



Development Services Building Permit Cover Sheet

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

Fire

Fire has no comment. (The Fire Department checks each single-family permit for fire flow, hydrant proximity, access width and grade, and size. For this permit, all parameter(s) meet minimum requirements. The fire department has no additional requirements or comments on this single-family permit application.)
Gross floor area: 2877 Fire flow: 2123 gpm Access: No issues

WASHINGTON STATE UNIVERSITY ENERGY PROGRAM 2021 WSEC-R Compliance Certificate

R & U Values

Property Address: _____
Contractor / Design Professional: _____
Conditioned Floor Area: _____
Conditioned Volume: _____
R2 MF Units / DUEA: _____ **Permit #** _____

Heating & Cooling Equipment:

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

Energy Equalization Credits & 406.3 Credit Selection

Energy Equalization #: _____ Credits: _____ **Total Credits:** _____

Envelope / Efficient Building #: _____ Credits: _____

Air Leakage Control +ERV/HRV #: _____ Credits: _____

HVAC selection #: _____ Crd: _____ Ducts Inside Option? _____

Domestic Water Heater #: _____ Credits: _____

Water Distribution?: 5.1 _____ 5.2 _____ Credits: _____

Renewable(s): _____ KWH Credits: _____

Appliance Package: Heat pump dryer model #: _____ Crd: _____

Floors / Slabs: _____
Walls Above Grade: _____
Walls Below Grade: _____
Z': _____ 3.5' _____ 7': _____
Windows (Weighted): _____
Doors: 1 _____ 2 _____ 3 _____
Skylights: _____
Ceiling / Attic: _____

Test Results

Blower Door: ACH@50PA or DUEA: _____
Target _____ Tested _____
Duct Leakage (CFM@25PA): _____
Target _____ Tested _____
Stove Hood CFM / Utility Room _____

ERV / HRV & Bathroom Ventilation: _____
CFM _____ CFM _____

City of Kirkland
123 5th Avenue
Kirkland, WA 98033

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



Permit #: **BSF24-06277**

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

Description of Work:
*WONG ADDITION - Additions to existing single-family residence including new 2-car garage and living areas.

BUILDING ADDRESS	PARCEL NUMBER	DATE PRINTED	PERMIT TYPE	WORKCLASS	SQ FT	VALUATION
7544 123RD AVENUE	092509177	2/10/25	Building Single Family	Addition to Structure	0	

REQUIRED INSPECTIONS - DO NOT COVER ANY WORK PRIOR TO INSPECTION

Inspection	Date	Insp	Inspection	Date	Insp
BLD - Pre-con					
BLD - Footings/Setback/UFER					
BLD - Foundation Walls					
BLD - Concrete Slab/P/T Deck					
BLD - Footing Perimeter Drains					
BLD - Tightline Exterior Roof Drain					
BLD - Roof/Storm Drains					
BLD - Subfloor Framing					
BLD - Height Verification					
BLD - Exterior Wall Sheathing					
BLD - Roof Sheathing					
BLD - Exterior Membrane/Flashing					
BLD - Shaft Cover & Nailing					
BLD - Ceiling Cover					
BLD - Interior Shearwall					
BLD - Floor Sheathing					
BLD - Venting/Ventilation & Indoor Air Quality					
BLD - Draft & Fire Stopping & Caulking					
BLD - Framing					
BLD - Wall Insulation					
BLD - Floor Insulation					
BLD - Wallboard Nailing					
BLD - Inspection					
BLD - Other					
PCD - Tree Fencing Installation					
PW - 1st Erosion Control					
PW - 2nd Erosion Control					
PW - Final Site Stabilization & Erosion Control					
PW - Final					
PCD - Final					
BLD - Final					

* Note: 1st erosion control inspection is required prior to any excavation. * 2nd erosion control inspection is required after foundation backfill. (These erosion control inspections only apply if they are listed on the above checklist)
Departmental staff: BLD is Building Dept, PW is Public Works Dept, PCD is Planning Dept, and FIR is Fire Dept
NOTE: THIS INSPECTION RECORD IS THE CERTIFICATE OF OCCUPANCY WHEN THE BUILDING FINAL INSPECTION HAS BEEN APPROVED

Building

**City of Kirkland
Reviewed by CWebster**
02/10/2025

**SEPARATE PERMITS
REQUIRED:**
- MECHANICAL
- PLUMBING
- ELECTRICAL

SPECIAL INSPECTION REQUIRED FOR:
- POST INSTALLED ANCHORS

WSEC-R Lighting - 2021

404.1 Lighting equipment.
All permanently installed lighting fixtures, excluding kitchen appliance lighting fixtures, shall contain only high-efficacy lighting sources.

