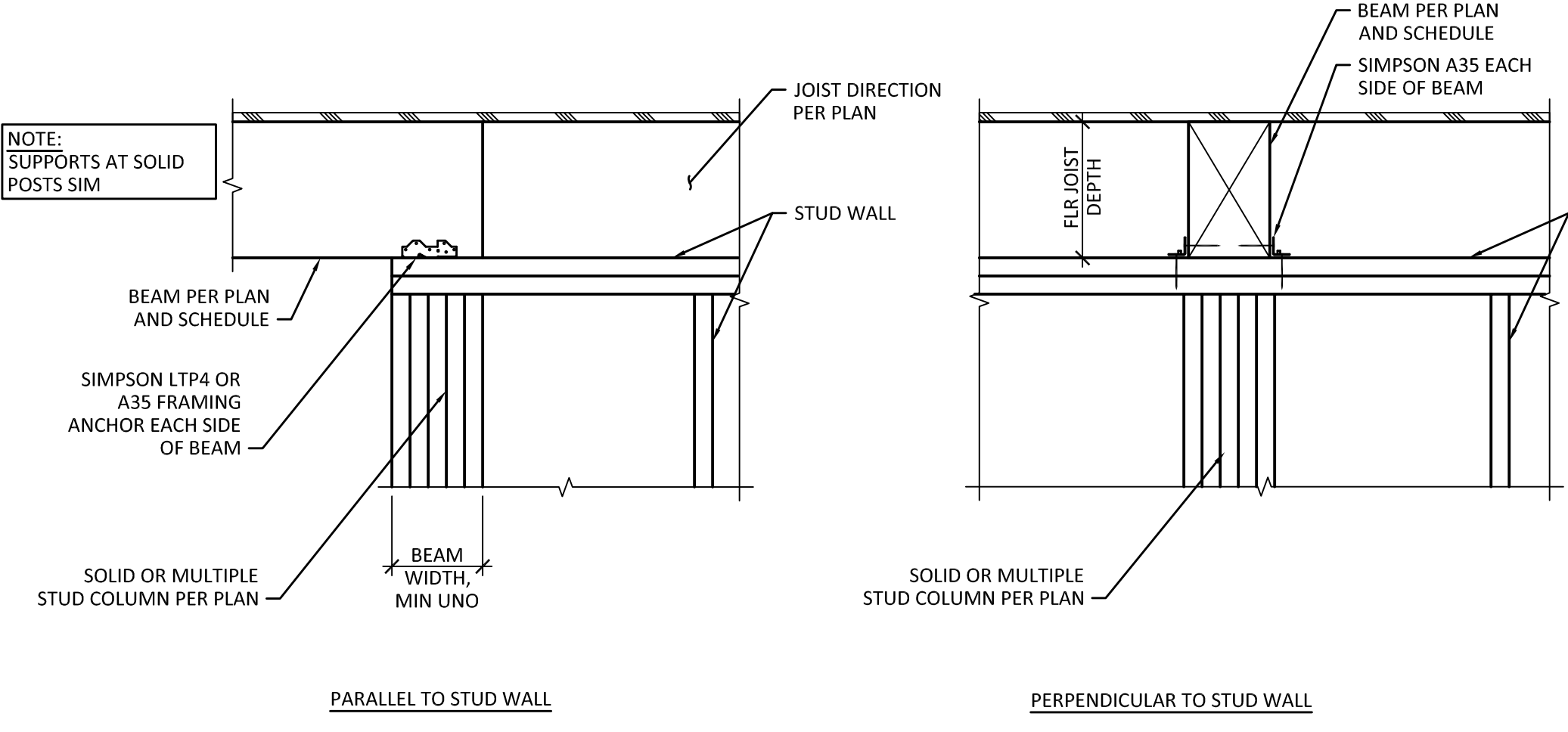
S5.1



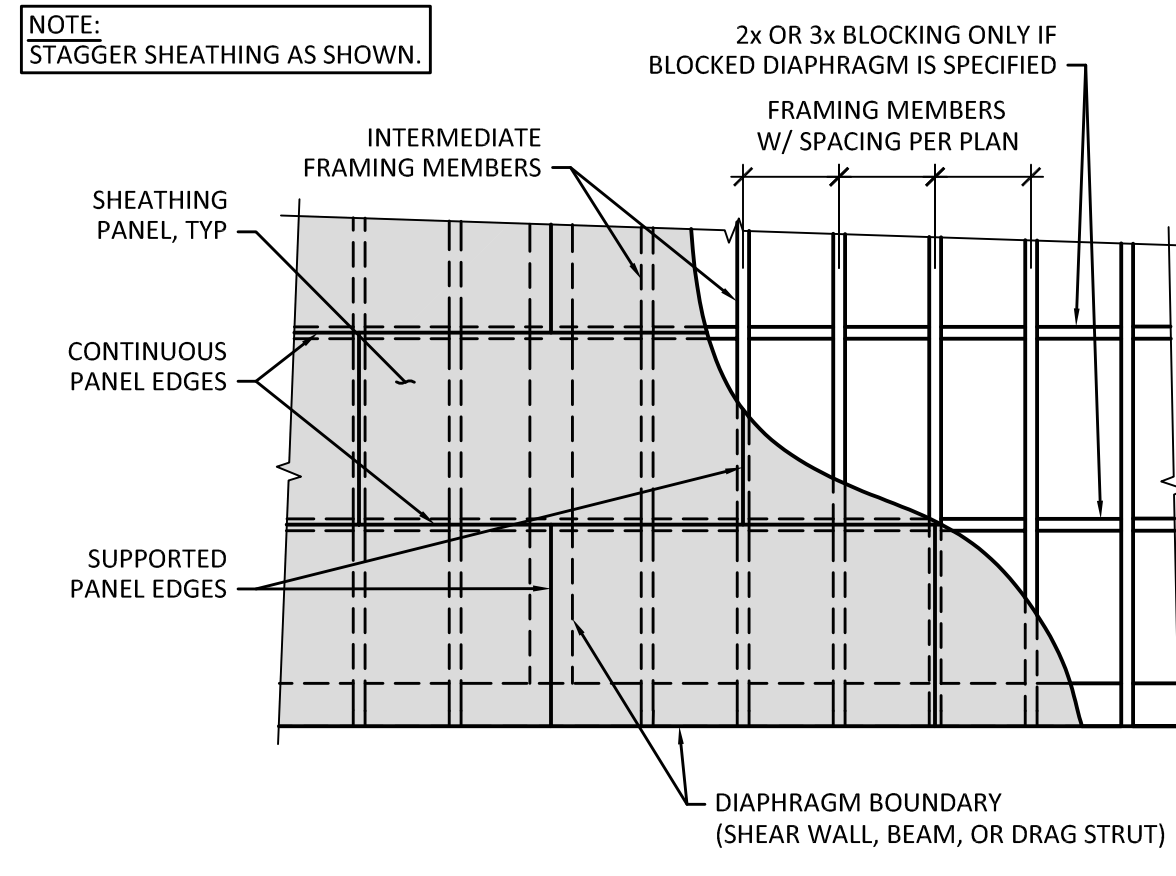
1 TYPICAL SHEAR WALL DETAIL
SCALE: 3/4" = 1'-0"



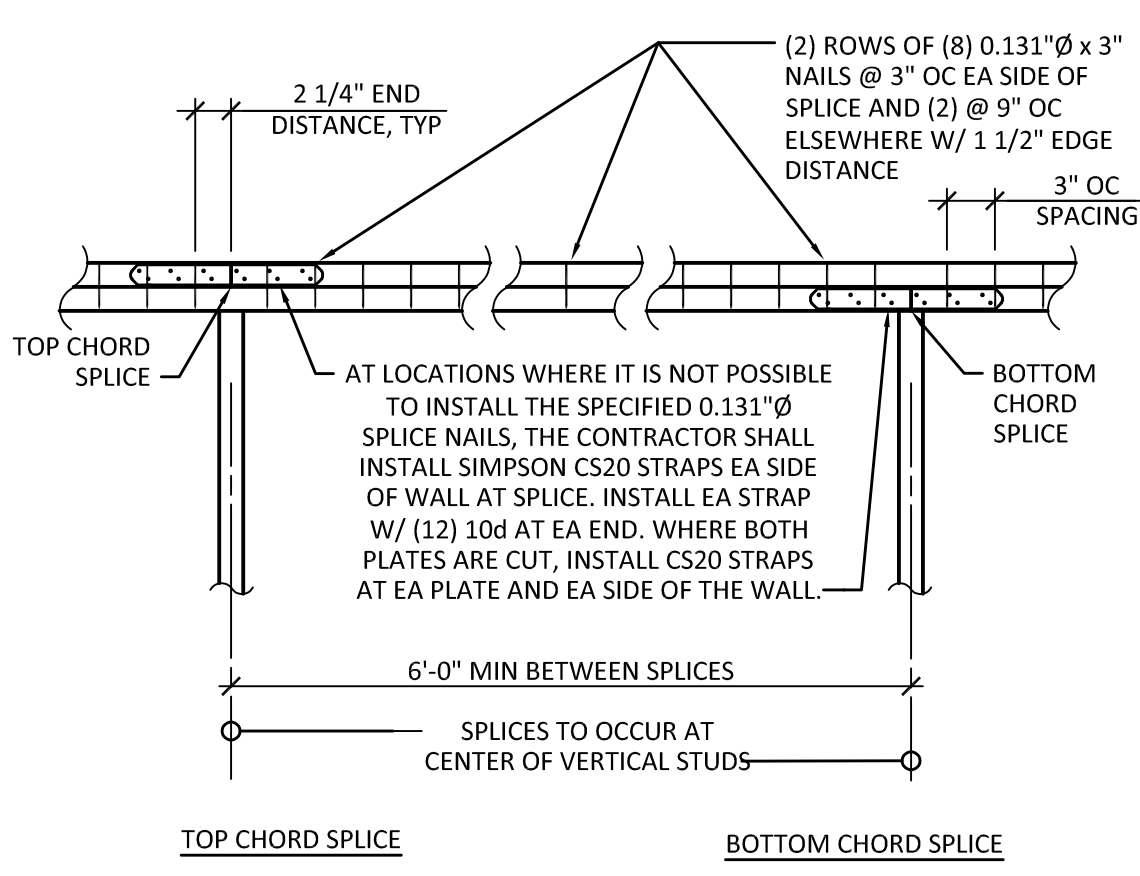
6 TYPICAL WALL INTERSECTION DETAIL
SCALE: 1" = 1'-0"



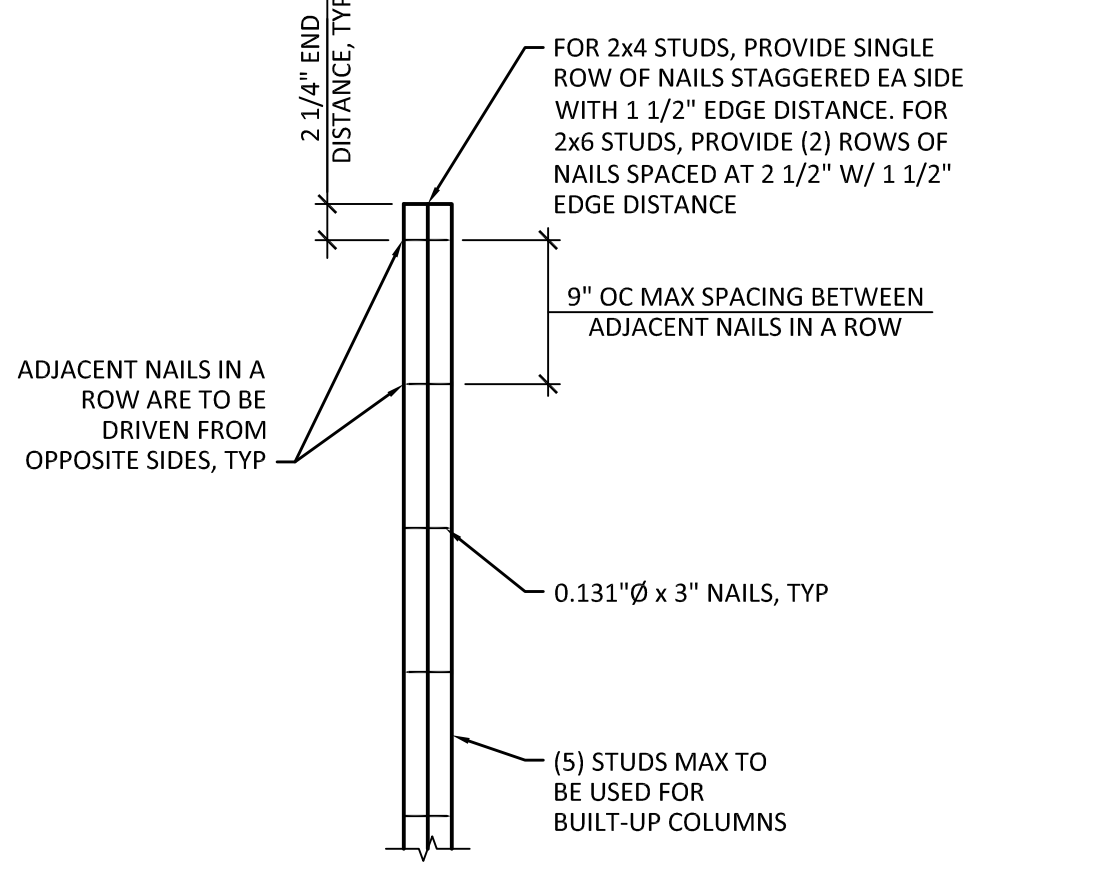
7 TYPICAL FLUSH BEAM SUPPORT DETAILS
SCALE: 1" = 1'-0"



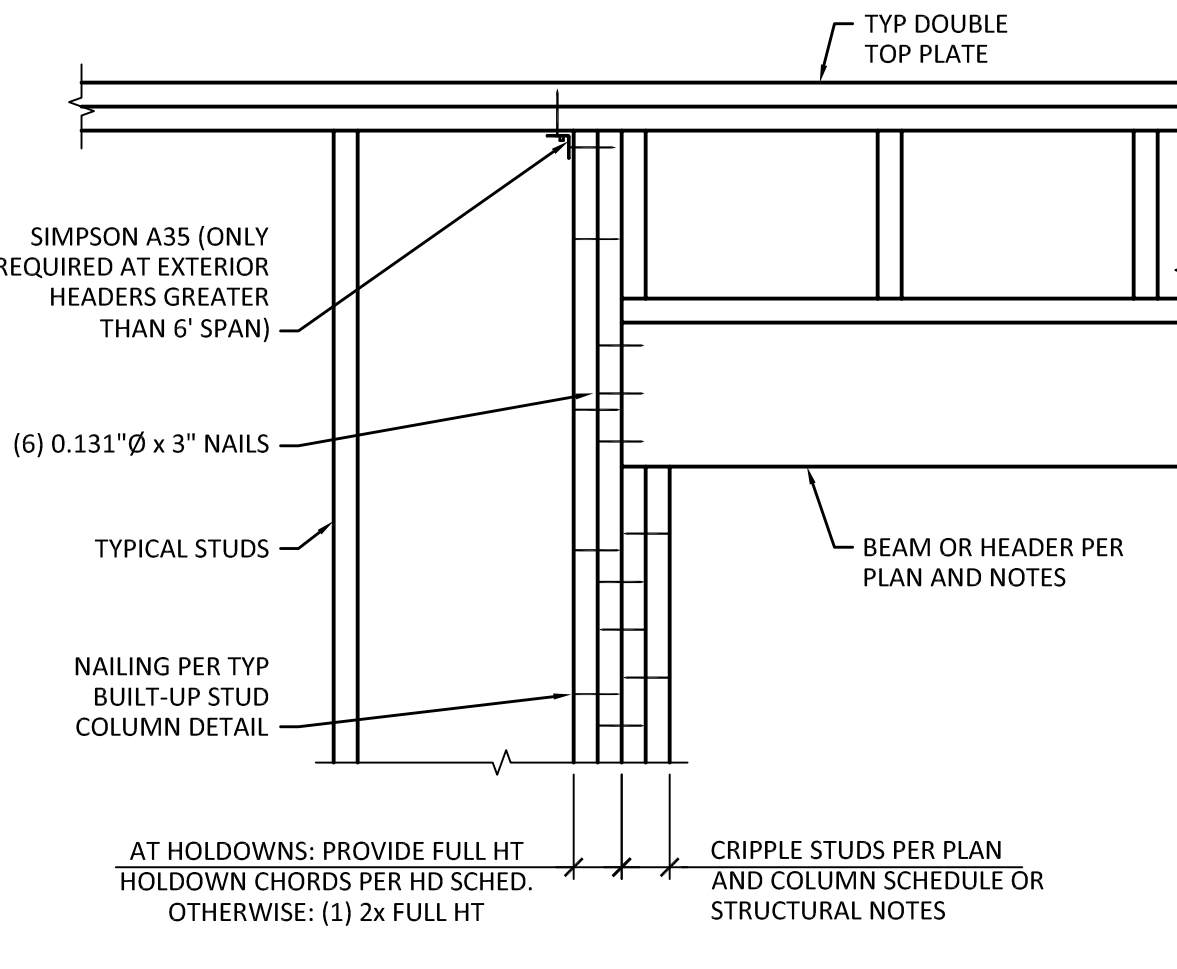
2 TYPICAL FLOOR/ ROOF SHEATHING DETAIL
SCALE: NTS



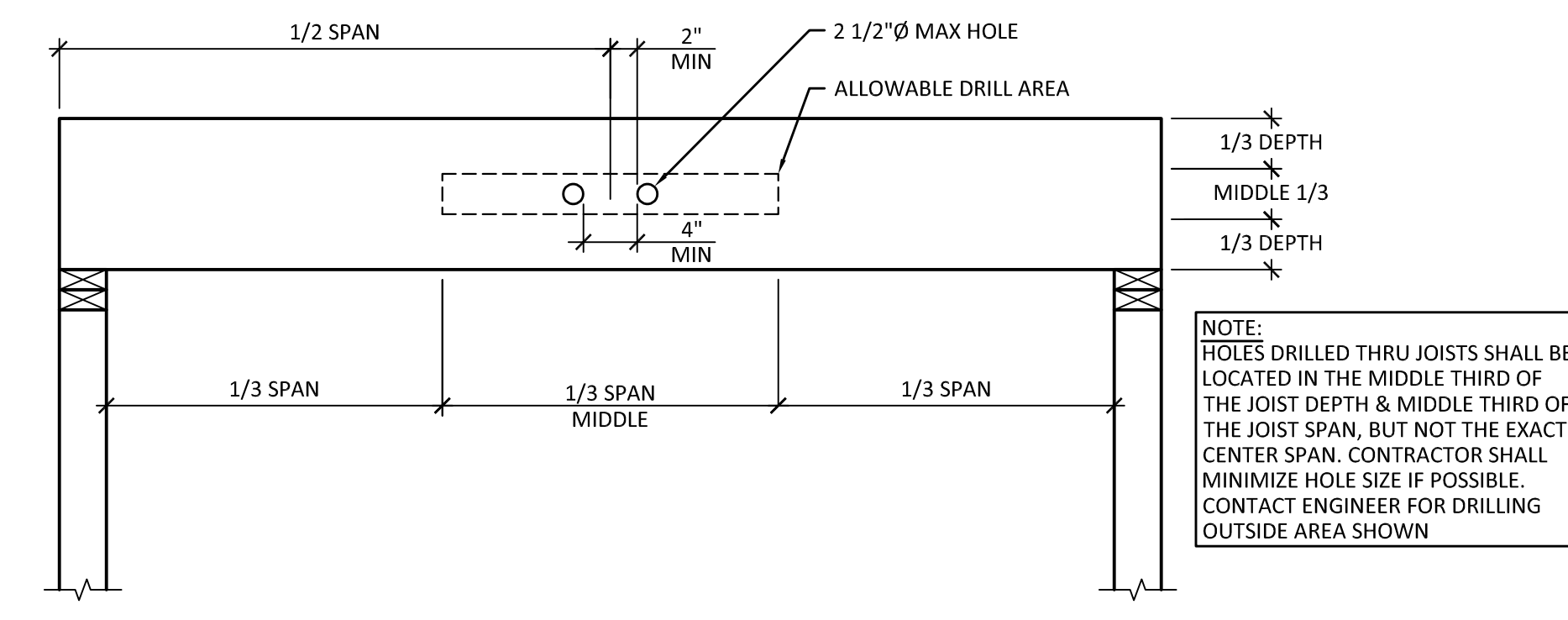
4 TYPICAL TOP PLATE SPLICE DETAIL
SCALE: 1" = 1'-0"



3 TYPICAL BUILT-UP STUD COLUMN DETAIL
SCALE: 1" = 1'-0"

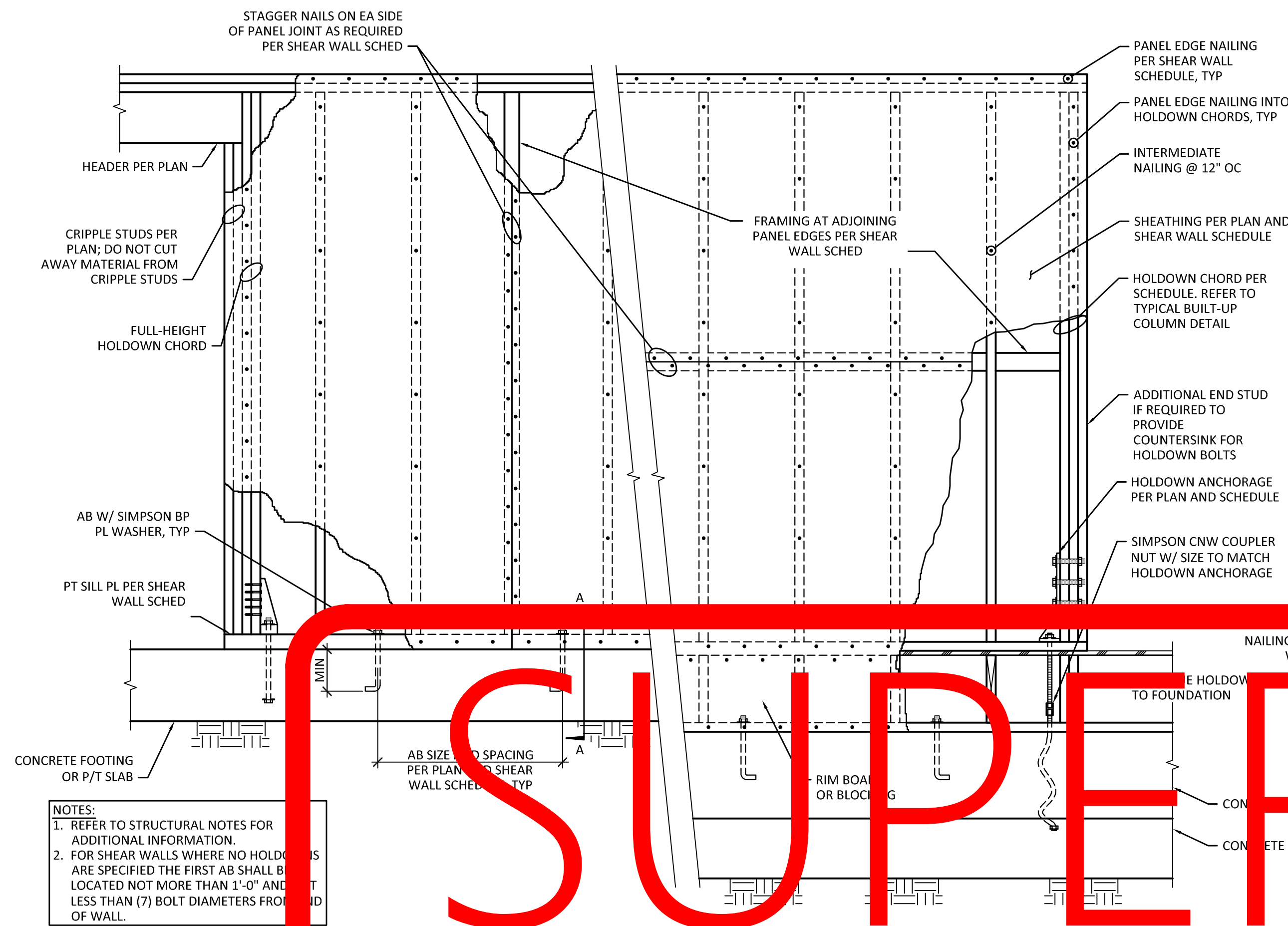


5 TYPICAL HEADER DETAIL
SCALE: 1" = 1'-0"

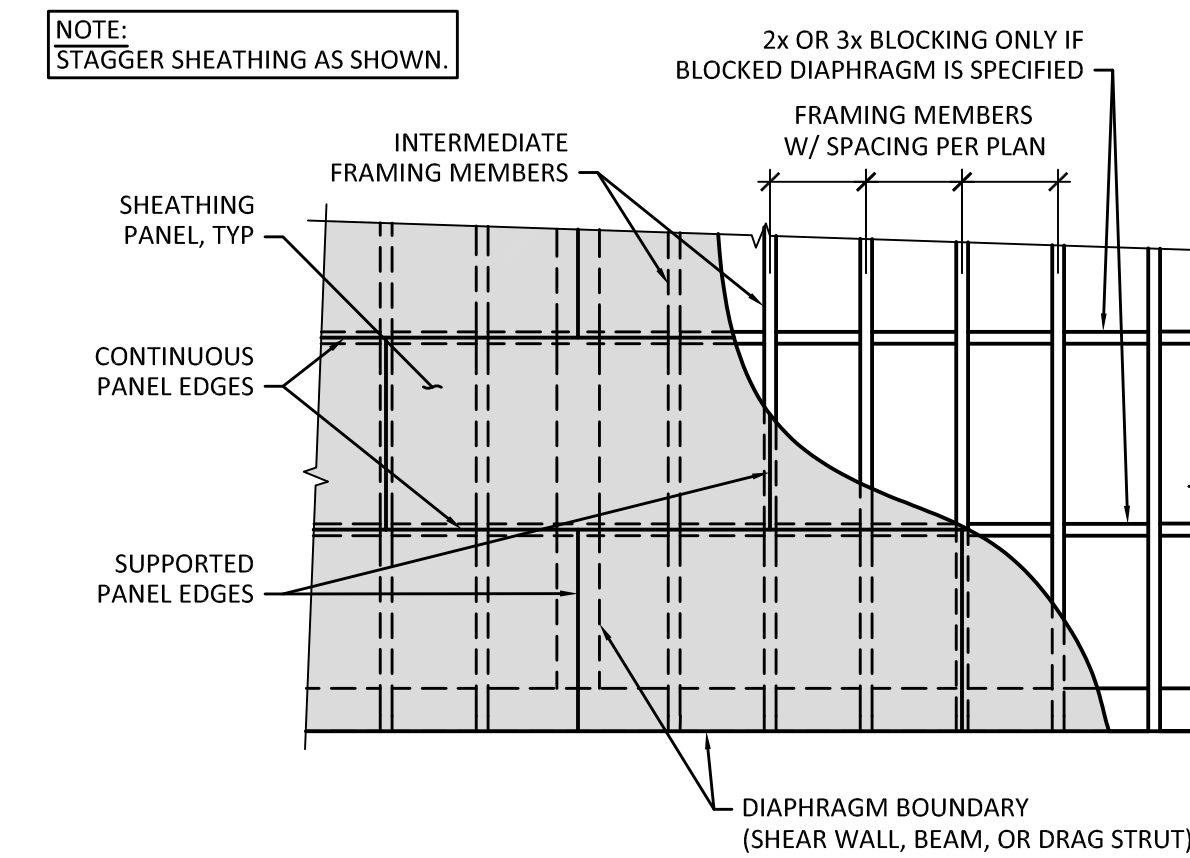


8 GUIDELINES FOR HOLES DRILLED THRU JOISTS
SCALE: 1" = 1'-0"

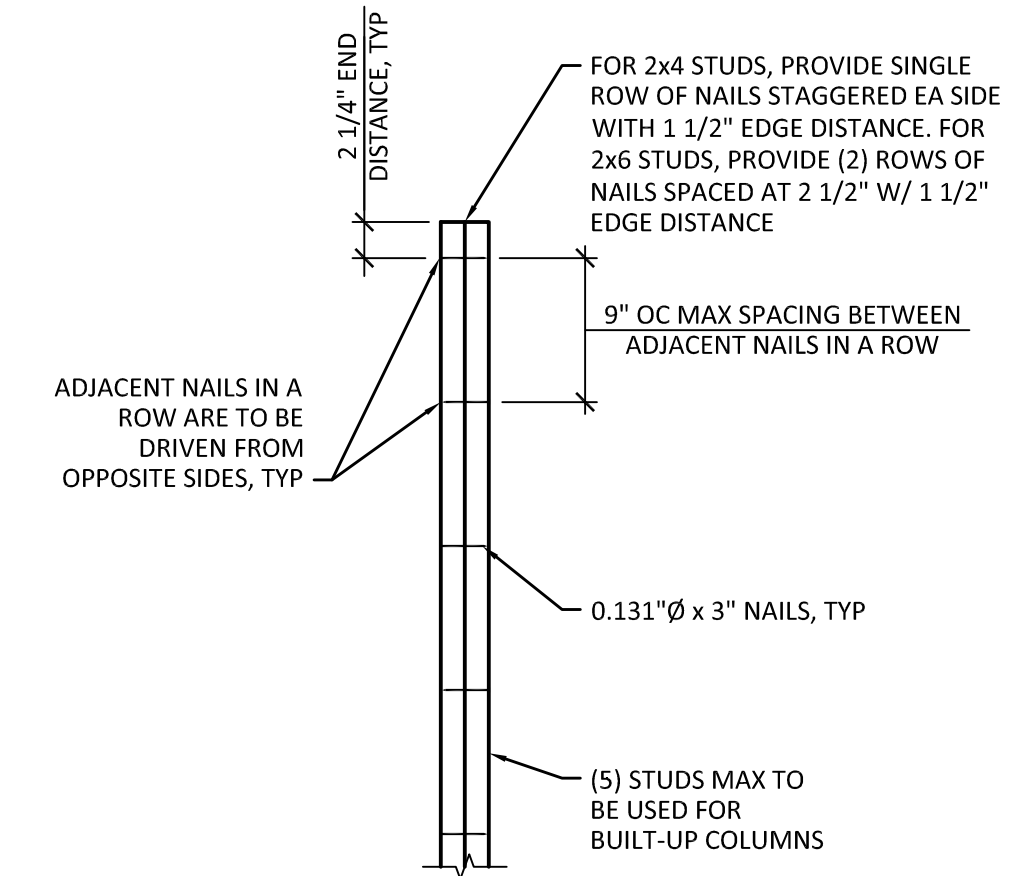
MARK	DATE	DESCRIPTION
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	01/26/24	PERMIT RESUBMITTAL
DESIGN:	JDM	
DRAWN:	JEG	
CHECK:	CMJ	
JOB NO:	23011.10	
DATE:	08/16/23	



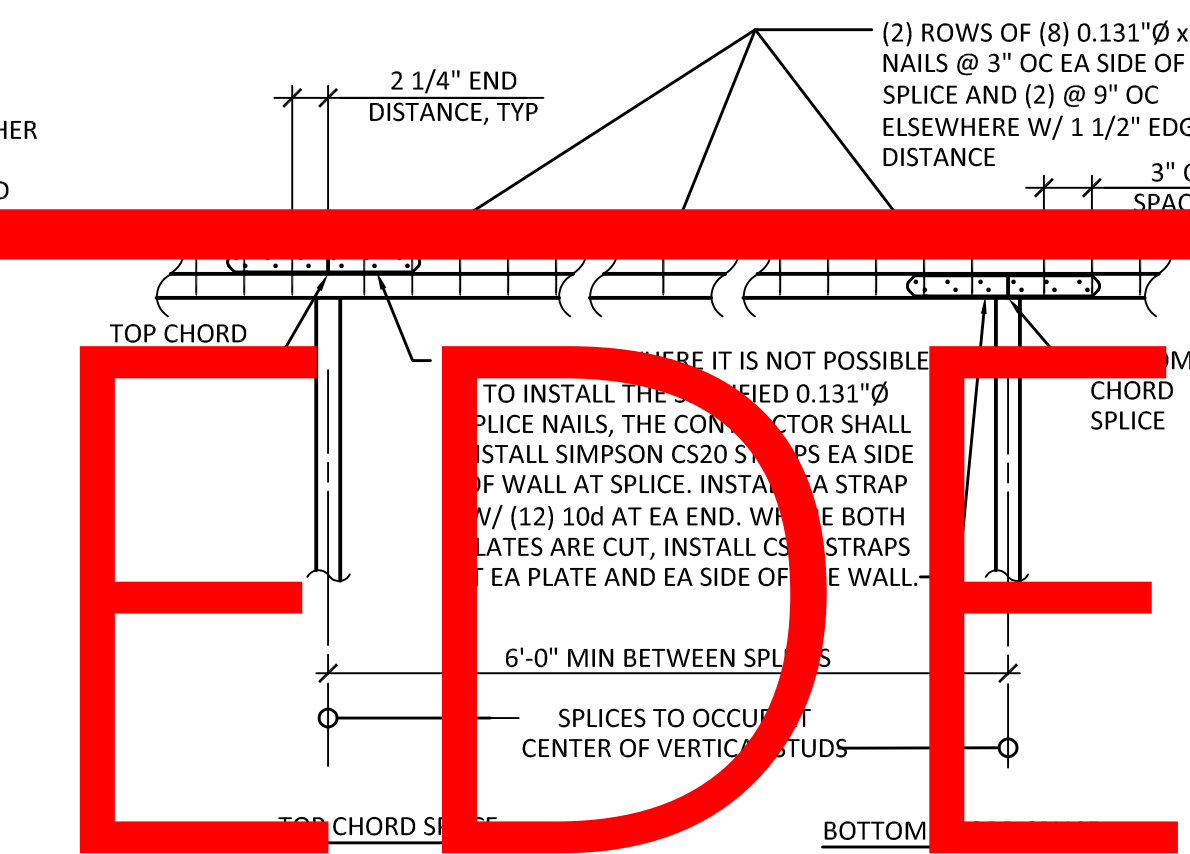
1 TYPICAL SHEAR WALL DETAIL
SCALE: 3/4" = 1'-0"



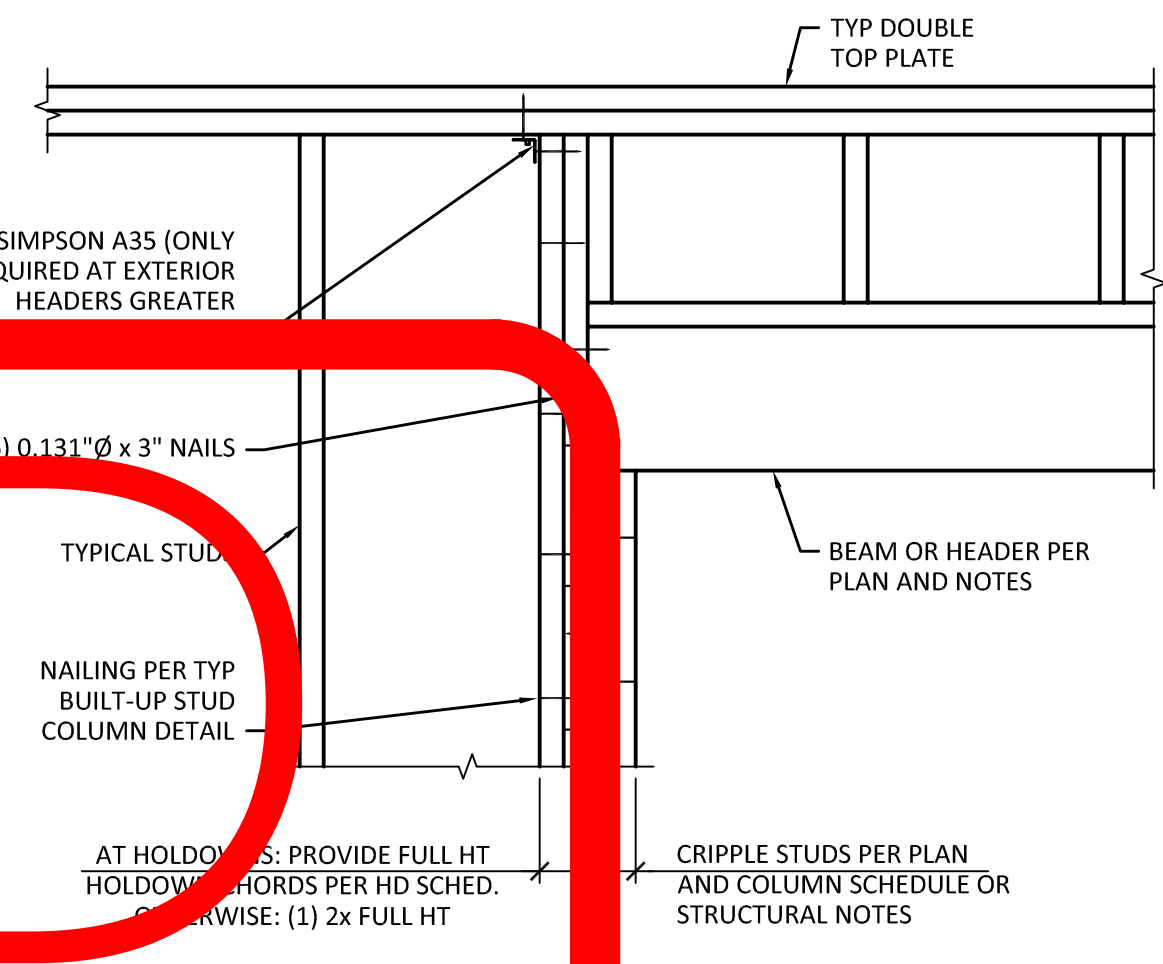
2 TYPICAL FLOOR/ ROOF SHEATHING DETAIL
SCALE: NTS



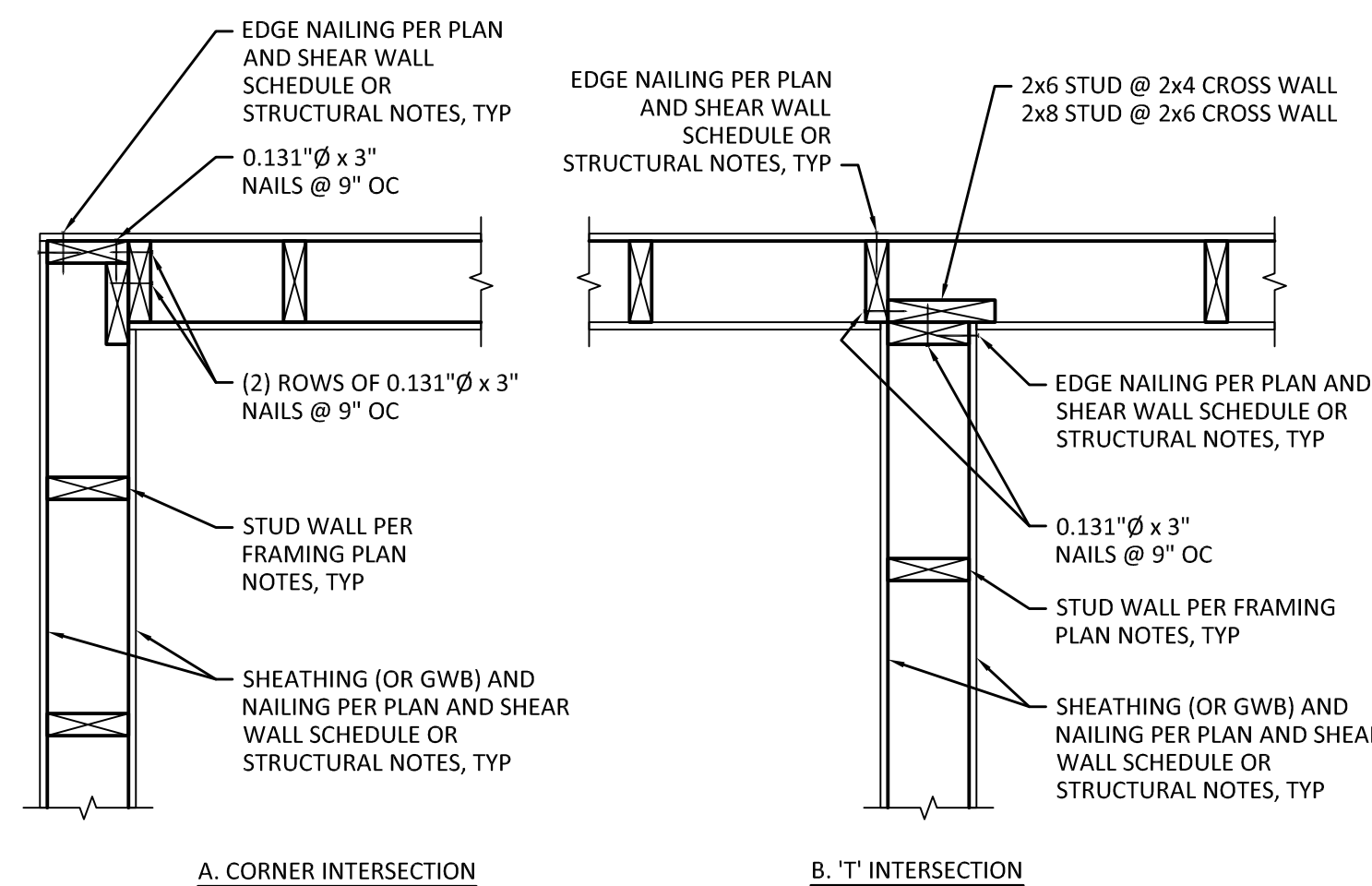
3 TYPICAL BUILT-UP STUD COLUMN DETAIL
SCALE: 1" = 1'-0"



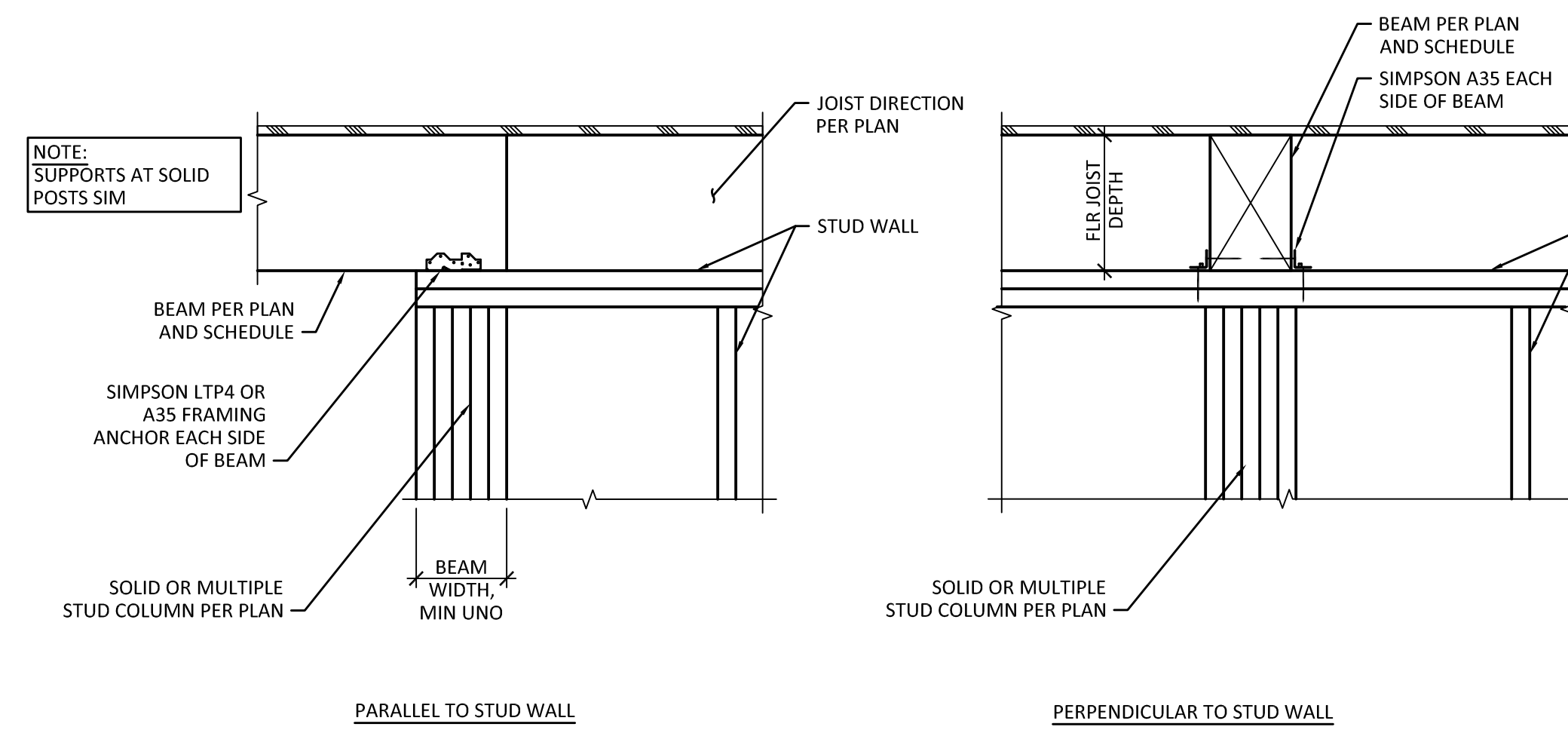
4 TYPICAL TOP PLATE SPLICE DETAIL
SCALE: 1/2" = 1'-0"



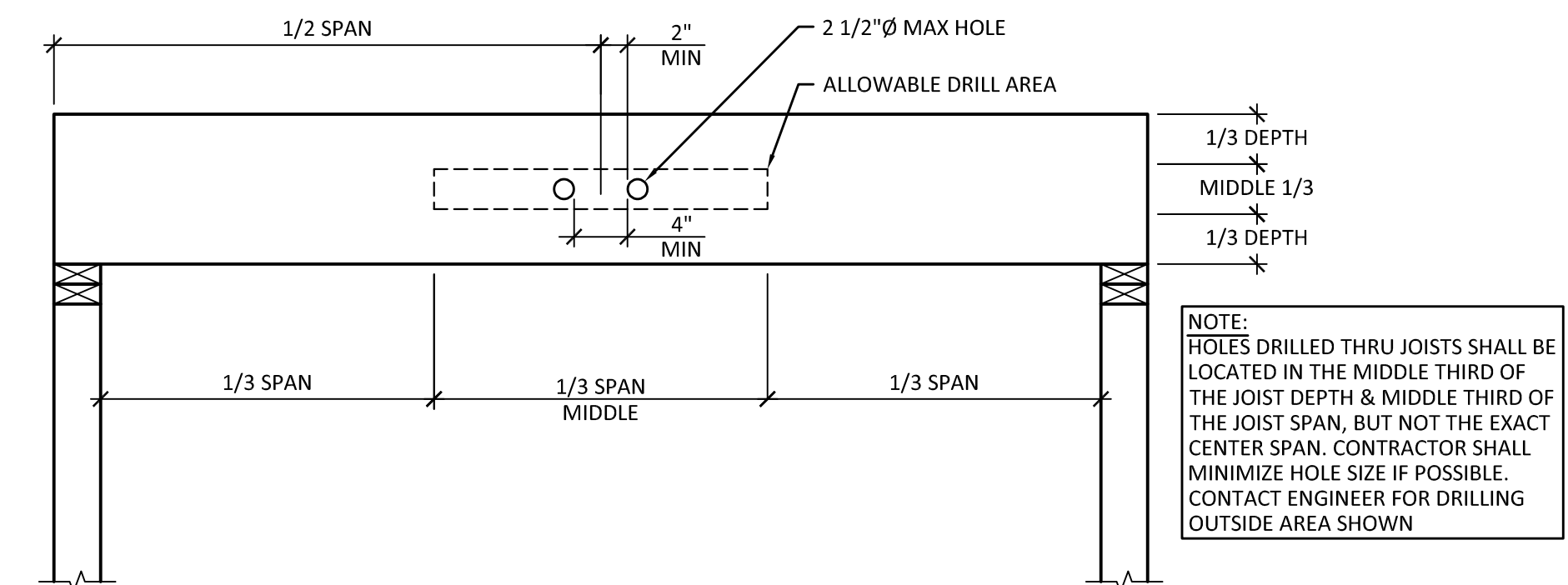
5 TYPICAL HEADER DETAIL
SCALE: 1/2" = 1'-0"