404.2 Interior lighting controls.
Permanently installed fixtures shall be controlled with either a dimmer, an occupancy sensor control or other control that is installed or built into the fixture in all areas of the home except bathrooms, hallways, or lighting designed for safety or security.

404.3 Exterior lighting controls.
Where total permanently installed exterior lighting power is greater than 30 watts, lighting shall comply with requirements.

BLOWER DOOR/AIR LEAKAGE TESTING REQUIRED
WSEC-R 402.4.1.2 & WSEC-R402.4.1.3.1

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

HEAT DETECTOR/ALARM

Heat detector or heat alarm shall be installed in new garages that are attached to or located under new and existing dwellings. Detector/alarm shall be installed in a central location and shall be connected to an alarm or a smoke alarm installed in the dwelling. (R314.2.3)

Interconnection requirements per R314.4.1

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

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

WHOLE-HOUSE VENTILATION TESTING REQUIRED

WHOLE-HOUSE VENTILATION SYSTEM TO BE TESTED BY AN APPROVED THIRD PARTY IN ACCORDANCE WITH IRC M1505.4.1.6 & WSEC-R 403.6.2.
CERTIFICATE OF TESTING TO BE POSTED PER M1505.4.1.7.

BLDG. DEPT. CONDITIONS

HOURS OF WORK:
MON - FRI: 7AM - 6PM
SAT: 9AM TO 6PM

SUN & HOLIDAYS: NO WORK

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

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

INSPECTION CHECKLISTS: Under the Resources tab at MyBuildingPermit.com, you will find Inspection Checklists that provide general information and commonly written items during the inspection process.

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

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

SCOPE OF WORK: Changes to the scope of work, design, materials or method of construction will require revised plans to be submitted. The plans must be reviewed and approved by city staff prior to being implemented in the field. Additional review fees may apply.

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

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

Planning

PLANNING CONDITIONS - Contact Louisa Yardley, Phone Number 425-587-3226:
PBD 1.PLANNING TO PERFORM FINAL INSPECTION PRIOR TO BUILDING - BUILDING PERMIT INSPECTION CARD MUST BE SIGNED OFF BY PLANNING PRIOR TO ANY REQUEST FOR FINAL BUILDING INSPECTION. You can request an inspection through www.mybuildingpermit.com. 24 HOUR ADVANCE NOTICE REQUIRED FOR INSPECTION. Please consult these conditions before scheduling a Planning inspection.

PBD 2.HEIGHT VERIFICATION - A completed, signed and dated height verification form must be submitted to the building inspector at either the underfloor inspection or the slab insulation inspection.
PBD 3.SF AND DUPLEX-DRIVEWAYS - Prior to final inspection, all driveways and parking surfaces must be completed.

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

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

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

PBD 7.TREE MAINTENANCE REQUIRED- All pre-existing trees designated for preservation and the supplemental trees required to be planted shall be maintained for a period of five years following final inspection of the residence.

PBD 8.TREE MAINTENANCE AGREEMENT REQUIRED - Prior to requesting a Planning and Building Department final inspection, the applicant shall submit a five-year tree maintenance agreement and recording fee to the Planning & Building Department.

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

PBD 10.MAXIMUM NOISE LEVELS - All mechanical units shall comply with the maximum environmental noise levels established pursuant to the Noise Control Act of 1974, Revised Code of Washington (RCW) 70.107. See Chapter 173-60 Washington Administrative Code (WAC). A link to the WAC and RCW is available at http://www.kirklandwa.gov/Government/Codes_and_Laws.htm.

PBD 11.BALD EAGLE PROTECTION - This permit is conditioned upon strict observance of all applicable federal laws for bald eagle protection. The permittee is responsible for adhering to the applicable bald eagle management guidelines and/or their federal permit. Visit www.fws.gov/pacific/eagle/ if you need assistance with federal permitting requirements.

PBD 12.FENCE HEIGHT - A detached dwelling unit abutting a neighborhood access or collector street may not have a fence over 3.5 feet in height within the required front yard. On corner lots with two required front yards, this restriction shall apply only within the front yard adjacent to the front façade of the structure.
PBD 13.DRIVEWAYS - All driveways and parking surfaces must be of asphalt or a superior material unless otherwise approved by Planning.

PBD 14.COVERED ENTRY PORCHES - Any proposed change to the portion of the covered entry porch that is allowed to extend into the front setback yard must be submitted for review and approved as a revision to this building permit prior to implementation.