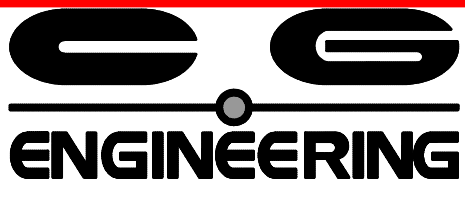
6 TYPICAL WALL INTERSECTION DETAIL
SCALE: 1" = 1'-0"



7 TYPICAL FLUSH BEAM SUPPORT DETAILS
SCALE: 1" = 1'-0"



8 GUIDELINES FOR HOLES DRILLED THRU JOISTS
SCALE: 1" = 1'-0"



MARK	DATE	DESCRIPTION
	08/16/23	PERMIT SUBMITTAL
	01/26/24	PERMIT RESUBMITTAL
	03/11/25	CONSTRUCTION REVISIONS
	09/10/25	CONSTRUCTION REVISIONS
DESIGN: JDM		
DRAWN: JEG		
CHECK: CMJ		
JOB NO: 23011.10		
DATE: 08/16/23		

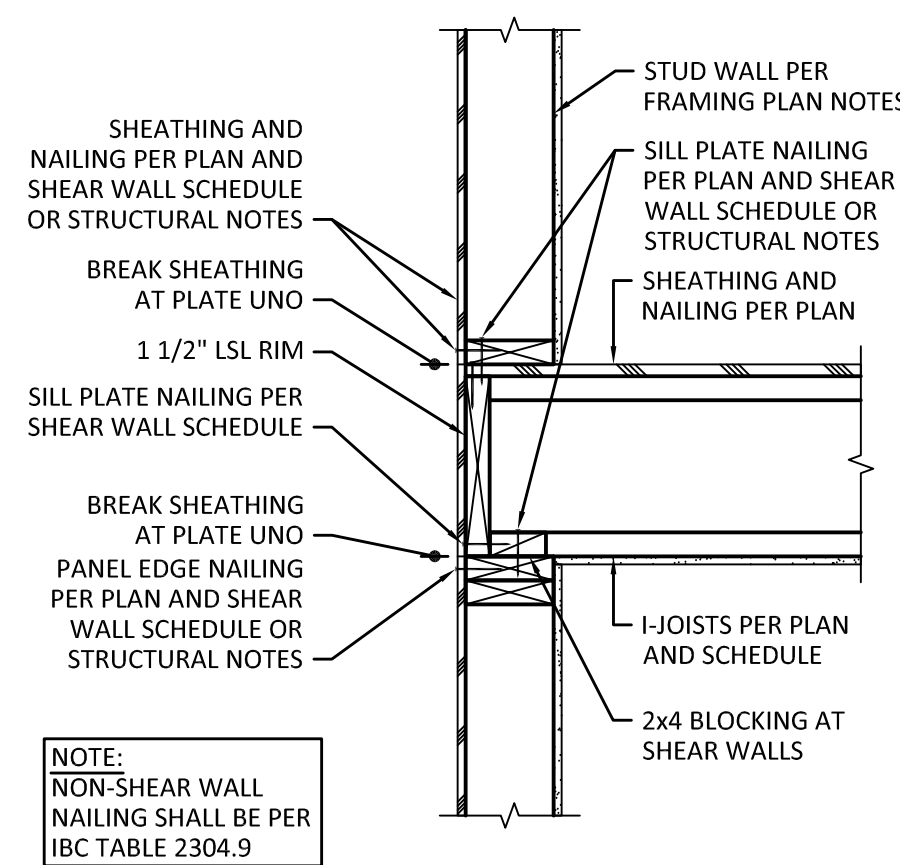
PADHYE KIRKLAND RESIDENCE
12642 NE 80TH STREET
KIRKLAND, WA 98033

WOOD FRAMING DETAILS

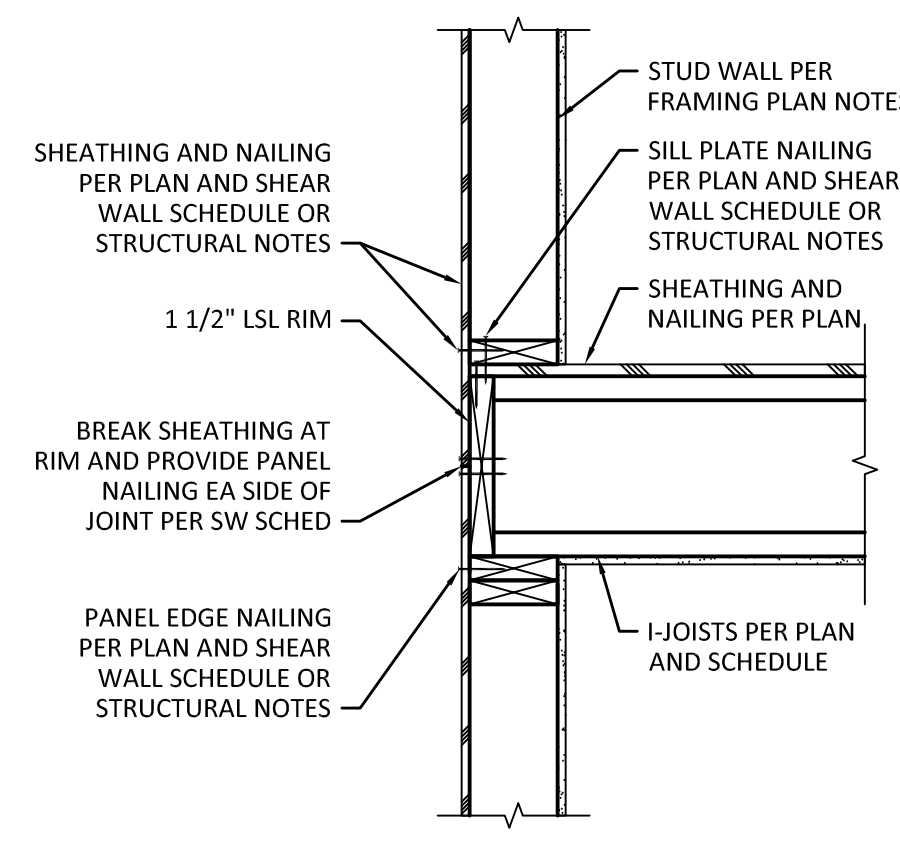
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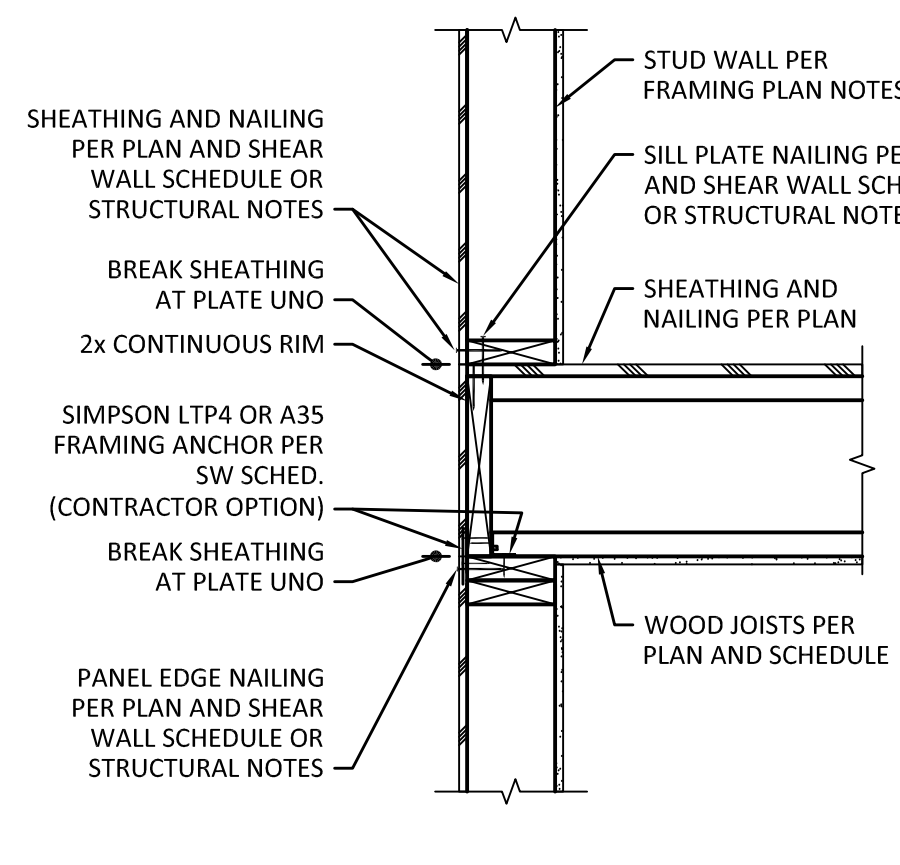
S5.2



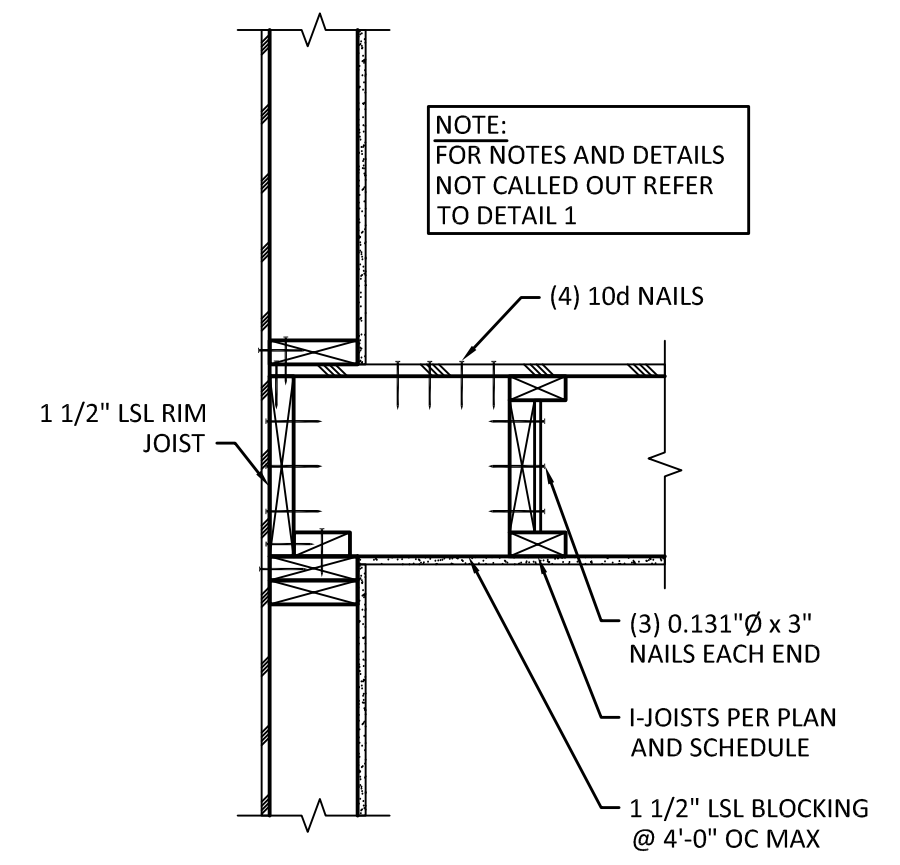
A. TYPICAL FRAMING



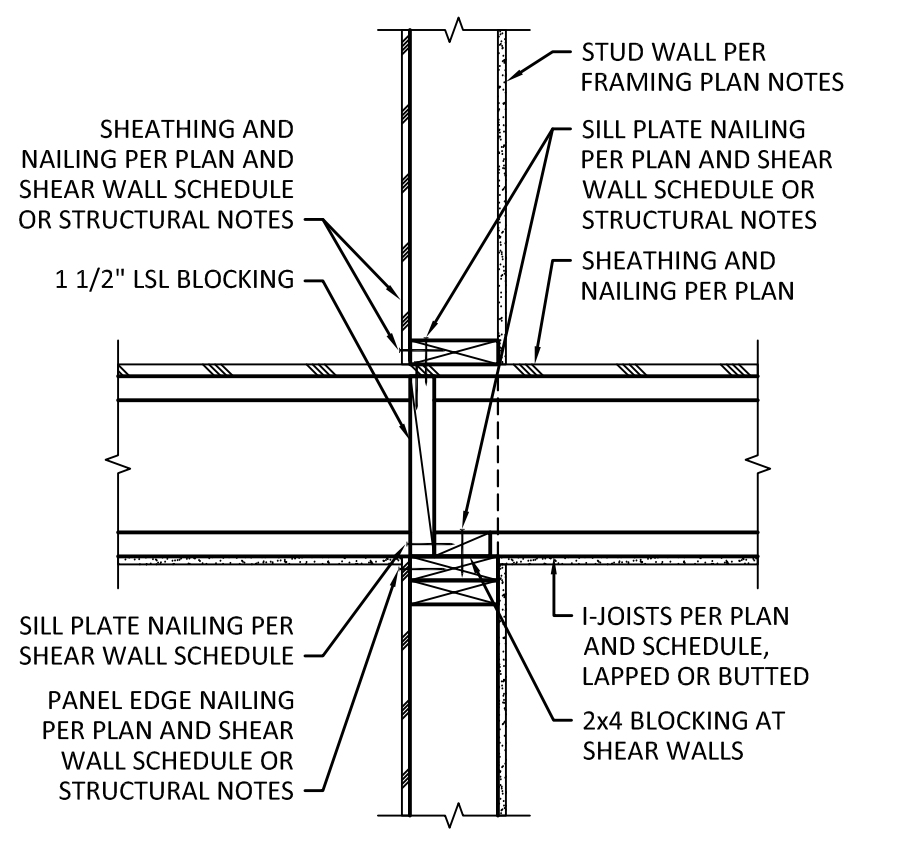
B. ALTERNATIVE SHEAR WALL FRAMING



C. ALTERNATIVE SHEAR WALL FRAMING



EXTERIOR WALL PARALLEL TO JOISTS

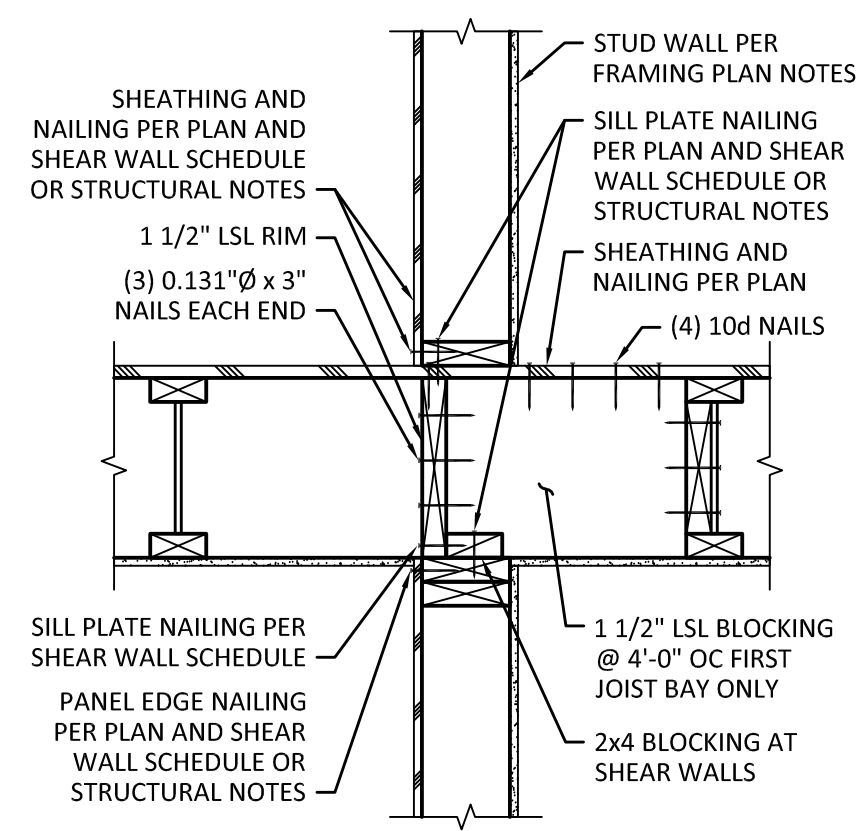


INTERIOR BEARING ON BOTH SIDES

1 TYPICAL STUD WALL FRAMING DETAIL
SCALE: 1" = 1'-0"

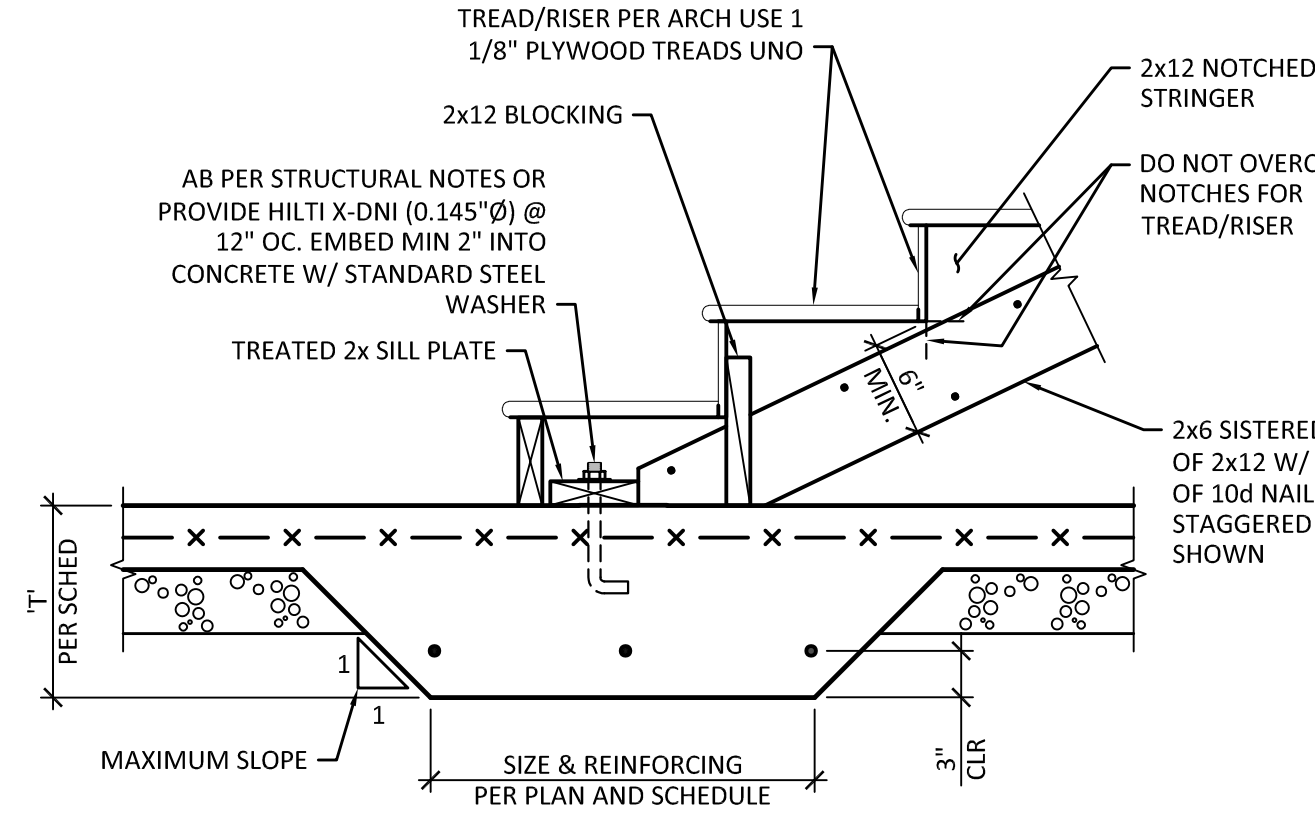
2 TYPICAL STUD WALL FRAMING DETAIL
SCALE: 1" = 1'-0"

3 TYPICAL STUD WALL FRAMING DETAIL
SCALE: 1" = 1'-0"

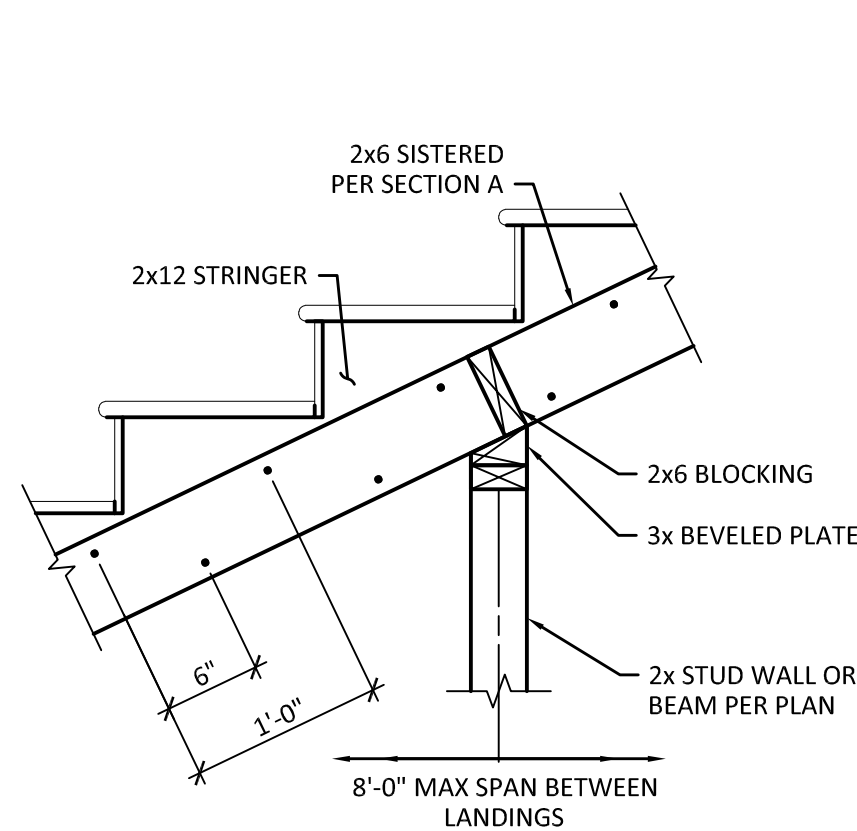


INTERIOR WALL PARALLEL TO JOISTS

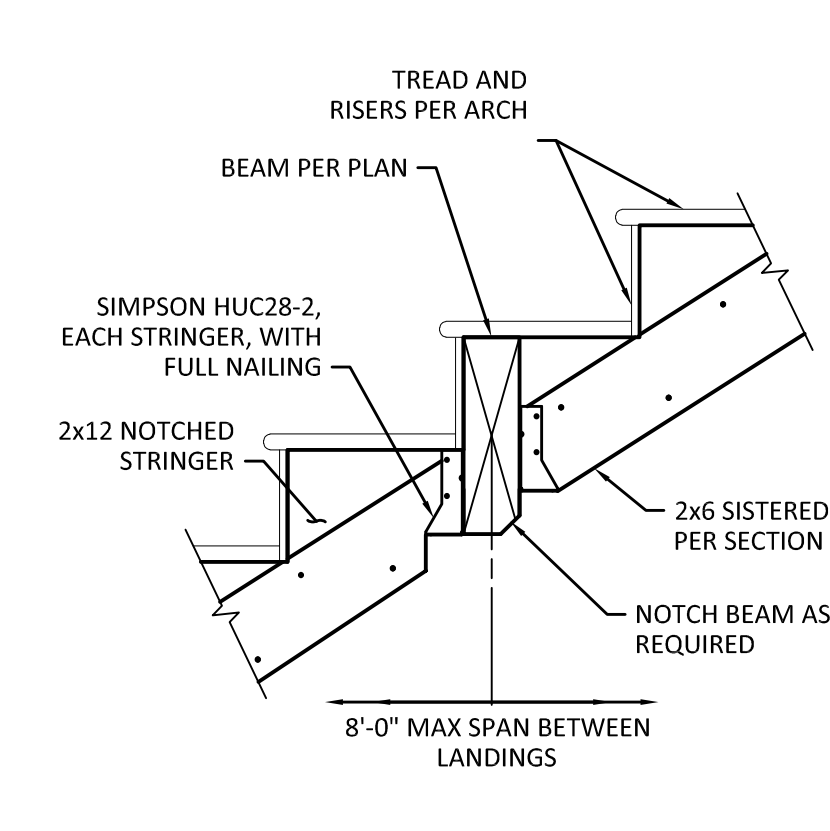
4 TYPICAL STUD WALL FRAMING DETAIL
SCALE: 1" = 1'-0"



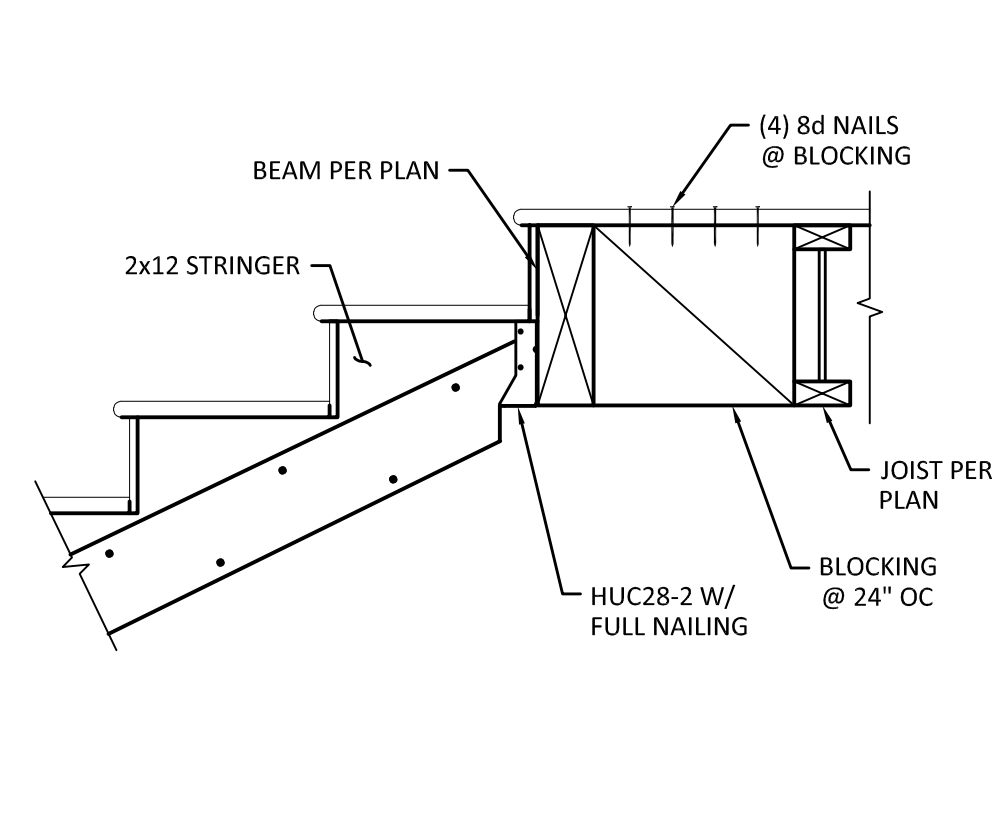
A. TYPICAL STRINGER TO LOWER LANDING



B. TYPICAL STRINGER TO PONY WALL

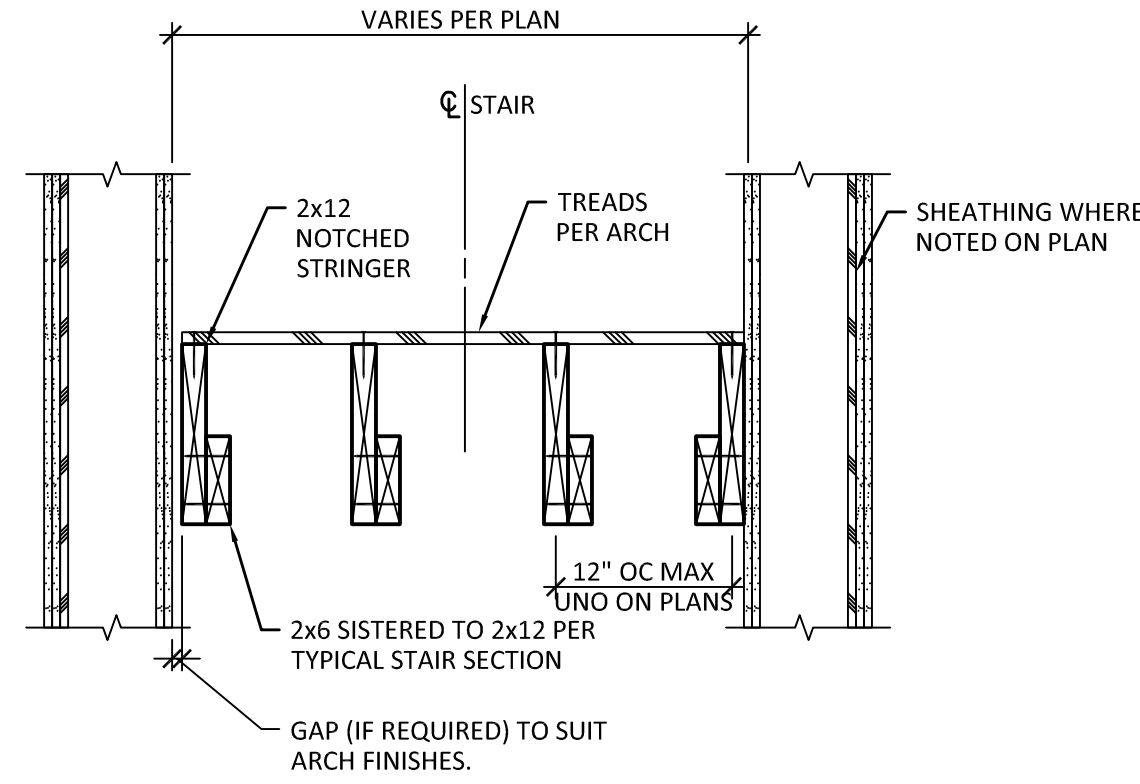


C. TYPICAL STRINGER TO CENTER BEAM

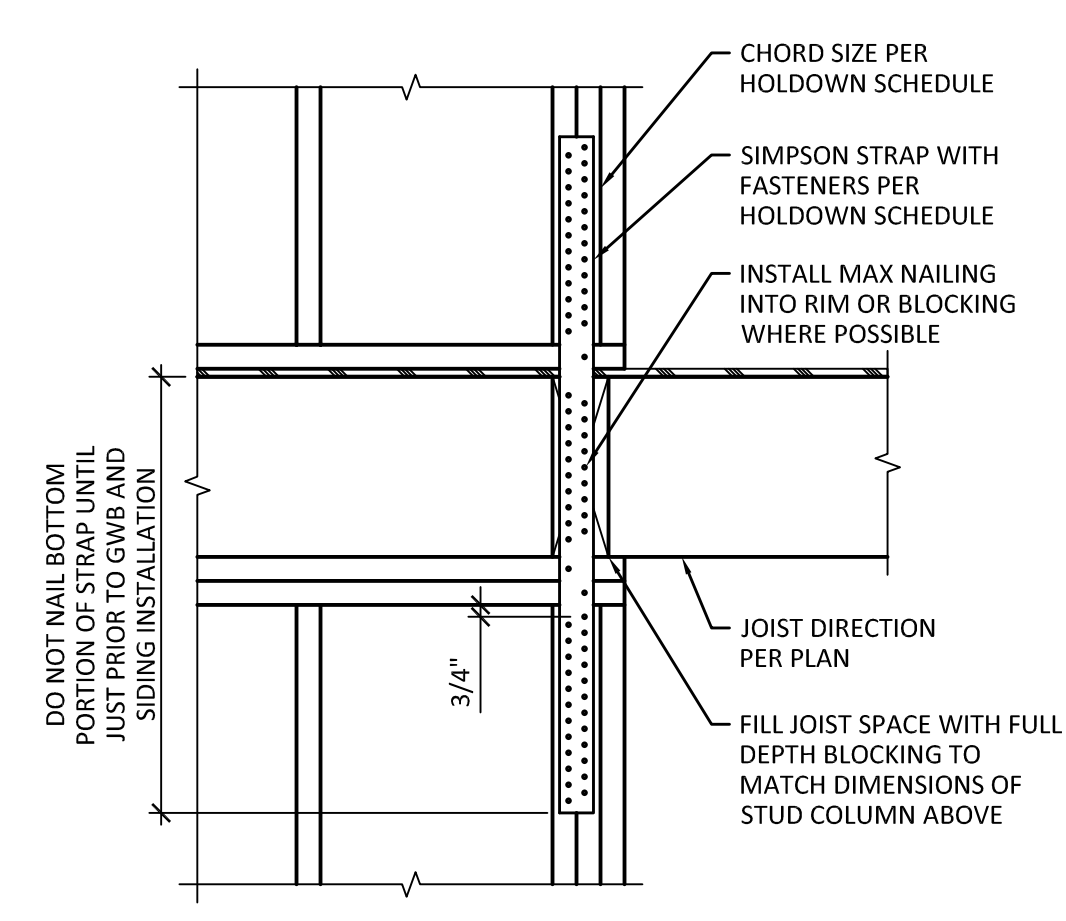


D. TYPICAL STRINGER TO UPPER LANDING

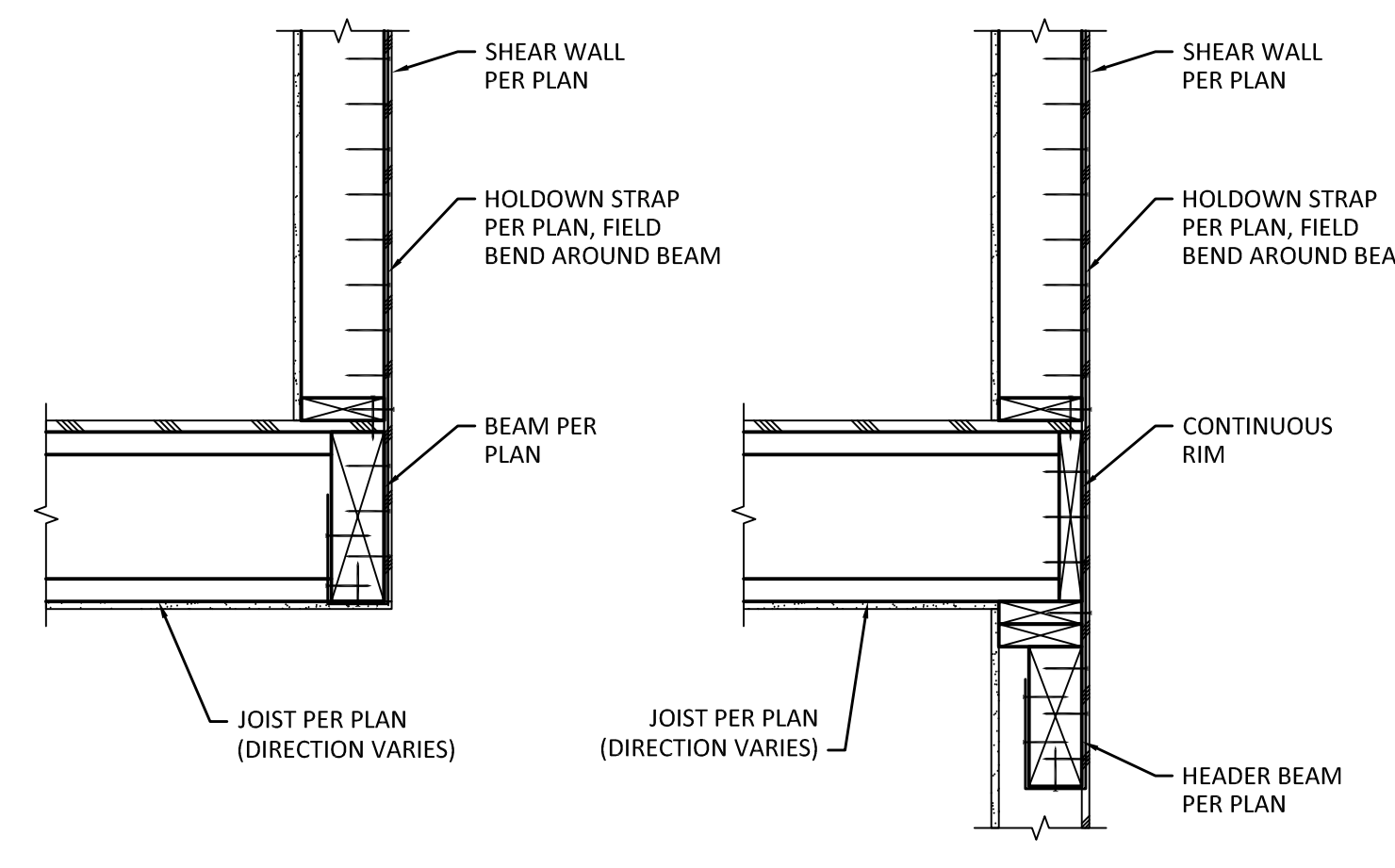
5 TYPICAL STAIR SECTIONS
SCALE: 1" = 1'-0"



6 TYPICAL STAIR SECTION
SCALE: 1" = 1'-0"



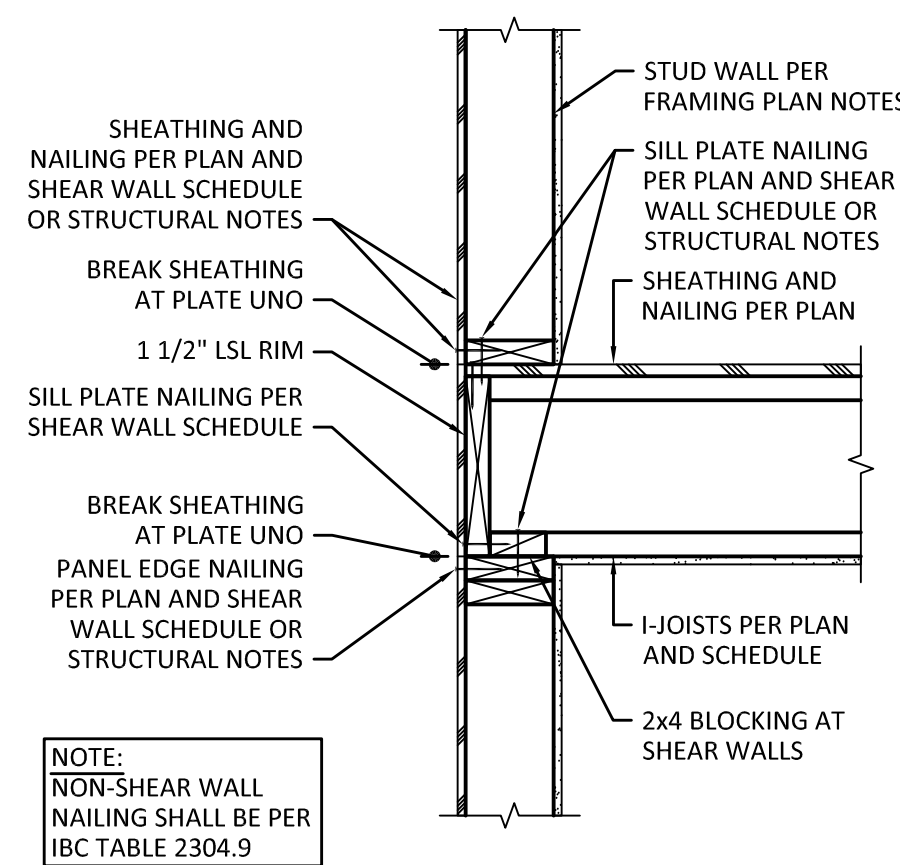
7 TYPICAL STRAP HOLDOWN DETAIL
SCALE: 1" = 1'-0"



8 TYPICAL STRAP HOLDOWN TO WOOD BEAM
SCALE: 1" = 1'-0"

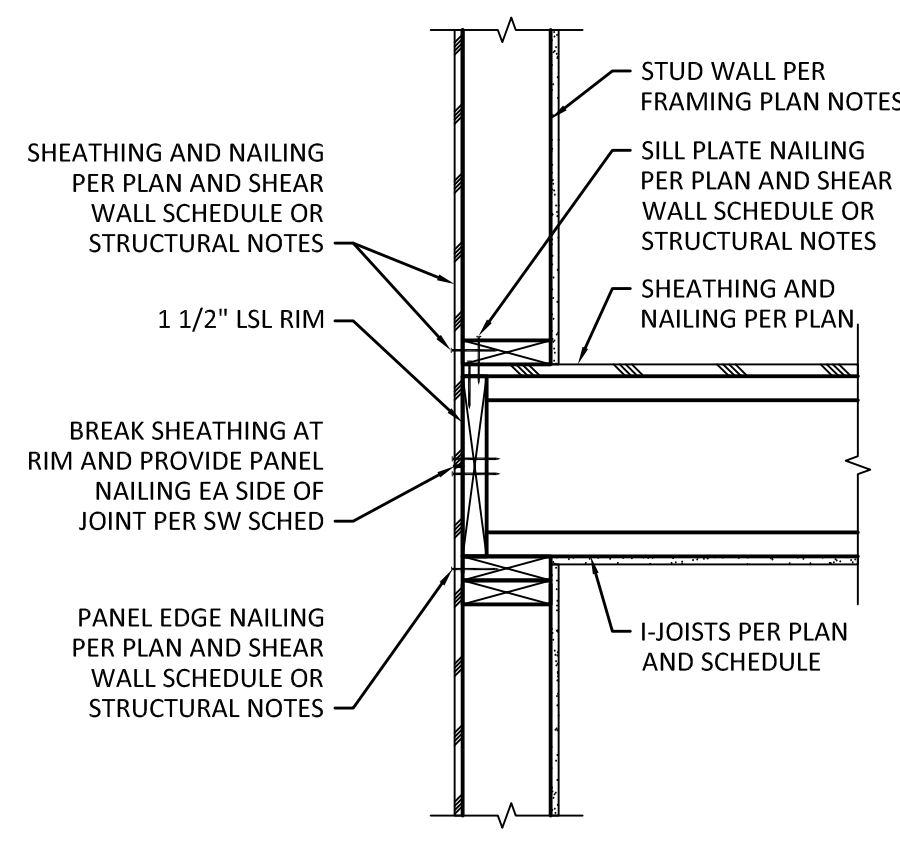


01/26/24

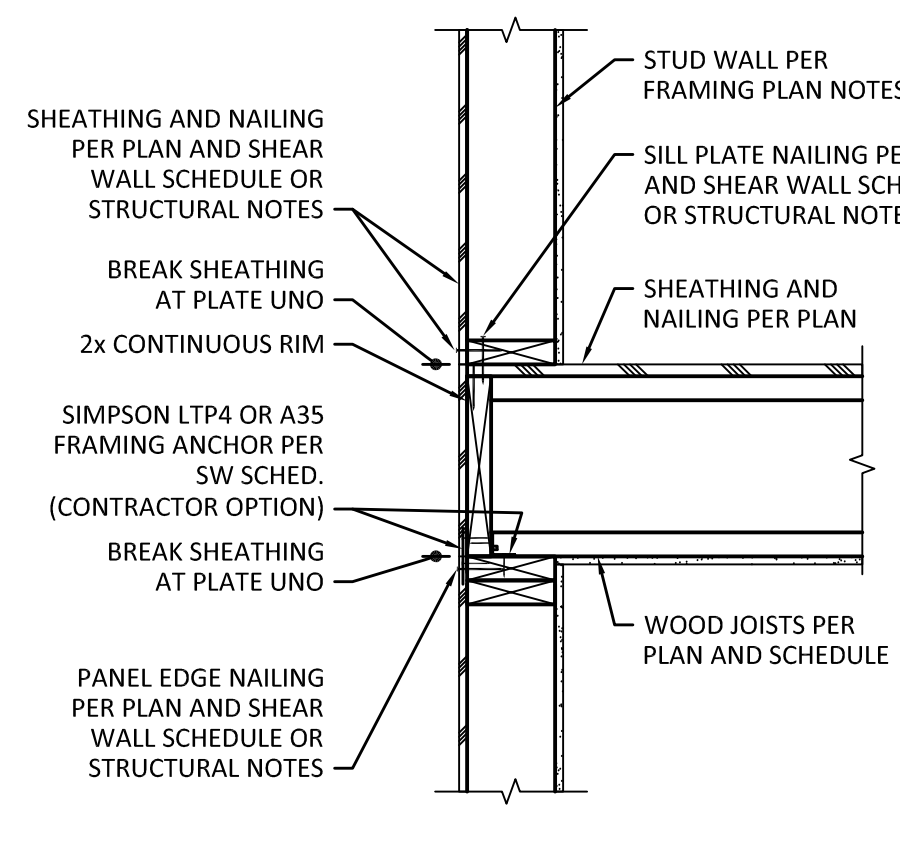


NOTE:
NON-SHEAR WALL
NAILING SHALL BE PER
IBC TABLE 2304.9

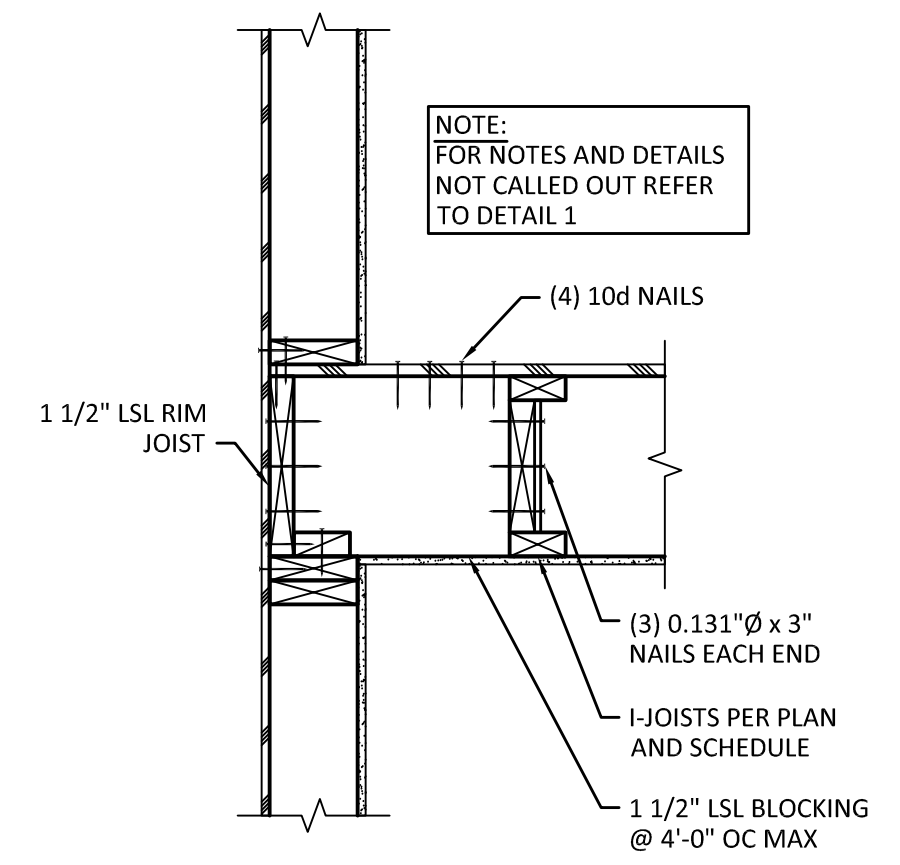
A. TYPICAL FRAMING



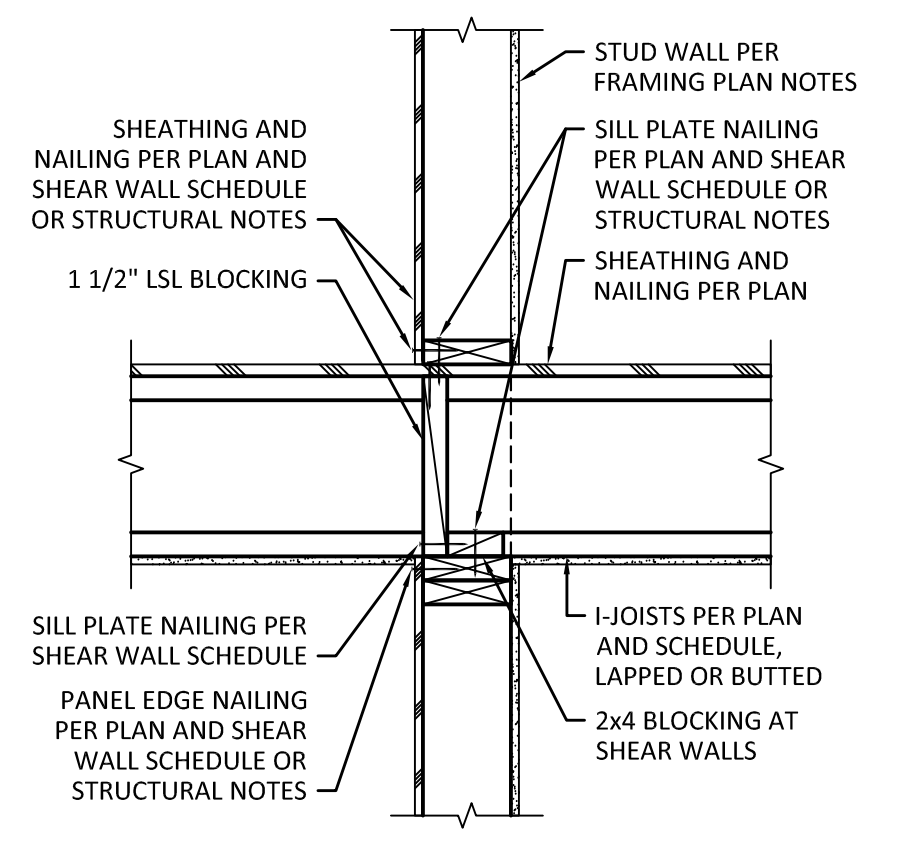
B. ALTERNATIVE SHEAR WALL FRAMING



C. ALTERNATIVE SHEAR WALL FRAMING



EXTERIOR WALL PARALLEL TO JOISTS

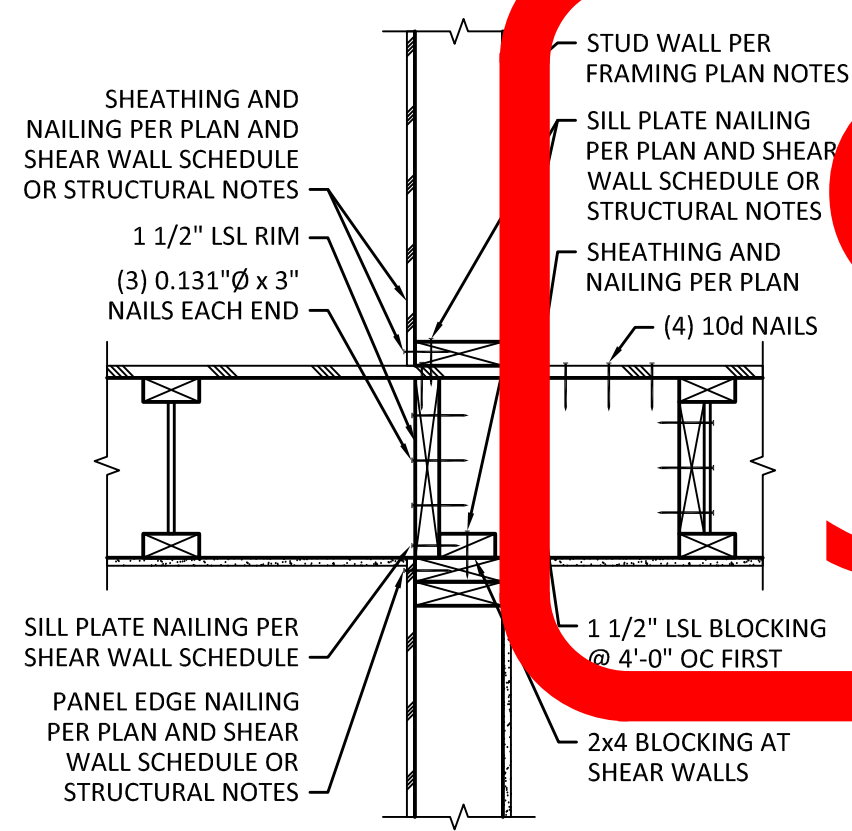


INTERIOR BEARING ON BOTH SIDES

1 TYPICAL STUD WALL FRAMING DETAIL
SCALE: 1" = 1'-0"

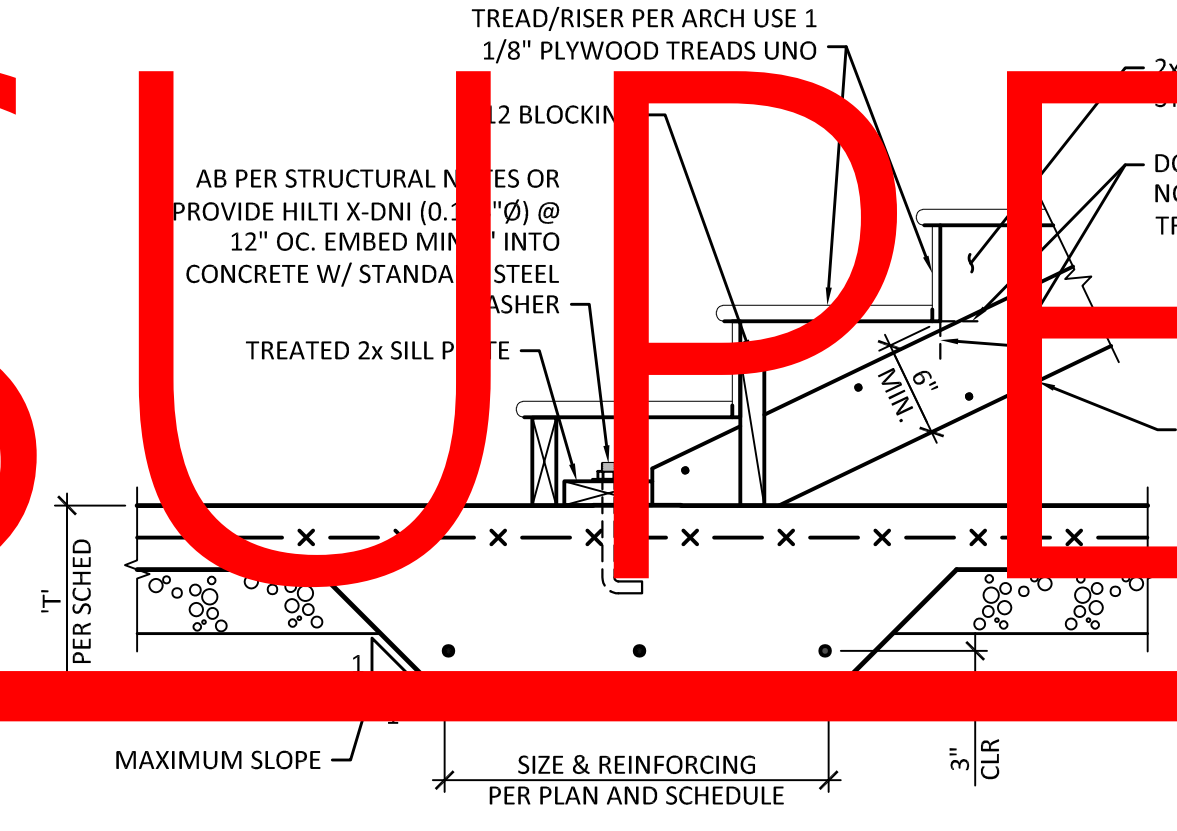
2 TYPICAL STUD WALL FRAMING DETAIL
SCALE: 1" = 1'-0"

3 TYPICAL STUD WALL FRAMING DETAIL
SCALE: 1" = 1'-0"

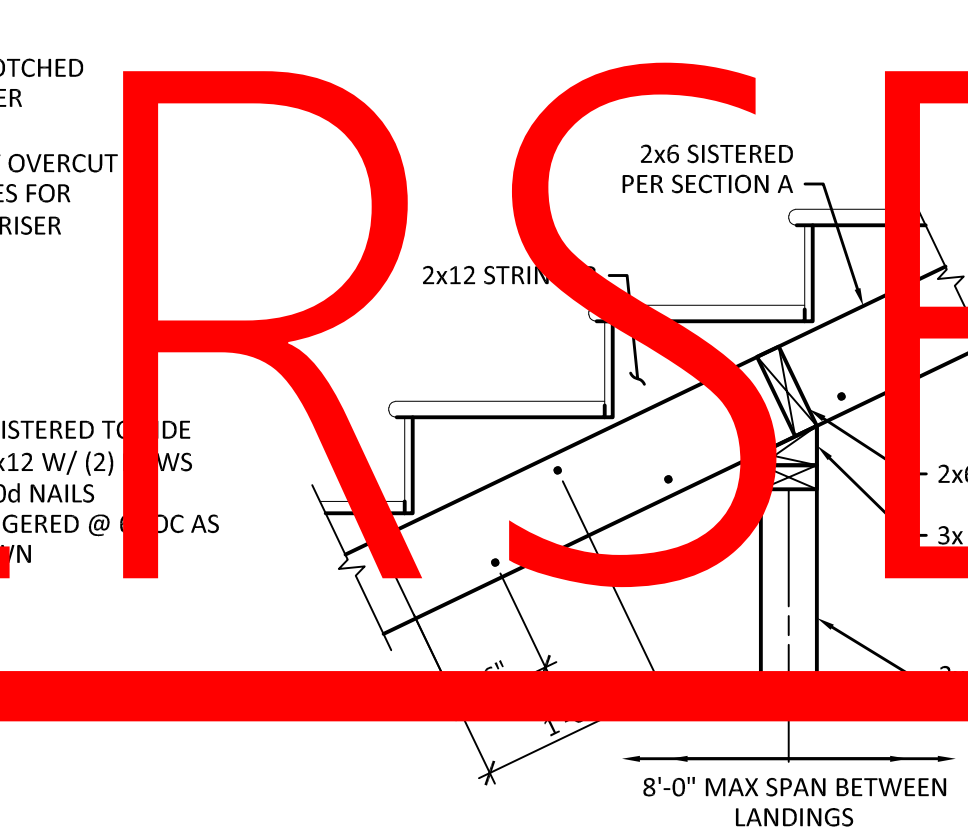


INTERIOR WALL PARALLEL TO JOISTS

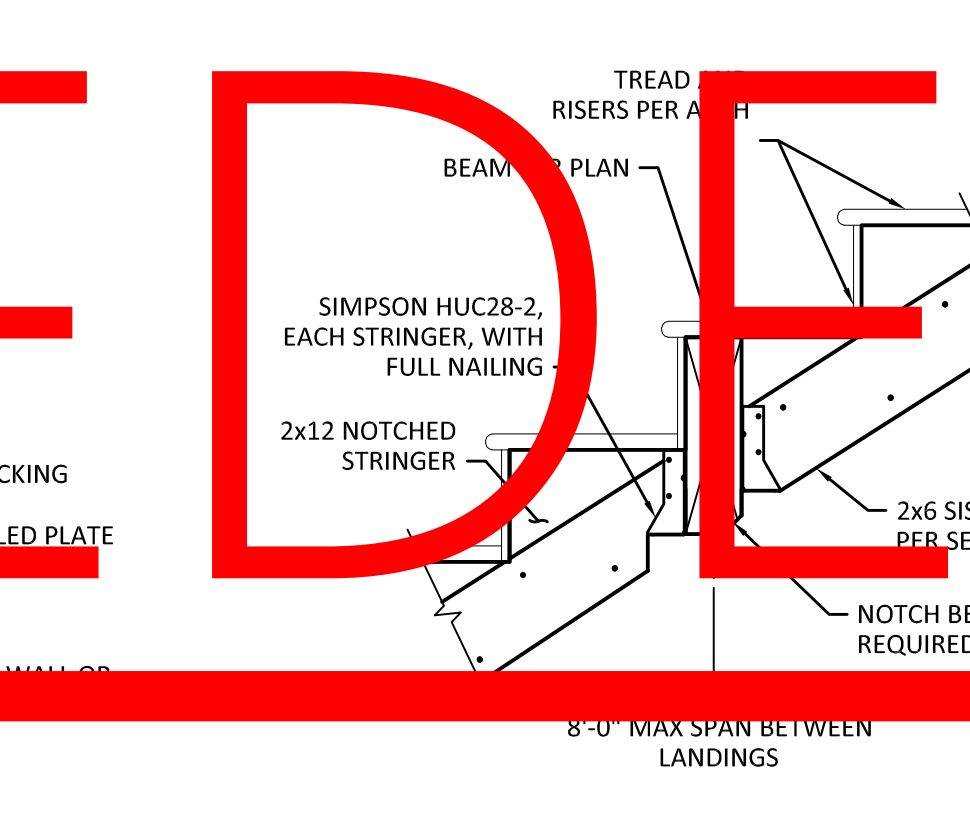
4 TYPICAL STUD WALL FRAMING DETAIL
SCALE: 1" = 1'-0"



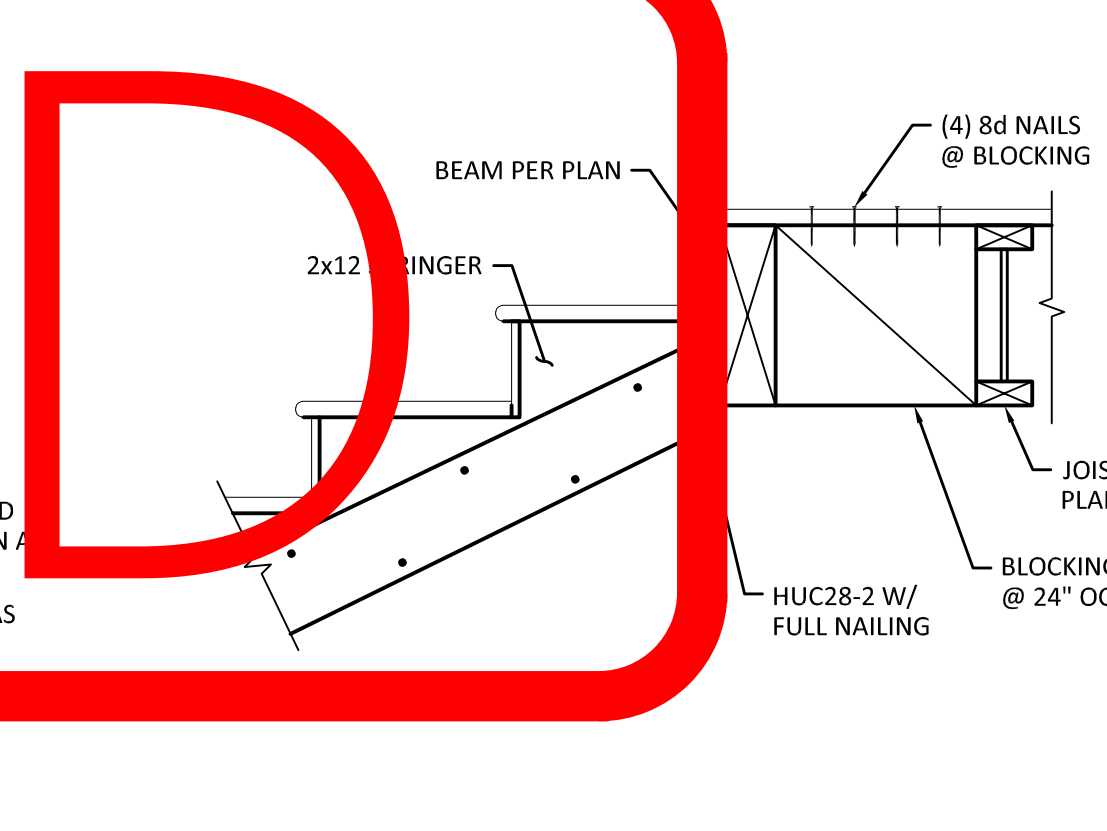
5 TYPICAL STAIR SECTIONS
SCALE: 1" = 1'-0"



A. TYPICAL STRINGER TO LOWER LANDING

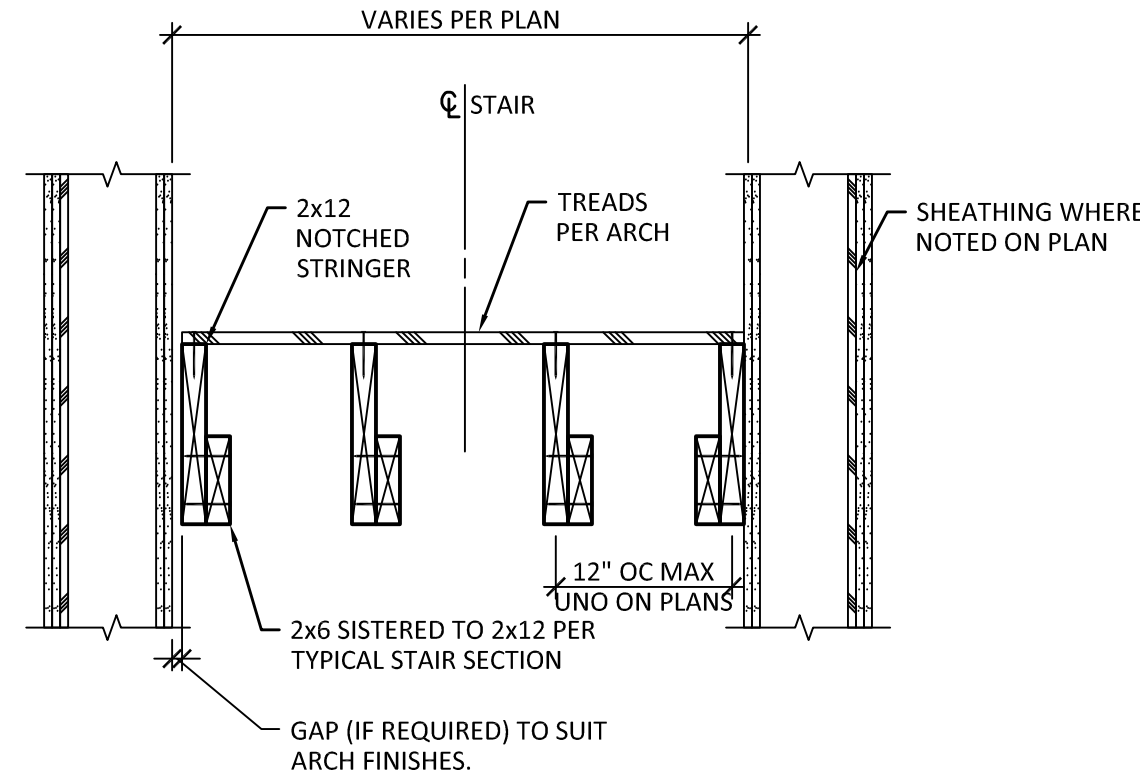


B. TYPICAL STRINGER TO PONY WALL

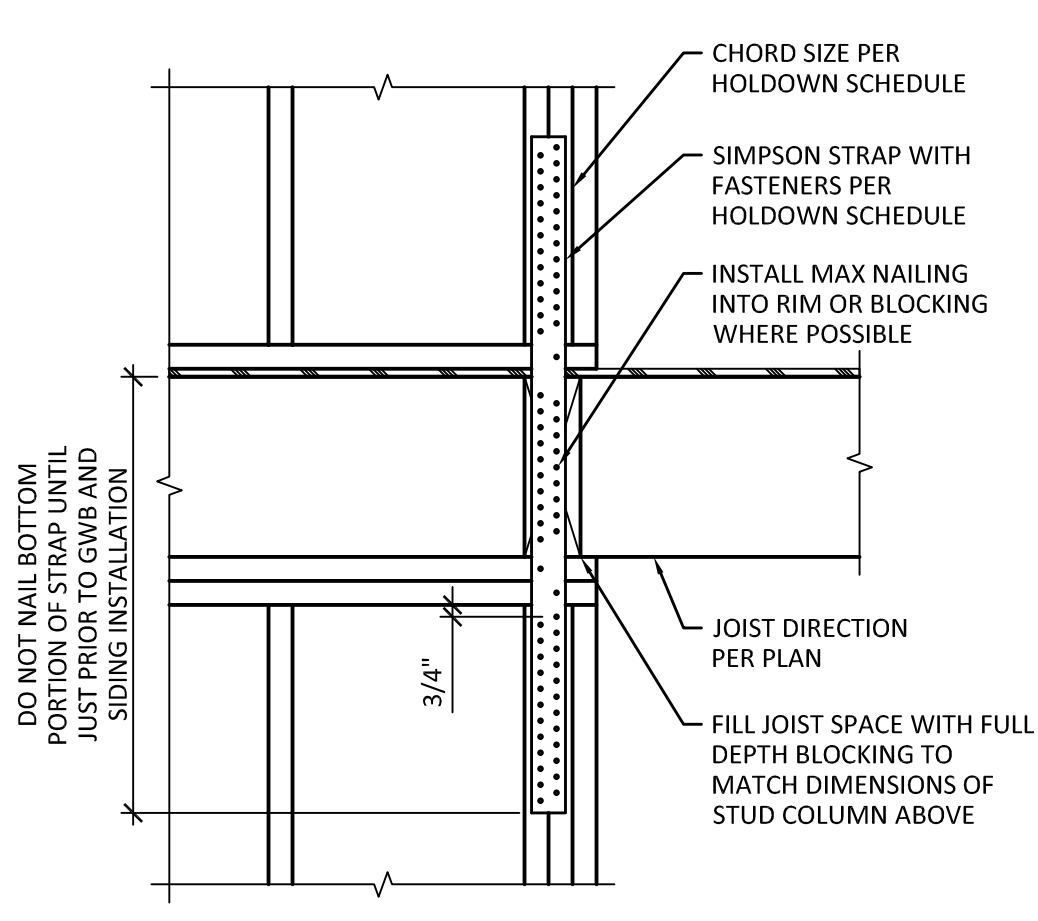


C. TYPICAL STRINGER TO CENTER BEAM

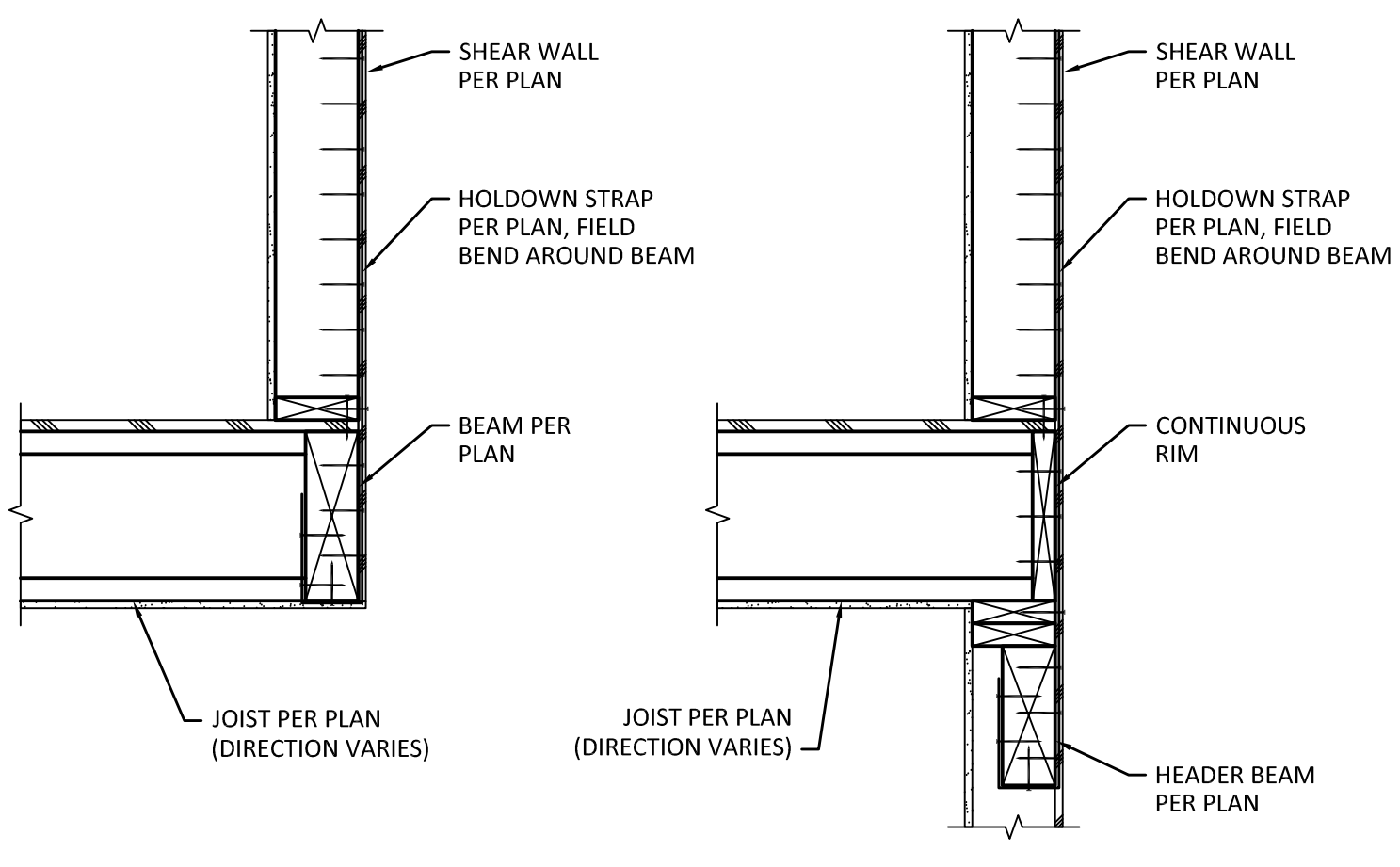
D. TYPICAL STRINGER TO UPPER LANDING



6 TYPICAL STAIR SECTION
SCALE: 1" = 1'-0"



7 TYPICAL STRAP HOLDOWN DETAIL
SCALE: 1" = 1'-0"



8 TYPICAL STRAP HOLDOWN TO WOOD BEAM
SCALE: 1" = 1'-0"

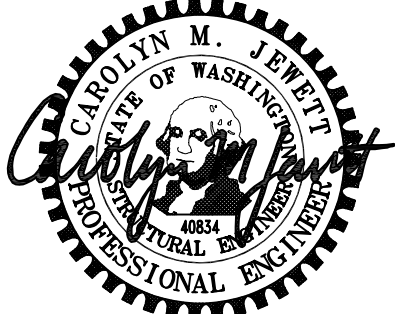
PADHYE KIRKLAND RESIDENCE
12642 NE 80TH STREET
KIRKLAND, WA 98033

WOOD FRAMING DETAILS

SHEET:

S5.2

C G
ENGINEERING
250 4TH AVE. S., SUITE 200
EDMONDS, WASHINGTON 98020
PHONE (425) 778-8500
FAX (425) 778-5536



MARK	DATE	DESCRIPTION
	08/16/23	PERMIT SUBMITTAL
	01/26/24	PERMIT RESUBMITTAL
A	03/11/25	CONSTRUCTION REVISIONS
	09/10/25	CONSTRUCTION REVISIONS

DESIGN:	JDM
DRAWN:	JEG
CHECK:	CMJ
JOB NO:	23011.10
DATE:	08/16/23

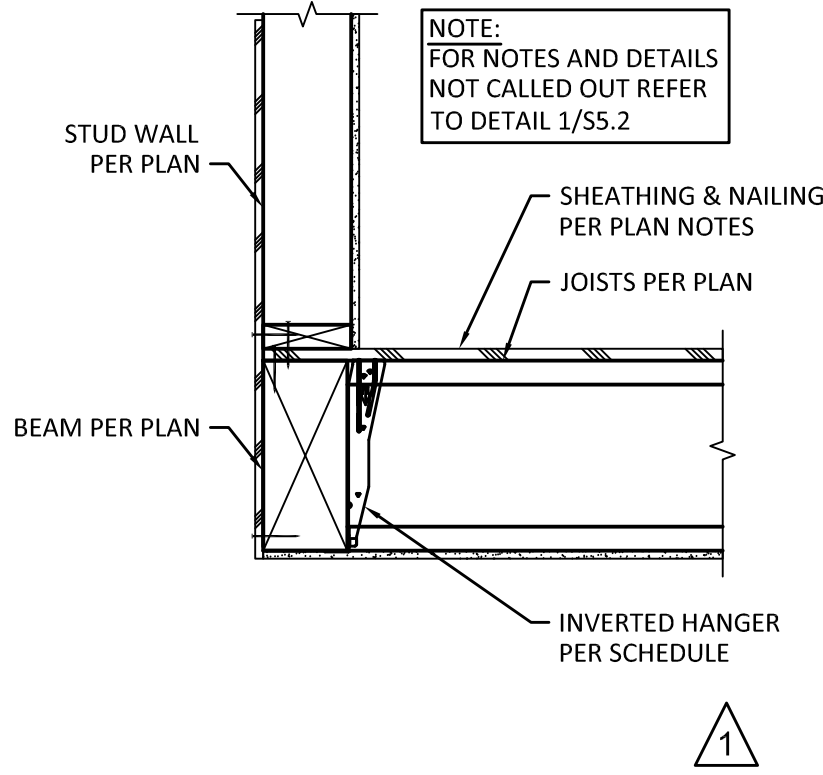
PADHYE KIRKLAND RESIDENCE
12642 NE 80TH STREET
KIRKLAND, WA 98033

WOOD FRAMING DETAILS

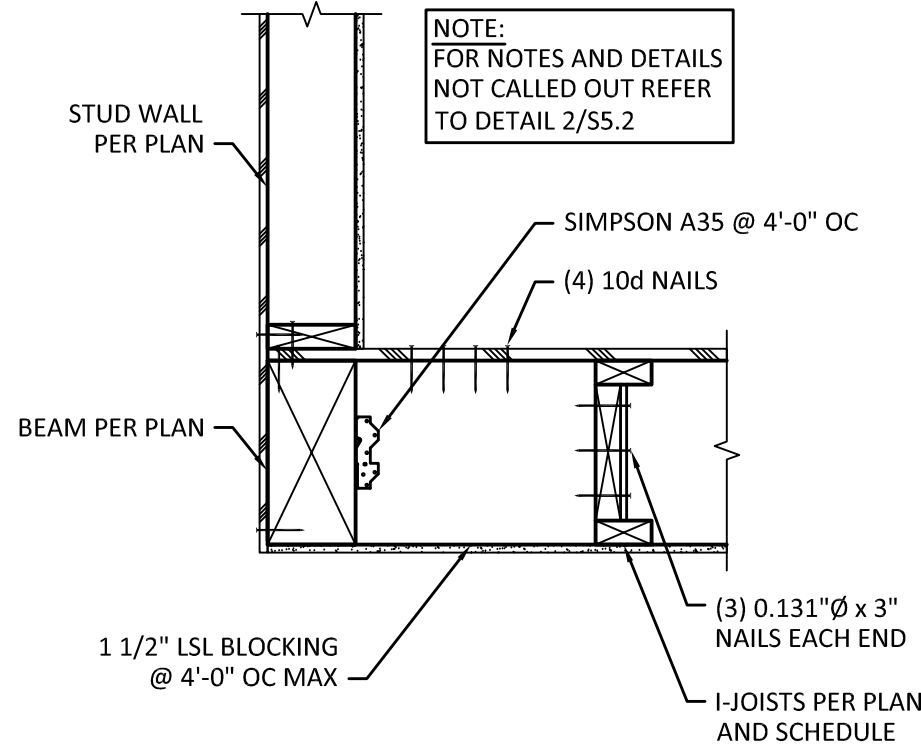
FILE NAME:

SHEET:

S5.3



1 SECTION
SCALE: 1" = 1'-0"



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



01/26/24

MARK	DATE	DESCRIPTION
	08/16/23	PERMIT SUBMITTAL
	01/26/24	PERMIT RESUBMITTAL

DESIGN:	JDM
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DATE:	08/16/23

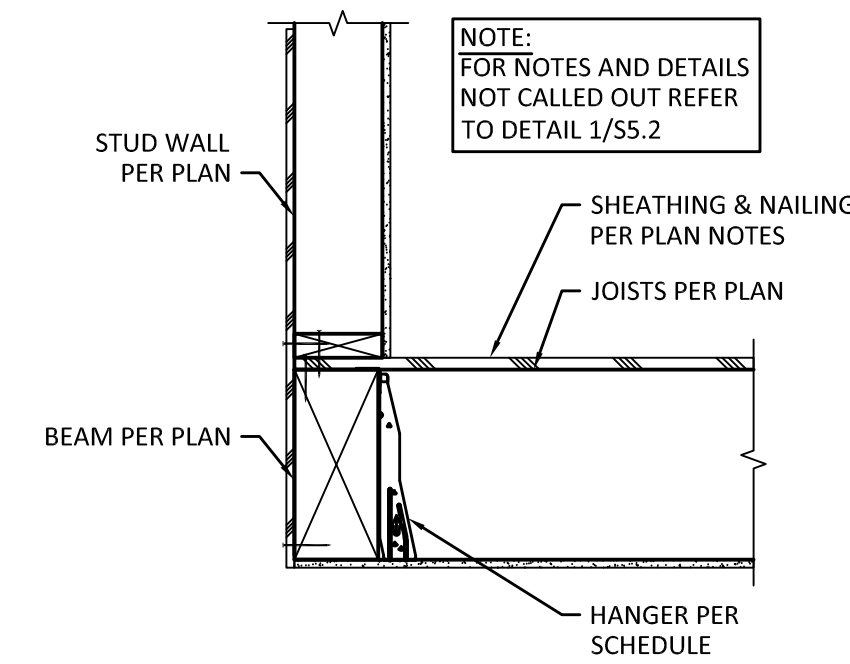
PADHYE KIRKLAND RESIDENCE
12642 NE 80TH STREET
KIRKLAND, WA 98033

WOOD FRAMING DETAILS

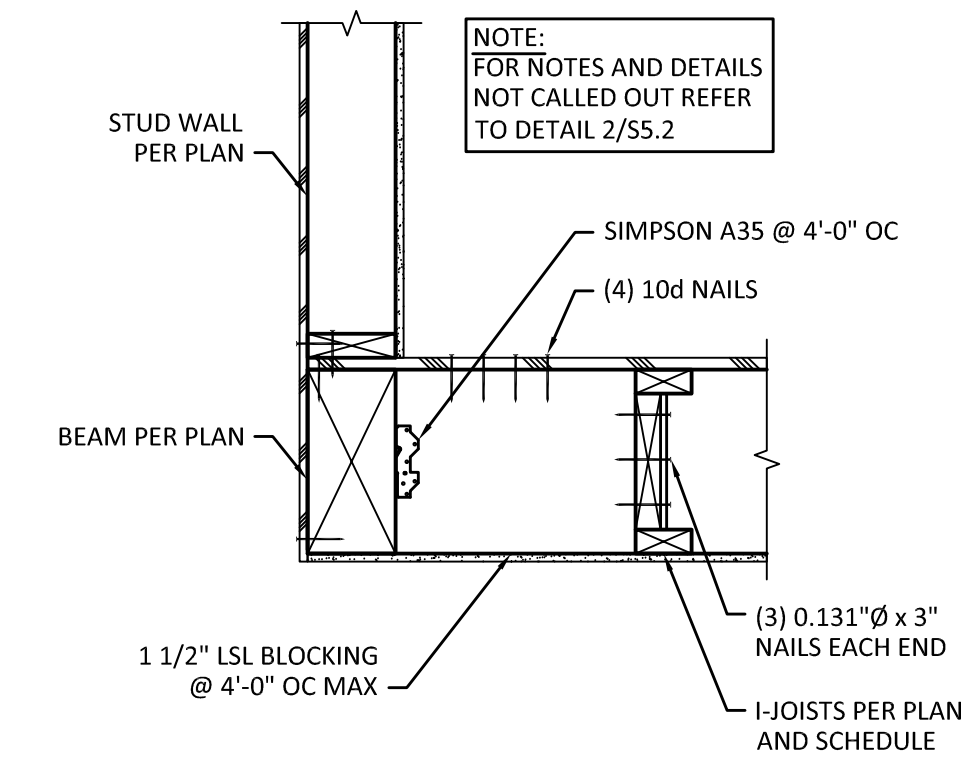
FILE NAME:

SHEET:

S5.3



1 SECTION
SCALE: 1" = 1'-0"



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

SUPERSEDED



09/10/25

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	08/16/23	PERMIT SUBMITTAL
	01/26/24	PERMIT RESUBMITTAL
A	03/11/25	CONSTRUCTION REVISIONS
A	09/10/25	CONSTRUCTION REVISIONS

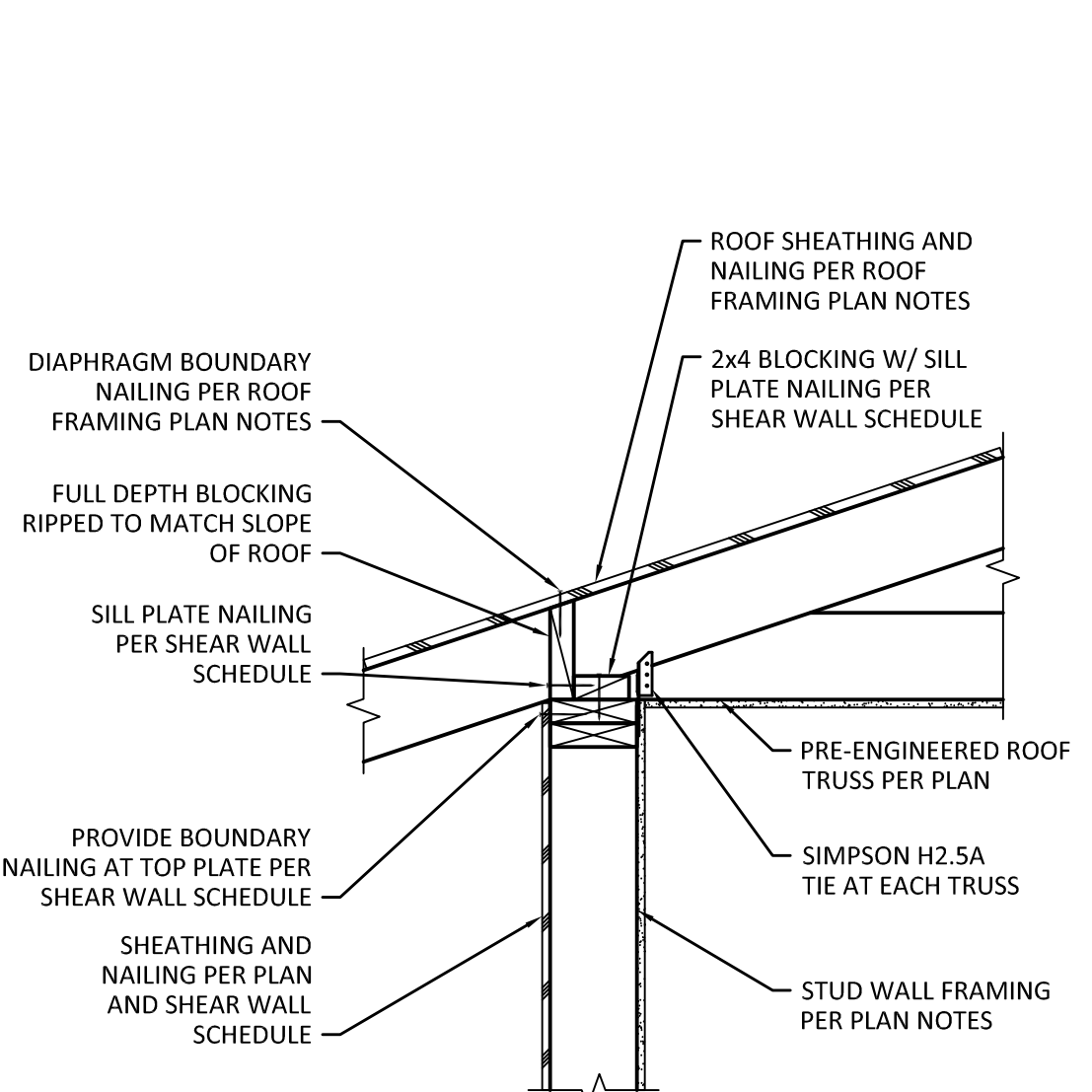
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JOB NO:	23011.10
DATE:	08/16/23

PADHYE KIRKLAND RESIDENCE
12642 NE 80TH STREET
KIRKLAND, WA 98033

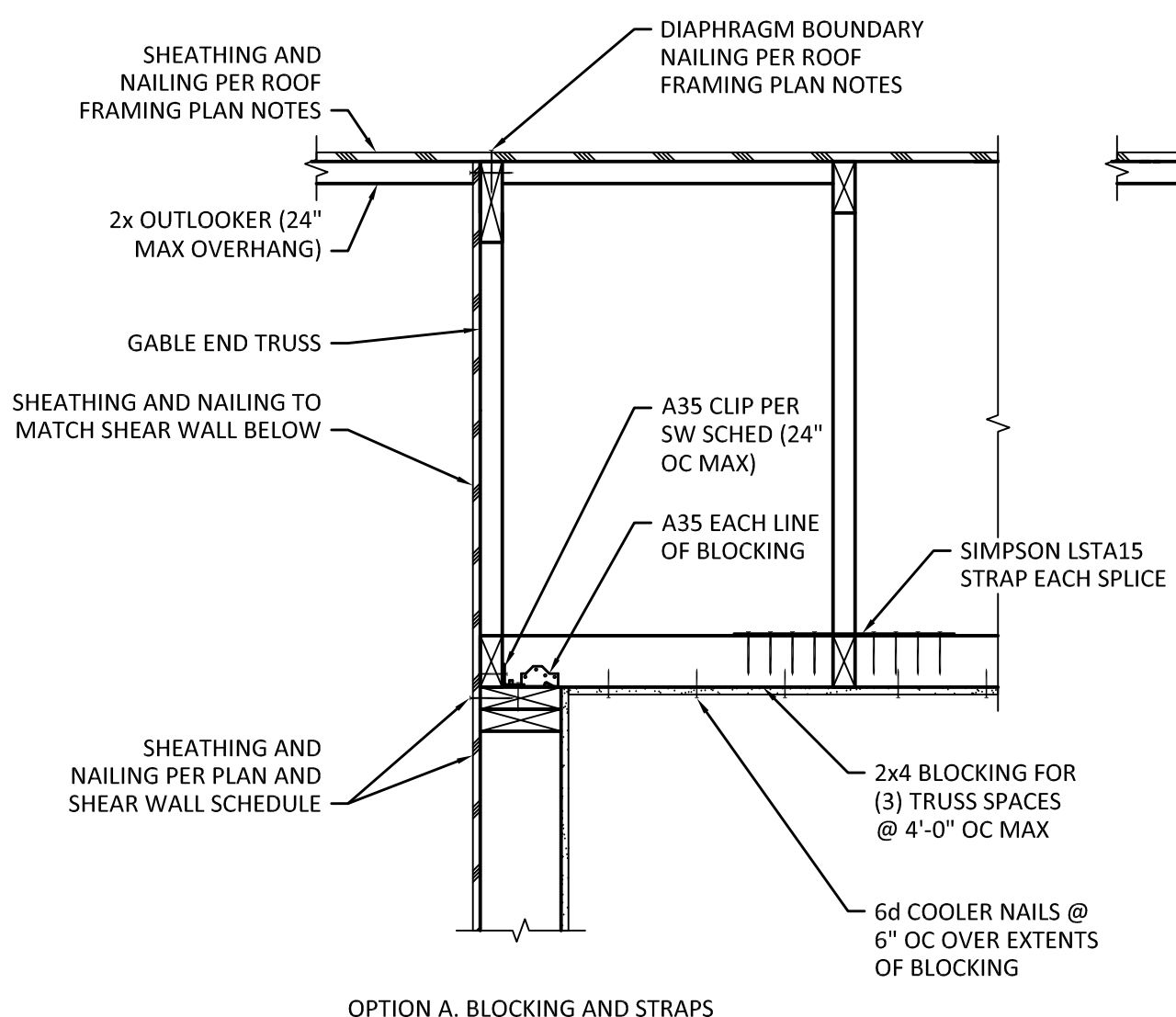
ROOF FRAMING DETAILS

SHEET:

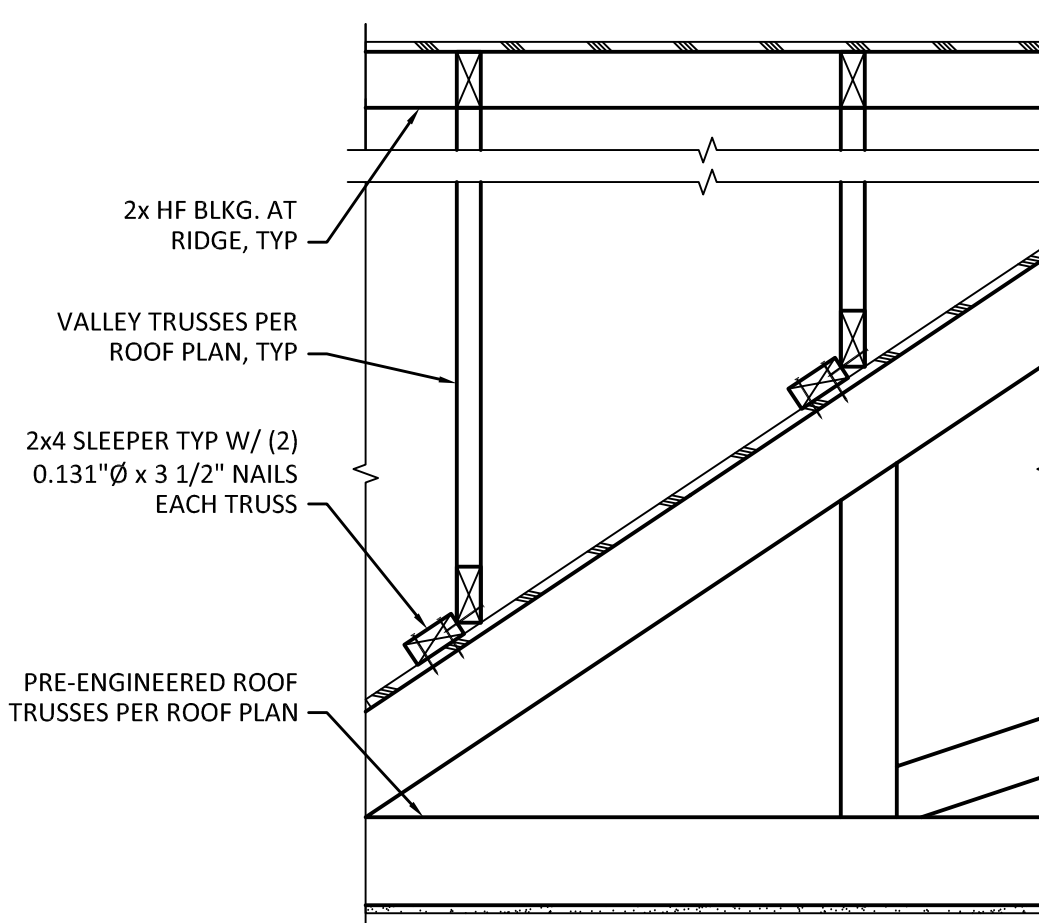
S6.1



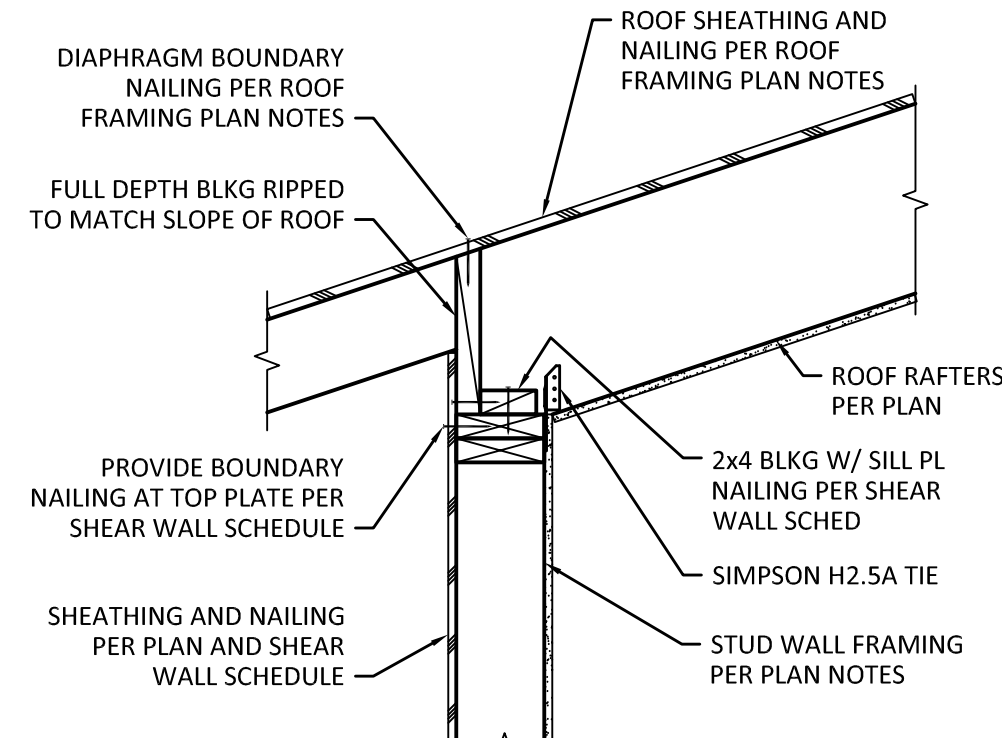
1 TYPICAL TRUSS SUPPORT DETAIL
SCALE: 1" = 1'-0"



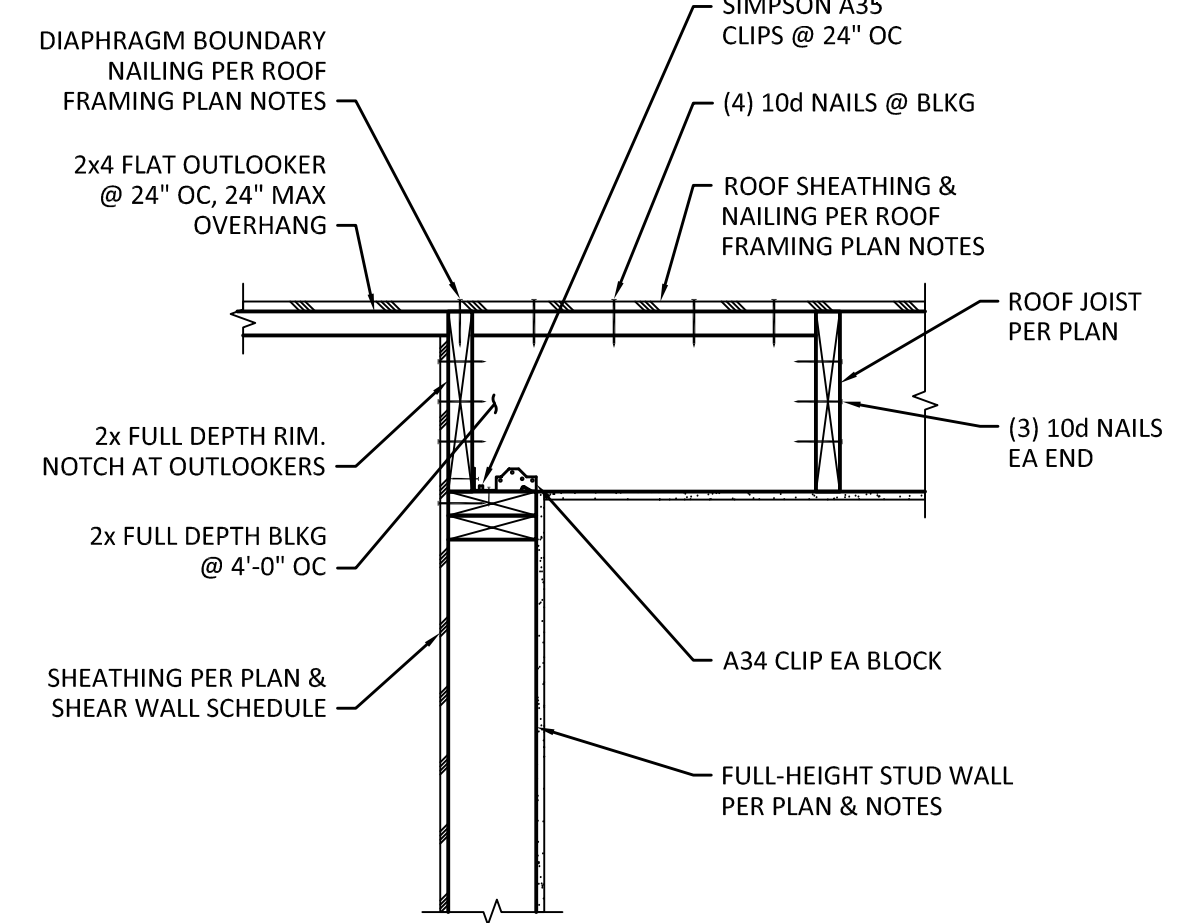
2 TYPICAL GABLE END SECTION
SCALE: 1" = 1'-0"



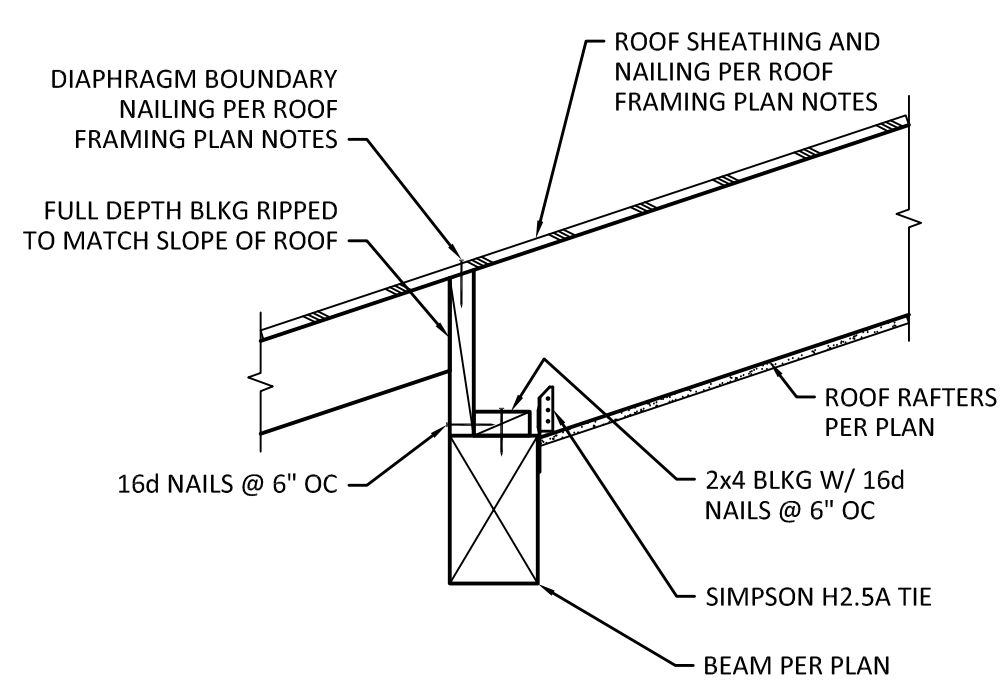
3 TYPICAL OVERFRAMING DETAIL
SCALE: 1" = 1'-0"



4 TYPICAL RAFTER SUPPORT DETAIL
SCALE: 1" = 1'-0"

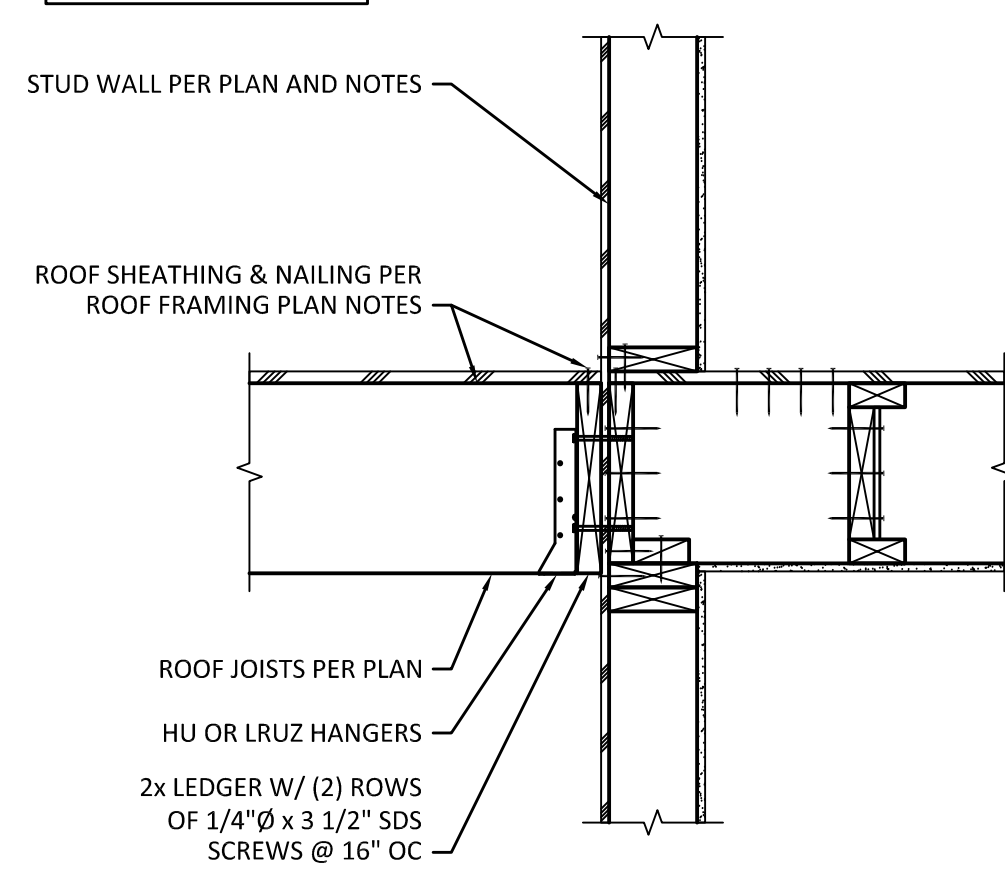


5 ROOF RAFTER CONNECTION (NON-BEARING)
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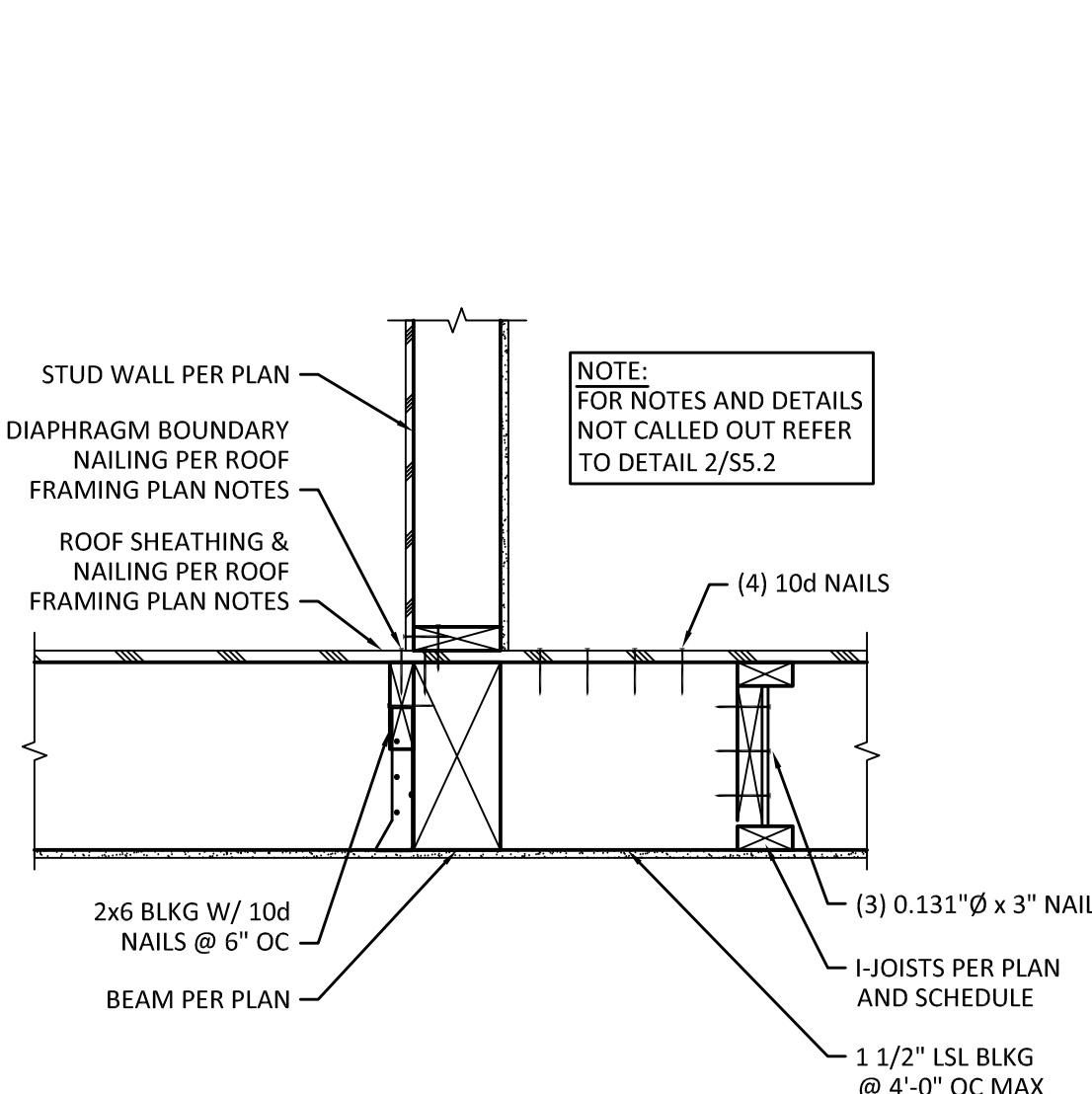


6 TYPICAL RAFTER SUPPORT DETAIL
SCALE: 1" = 1'-0"

NOTE:
FOR NOTES & INFO NOT SPECIFICALLY CALLED OUT REFER TO DETAIL 2/SS.2.



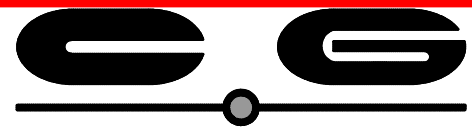
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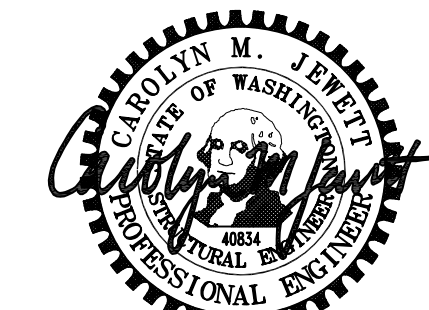
8 LOW ROOF SECTION
SCALE: 1" = 1'-0"

1

9 NOT USED
SCALE: 1" = 1'-0"



ENGINEERING
250 4TH AVE. S., SUITE 200
EDMONDS, WASHINGTON 98020
PHONE (425) 778-8500
FAX (425) 778-5536



09/10/25

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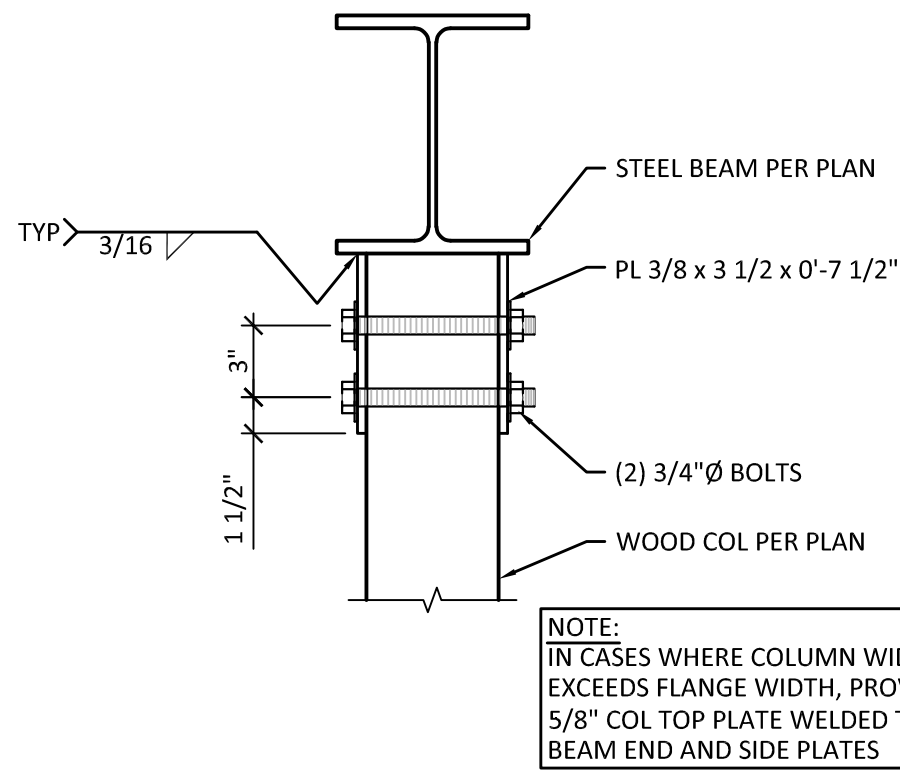
PADHYE KIRKLAND RESIDENCE
12642 NE 80TH STREET
KIRKLAND, WA 98033

STEEL FRAMING DETAILS

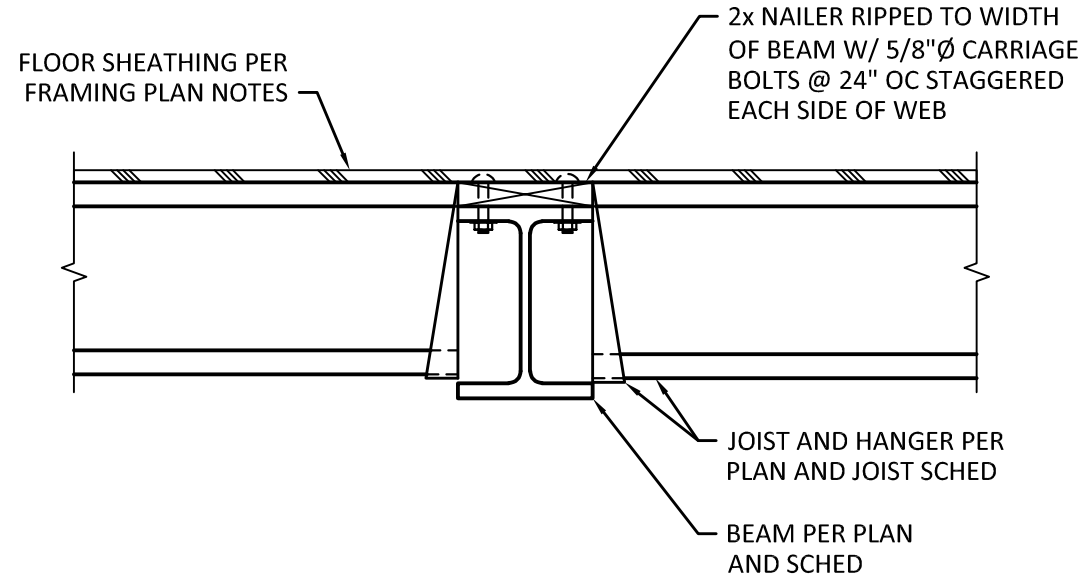
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SHEET:

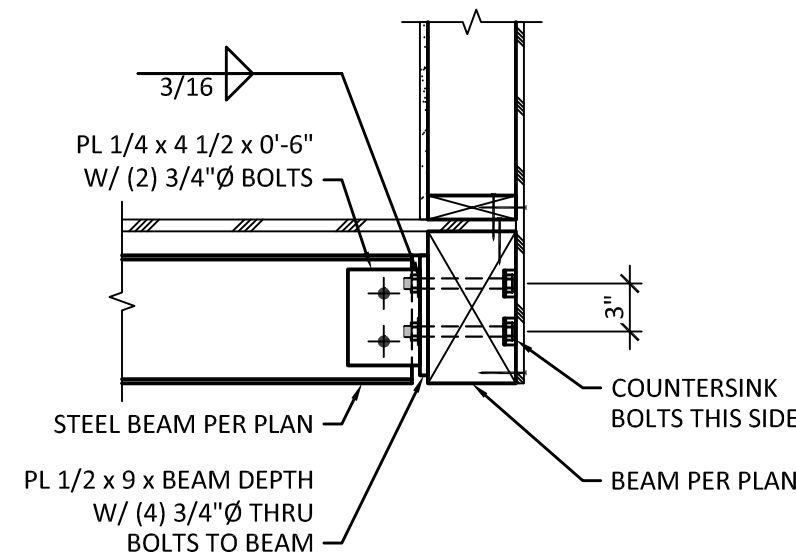
S7.1



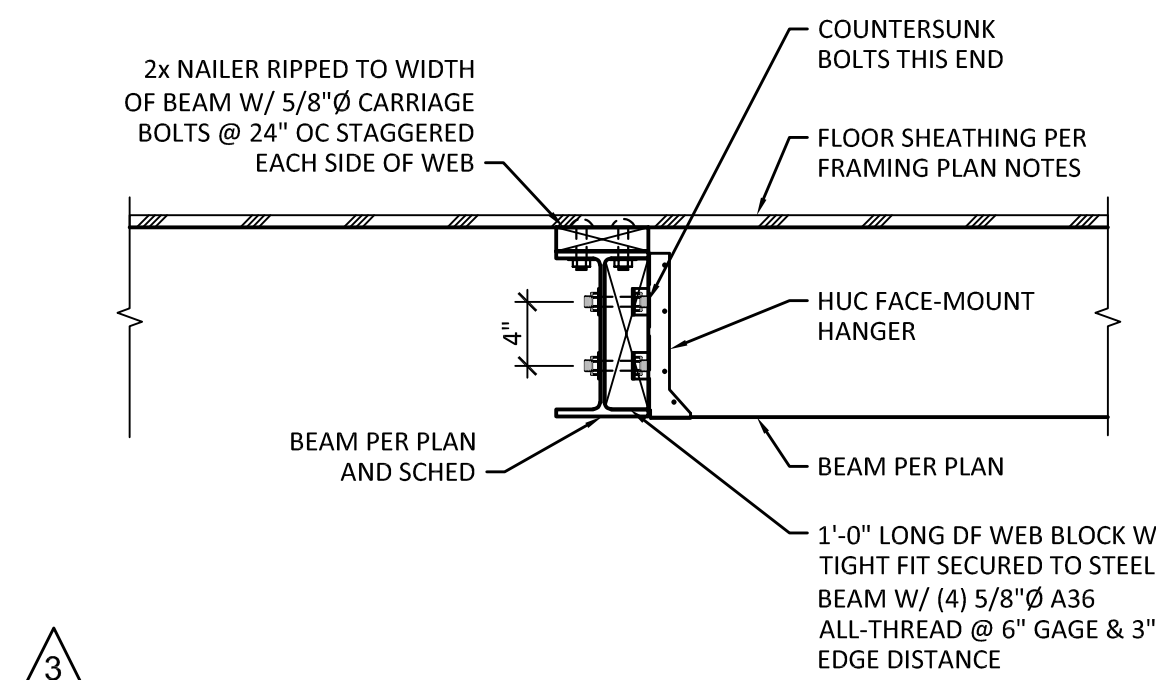
1 SECTION
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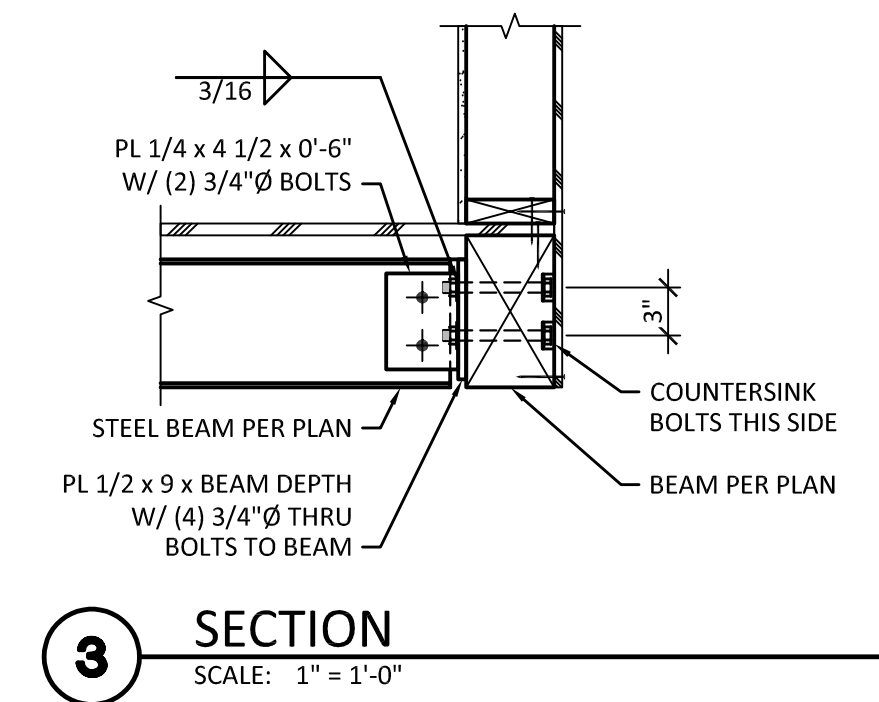
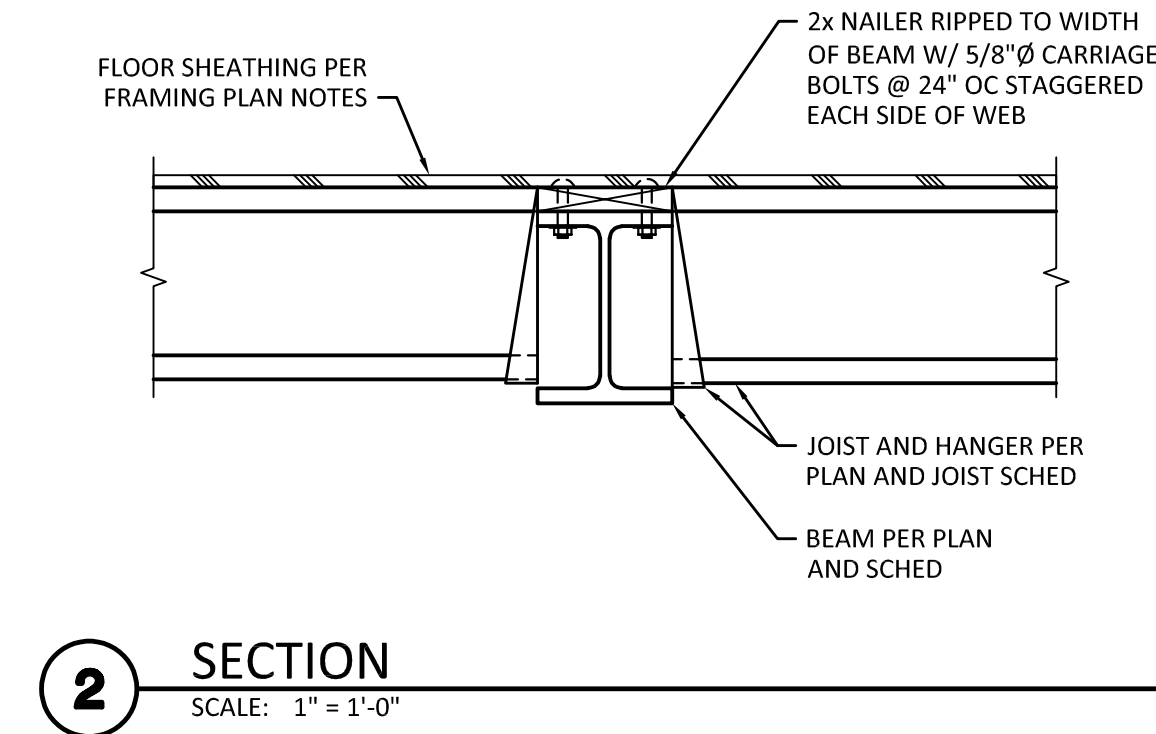
2 SECTION
SCALE: 1" = 1'-0"



3 SECTION
SCALE: 1" = 1'-0"



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



SUPERSEDED

[illegible]

PADHYE KIRKLAND RESIDENCE
12642 NE 80TH STREET
KIRKLAND, WA 98033

STEEL FRAMING DETAILS

LE NAME:

SHEET:

S7.1

OWNER	CONSULTANTS
MERAKI HOMES, LLC. 15704 124TH AVE NE WOODINVILLE, WA 98072 425.623.3753 NISHANTP@LIVE.COM	ARCHITECT BLUEFOOT ARCHITECTURE & DESIGN 25902 IZZIE PLACE NW POULSBORO, WA 98370 360.689.4156 JAY@BLUEFOOTDESIGN.COM
	SOIL/GEOTECH ENGINEER NELSON GEOTECHNICAL ASSOCIATES, INC. 17311 135TH AVE NE, SUITE A-500 WOODINVILLE, WA 98072 425.486.1669

MERAKI HOMES, LLC 15704 124TH AVE NE WOODINVILLE, WA 98072 425.623.3753 NISHANTP@LIVE.COM	CIVIL ENGINEER CG ENGINEERING 250 4TH AVE S, SUITE 200 EDMONDS, WA 98020 425.778.8500 FAX 778.5536 CONTACT: JARED UNDERBRINK, PE	SURVEYOR CORE DESIGN 12100 NE 195TH ST, SUITE 300 BOTHELL, WA 98011 425.885.7877
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GENERAL NOTES

EROSION AND SEDIMENT CONTROL GENERAL NOTES:

1. THE APPROVED CONSTRUCTION SEQUENCE SHALL BE AS FOLLOWS:
 - A. CONDUCT PRE-CONSTRUCTION MEETING.
 - B. FLAG OR FENCE CLEARING LIMITS.
 - C. POST SIGN WITH NAME AND PHONE NUMBER OF TESC SUPERVISOR.
 - D. INSTALL CATCH BASIN PROTECTION IF REQUIRED.
 - E. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
 - F. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
 - G. CONSTRUCT SEDIMENT PONDS AND TRAPS.
 - H. GRADE AND STABILIZE CONSTRUCTION ROADS.
 - I. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
 - J. MAINTAIN EROSION CONTROL MEASURE IN ACCORDANCE WITH CITY OF KIRKLAND STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
 - K. RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CITY TESC MINIMUM REQUIREMENTS.
 - L. COVER ALL AREAS WITHIN THE SPECIFIED TIME FRAME WITH STRAW, WOOD, FIBER MULCH, COMPOST, PLASTIC SHEETING, CRUSHED ROCK OR EQUIVALENT.
 - M. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN 7 DAYS.
 - N. SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
 - O. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED IF APPROPRIATE.
2. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF KIRKLAND STANDARDS AND SPECIFICATIONS.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE SET BY SURVEY AND CLEARLY FLAGGED IN THE FIELD BY A CLEARING CONTROL FENCE PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE OR REMOVAL OF ANY GROUND COVER BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE PERMITEE/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
4. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
5. THE IMPLEMENTATION OF THIS ESC PLAN AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE PERMITEE/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
6. A COPY OF THE APPROVED ESC PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
7. THIS FACILITY DESIGN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS.

WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.

8. THE ESC FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS ON THE APPROVED PLANS. LOCATIONS MAY BE MOVED TO SUIT FIELD CONDITIONS, SUBJECT TO APPROVAL BY THE ENGINEER AND THE CITY OF KIRKLAND INSPECTOR.
 9. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED (E.G., ADDITIONAL SUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.) AS NEEDED FOR UNEXPECTED STORM EVENTS. ADDITIONALLY MORE ESC FACILITIES MAY BE REQUIRED TO ENSURE COMPLETE SILTATION CONTROL. THEREFORE, DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES OVER AND ABOVE THE MINIMUM REQUIREMENTS AS MAY BE NEEDED.
 10. THE ESC FACILITIES SHALL BE INSPECTED BY THE PERMITTEE/CONTRACTOR DAILY DURING NON-RAINFALL PERIODS, EVERY HOUR (DAYLIGHT) DURING A RAINFALL EVENT, AND AT THE END OF EVERY RAINFALL, AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. IN ADDITION, TEMPORARY SILTATION PONDS AND ALL TEMPORARY SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED, PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION HAS PASSED.
- WRITTEN RECORDS SHALL BE KEPT DOCUMENTING THE REVIEWS OF THE ESC FACILITIES.
11. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 48 HOURS FOLLOWING A STORM EVENT.
 12. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
 13. ALL DENUDEED SOILS MUST BE STABILIZED WITH AN APPROVED TESC METHOD (E.G. SEEDING, MULCHING, PLASTIC COVERING, CRUSHED ROCK) WITHIN THE FOLLOWING TIMELINES:
MAY 1 TO SEPTEMBER 30 - SOILS MUST BE STABILIZED WITHIN 7 DAYS OF GRADING.
OCTOBER 1 TO APRIL 30 - SOILS MUST BE STABILIZED WITHIN 2 DAYS OF GRADING.
STABILIZE SOILS AT THE END OF THE WORKDAY PRIOR TO A WEEKEND, HOLIDAY, OR PREDICTED RAIN EVENT.
 14. WHERE SEEDING FOR TEMPORARY EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROPRIATE RATE (EXAMPLE: ANNUAL OR PERENNIAL RYE APPLIED AT APPROXIMATELY 80 POUNDS PER ACRE).

UTILITIES
WATER/SEWER/STORM
 CITY OF KIRKLAND PW
 123 5TH AVE
 KIRKLAND, WA 98033
 425.587.3800

NATURAL GAS/POWER
PSE
355 110TH AVE NE
BELLEVUE, WA 98004
888.225.5773

LEGAL DESCRIPTION

THE WEST 75 FEET OF LOT 15, BLOCK 13,
BURKE AND FARRAR'S KIRKLAND
ADDITION TO THE CITY OF SEATTLE
DIVISION NO. 6, ACCORDING TO PLAT
RECORDED IN VOLUME 19 OF PLATS, PAGE
68, IN KING COUNTY, WASHINGTON.

DATUM

NAVD 88

BENCHMARK

ORIGINAL:
CITY OF KIRKLAND POINT NUMBER 21 KING
COUNTY BRASS CAP LOCATED AT THE
INTERSECTION OF NE 80TH STREET AND 124TH
AVENUE NE.

ELEVATION: 413.98

SITE BENCHMARK:
SET NAIL AND WASHER MARKED "CORE
CONTROL" ON THE NORTH SIDE OF NE 80TH ST.

ELEVATION: 425.36

STORM DRAINAGE GENERAL 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 NOTICES.
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. COPY OF THE CITY OF KIRKLAND 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 1 UNLESS OTHERWISE NOTED. CATCH BASINS WITH A DEPTH OF OVER FIVE FEET (5') TO THE PIPE INVERT SHALL BE A TYPE I 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.
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.
12. ALL PIPE, MANHOLES, CATCH BASINS, AND APPURTENANCES SHALL BE LAID ON A PROPERLY PREPARED BEDDING IN ACCORDANCE WITH THE CURRENT STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. 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 UNDISTURBED, REGIMED, AND COMPACTIONED FOR A DENSE UNYIELDING BASE. ALL PIPE BEDDING SHALL BE TYPE I CLASS 1 OR BETTER. PIPE SHALL NOT BE INSTALLED ON SOIL, 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 (GROUNDWATER) SYSTEMS SHALL BE IN ACCORDANCE WITH THE APWA STANDARD SPECIFICATIONS.
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 LIABILITY 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 NECESSARY MEASURES TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC 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 TRENCH.
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.
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 TRAFFIC CONTROL 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.

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.

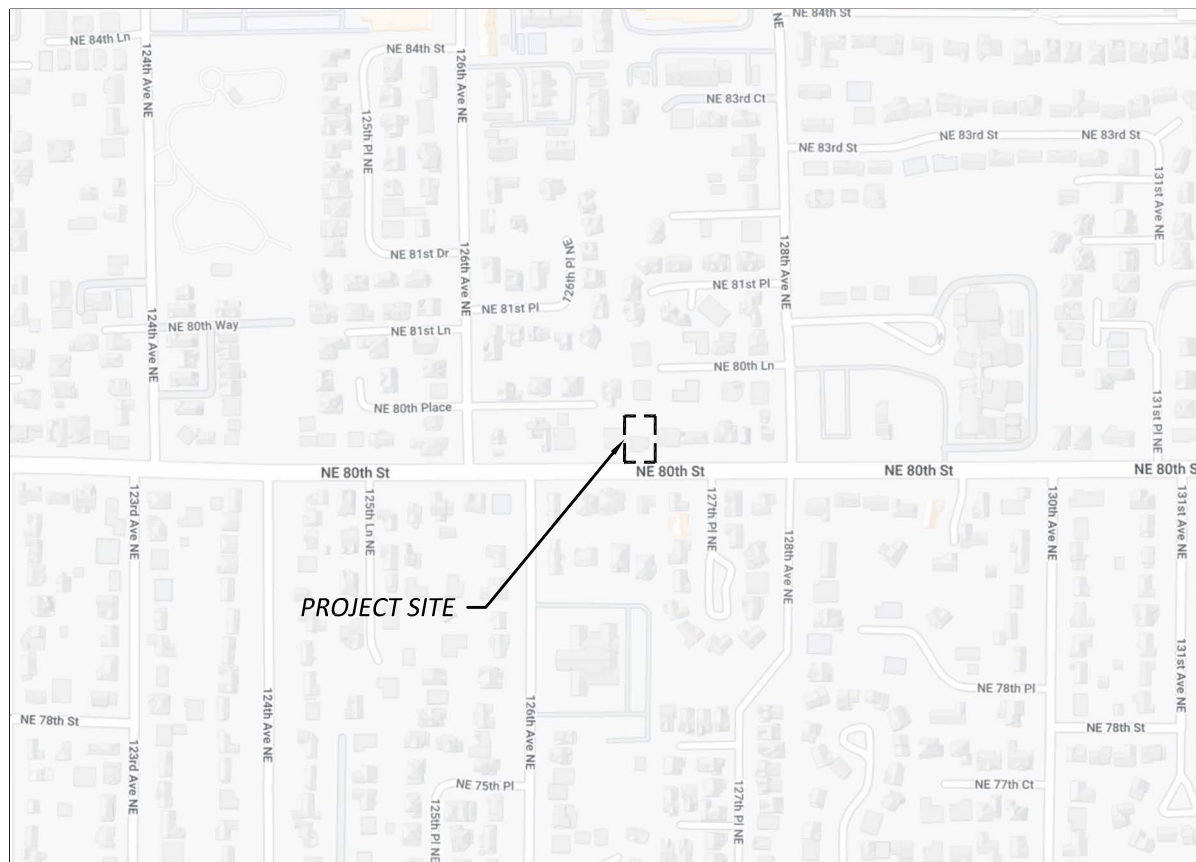
CAUTION!
BEFORE YOU DIG!

BURIED UTILITIES EXIST IN THE AREA AND UTILITY
INFORMATION SHOWN MAY NOT BE COMPLETE. CONTACT
THE ONE- CALL UTILITY LOCATE SERVICE A MINIMUM OF 48
HOURS PRIOR TO CONSTRUCTION

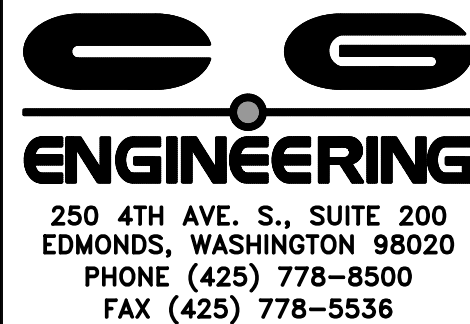
1-800-424-5555

SHEET INDEX

C1.1	COVER SHEET & GENERAL NOTES
C2.1	TEMPORARY EROSION CONTROL PLAN
C3.1	GRADING & DRAINAGE PLAN
C3.2	GRADING & DRAINAGE DETAILS
C4.1	WATER & SEWER PLAN
C4.2	WATER & SEWER DETAILS
C5.1	SITE IMPROVEMENT PLAN
C5.2	SITE IMPROVEMENT DETAILS
C5.3	SITE IMPROVEMENT DETAILS



VICINITY MAP



08/28/24

MARK	DATE	DESCRIPTION
	08/16/23	PERMIT SUBMITTAL
	07/12/24	PERMIT RESUBMITTAL
	05/02/24	PERMIT RESUBMITTAL
	08/07/24	COMMENT RESPONSE
	08/28/24	COMMENT RESPONSE

DESIGN:	NAT
DRAWN:	JCP
CHECK:	JPU
JOB NO:	23011.20
DATE:	08/16/23

PADHYE KIRKLAND RESIDENCE AND DADU

12642 NE 80TH STREET
KIRKLAND, WA 98033

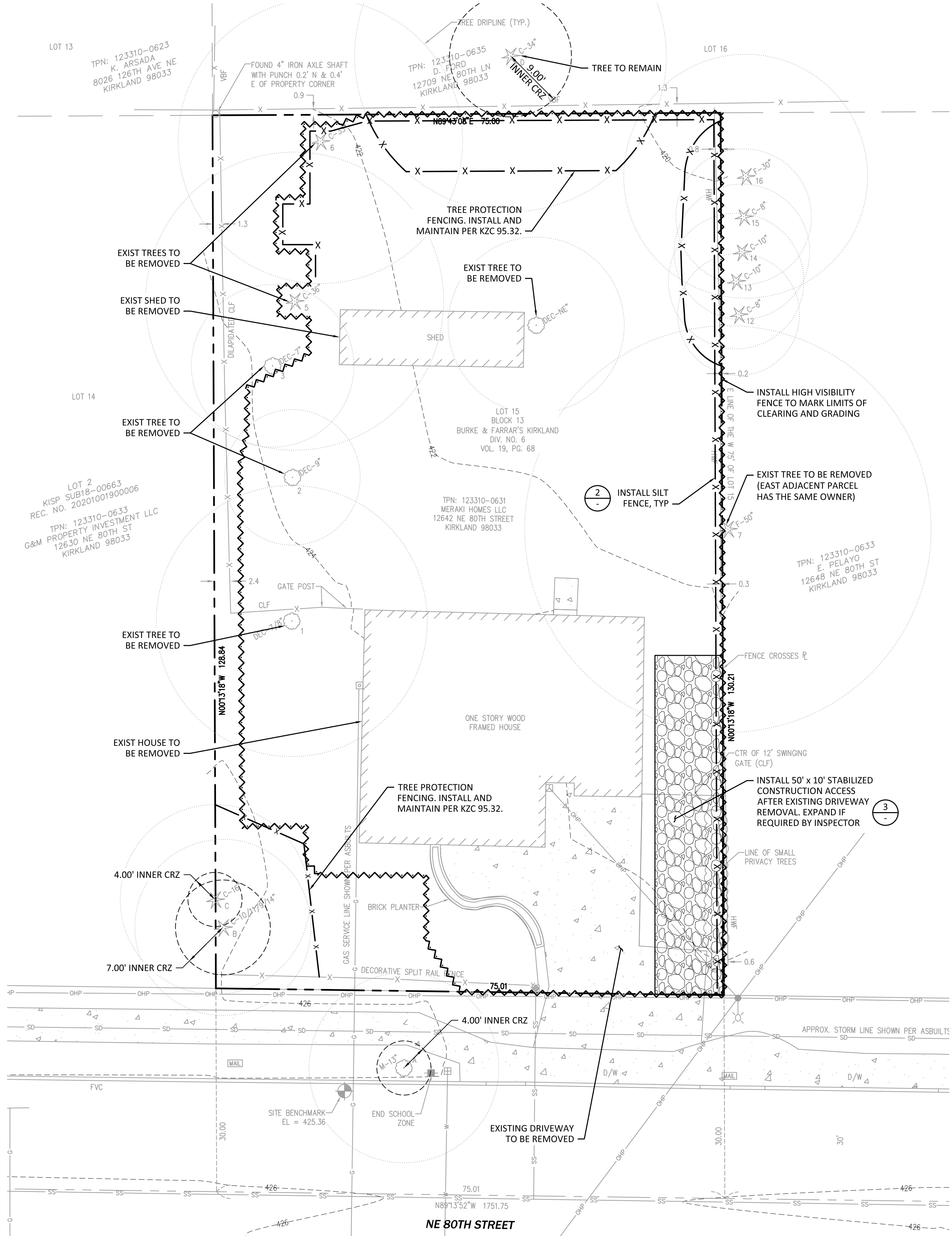
COVER SHEET AND
GENERAL NOTES

FILE NAME:

SHEET:

C1.1

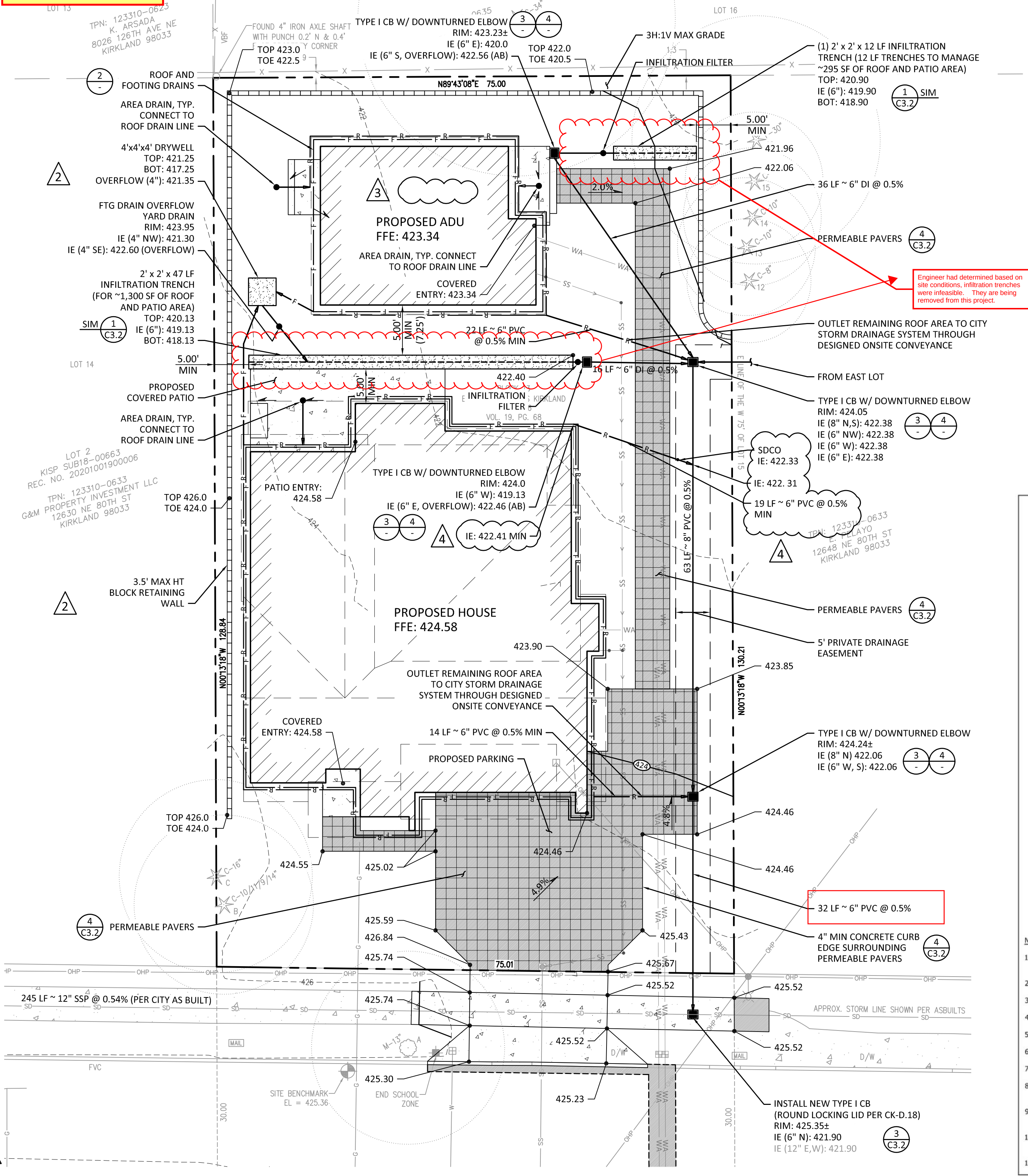
SW 1/4 OF THE SE 1/4, SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.



POST REVISION 4
UPDATED DRAINAGE
REPORT AND SITE PLAN
1 SHEET
10.02.25

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

SW 1/4 OF THE SE 1/4, SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.



1 GRADING AND DRAINAGE PLAN

SCALE: 1" = 10'

GRADING AND DRAINAGE NOTES:

- SOILS REPORT
PROJECT NUMBER: 1429623
PREPARED BY: NELSON GEOTECHNICAL ASSOCIATES, INC
DATED: APRIL 10, 2023
- ALL DISTURBED AREAS ON AND OFF-SITE SHALL BE COMPOST- AMENDED PER THE REQUIREMENTS OF BMP 15.13 IN THE STORMWATER MANUAL VOLUME V, CHAPTER 5.
- MINIMUM OF 3' HORIZONTAL SEPARATION AND 1' VERTICAL SEPARATION IS REQUIRED BETWEEN DRY UTILITIES (POWER, GAS, PHONE, CABLE, ETC) AND SEWER, WATER AND STORM, AND A MINIMUM OF 5' HORIZONTAL SEPARATION AND 1' VERTICAL SEPARATION FROM ANY CITY-OWNED LINES.
- A TYPE II CATCH BASIN IS REQUIRED WHENEVER RIM TO INVERT EXCEEDS 5'.
- A MINIMUM OF 2' OF COVER IS REQUIRED FOR ALL PIPES LOCATED UNDER DRIVEABLE SURFACES AND 1' OF COVER UNDER LANDSCAPE SURFACES.
- PRIOR TO PLACING ANY SURFACING MATERIAL ON THE ROADWAY, IT WILL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR TO PROVIDE DENSITY TEST REPORTS CERTIFIED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON.
- NEW/REPLACED IMPERVIOUS SURFACE (INCLUDING ROW): 5,890 SF
--NEW HOUSE: 2,998 SF ROOF AREA (INCLUDES OVERHANGS). APPROX 1,300 SF OF THE ROOF WILL BE ROUTED TO AN INFILTRATION TRENCH VIA CONVEYANCE PIPES AND WILL OVERFLOW TO THE PUBLIC STORM SYSTEM.
--NEW ADU: 826 SF ROOF AREA. APPROX 214 SF OF THE ROOF WILL BE ROUTED TO INFILTRATION TRENCHES VIA CONVEYANCE PIPES AND WILL OVERFLOW TO THE PUBLIC STORM SYSTEM.
--NEW PATIOS: 249 SF. APPROX 81 SF OF THE PATIO AREAS WILL BE ROUTED TO INFILTRATION TRENCHES VIA CONVEYANCE PIPES AND WILL OVERFLOW TO THE PUBLIC STORM SYSTEM.
--NEW DRIVEWAY: 907 SF. RUNOFF INFILTRATES INTO PERMEABLE PAVEMENT SURFACE.
--NEW WALKWAY: 470 SF. RUNOFF INFILTRATES INTO PERMEABLE PAVEMENT SURFACE.
--DRIVEWAY (ROW): 313 SF. RUNOFF WILL FLOW INTO GUTTER AND PUBLIC STORM SYSTEM.
--SIDEWALK (ROW): 127 SF. RUNOFF WILL FLOW INTO GUTTER AND PUBLIC STORM SYSTEM.

*THE REMAINING HARDSCAPE AREAS THAT DOES NOT FLOW INTO INFILTRATION TRENCHES WILL FLOW DIRECTLY INTO THE PUBLIC STORM SYSTEM VIA ONSITE CONVEYANCE.

4 CITY OF KIRKLAND STANDARD DETAIL

SCALE: NTS

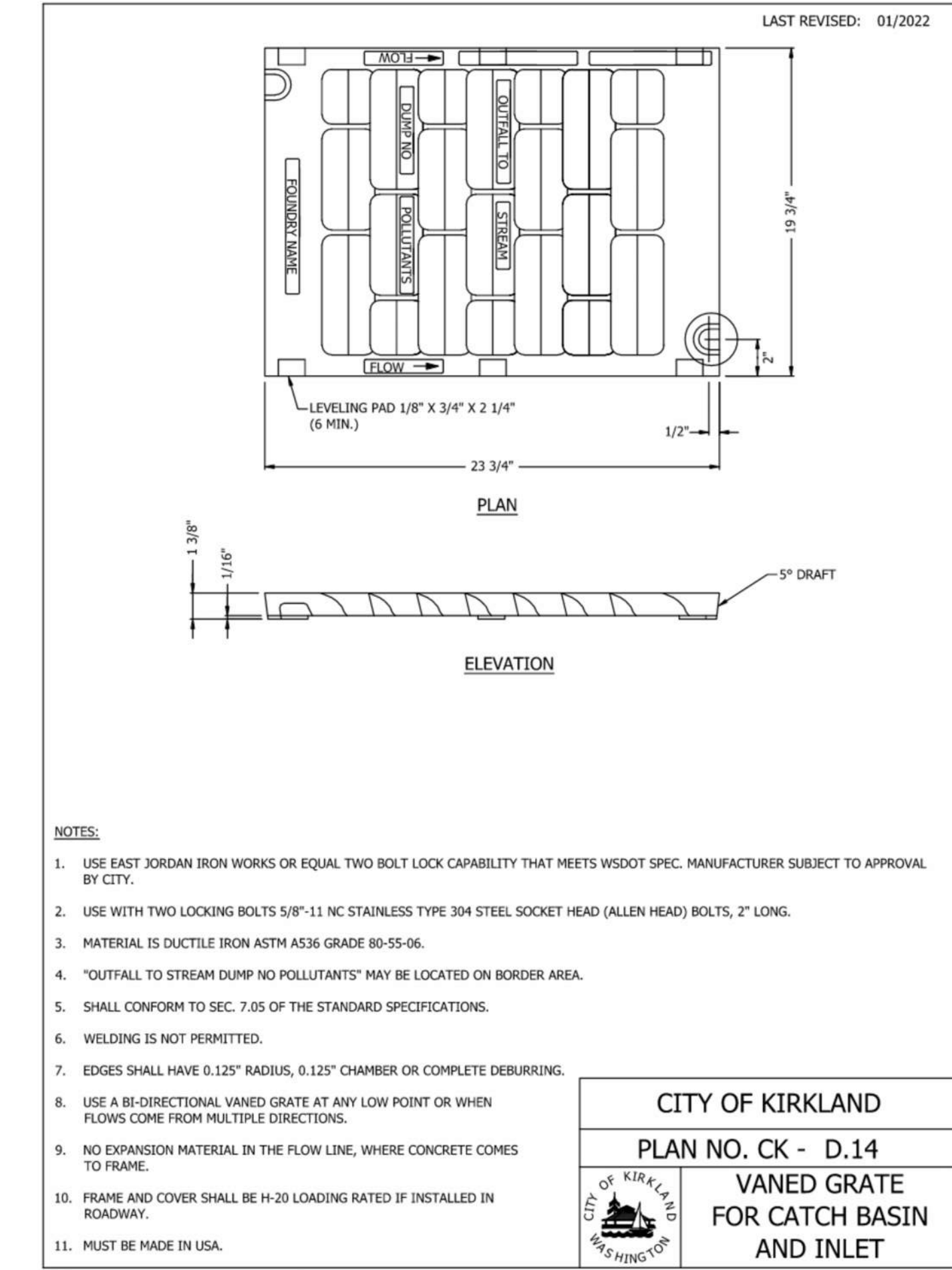
GRADING QUANTITIES	
TOTAL EXCAVATION (CUT) -	350 CU YDS TOTAL
EMBANKMENT (FILL) -	400 CU YDS
TOTAL	750 CU YDS

THE QUANTITIES SHOWN ABOVE ARE FOR THE PERMIT PROCESS ONLY. THESE VALUES ARE APPROXIMATE. DO NOT USE FOR BIDDING, PAYMENT, OR ESTIMATING PURPOSES.

PAVING LEGEND	
	NEW ASPHALT/UTILITY SAWCUT
	OVERLAY EXISTING ASPHALT
	NEW CONCRETE
	PERMEABLE PAVERS

2 FOOTING AND ROOF DRAIN SECTION

SCALE: NTS



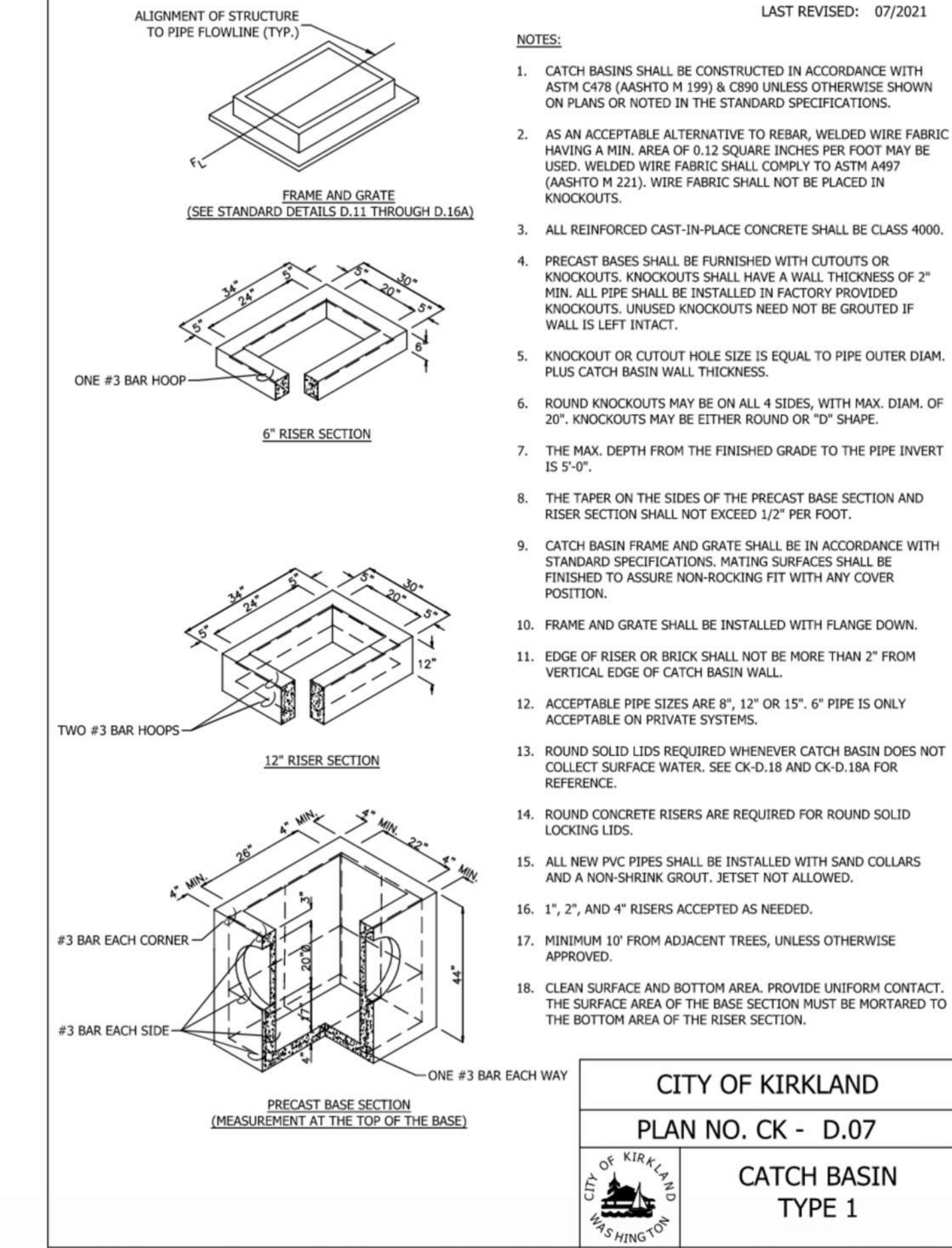
NOTES:

- USE EAST JORDAN IRON WORKS OR EQUAL TWO BOLT LOCK CAPABILITY THAT MEETS WSDOT SPEC. MANUFACTURER SUBJECT TO APPROVAL BY CITY.
- USE WITH TWO LOCKING BOLTS 5/8"-11 NC STAINLESS TYPE 304 STEEL SOCKET HEAD (ALLEN HEAD) BOLTS, 2" LONG.
- MATERIAL IS DUCTILE IRON ASTM A536 GRADE 80-55-06.
- "OUTFALL TO STREAM DUMP NO POLLUTANTS" MAY BE LOCATED ON BORDER AREA.
- SHALL CONFORM TO SEC. 7.05 OF THE STANDARD SPECIFICATIONS.
- WELDING IS NOT PERMITTED.
- EDGES SHALL HAVE 0.125" RADIUS, 0.125" CHAMFER OR COMPLETE DEBURRING.
- USE A BI-DIRECTIONAL VANED GRATE AT ANY LOW POINT OR WHEN FLOWS COME FROM MULTIPLE DIRECTIONS.
- NO EXPANSION MATERIAL IN THE FLOW LINE, WHERE CONCRETE COMES TO FRAME.
- FRAME AND COVER SHALL BE H-20 LOADING RATED IF INSTALLED IN ROADWAY.
- MUST BE MADE IN USA.

CITY OF KIRKLAND
PLAN NO. CK - D.14
VANED GRATE
FOR CATCH BASIN
AND INLET

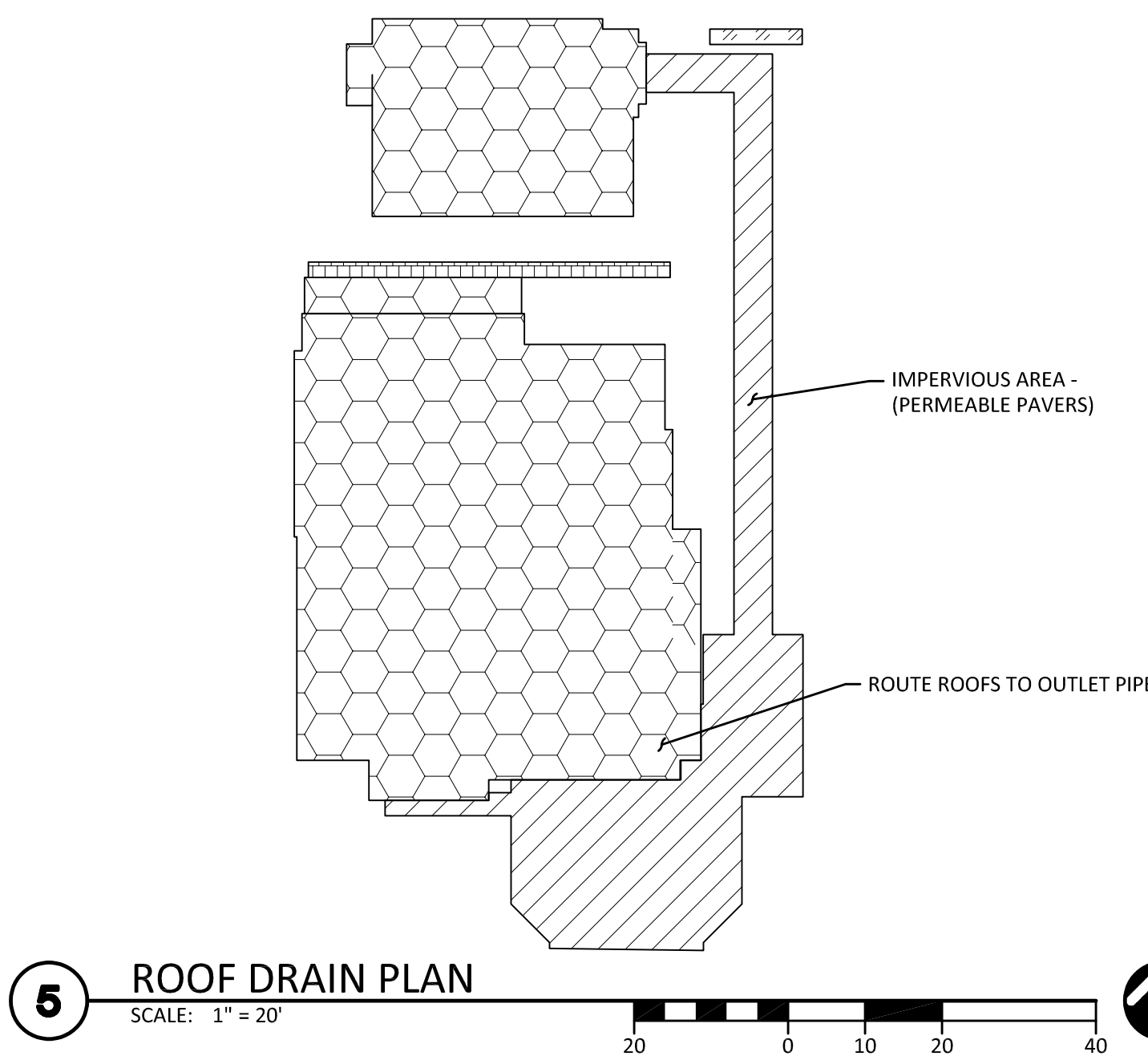
5 ROOF DRAIN PLAN

SCALE: 1" = 20'



3 CITY OF KIRKLAND STANDARD DETAIL

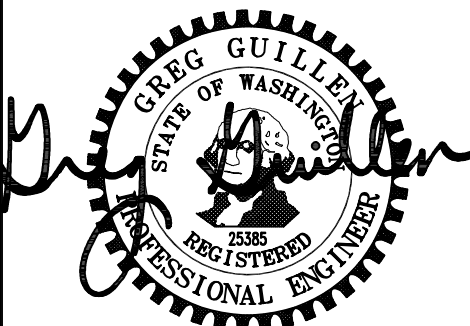
SCALE: NTS



(AB) DENOTES AS-BUILT VALUE

"THESE RECORD DRAWINGS HAVE BEEN PREPARED BASED ON CONSTRUCTION RECORDS AND AS-BUILT INFORMATION PROVIDED BY OTHERS. CG ENGINEERING HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION"

CG ENGINEERING
250 4TH AVE. S., SUITE 200
EDMONDS, WASHINGTON 98020
PHONE (425) 778-8500
FAX (425) 778-5536



MARK	DATE	DESCRIPTION
	05/02/24	PERMIT RESUBMITTAL
	08/07/24	COMMENT RESPONSE
	08/28/24	COMMENT RESPONSE
	01/22/25	CONSTRUCTION REVISIONS
	03/12/25	WATER REVISIONS
	08/11/25	CONSTRUCTION REVISIONS
	09/19/25	CONSTRUCTION REVISIONS
	09/29/25	CONSTRUCTION REVISIONS
	11/11/25	CONSTRUCTION REVISIONS

DESIGN: NAT
DRAWN: JCP
CHECK: JPU
JOB NO: 23011.20
DATE: 08/16/23

PADHYE KIRKLAND RESIDENCE AND DADU
12642 NE 80TH STREET
KIRKLAND, WA 98033

GRADING AND DRAINAGE PLAN

SHEET:

C3.1

MARK	DATE	DESCRIPTION
	08/16/23	PERMIT SUBMITTAL
	02/12/24	PERMIT RESUBMITTAL
	05/02/24	PERMIT RESUBMITTAL
	08/07/24	COMMENT RESPONSE
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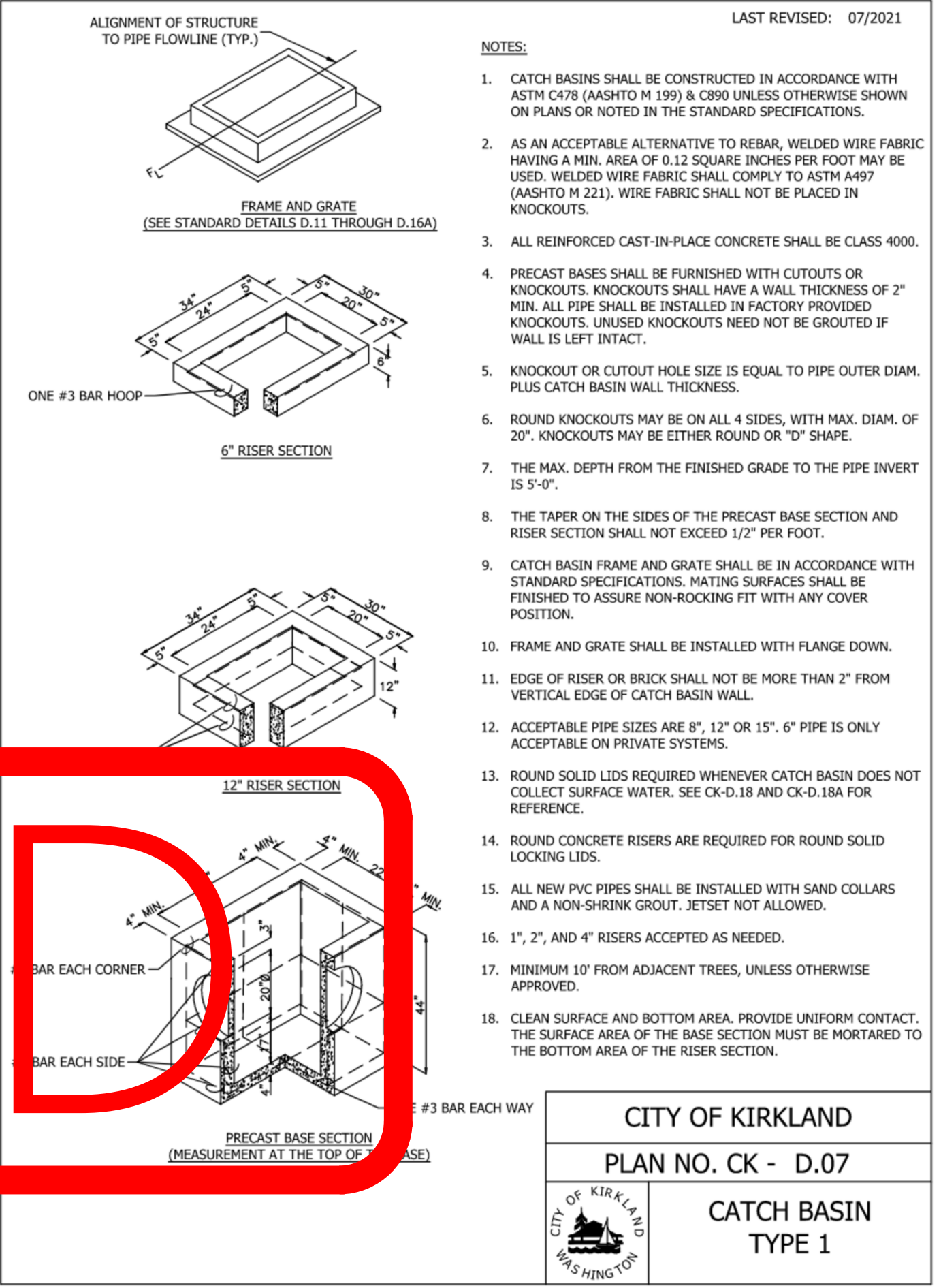
PADHYE KIRKLAND RESIDENCE AND DADU
12642 NE 80TH STREET
KIRKLAND, WA 98033

GRADING AND DRAINAGE PLAN

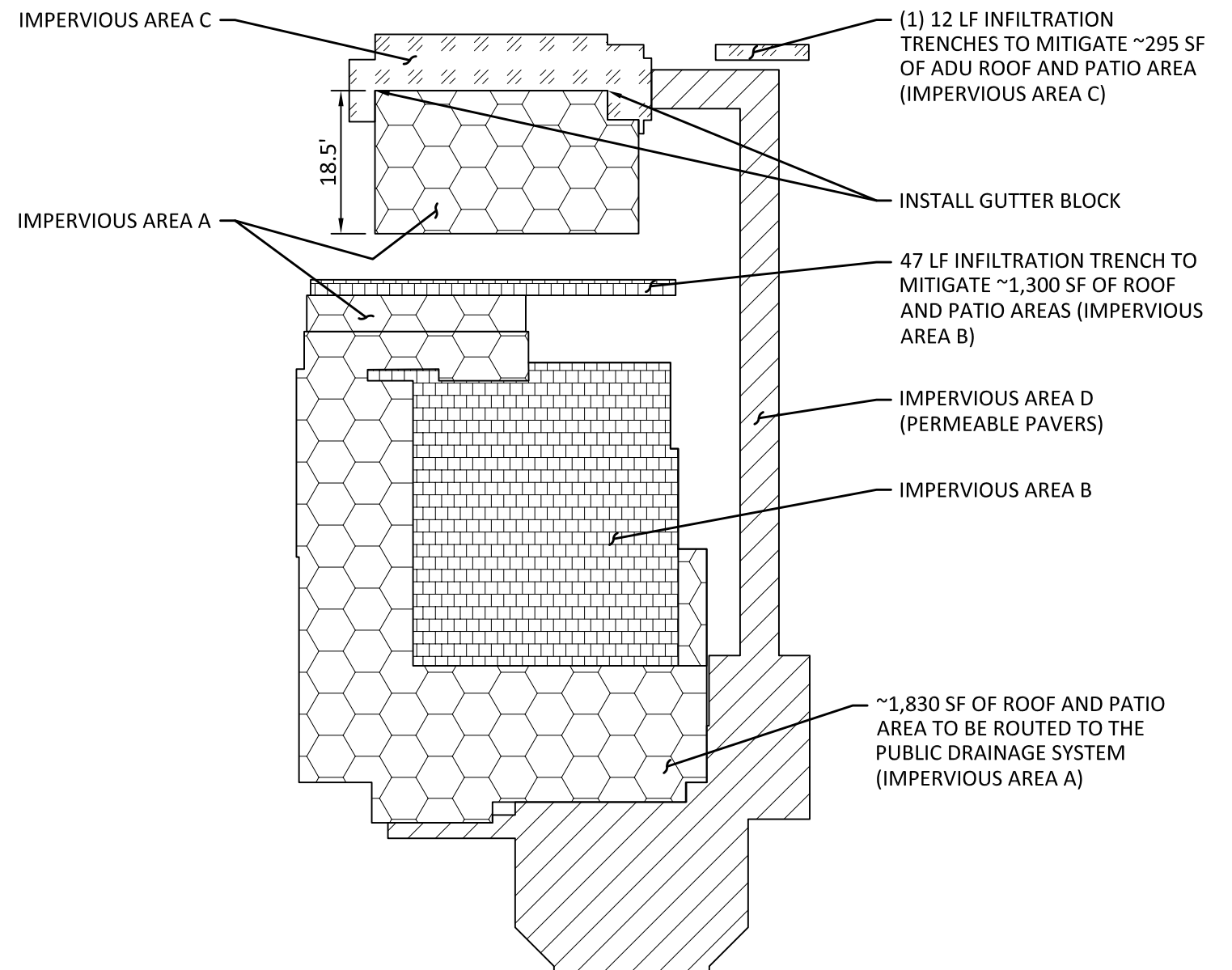
SHEET:

C3.1

POST REVISION 1
DRAINAGE AND LANDSCAPE
WALL CHANGES.
1 SHEET
09.04.25

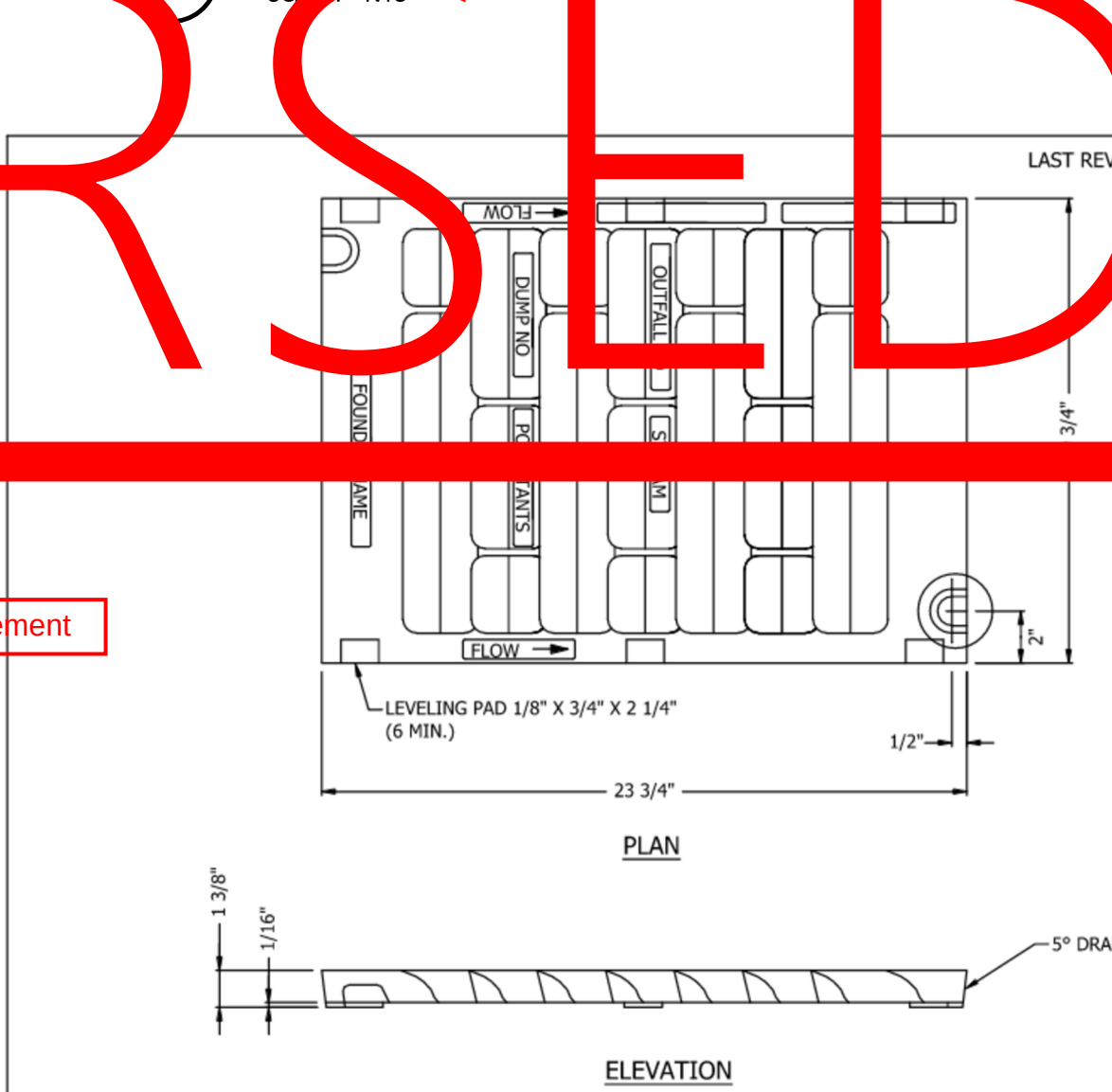


3 CITY OF KIRKLAND STANDARD DETAIL
SCALE: NTS



5 ROOF DRAIN PLAN
SCALE: 1" = 20'

2 FOOTING AND ROOF DRAIN SECTION
SCALE: NTS



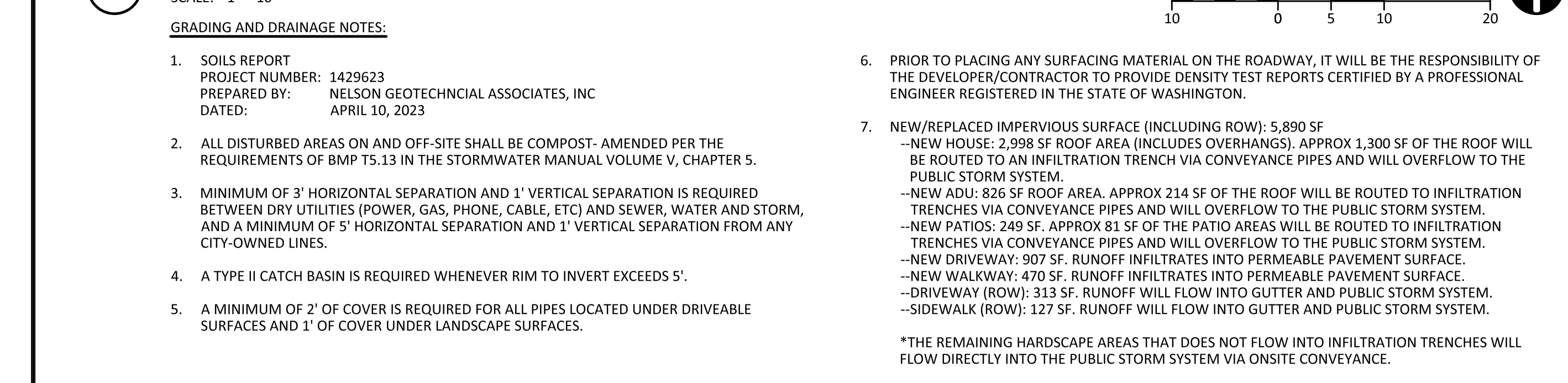
4 CITY OF KIRKLAND STANDARD DETAIL
SCALE: NTS

GRADING QUANTITIES	
TOTAL EXCAVATION (CUT) -	350 CU YDS TOTAL
EMBANKMENT (FILL) -	400 CU YDS
TOTAL	750 CU YDS

THE QUANTITIES SHOWN ABOVE ARE FOR THE PERMIT PROCESS ONLY. THESE VALUES ARE APPROXIMATE. DO NOT USE FOR BIDDING, PAYMENT, OR ESTIMATING PURPOSES.

PAVING LEGEND	
	NEW ASPHALT/UTILITY SAWCUT
	OVERLAY EXISTING ASPHALT
	NEW CONCRETE
	PERMEABLE PAVERS

1 GRADING AND DRAINAGE PLAN
SCALE: 1" = 10'



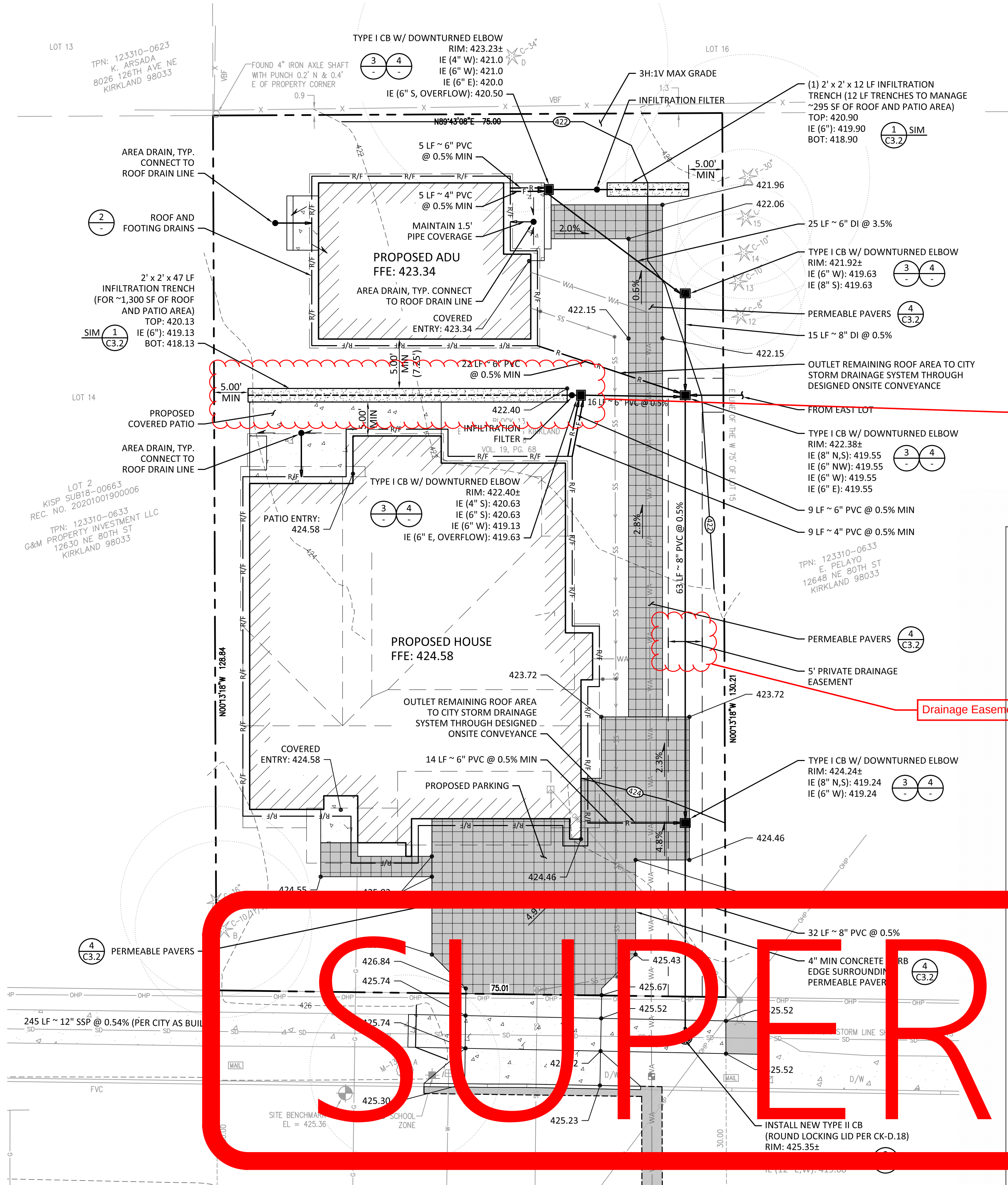
Combined height of fences and retaining walls within 5' of each other cannot exceed 6' per KZC 115.115.3(g.2)

PCD APPROVED SITE PLAN
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Drainage Easement

SUPERSEDED

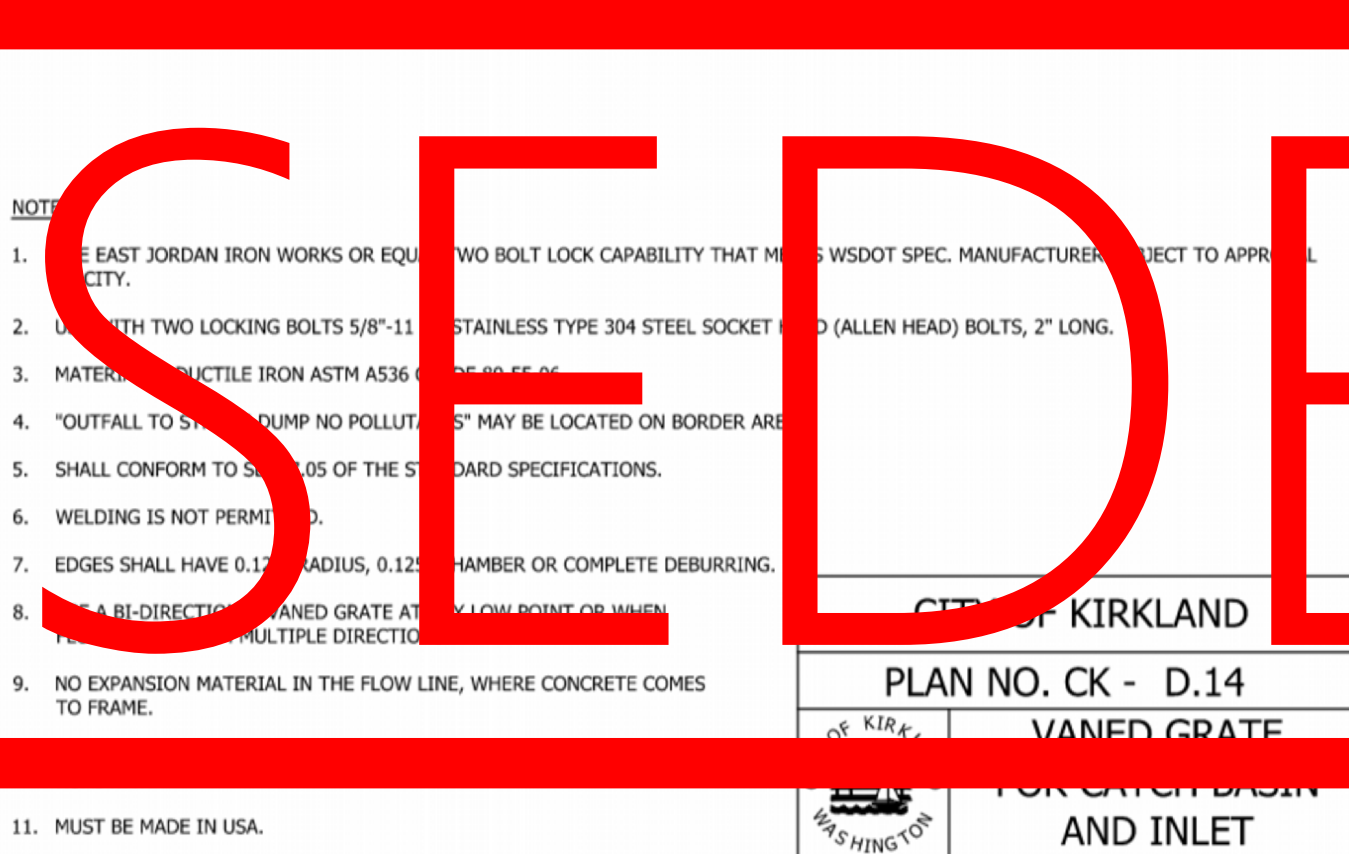
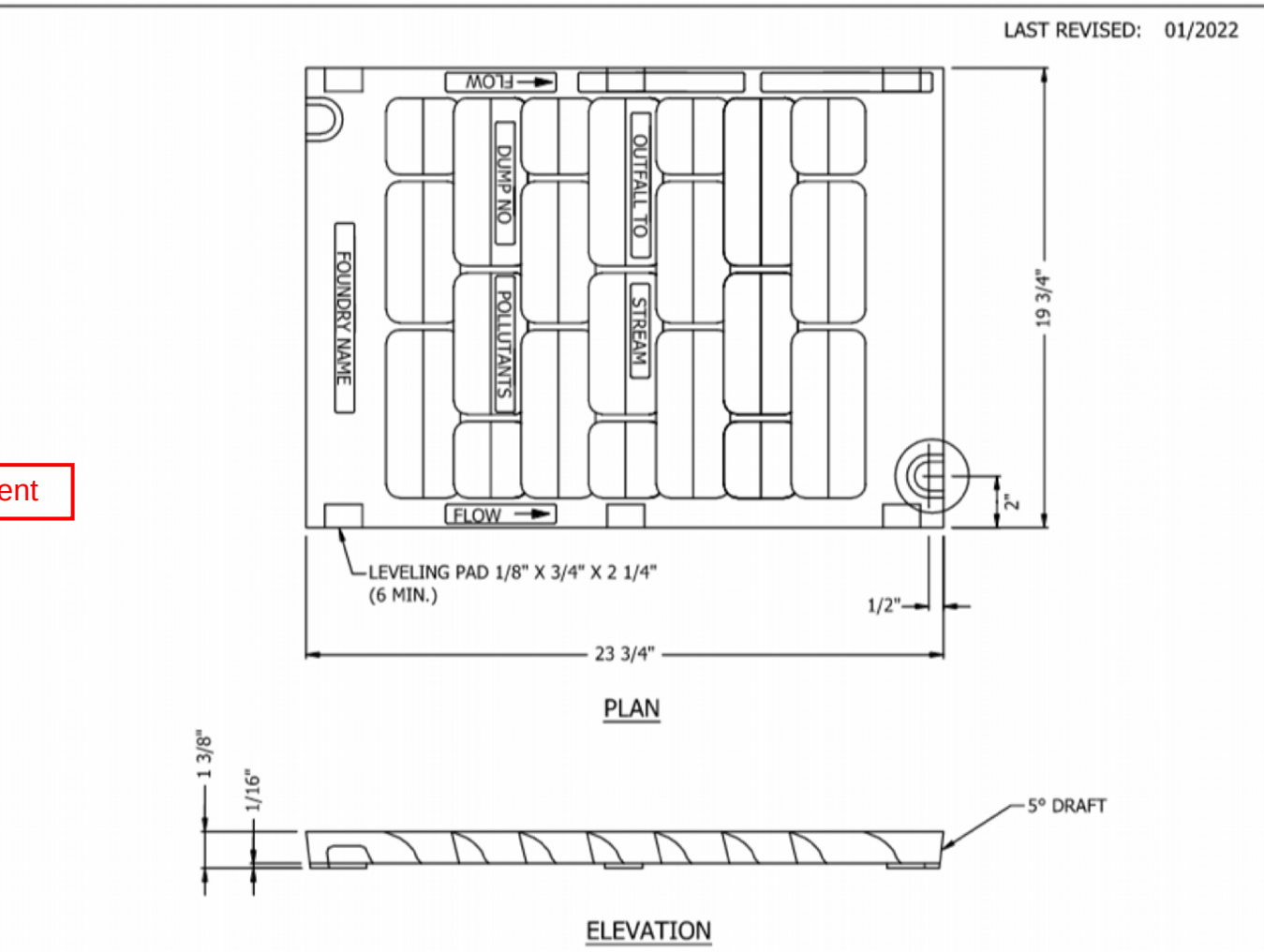
SW 1/4 OF THE SE 1/4, SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.



Limited Infiltration
COK D.22 See
Sheet C5.3

Drainage Easement

2 FOOTING AND ROOF DRAIN SECTION
SCALE: NTS

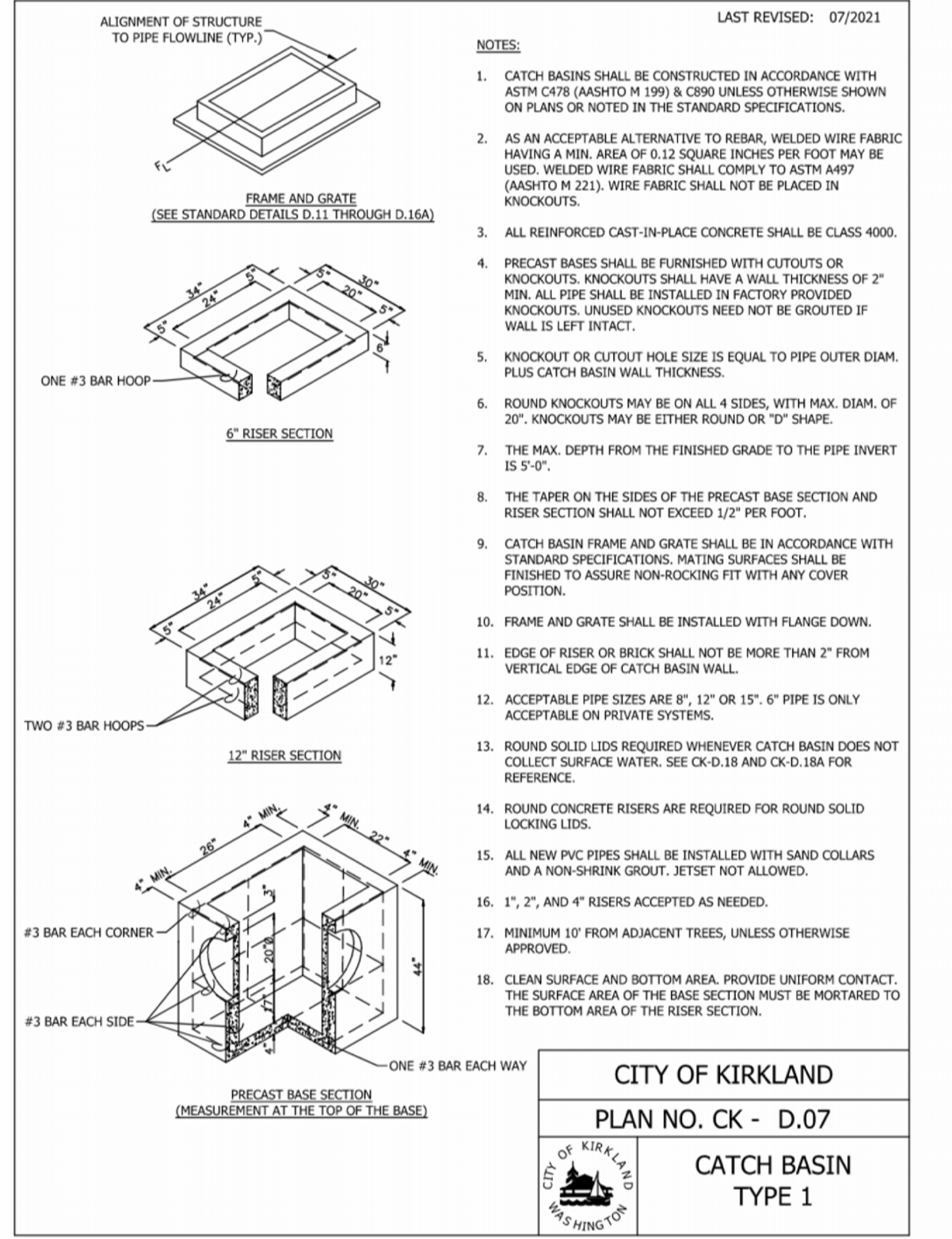


4 CITY OF KIRKLAND STANDARD DETAIL
SCALE: NTS

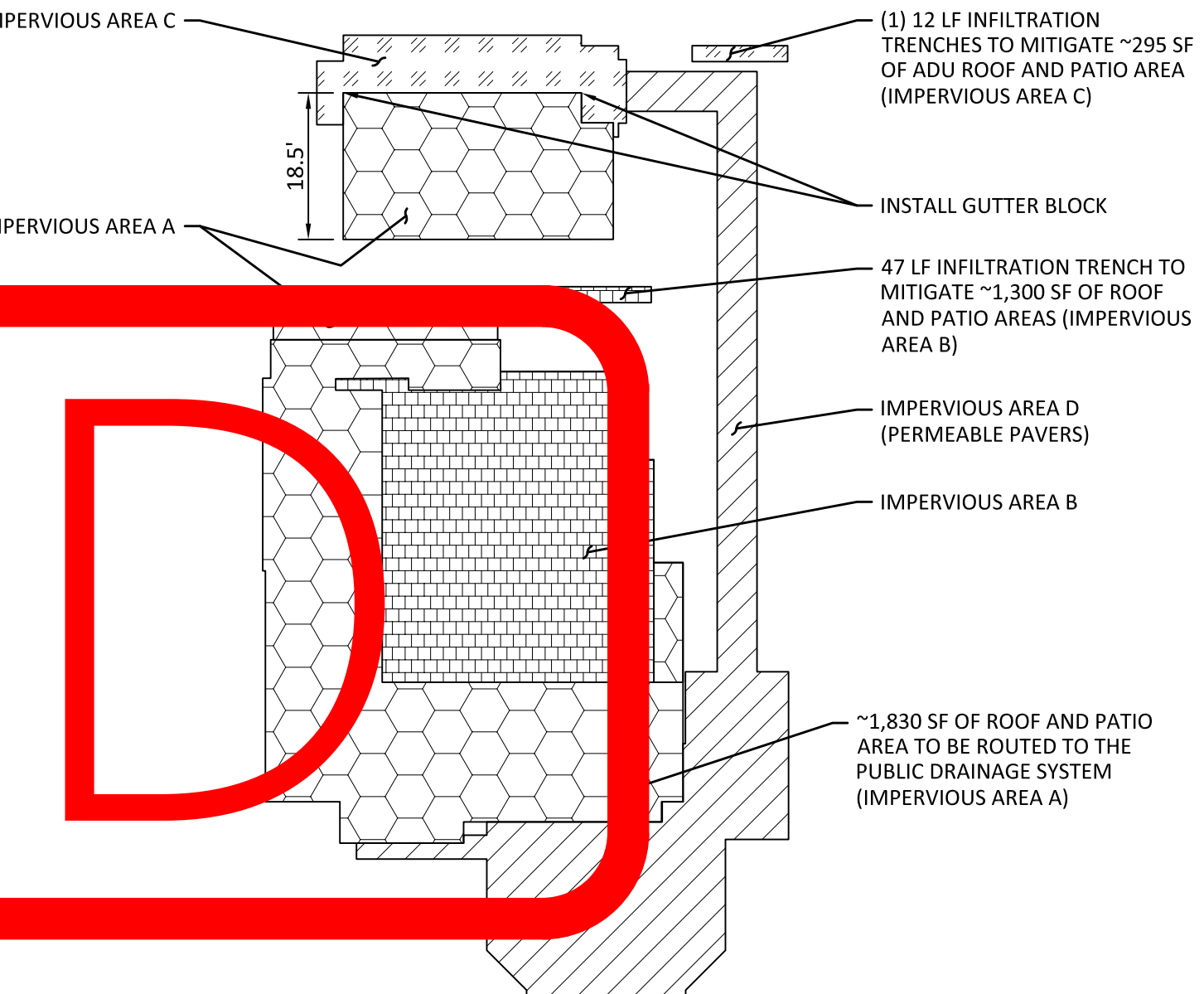
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PAVING LEGEND	
[Pattern]	NEW ASPHALT/UTILITY SAWCUT
[Pattern]	OVERLAY EXISTING ASPHALT
[Pattern]	NEW CONCRETE
[Pattern]	PERMEABLE PAVERS



3 CITY OF KIRKLAND STANDARD DETAIL
SCALE: NTS



5 ROOF DRAIN PLAN
SCALE: 1" = 20'

1 GRADING AND DRAINAGE PLAN
SCALE: 1" = 10'

GRADING AND DRAINAGE NOTES:

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PROJECT NUMBER: 1429623
PREPARED BY: NELSON GEOTECHNICAL ASSOCIATES, INC
DATED: APRIL 10, 2023
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C.G. ENGINEERING
250 4TH AVE. S., SUITE 200
EDMONDS, WASHINGTON 98020
PHONE (425) 778-8500
FAX (425) 778-5536



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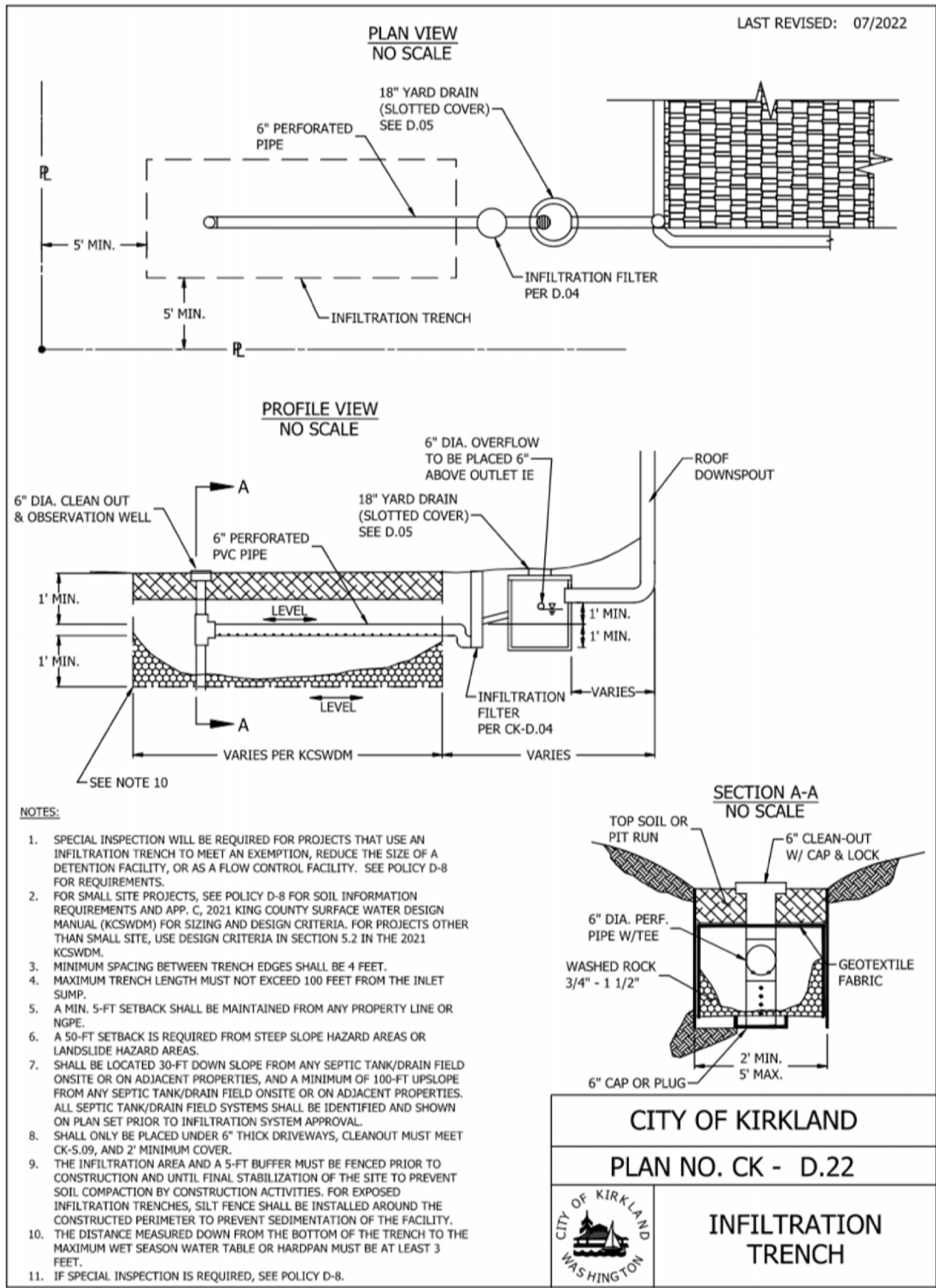
DESIGN: NAT
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PADHYE KIRKLAND RESIDENCE AND DADU
12642 NE 80TH STREET
KIRKLAND, WA 98033

GRADING AND DRAINAGE PLAN

SHEET:
C3.1

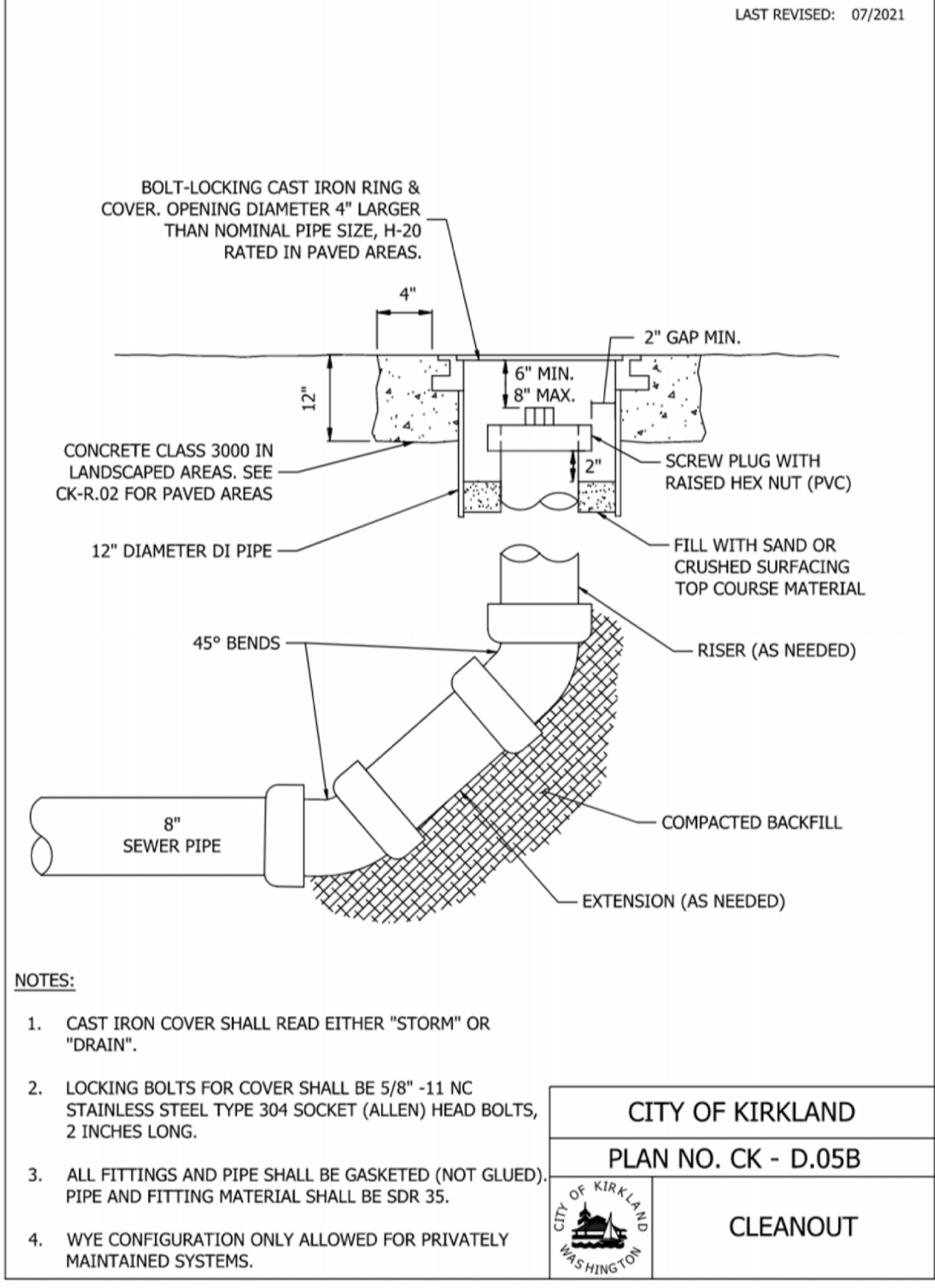
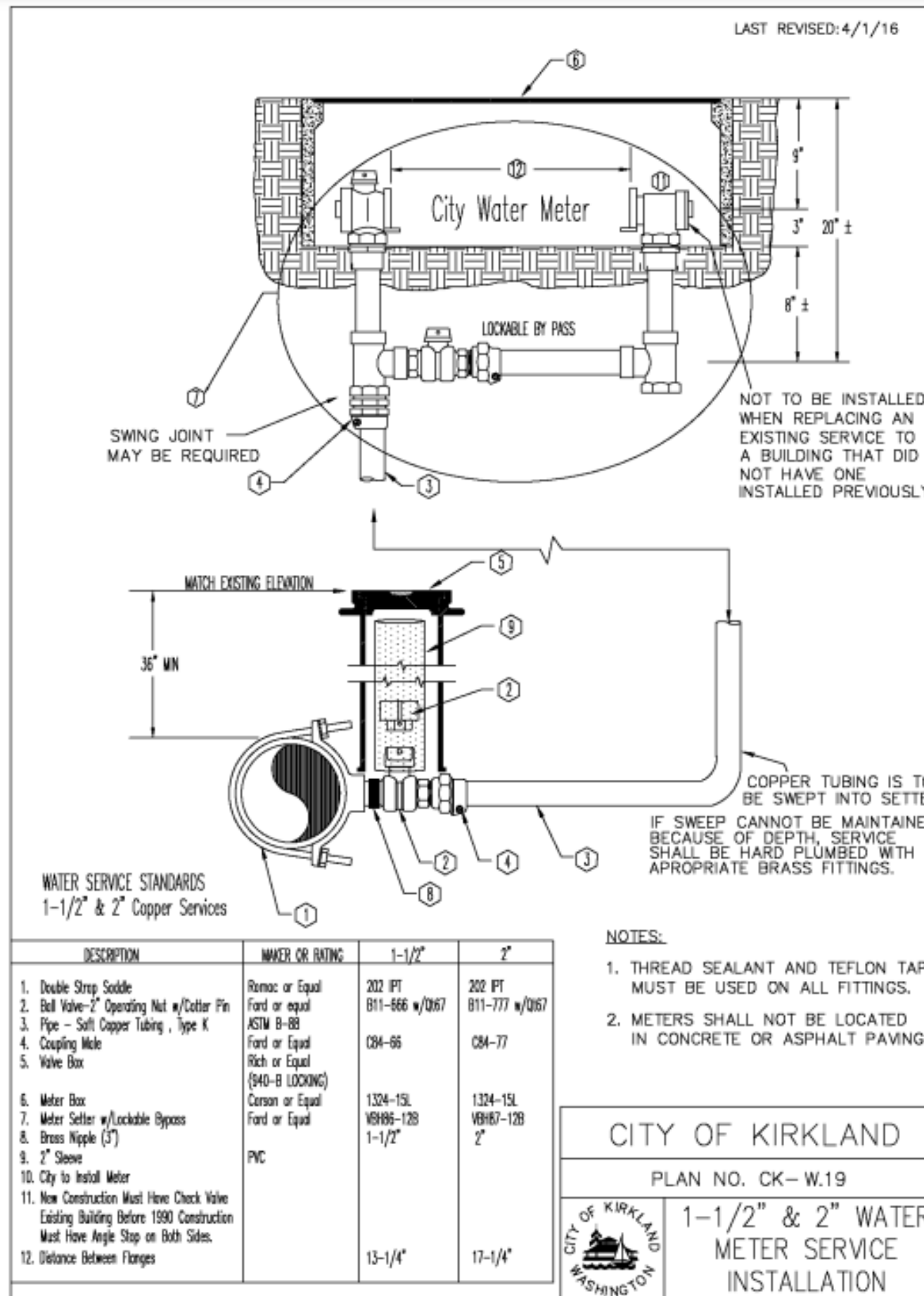
SW 1/4 OF THE SE 1/4, SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.



SIM NOTE:
LIMITED INFILTRATION FEASIBLE FOR ~1,595 SF TOTAL ROOF AND PATIO/WALKWAY AREA. REMAINING ROOF AND PATIO/WALKWAY AREAS TO BE ROUTED TO CITY MS4.

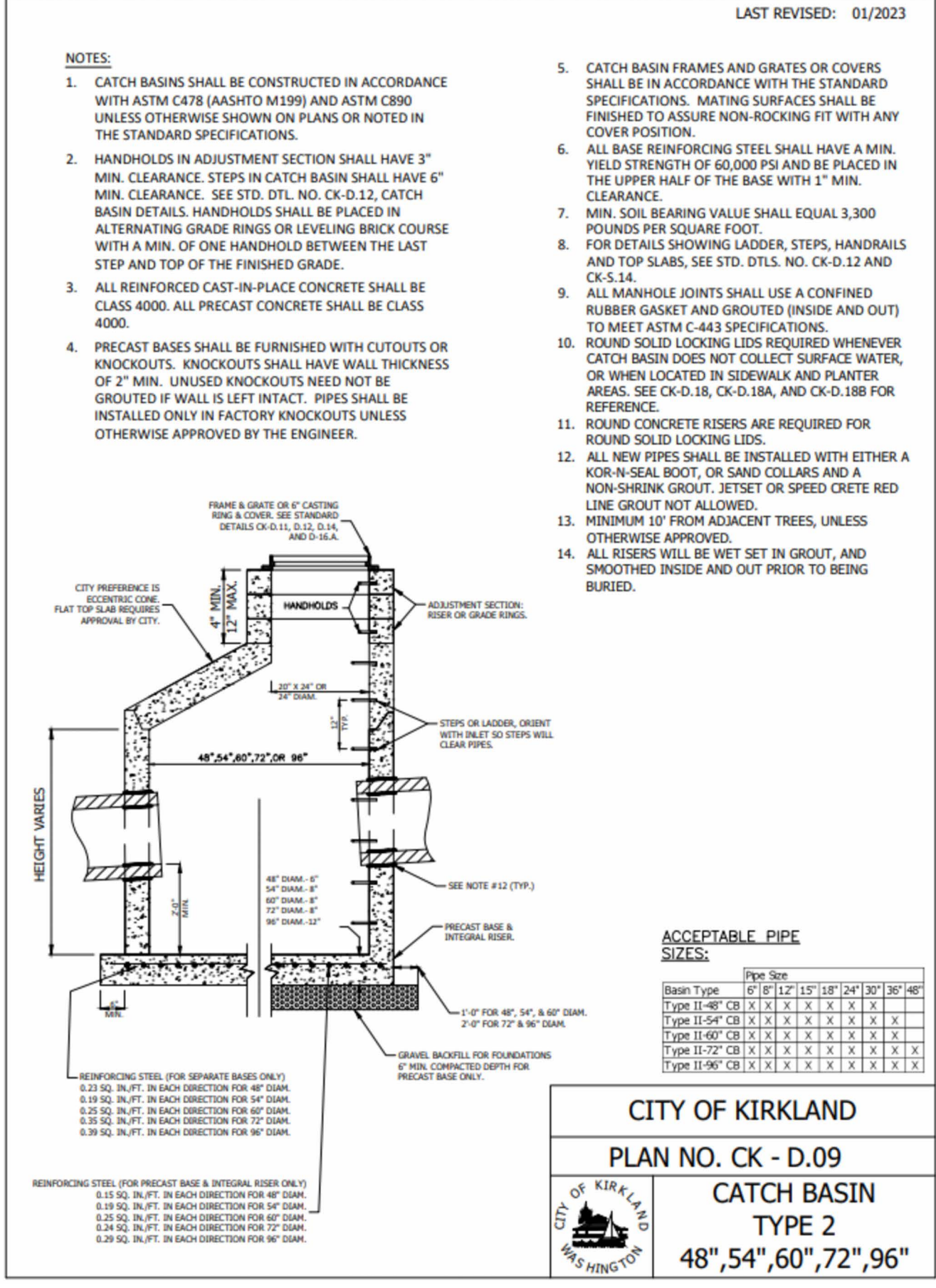
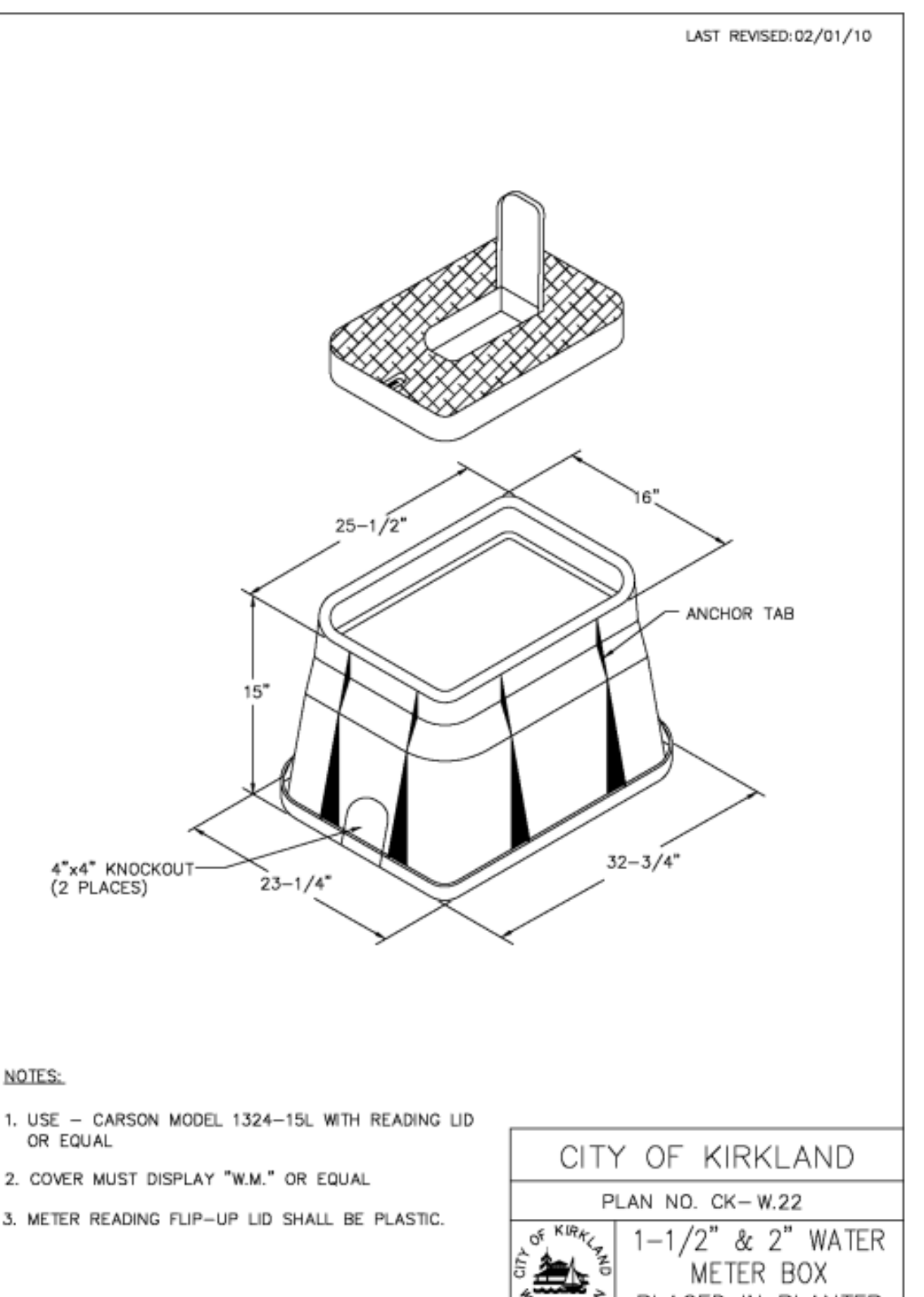
1 CITY OF KIRKLAND STANDARD DETAIL

SCALE: NTS



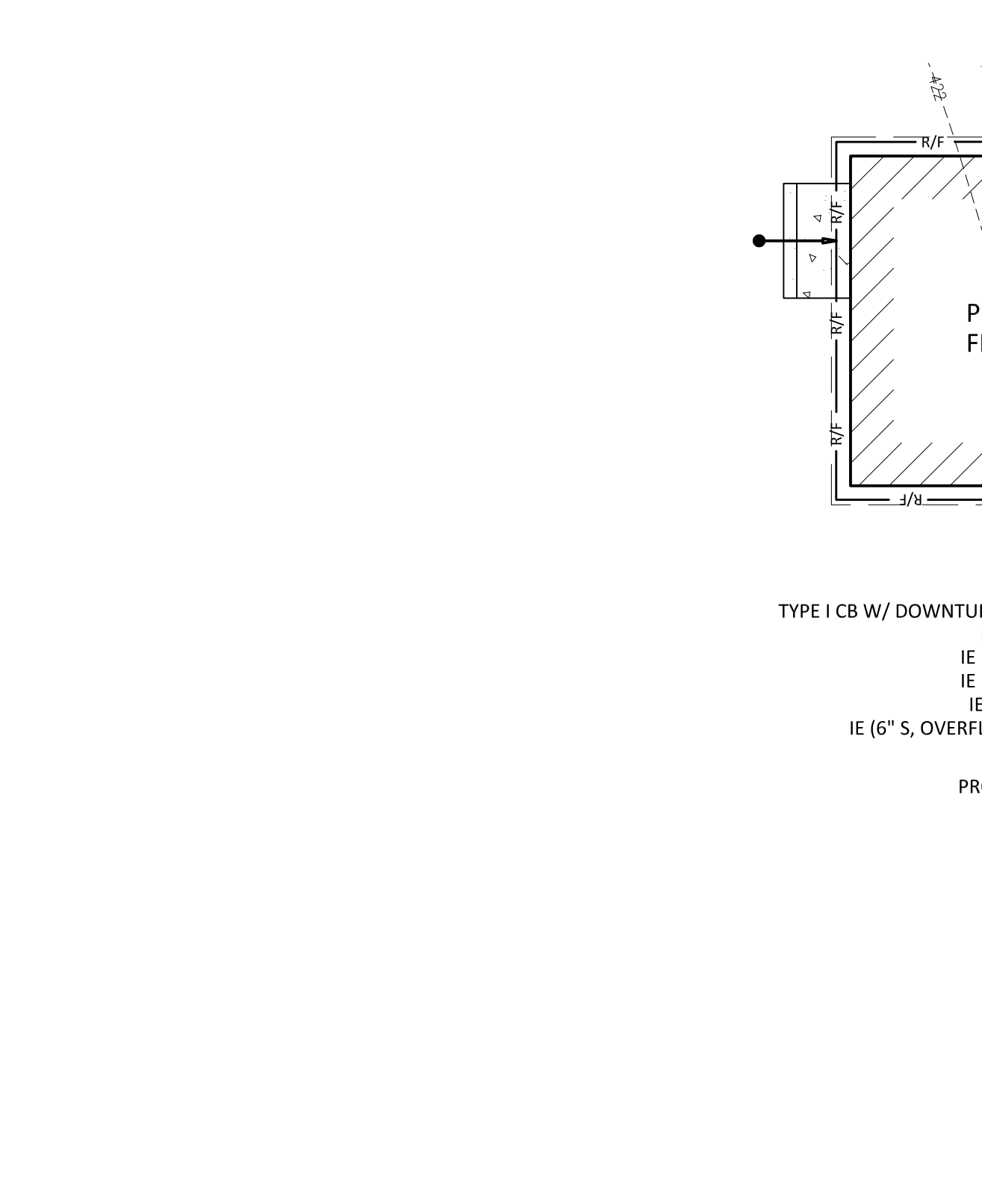
2 CITY OF KIRKLAND STANDARD DETAIL

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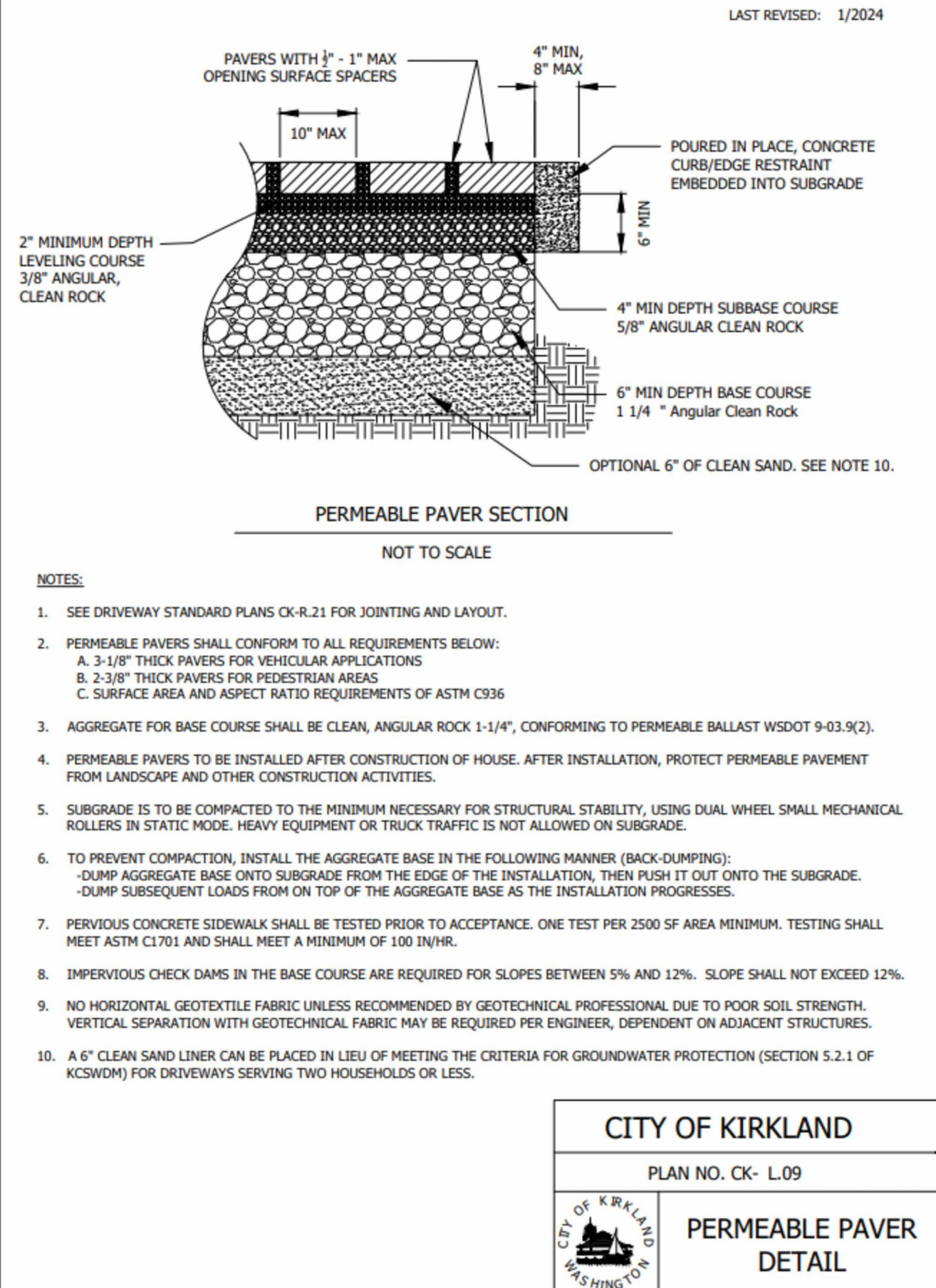
3 CITY OF KIRKLAND STANDARD DETAIL

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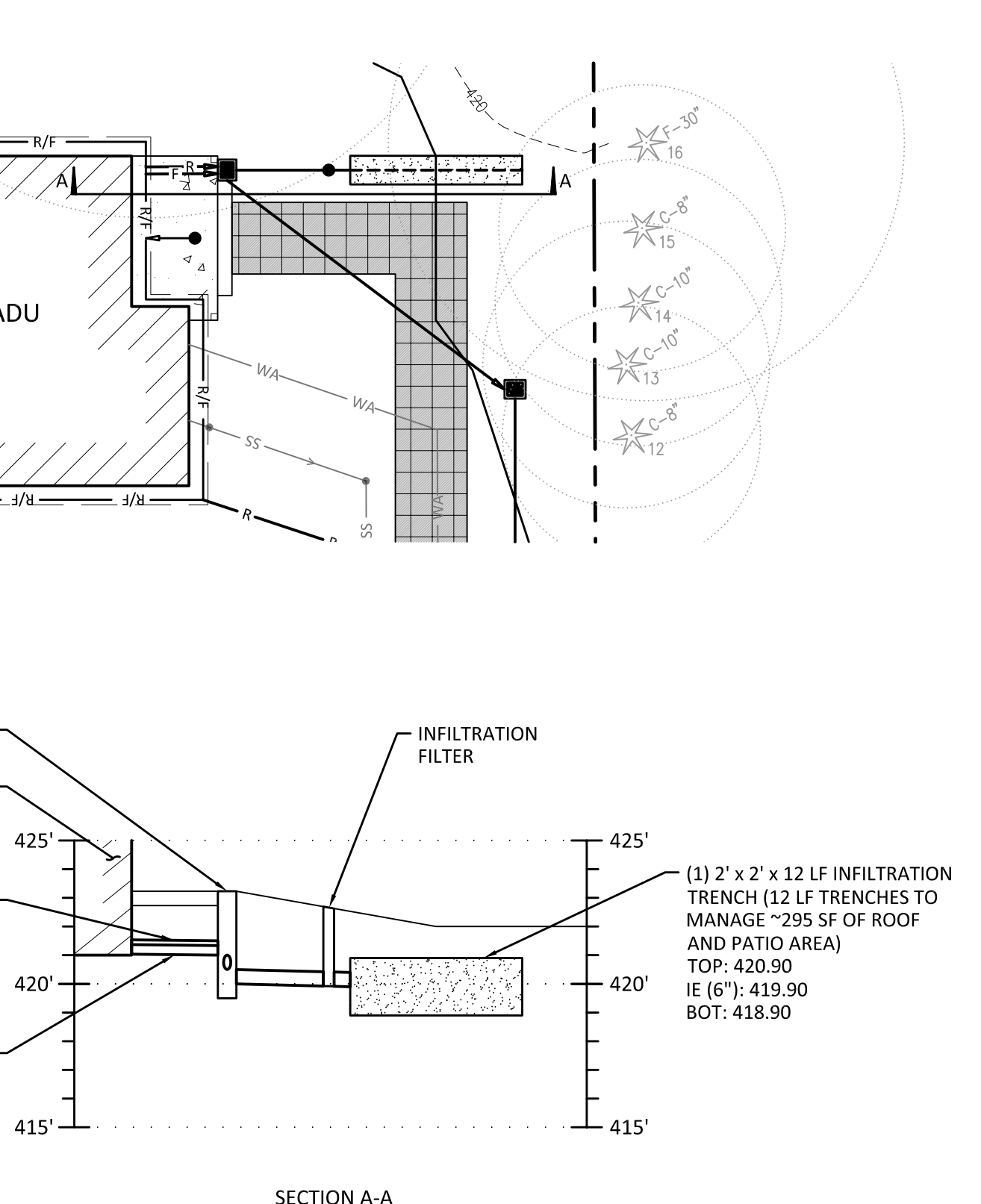
5 DRAINAGE SECTIONS

SCALE: HORIZ: 1" = 10', VERT: 1" = 5'



4 CITY OF KIRKLAND STANDARD DETAIL

SCALE: NTS



C3 ENGINEERING

250 4TH AVE. S., SUITE 200
EDMONDS, WASHINGTON 98020
PHONE (425) 778-8500
FAX (425) 778-5536



DATE	DESCRIPTION	MARK
08/16/23	PERMIT SUBMITTAL	
02/12/24	PERMIT RESUBMITTAL	
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08/07/24	COMMENT RESPONSE	
08/28/24	COMMENT RESPONSE	

DESIGN:	NAT
DRAWN:	JCP
CHECK:	JPU
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DATE:	08/16/23

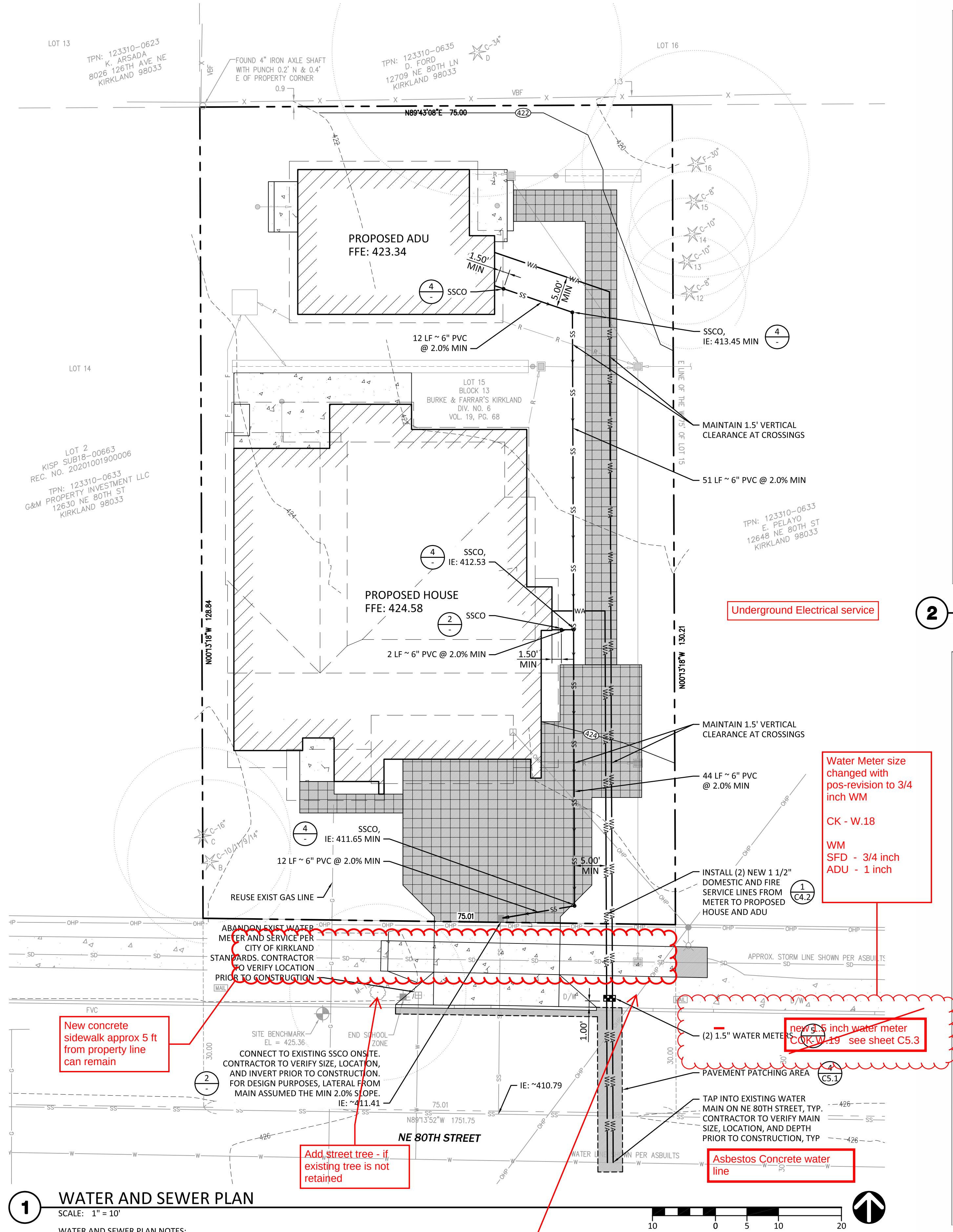
PADHYE KIRKLAND RESIDENCE AND DADU
12642 NE 80TH STREET
KIRKLAND, WA 98033

GRADING AND DRAINAGE DETAILS

SHEET:

C3.2

SW 1/4 OF THE SE 1/4, SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.

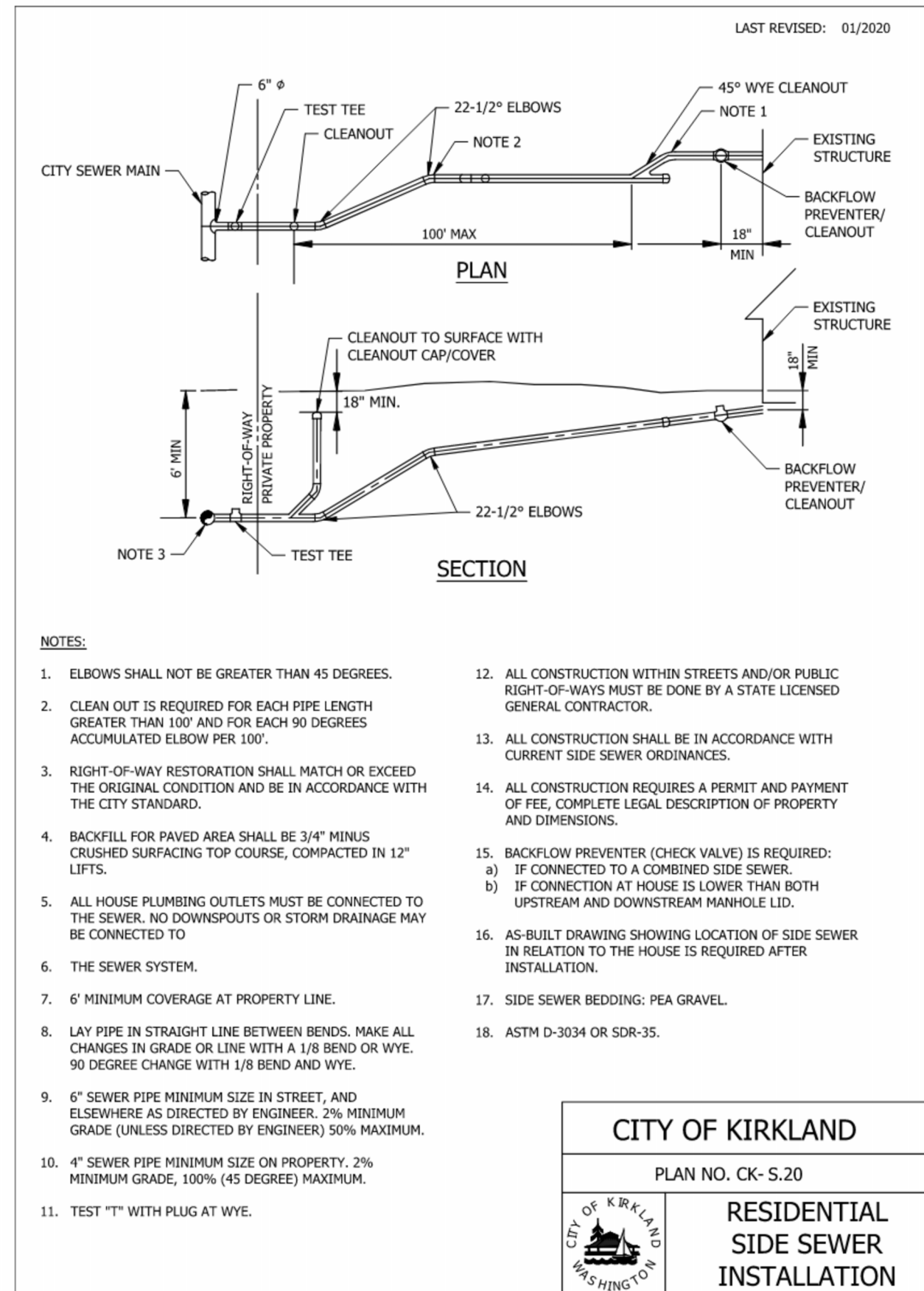


1. PLUMBING CONSULTANT AND FIRE SPRINKLER CONSULTANT TO VERIFY METER & SERVICE SIZE. SIZING TO BE CONFIRMED ONCE PLUMBING PERMIT IS ISSUED AND REVIEWED.
2. SANITARY SEWER TRENCHING PER DETAIL 3.
3. EXISTING SIDE SEWER SHALL BE INSPECTED BY THE CITY SEWER DIVISION TO DETERMINE IF IT IS IN ACCEPTABLE CONDITION FOR REUSE. IF NOT, A NEW 6" LATERAL FROM THE MAIN TO THE PROPERTY LINE WILL BE REQUIRED.
4. CITY WILL TV SEWER MAIN PRIOR TO FINAL ACCEPTANCE.

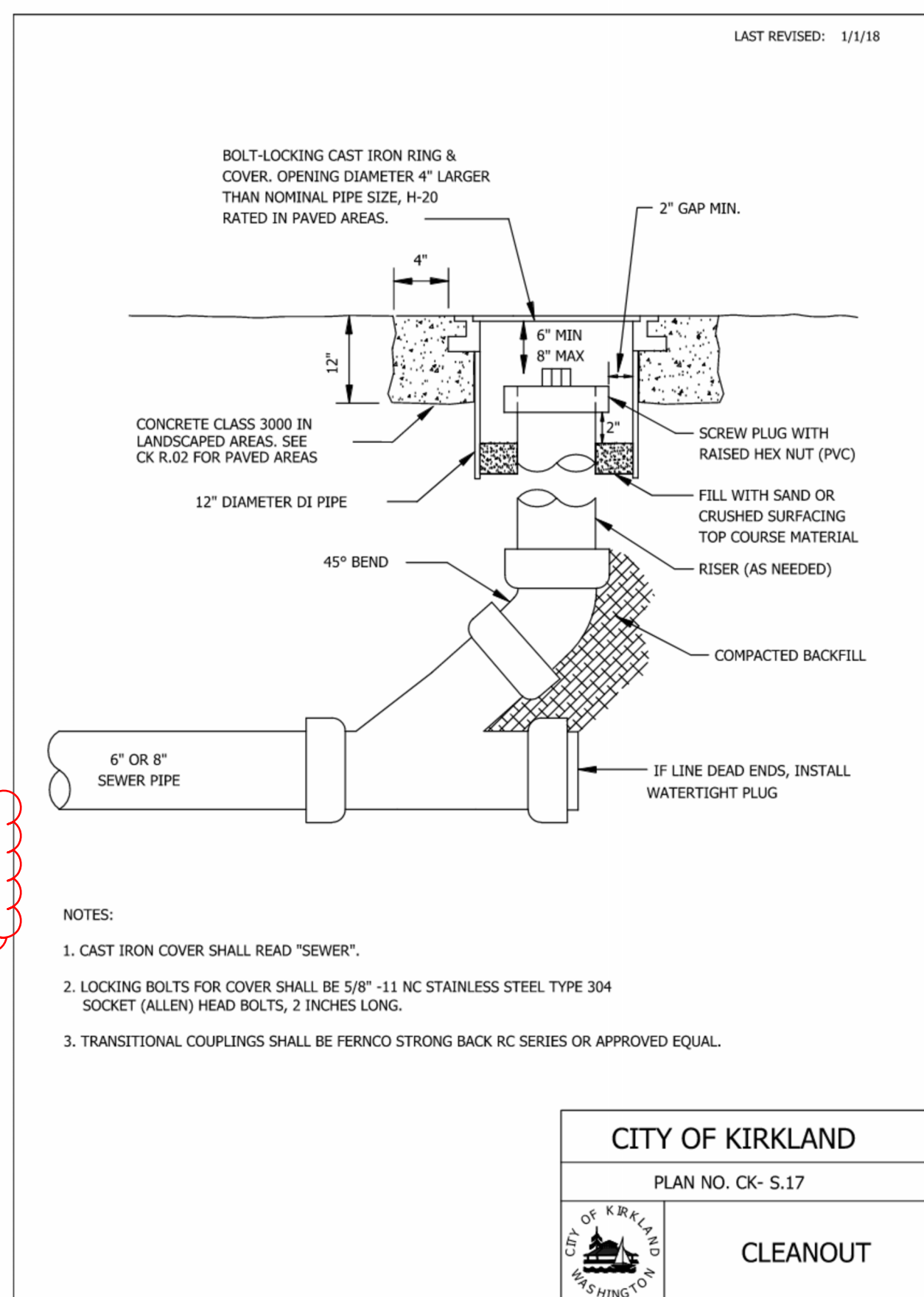
5. A MINIMUM OF 3' SEPARATION IS REQUIRED BETWEEN THE DRY UTILITIES (POWER, GAS, PHONE, CABLE, ETC) AND SEWER, WATER AND STORM.
6. A MINIMUM OF 5' OF HORIZONTAL SEPARATION IS REQUIRED BETWEEN WATER AND STORM LINES.

Add street tree.
Required at 30 ft on
center.

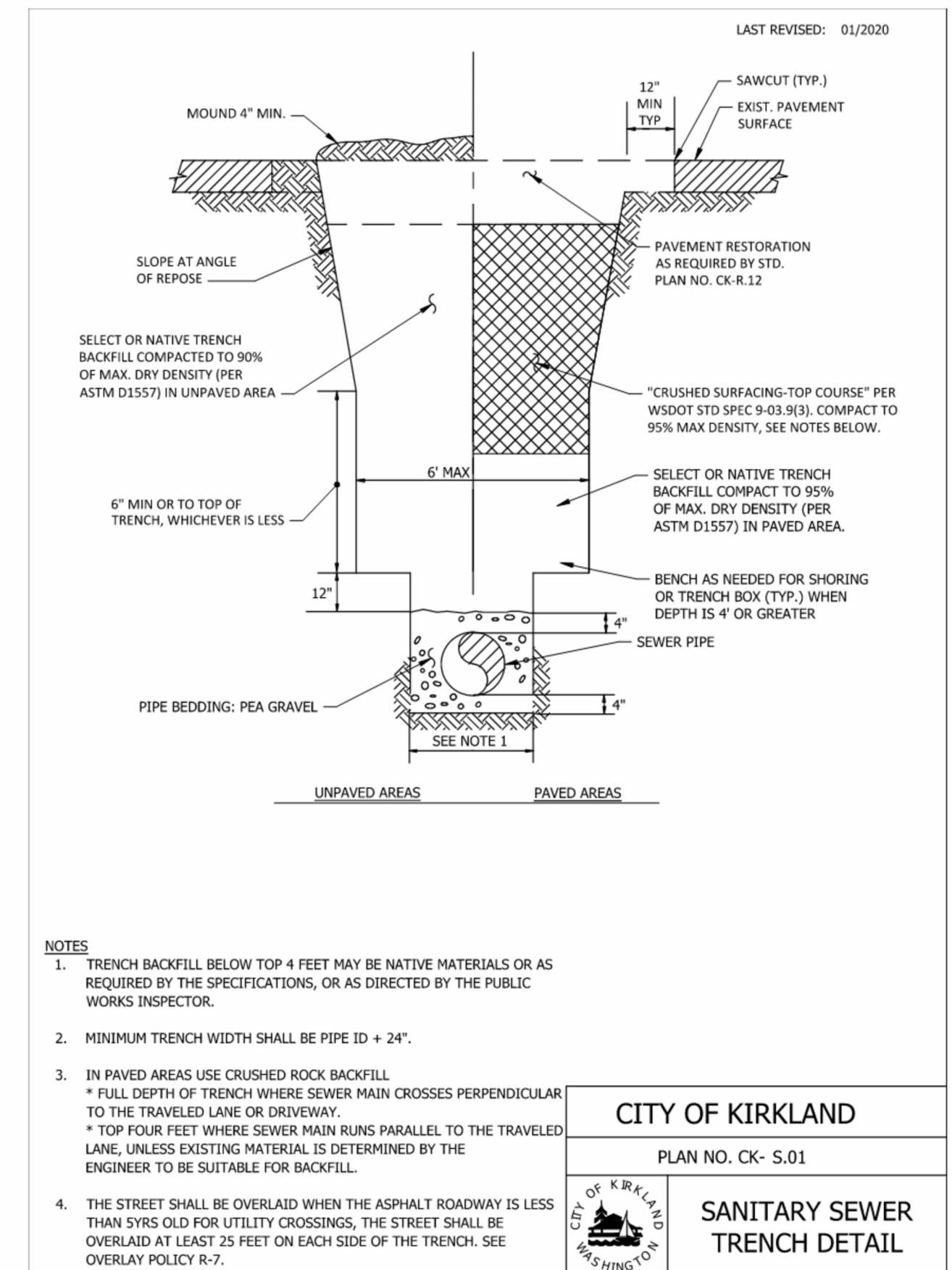
Provide video to PW inspector



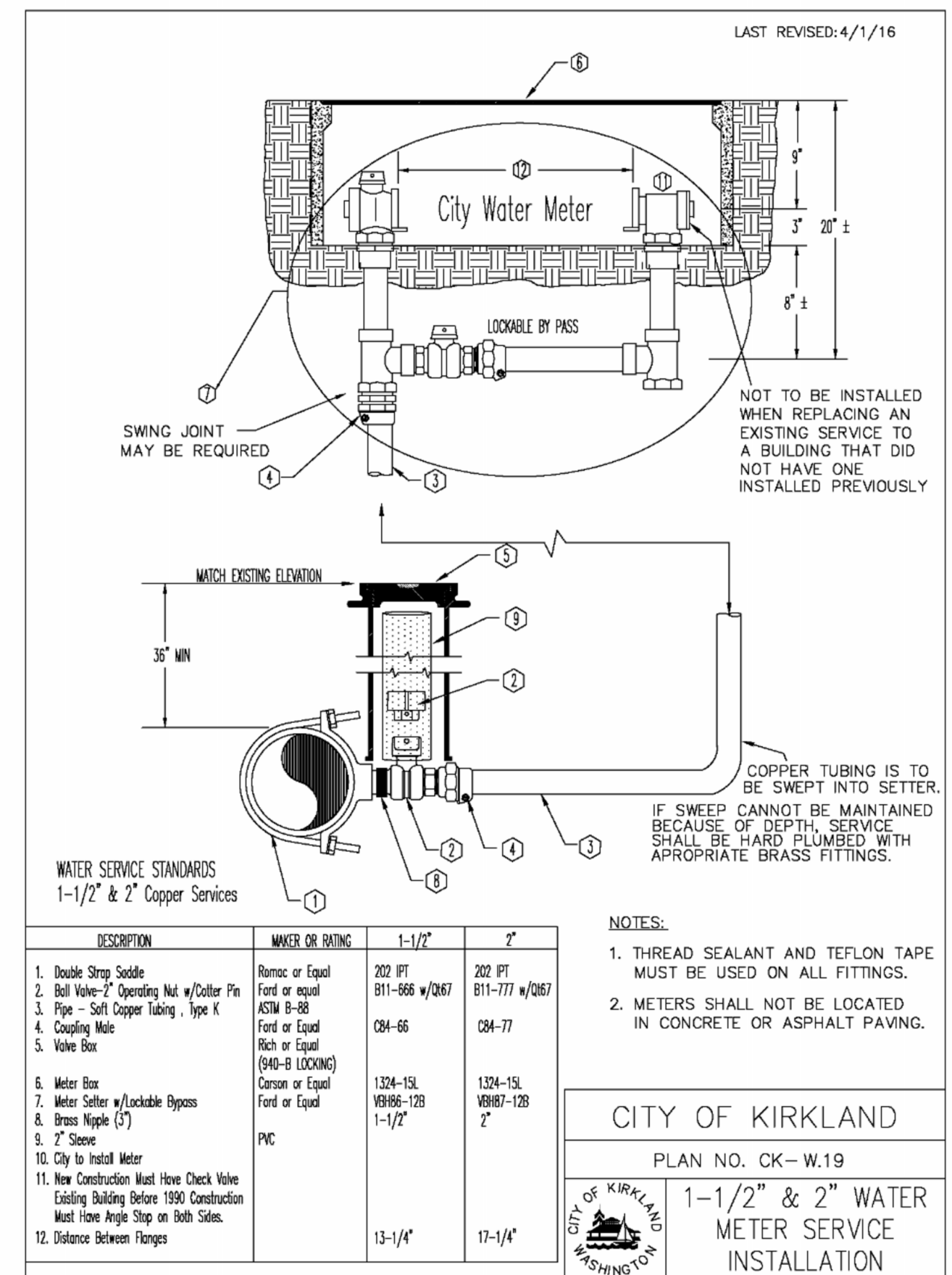
2 CITY OF KIRKLAND STANDARD DETAIL
SCALE: NTS



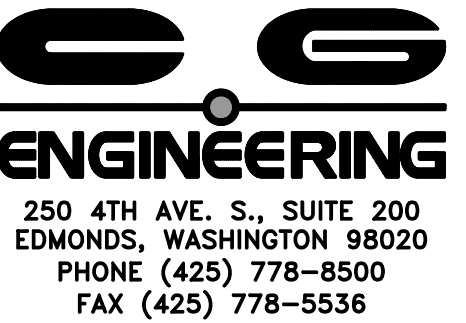
4 CITY OF KIRKLAND STANDARD DETAIL
SCALE: NTS



3 CITY OF KIRKLAND STANDARD DETAIL
SCALE: NTS



5 CITY OF KIRKLAND STANDARD DETAIL
SCALE: NTS



POST REVISION 1
CORRECT METER SIZING
BASED ON PLUMBING
FIXTURE COUNT AND USE OF
THE ALTERNATE
CALCULATION
1 SHEET
03.05.25



MARK	DATE	DESCRIPTION
	08/16/23	PERMIT SUBMITTAL
	02/12/24	PERMIT RESUBMITTAL
	05/02/24	PERMIT RESUBMITTAL
	08/07/24	COMMENT RESPONSE
	08/28/24	COMMENT RESPONSE
	01/22/25	CONSTRUCTION REVISIONS
	03/12/25	WATER REVISIONS

DESIGN:	NAT
DRAWN:	JCP
CHECK:	JPU
JOB NO:	23011.20
DATE:	08/16/23

PADHYE KIRKLAND RESIDENCE AND DADU
12642 NE 80TH STREET
KIRKLAND, WA 98033

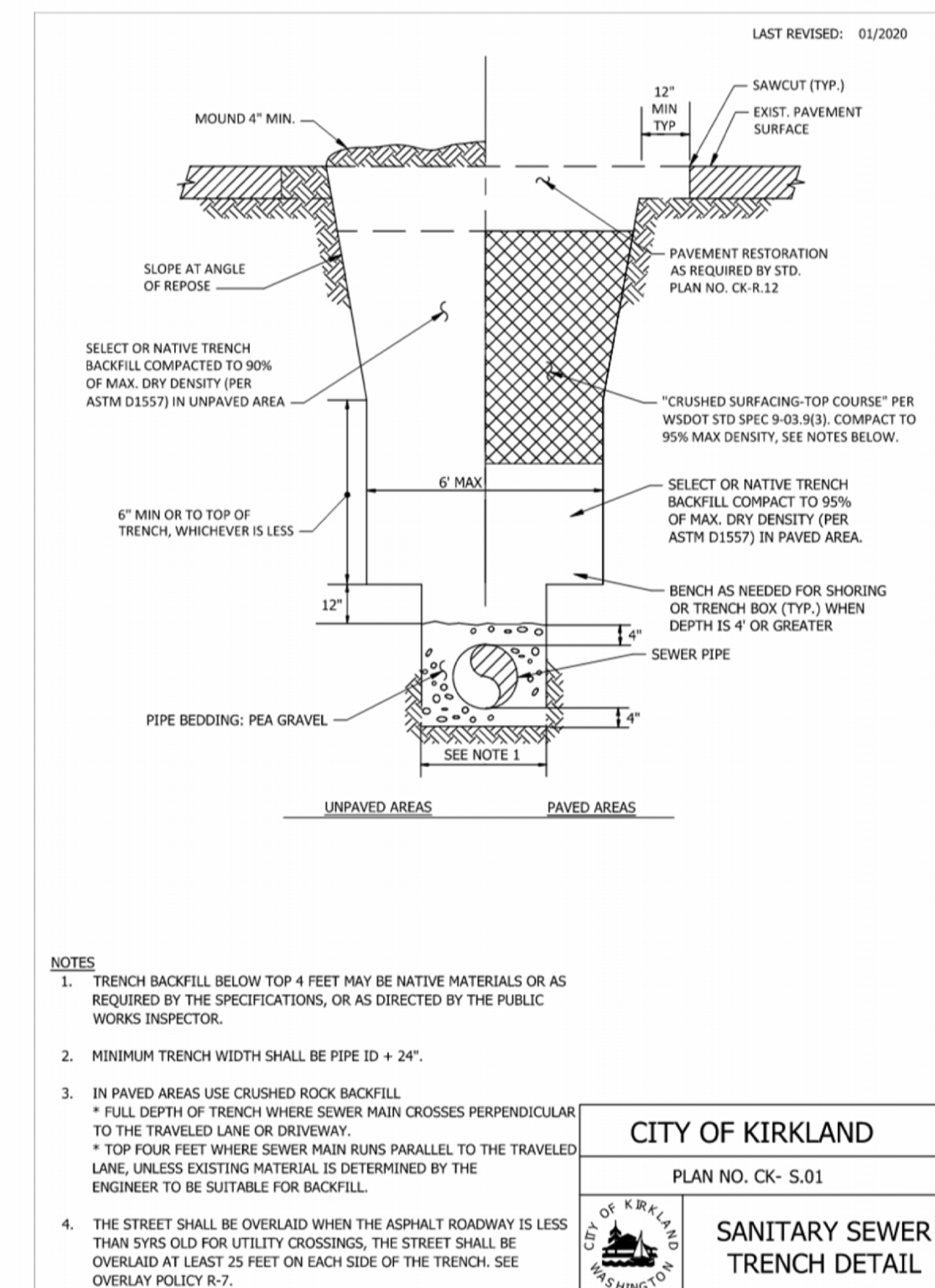
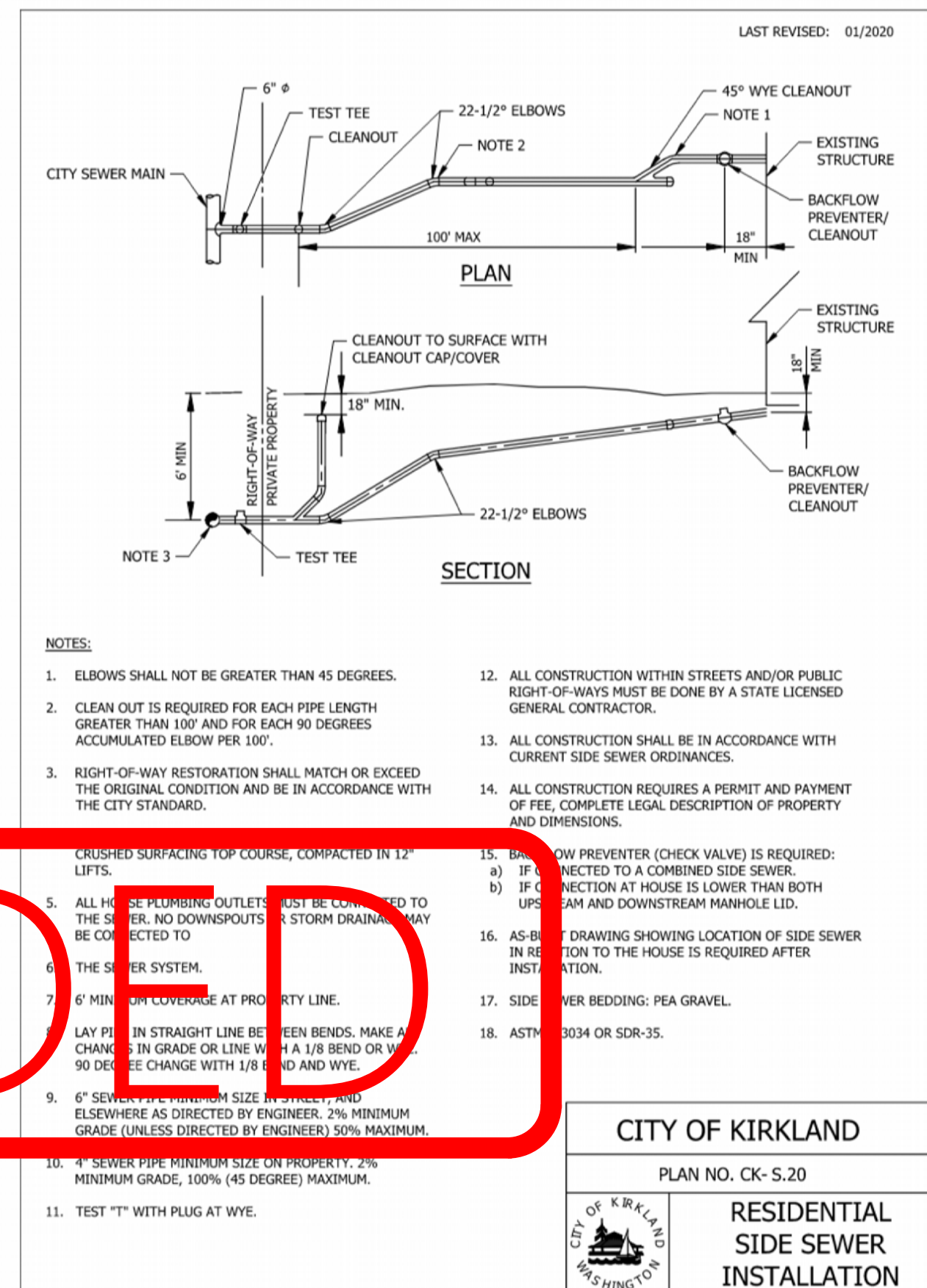
WATER AND SEWER PLAN

SHEET:

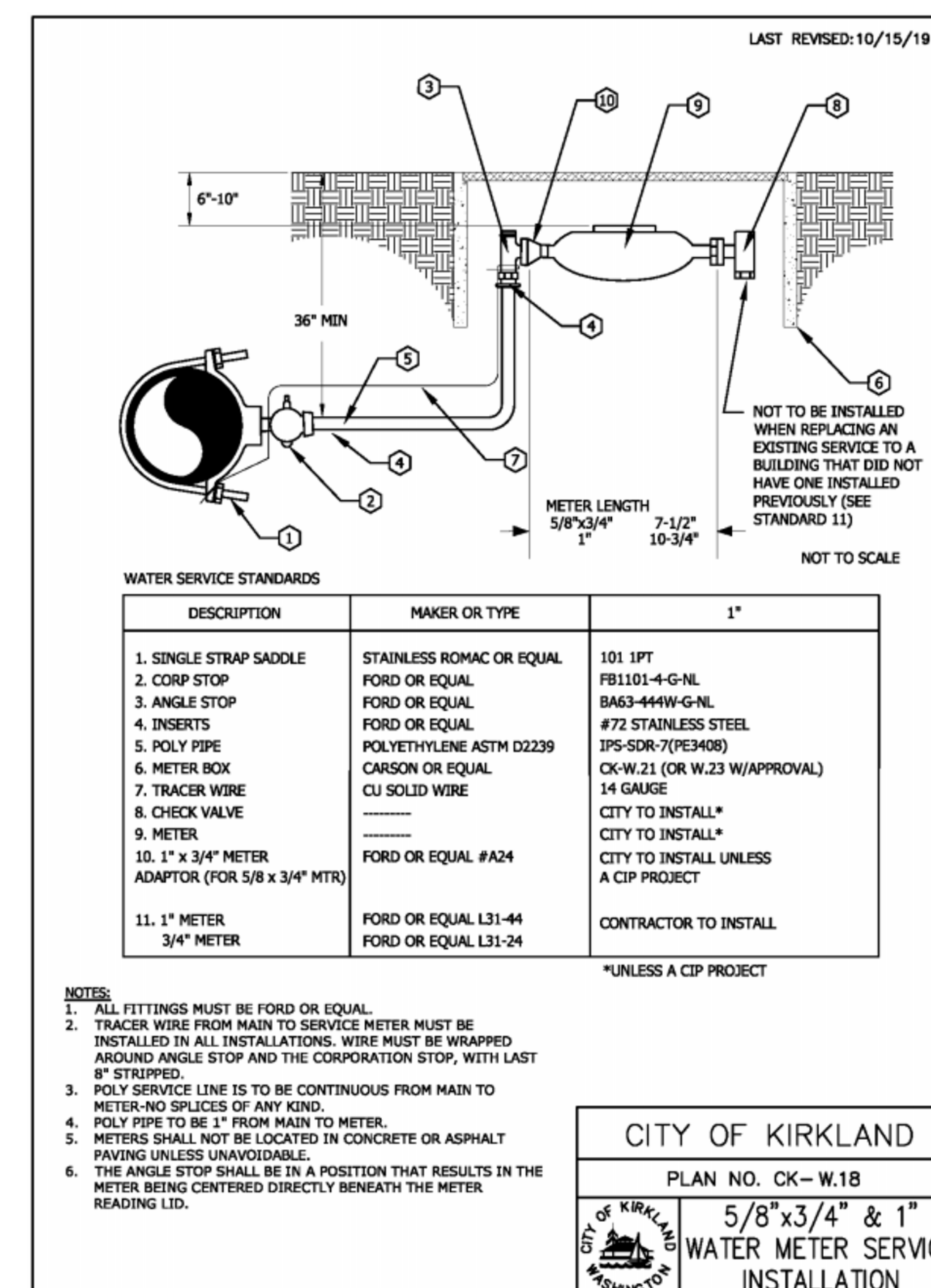
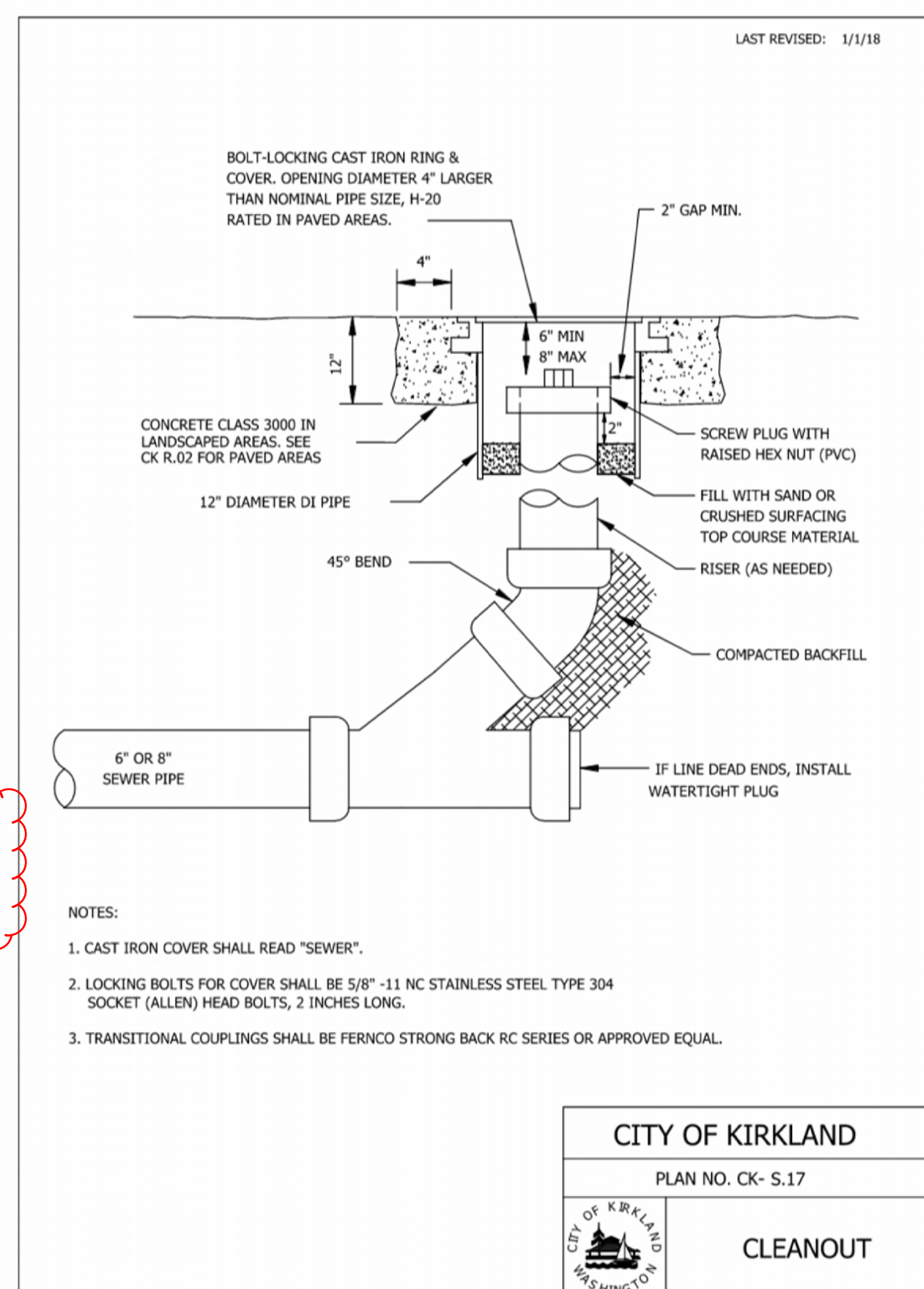
C4.1



ENGINEERING
250 4TH AVE. S., SUITE 200
EDMONDS, WASHINGTON 98020
PHONE (425) 778-8500
FAX (425) 778-5536



3 CITY OF KIRKLAND STANDARD DETAIL
SCALE: NTS



5 CITY OF KIRKLAND STANDARD DETAIL
SCALE: NTS

PADHYE KIRKLAND RESIDENCE AND DADU
12642 NE 80TH STREET
KIRKLAND, WA 98033

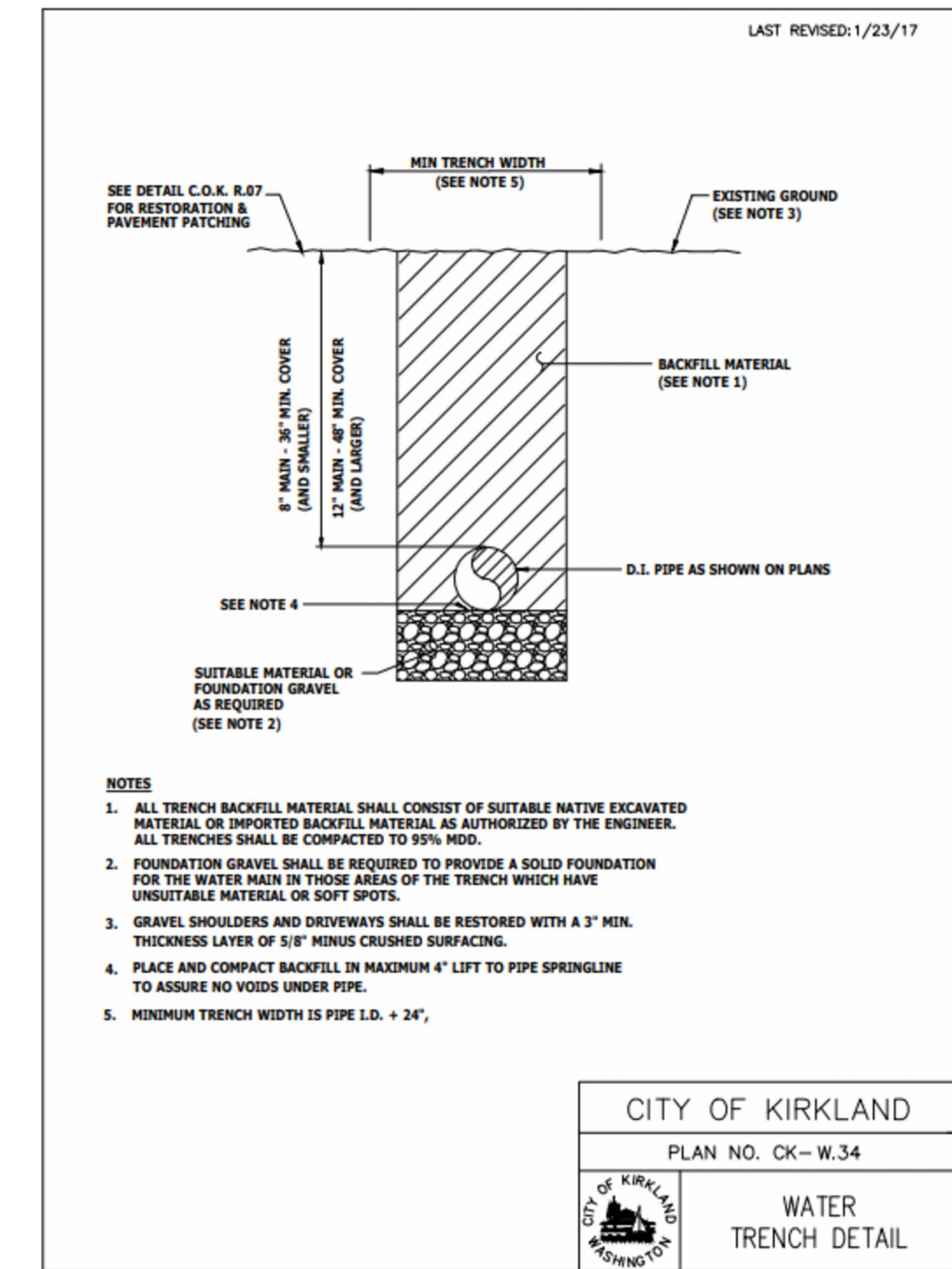
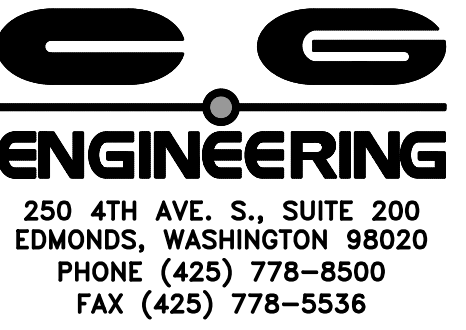
WATER AND SEWER PLAN

1503

SHEET:

C4.1

SW 1/4 OF THE SE 1/4, SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.



1 CITY OF KIRKLAND STANDARD DETAIL
SCALE: NTS

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JOB NO:	23011.20
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PADHYE KIRKLAND RESIDENCE AND DADU
12642 NE 80TH STREET
KIRKLAND, WA 98033

WATER AND SEWER DETAILS

SHEET:

C4.2



EG
ENGINEERING

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3/28/24

DATE	DESCRIPTION
08/16/23	PERMIT SUBMITTAL
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08/07/24	COMMENT RESPONSE
08/28/24	COMMENT RESPONSE

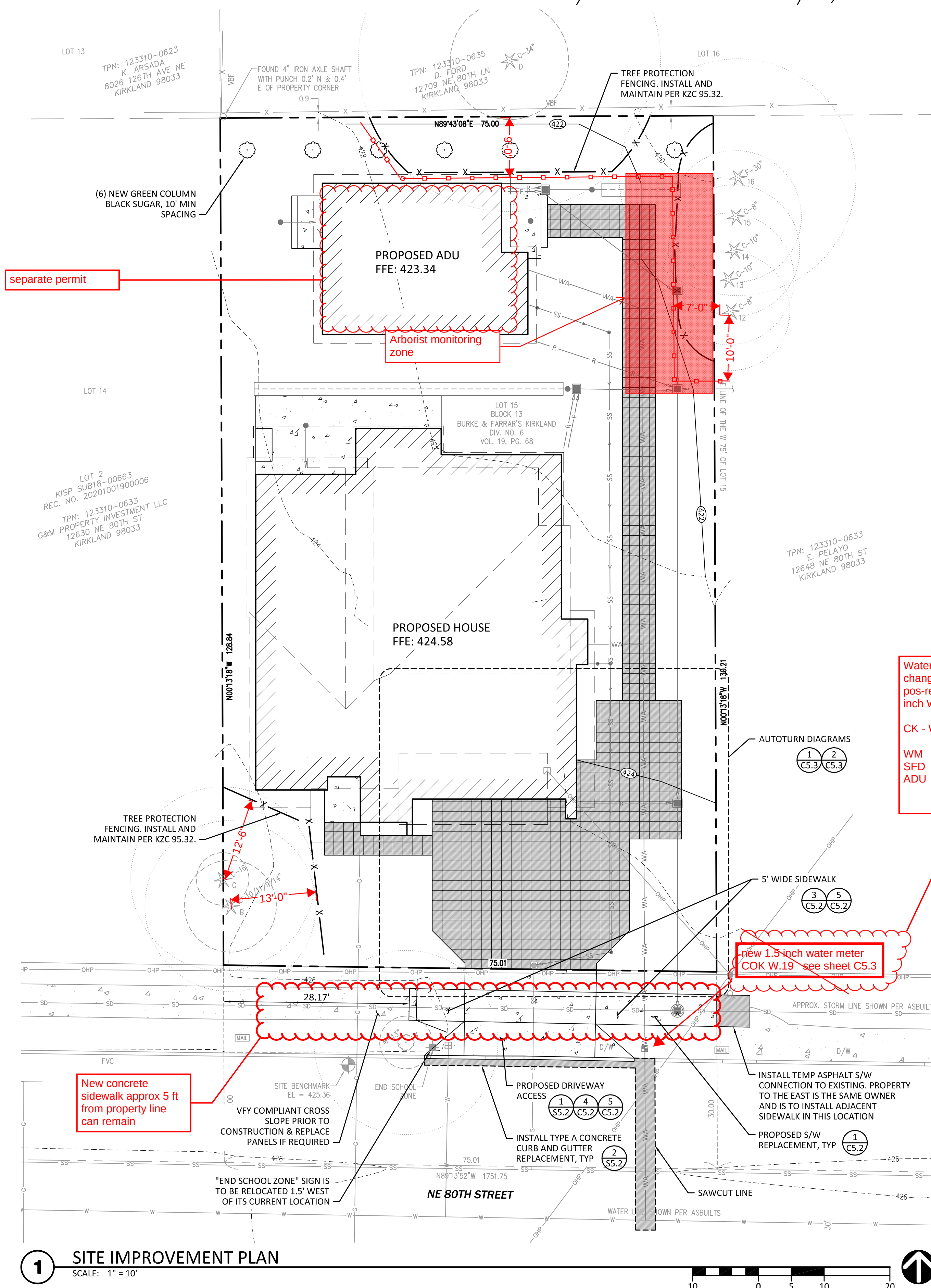
ESIGN:	NAT
RAWN:	JCP
HECK:	JPU
OB NO:	23011.20
ATE:	08/16/23

PADHYE KIRKLAND RESIDENCE AND DADU
12642 NE 80TH STREET
KIRKLAND, WA 98033

SITE IMPROVEMENT PLAN

HEET:

C5.1



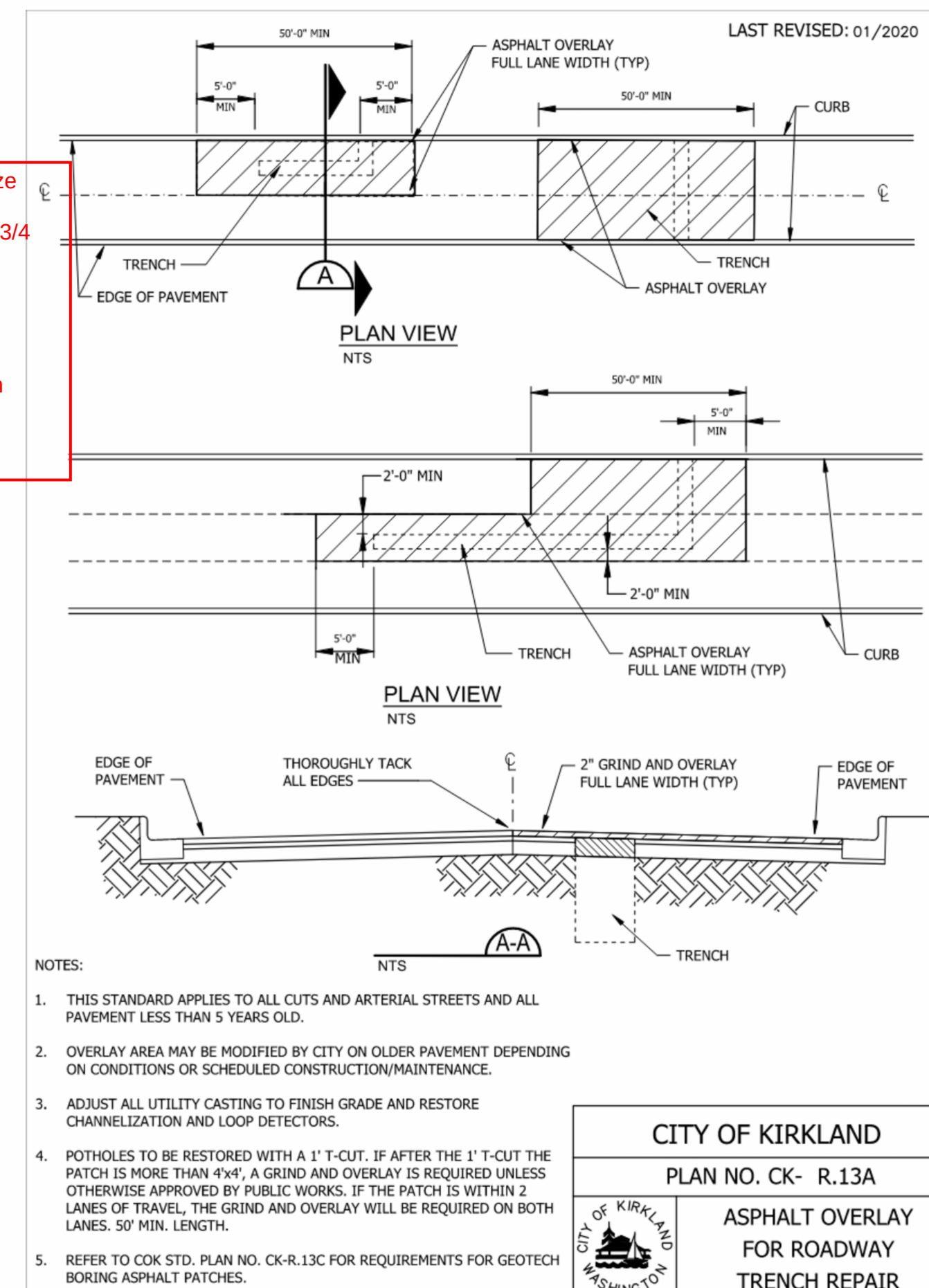
1. SUBGRADE MUST BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY FOR ALL STREET IMPROVEMENTS.
2. A RIGHT-OF-WAY (ROW) PERMIT IS REQUIRED PRIOR TO ANY USE OF AND/OR WORK IN THE PUBLIC ROW OR REAL PROPERTY OWNED BY THE CITY.
3. ALL TRAFFIC CONTROL DEVICES, SIGNING, STRIPING AND OTHER PAVEMENT DELINEATION SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
4. WHEN TRENCHING THROUGH EXISTING PAVEMENT, THE OPEN CUT SHALL BE A NEAT LINE MADE BY SAW CUTTING A CONTINUOUS LINE. SAW CUTTING WILL BE REQUIRED UNLESS THE CUT IS MADE PRIOR TO RECONSTRUCTION OR AN OVERLAY.
5. TEMPORARY PAVEMENT PATCH SHALL BE ACCOMPLISHED BY USING COLD MIX (MC 250), ATB OR STEEL PLATES.
6. PERMANENT PAVEMENT PATCH SHALL BE AS SPECIFIED ON DETAIL 4/C5.1.
7. WHERE TRENCH EXCAVATION EQUALS OR EXCEEDS A DEPTH OF FOUR FEET, THE DEVELOPER/CONTRACTOR SHALL PROVIDE, CONSTRUCT, MAINTAIN, AND REMOVE, AS REQUIRED, SAFETY SYSTEMS THAT MEET THE REQUIREMENTS OF THE WASHINGTON INDUSTRIAL SAFETY AND HEALTH ACT, RCW 49.17, INCLUDING WAC 296-155. THE TRENCH SAFETY SYSTEMS SHALL BE DESIGNED BY A QUALIFIED PERSON, AND MEET ACCEPTED ENGINEERING REQUIREMENTS (SEE WAC 296-155-660).
8. THE DEVELOPER/CONTRACTOR SHALL FURNISH, INSTALL, AND OPERATE ALL NECESSARY EQUIPMENT TO KEEP EXCAVATIONS ABOVE THE FOUNDATION LEVEL FREE FROM WATER DURING CONSTRUCTION, AND SHALL Dewater AND DISPOSE OF THE WATER SO AS NOT TO CAUSE INJURY TO PUBLIC OR PRIVATE PROPERTY OR NUISANCE TO THE PUBLIC. SUFFICIENT PUMPING EQUIPMENT IN GOOD WORKING CONDITION SHALL BE AVAILABLE AT ALL TIMES FOR ALL EMERGENCIES, INCLUDING POWER OUTAGE, AND SHALL HAVE AVAILABLE AT ALL TIMES COMPETENT WORKMEN FOR THE OPERATION OF THE PUMPING EQUIPMENT.
9. COMPACTION TESTS SHALL BE PERFORMED TO ENSURE ADEQUATE COMPACTION ON ALL LIFTS. ALL COMPACTION TESTS SHALL BE PERFORMED BY A LICENSED TESTING LABORATORY AT THE EXPENSE OF THE DEVELOPER/ CONTRACTOR. SEE SECTION 3-9.4 OF THESE SPECIFICATIONS.
10. WATER SETTING OF BACKFILL IN TRENCHES IS NOT PERMITTED.

	NEW ASPHALT/UTILITY SAWCUT
	OVERLAY EXISTING ASPHALT
	NEW CONCRETE
	PERMEABLE PAVERS

REFER TO ARBORIST REPORT BY ARBOR INFO LLC
DATED 2/22/24 FOR DETAILED INFORMATION
REGARDING SPECIES, CONDITION, DIAMETER,
AND CRITICAL ROOT ZONES

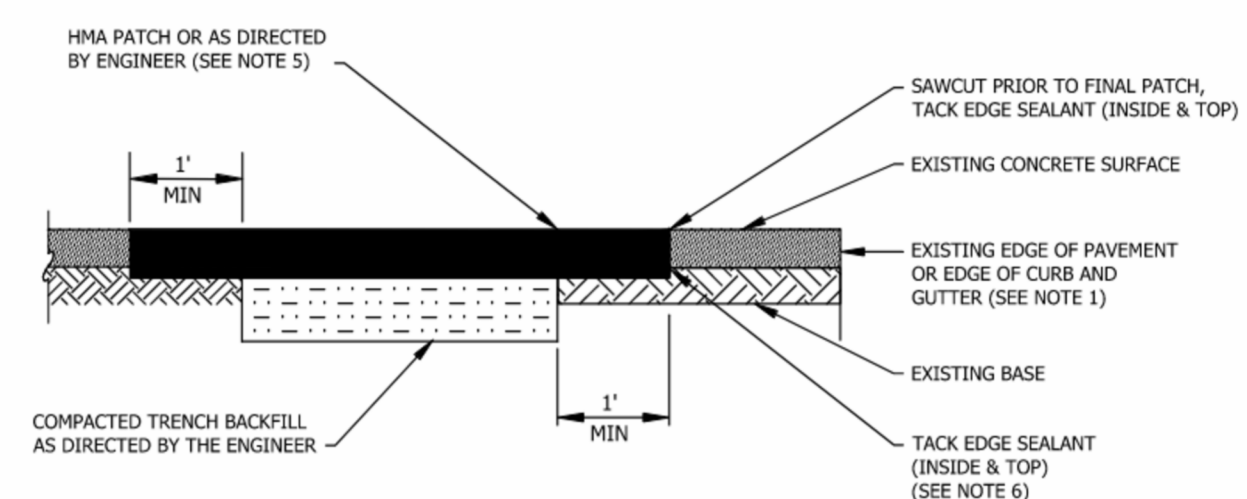
Pursuant to KZC 95.32.2.d, Project Arborist shall be on-site during work within Tree Protection Zone, or area specified on the approved plans, of retained trees to document root impacts. Project Arborist shall prepare a report documenting impacts, potential risks, and methods used to mitigate development impacts. If roots greater than 2" diameter are encountered, work shall stop and the Planning Official shall be notified prior to work resuming. Provide this report to the tree owner and the City Planning Official.

Silt fencing shall be adjusted outside of Tree Protection Fencing or alternatively, shall be weighed down with gravel or sandbags. Silt fence shall not be trenched into ground within Tree Protection Fencing.



FOR ROADWAY

AND



TYPICAL PATCH FOR PAVEMENT

NOTES:

1. IF THE DISTANCE FROM THE EDGE OF PATCH TO THE EDGE OF PAVEMENT OR CURB AND GUTTER IS LESS THAN 3', THE PATCH MUST CONTINUE TO THE EXISTING EDGE, UNLESS ROADWAY IS OVERLAID WITHIN 60 DAYS.
2. HOT MIX ASPHALT SHALL BE CLASS 1/2".
3. ALL TRENCH BACKFILL SHALL BE CRUSHED SURFACING TOP COURSE MATERIAL FOR PERPENDICULAR TRENCHES, OR AS DIRECTED BY ENGINEER.
4. HMA CLASS 1/2" MAY BE USED IN LIEU OF ATB.
5. PATCH MUST ALWAYS BE 1" DEEPER THAN EXISTING ASPHALT; MAX 6" DEEP, OR AS DIRECTED BY ENGINEER.
6. TOP SEAL-USE PG 64-22 AND PROVIDE A SAND BLANKET TO ALLEVIATE TRAILING.
7. REFER TO COK STD. PLAN NO. CK-R.13C FOR REQUIREMENTS FOR GEOTECH BORING ASPHALT PATCHES.

2 CITY OF KIRKLAND STANDARD DETAIL

SCALE: NTS

CITY OF KIRKLAND STANDARD DETAIL

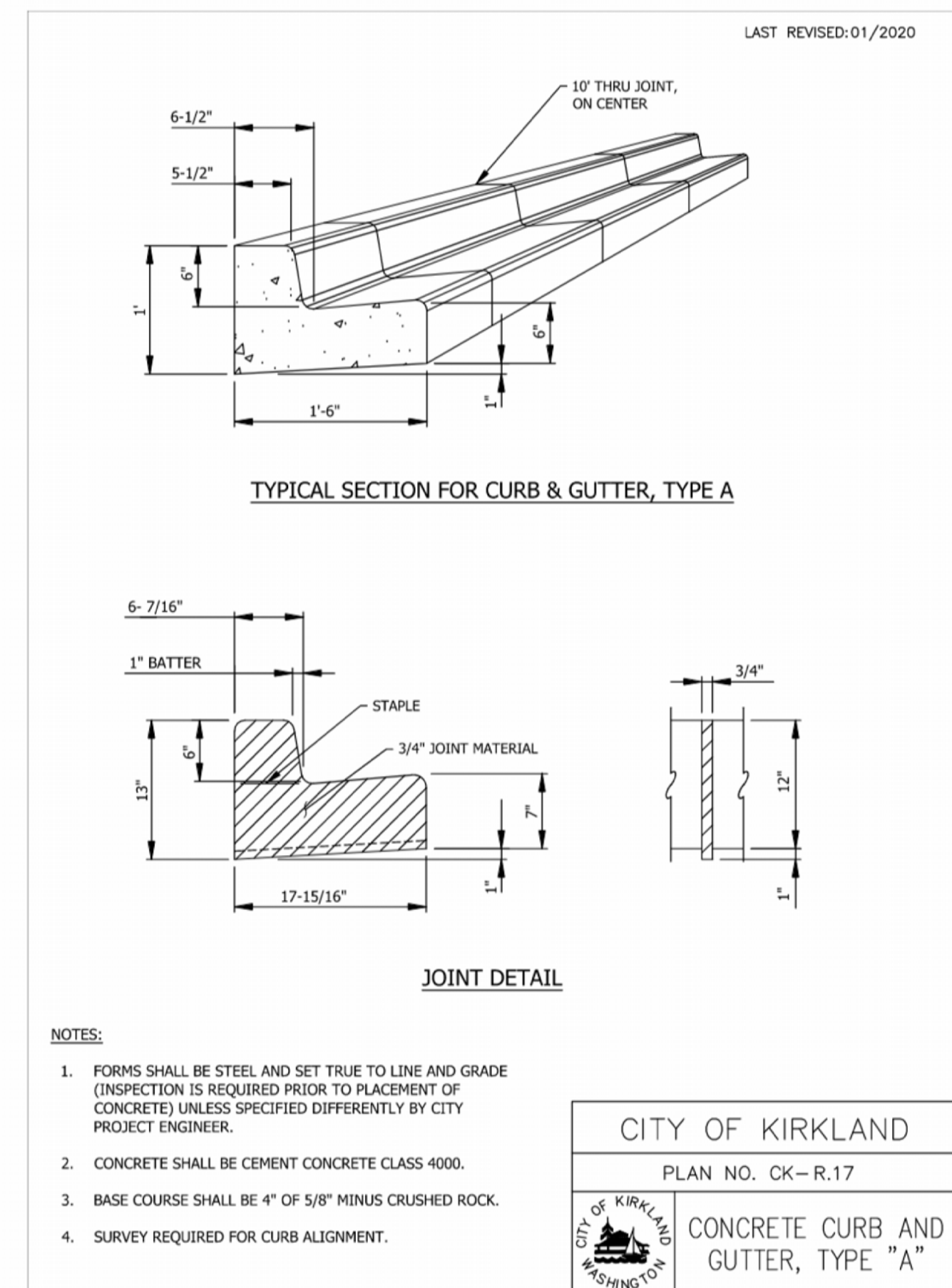
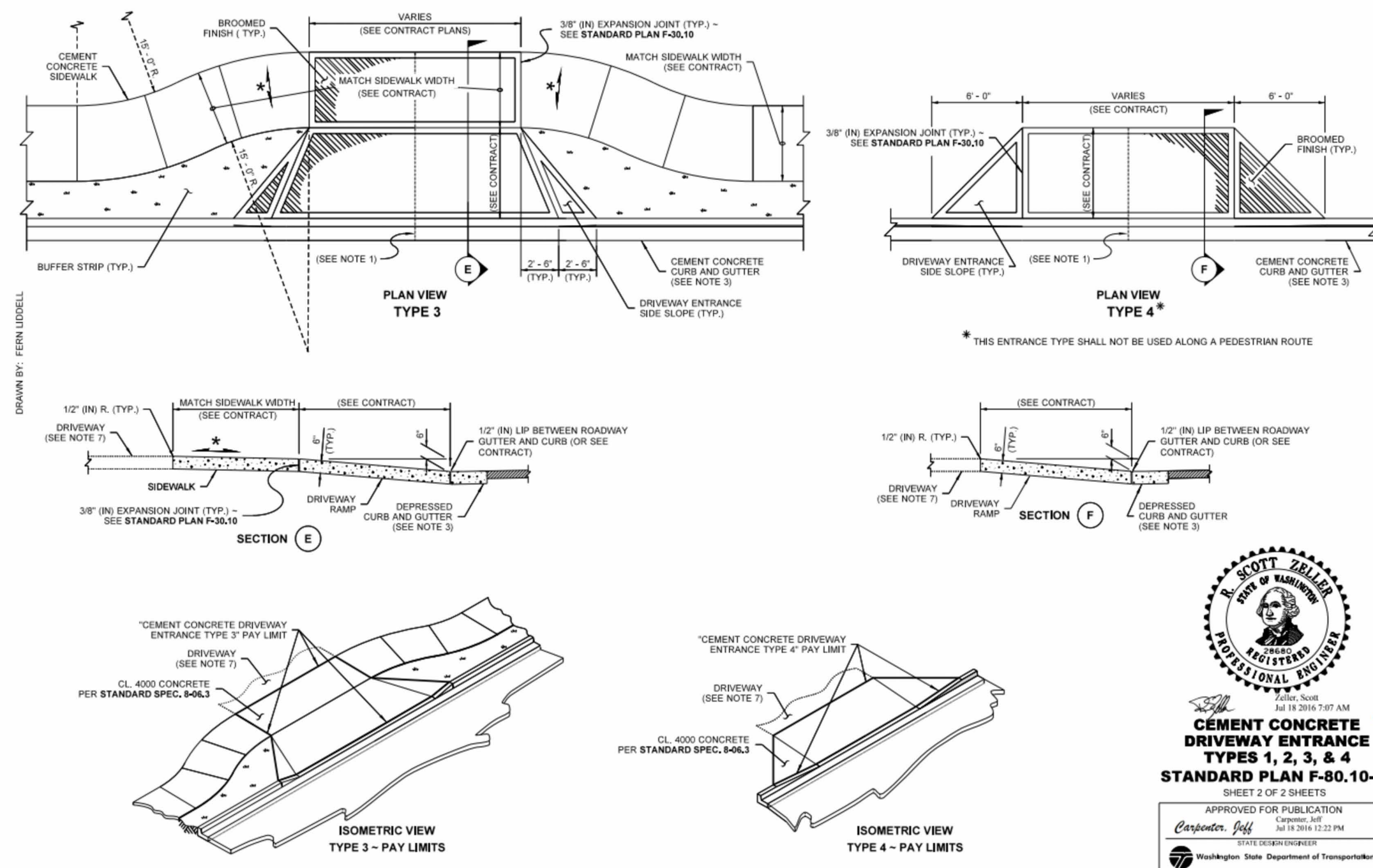
SCALE: NTS

HEET:

C5.1



ENGINEERING
250 4TH AVE. S., SUITE 200
EDMONDS, WASHINGTON 98020
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FAX (425) 778-5536



MARK	DATE	DESCRIPTION
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DESIGN:	NAT
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PADHYE KIRKLAND RESIDENCE AND DADU
12642 NE 80TH STREET
KIRKLAND, WA 98033

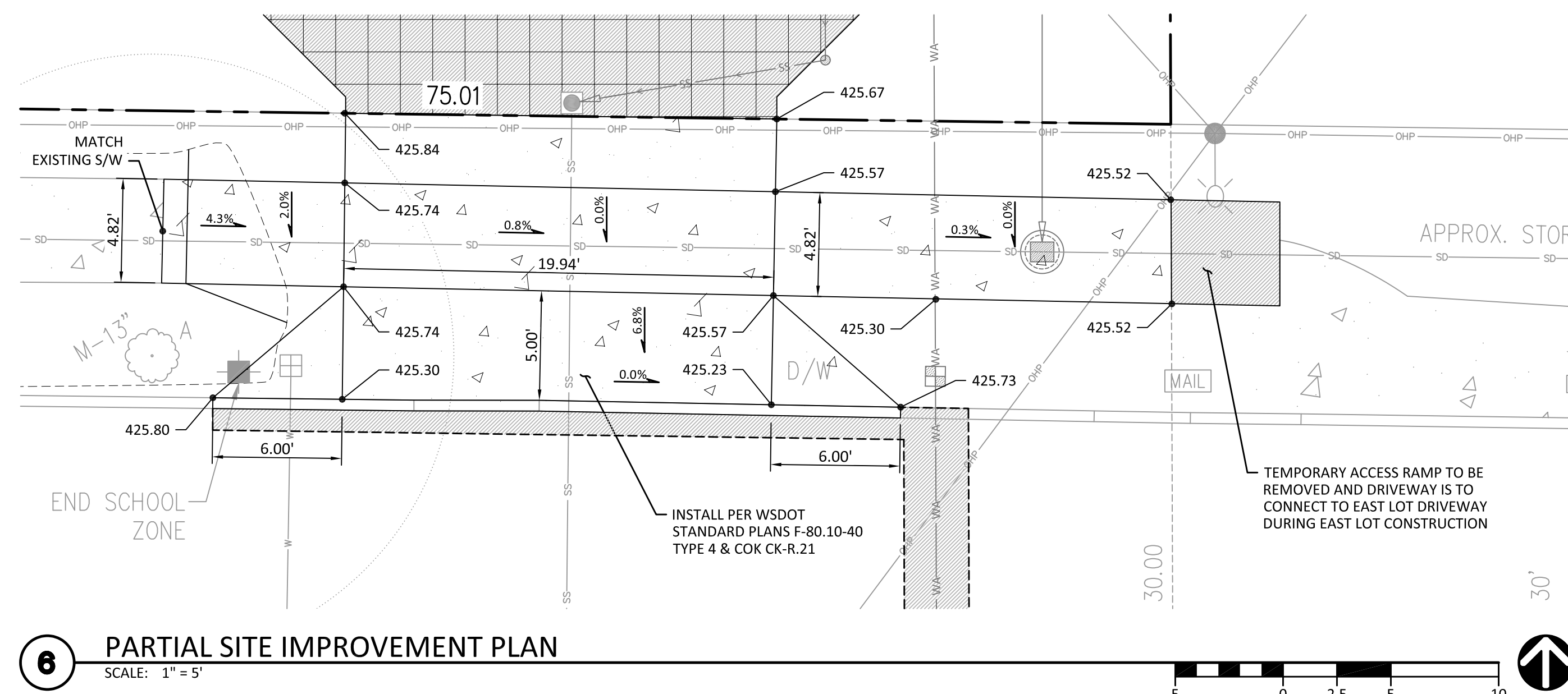
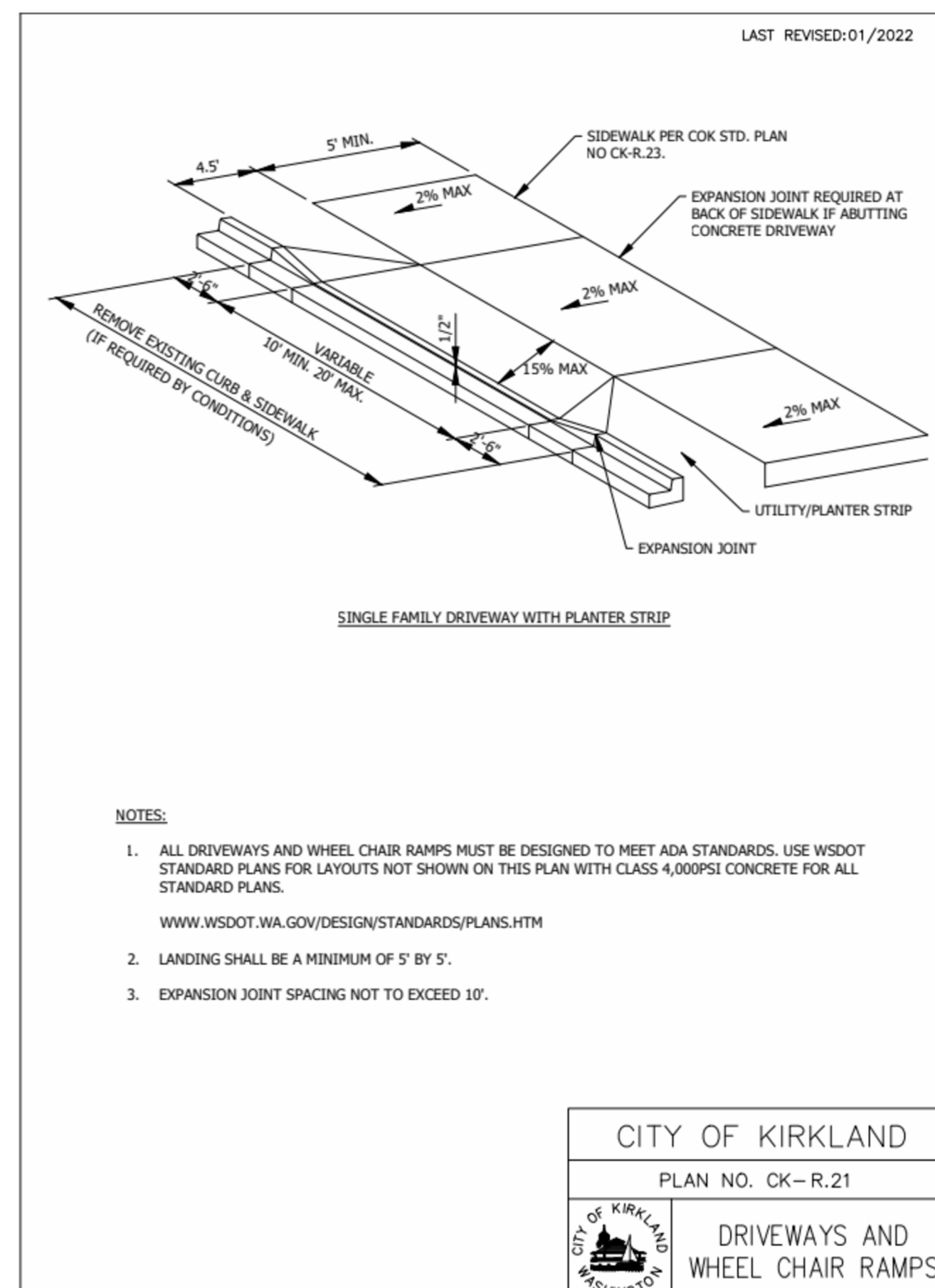
SITE IMPROVEMENT DETAILS

1001

SHEET:

C5.2

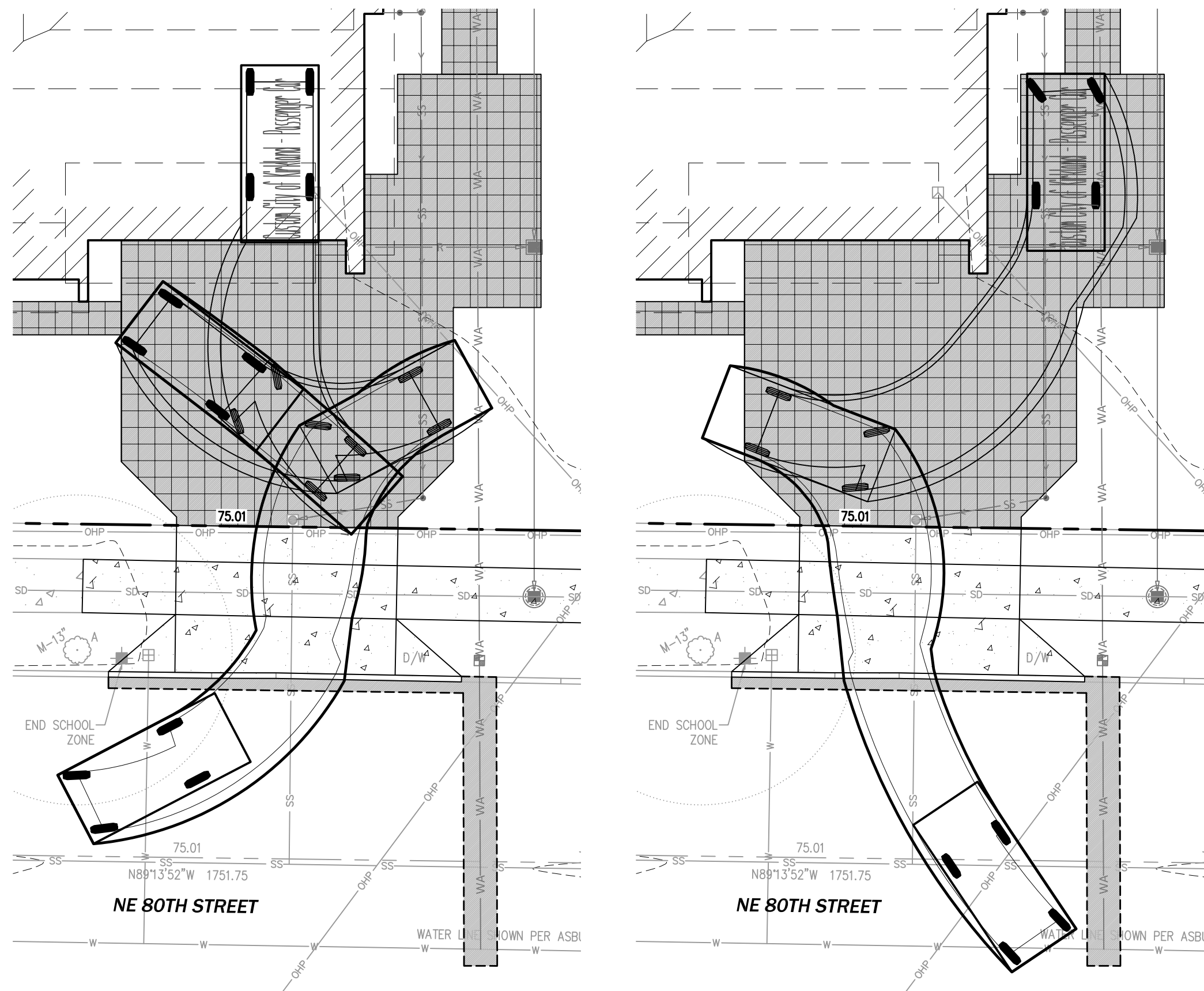
2 CITY OF KIRKLAND STANDARD DETAIL
SCALE: NTS



4 CITY OF KIRKLAND STANDARD DETAIL
SCALE: NTS

6 PARTIAL SITE IMPROVEMENT PLAN
SCALE: 1" = 5'

SW 1/4 OF THE SE 1/4, SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.



1 AUTOTURN TURNING DIAGRAMS
SCALE: 1" = 10'

2 VEHICLE TRACKING INPUT PARAMETERS
SCALE: NTS

Vehicle Tracking v23.00 - Pool	
Vehicle Tracking Vehicle Details	Ref: 100003
Vehicle Name:	Custom City of Kirkland - Passenger Car
Type:	Passenger car
Category:	Autodesk
Classification:	Autodesk
Source:	AASHTO handbook 2011
Description:	Design vehicle
Notes:	
Unit 1 Name:	Custom City of Kirkland - Passenger Car Tractor

Unit Name:	Custom City of Kirkland - Passenger Car Tractor
Type:	Tractor (with driver controlled steering)
Body style:	Passenger Car (Large)
Classification:	Autodesk
Source:	AASHTO handbook 2001
Description:	Design vehicle
Notes:	
Datum:	Front Primary Axle
Front Axle(s):	1 Ackerman (axles fixed, wheels turn)
Primary Front Axle Offset:	0.000ft
Effective Front Axle Offset:	0.000ft (Auto Calculated)
Maximum Wheel Angle:	31.600deg (Any Front Wheel)
Status:	Active Non Self-Steered
Track Width:	6.000ft
Total Wheels:	2 (positioned at the ends of the axle)
Tire Width:	0.600ft (Auto Calculated - proportion of Track Width)
Tire Diameter:	2.297ft
Rear Axle(s):	1 Fixed
Primary Rear Axle Offset:	9.500ft (Innermost Axle behind Front Primary Axle)
Effective Rear Axle Offset:	9.500ft (Auto Calculated)
Maximum Wheel Angle:	Unlimited
Status:	Active Non Self-Steered
Track Width:	6.000ft
Total Wheels:	2 (positioned at the ends of the axle)
Tire Width:	0.600ft (Auto Calculated - proportion of Track Width)
Tire Diameter:	2.297ft
Steering:	Front Axle(s):
Min. Curb / Curb Turning Radius:	20.000ft (based upon all axles)
Calculated Maximum Wheel Angle:	38.700deg
Lock-to-Lock Time (Fwd/Rev):	4.0sec / 4.0sec
Driver / Pilot:	3.421ft (in front of Front Primary Axle)
Driver Offset Longitudinally:	-1.969ft (Right of Centerline)
Driver / Pilot Offset Laterally:	3.937ft (Above ground level)
Driver Height:	None
Front Coupling:	None
Rear Coupling:	None
Body outline (plan):	Rectangle
Outline Type:	-1.500ft, 0.000ft
Offset (X,Y):	16.000ft / 7.000ft
Length / Width:	

Custom City of Kirkland - Passenger Car

Overall Length	16.000ft
Overall Width	7.000ft
Overall Body Height	4.300ft
Min Body Ground Clearance	1.115ft
Track Width	6.000ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	20.000ft

Every Effort Has Been Made To Ensure The Accuracy Of This Information
Please Check Data From Your Own Sources

Vehicle Tracking v23.00 - Pool	
Vehicle Tracking Vehicle Details	Ref: 100003
Unit Name:	Custom City of Kirkland - Passenger Car Tractor
Type:	Tractor (with driver controlled steering)
Body style:	Passenger Car (Large)
Classification:	Autodesk
Source:	AASHTO handbook 2001
Description:	Design vehicle
Notes:	
Datum:	Front Primary Axle
Front Axle(s):	1 Ackerman (axles fixed, wheels turn)
Primary Front Axle Offset:	0.000ft
Effective Front Axle Offset:	0.000ft (Auto Calculated)
Maximum Wheel Angle:	31.600deg (Any Front Wheel)
Status:	Active Non Self-Steered
Track Width:	6.000ft
Total Wheels:	2 (positioned at the ends of the axle)
Tire Width:	0.600ft (Auto Calculated - proportion of Track Width)
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Driver Offset Longitudinally:	-1.969ft (Right of Centerline)
Driver / Pilot Offset Laterally:	3.937ft (Above ground level)
Driver Height:	None
Front Coupling:	None
Rear Coupling:	None
Body outline (plan):	Rectangle
Outline Type:	-1.500ft, 0.000ft
Offset (X,Y):	16.000ft / 7.000ft
Length / Width:	

Every Effort Has Been Made To Ensure The Accuracy Of This Information
Please Check Data From Your Own Sources

C5 ENGINEERING
250 4TH AVE. S., SUITE 200
EDMONDS, WASHINGTON 98020
PHONE (425) 778-8500
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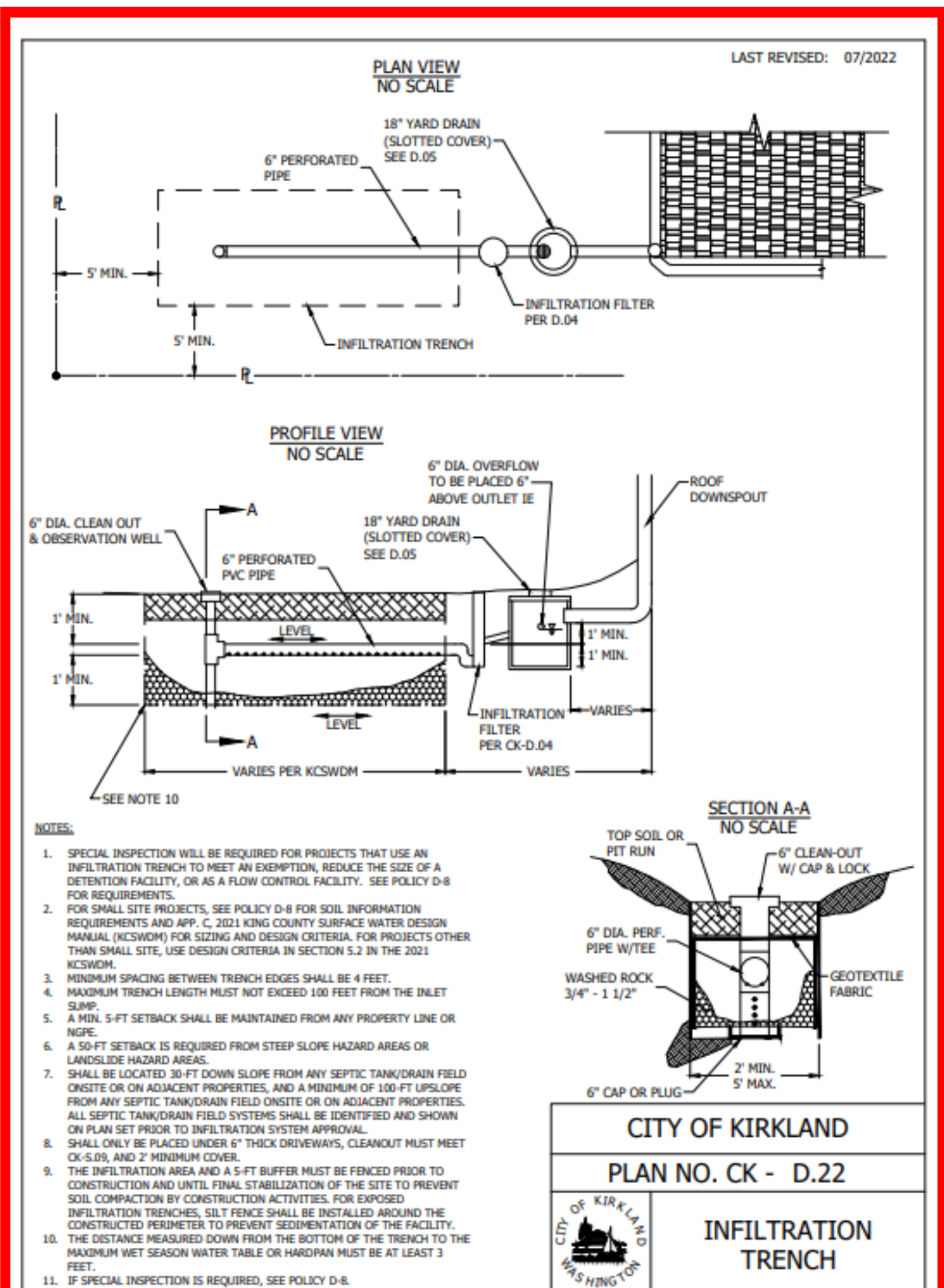
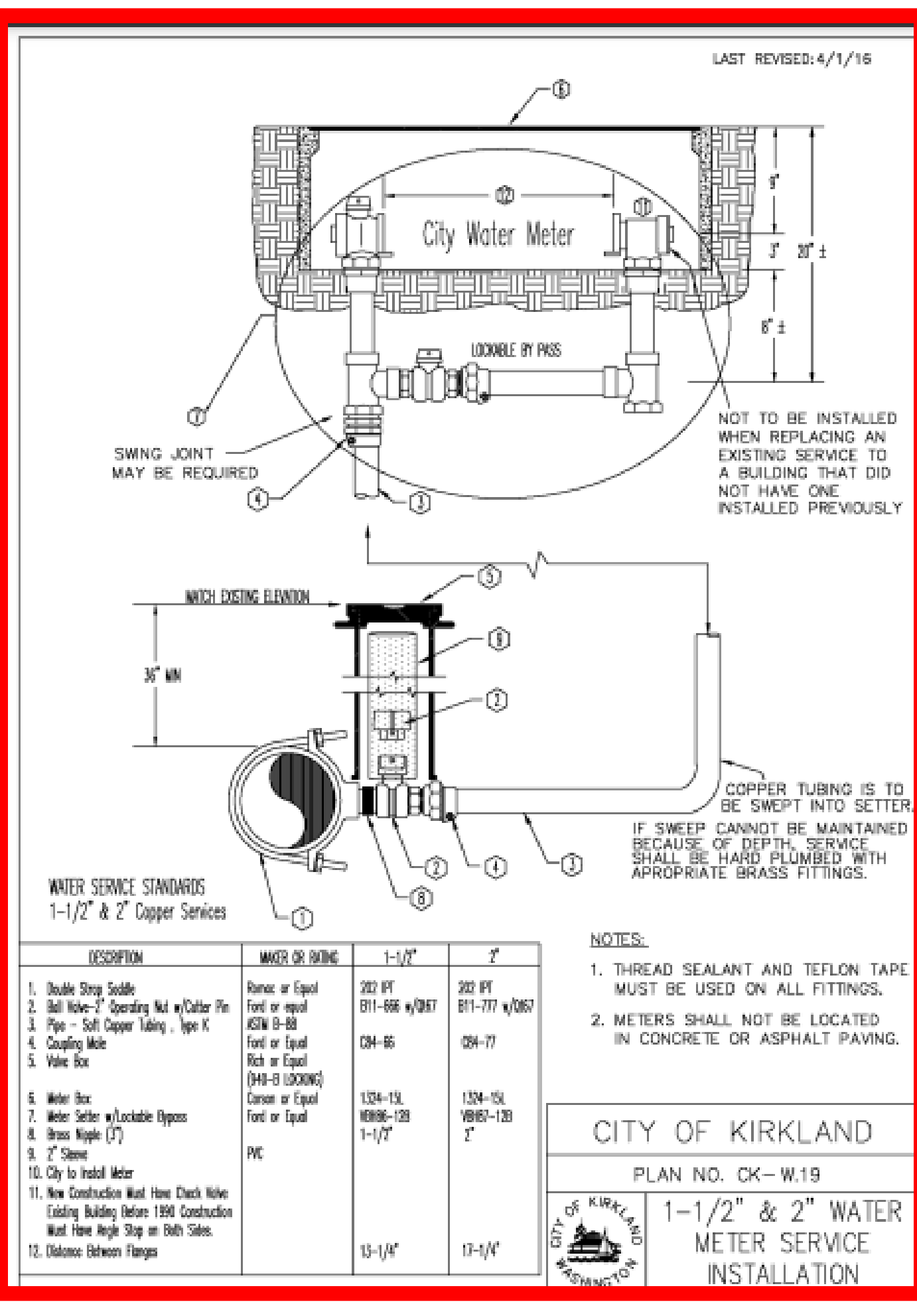
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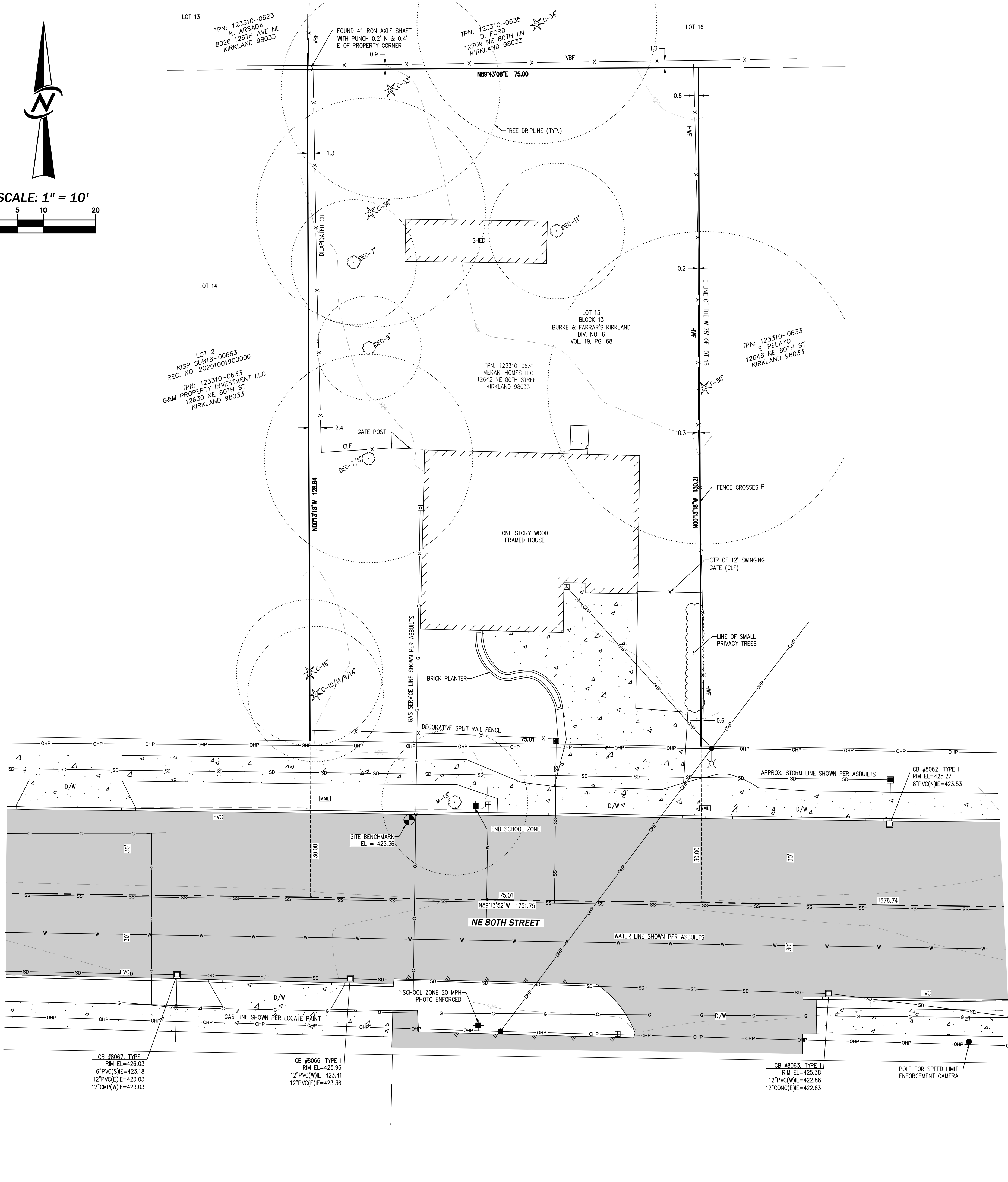
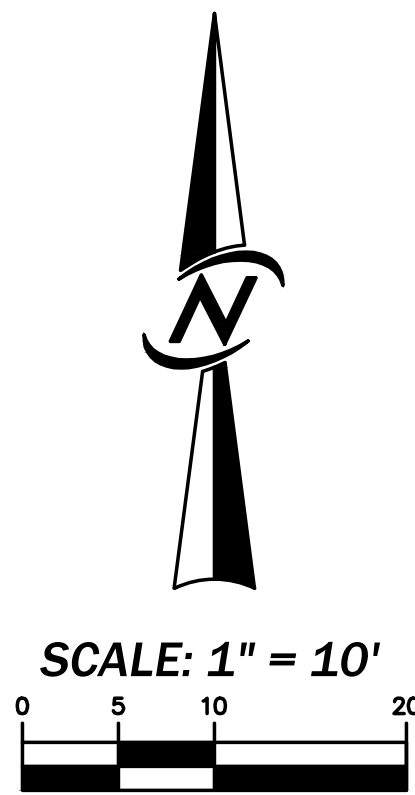
PADHYE KIRKLAND RESIDENCE AND DADU
12642 NE 80TH STREET
KIRKLAND, WA 98033

SITE IMPROVEMENT DETAILS

SHEET:

C5.3





VERTICAL DATUM

NAVD 88

BENCHMARK

ORIGINAL:
CITY OF KIRKLAND POINT NUMBER 21
KING COUNTY BRASS CAP LOCATED AT THE INTERSECTION OF
NE 80TH STREET AND 124TH AVENUE NE.

ELEVATION: 413.98

SITE BENCHMARK:
SET NAIL AND WASHER MARKED "CORE CONTROL" ON THE
NORTH SIDE OF NE 80TH ST.

ELEVATION 425.36

BASIS OF BEARINGS

N01°26'51"E BETWEEN CITY OF KIRKLAND MONUMENTS NUMBER 11 AND 21

REFERENCES

1. BURKE & FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE DIVISION NO. 6, RECORDED IN VOLUME 19 OF PLATS,
PAGE 68, RECORDS OF KING COUNTY, WASHINGTON.

LEGAL DESCRIPTION

THE WEST 75 FEET OF LOT 15, BLOCK 13, BURKE AND FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE DIVISION NO. 6,
ACCORDING TO PLAT RECORDED IN VOLUME 19 OF PLATS, PAGE 68, IN KING COUNTY, WASHINGTON.

NOTES

- THE LEGAL DESCRIPTION OF THIS PROPERTY HAS BEEN PROVIDED BY THE CLIENT. NO INDEPENDENT TITLE RESEARCH HAS
BEEN PERFORMED BY CORE DESIGN, INC. THIS SURVEY DOES NOT REPORT ANY ENCUMBRANCES ON THE PROPERTY WHICH
MAY BE REPORTED BY A TITLE AGENCY. CORE DESIGN THEREFOR QUALIFIES THIS SURVEY TO THAT EXTENT.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON MARCH 8, 2022. ALL SURVEY
CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN MARCH, 2022.
- PROPERTY AREA = 9,714± SQUARE FEET (0.2230± ACRES).
- ALL DISTANCES ARE IN US FEET AT GROUND LEVEL.
- CONTOUR INTERVAL = 2 FEET.
- ELEVATION AND/OR CONTOUR INFORMATION SHOWN HEREON IS GENERATED FROM DIRECT FIELD OBSERVATION. SAID
INFORMATION MEETS US NATIONAL MAPPING STANDARDS AND IS ACCURATE TO WITHIN ONE-HALF THE CONTOUR INTERVAL.
- BOUNDARY INFORMATION SHOWN HEREON IS DERIVED FROM OBSERVATION OF CONTROLLING MONUMENTATION AND
INTERPRETATION OF RECORD DESCRIPTIONS AND OTHER EVIDENCE. TOPOGRAPHIC INFORMATION SHOWN HEREON IS RELATED
TO THE BOUNDARY BY DIRECT FIELD OBSERVATION FROM CONTROLLING MONUMENTATION.
- THIS IS A FIELD TRAVERSE SURVEY. A THREE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE
ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE
TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE
MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR
INSTALLATION VISIBLE AT GROUND SURFACE OR AS MARKED BY 811 OR OTHER UTILITY LOCATING PROVIDERS ARE SHOWN
HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN
AS STRAIGHT LINES BETWEEN SURFACE EVIDENCE OF UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN.
SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CLIENT UNDERSTANDS
THAT CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS OR PAINTED UTILITY LOCATIONS.

LEGEND

- FOUND QUARTER CORNER, AS NOTED
- FOUND SURVEY MONUMENT, AS NOTED
- FOUND SURVEY MARKER, AS NOTED
- BENCHMARK, AS NOTED
- SEWER MANHOLE
- CATCH BASIN TYPE I
- WATER METER
- GAS METER
- UTILITY POLE
- LIGHT POLE
- POWER METER
- POWER JUNCTION BOX
- TELEPHONE PEDESTAL
- TV PEDESTAL
- TRAFFIC SIGN, AS NOTED
- MAILBOX KIOSK
- CONIFEROUS TREE
- DECIDUOUS TREE
- FIR
- CEDAR
- DECIDUOUS
- MAPLE
- FVC FLOWLINE VERTICAL CURB
- PROPERTY LINE
- DRIVEWAY
- CLF CHAIN LINK FENCE
- VBF VERTICAL BOARD FENCE
- HWF HOGWIRE FENCE
- SEWER LINE
- STORM DRAINAGE LINE
- WATER LINE
- GAS LINE
- OHP OVERHEAD POWER LINE
- FENCE LINE
- EDGE OF ASPHALT
- CONCRETE

BOUNDARY AND TOPOGRAPHIC SURVEY
12642 NE 80TH STREET
MERAHI HOMES LLC
15704 124TH AVE NE
WOODINVILLE, WA 98072

DATE 3/16/2022

DESIGNED JEREMY R. REEFF

APPROVED ROBERT D. WEST, PLS

JEREMY R. REEFF

PROJECT MANAGER

SHEET

1

OF

1

PROJECT NUMBER

22068

DATE	12/22/23
REVISIONS	
1. TREE UPDATE PER AIRBORNE REPORT	
NO.	1.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

CORE DESIGN

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877