PBD 15.FLOOR AREA RATIO - Any proposed increase in the square footage of structures on the site must be submitted for review as a revision to this building permit prior to construction of additional floor area. The maximum floor area ratio on this property is 50% of the lot area.

PBD 16.PERMITTED SETBACK ENCROACHMENT - Chimneys, bay windows, greenhouse windows, eaves, cornices, awnings, and canopies may extend up to 18 inches into any required yard. Eaves on bay windows may extend an additional 18 inches beyond the bay window. The total horizontal dimension of the elements that extend into a required yard, excluding eaves and cornices, may not exceed 25 percent of the length of the facade of the structure. Except for properties located within the disapproval jurisdiction of the Houghton Community Council, chimneys, bay windows, greenhouse windows, cornices, awnings, and/or canopies may not extend closer than four feet to any property line. See Plate 10, Chapter 180 of Kirkland Zoning Code.

PBD 17.MECHANICAL IN SETBACKS - HVAC and similar types of mechanical equipment may be placed no closer than five feet to a side or rear property line, and shall not be located within a required front yard (unless specifically approved pursuant to KZC 115.115(3)(p)(2)); provided, that such equipment may be located in a storage shed approved pursuant to KZC 115.115(3)(m) or a garage approved pursuant to KZC 115.115(3)(o)(2).

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

PBD 18.TREE RETENTION - Trees designated to be saved under the tree retention plan must be retained. If any of these trees are removed or damaged, they must be replaced. Contact the Planning and Building Department at 425-587-3600 to speak to your planner about the requirements for replacement trees.

PBD 19.ALL - PROHIBITED VEGETATION - Plants listed as prohibited in the Kirkland Plant List (available from the Planning & Building Department) shall not be planted in the City. These plants include Himalayan and Evergreen Blackberry, English Holly, Fragrant water lily; Bindweed or Morning Glory, Bird Cherry, English and Atlantic Ivy; Herb Robert; Bohemian, Giant, Himalayan, and Japanese Knotweed; Old man's beard, Poison hemlock, Reed canary grass, Scotch broom, Spurge laurel, Yellow archangel, and Yellow flag iris. Other plants, while not prohibited, are discouraged, including Butterfly bush, Black Locust, European Mountain Ash, Tree-of-Heaven, Common Hawthorn, and English laurel.

PBD 20.ROCKERIES & RETAINING WALLS - Rockeries and retaining walls may be a maximum of four feet high in a required yard, unless certain criteria in Zoning Code Section 115.115.3.g are met. Please contact the Planning and Building Department at 425-587-3600 for more information on the modification criteria.

PBD 21.FENCES & ROCKERIES - The combined height of fences and retaining walls within five feet of each other in a required yard is limited to six feet, unless certain criteria in Zoning Code Section 115.115.3.g are met. Please contact the Planning and Building Department at 425-587-3600 for more information on the modification criteria.

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

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.

Grove Covenant

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

The combined height of fences and retaining walls within five feet of each other in a required yard may be a maximum of six feet. (KZC115.115.3.g.2)

NO TREE REMOVAL APPROVED

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.

Innovative - Responsive - Professional

DEVELOPMENT SERVICES
BUILDING • FIRE • PLANNING • PUBLIC WORKS
www.mybuildingpermit.com • www.kirklandpermits.net

Building Height Table and Field Verification
Planning Department

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

BUILDING HEIGHT TABLE

Site Address: 7544 123RD AVE NE
Parcel Number: 092509177

Benchmark Location & Description (be specific):
CATCH BASIN ACROSS STREET FROM SUBJECT PROPERTY. RIM = 429.85' AS SURVEYED.

Benchmark Elevation:	429.85'
Finished First Floor or Basement Floor Elevation:	431.3'
Difference between Benchmark & Finished First Floor or Basement Floor Elevations:	+1.45'
Average Building Elevation (ABE):	430.45'
Maximum Allowed Height of Structure above ABE:	30'
Maximum Allowed Elevation of Structure (ABE + Allowed Height of Structure above ABE):	460.45'
Maximum Proposed Elevation of Structure (ABE + Proposed Height of Structure):	443.8'
Difference between Maximum Proposed Elevation & Maximum Allowed Elevation:	+16.7'

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

BUILDING HEIGHT FIELD VERIFICATION AND SURVEY REQUIREMENTS

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

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

For Office Use Only: Building height field verification is required (Yes or No?): Yes

Height survey by a licensed surveyor required within one foot of maximum height (Yes or No?): No

Reviewed by: Louisa Yardley Date: 11/20/2024 Permit #: BSF24-06277

Submitted City Hall: 123 5th Ave, Kirkland, WA 98033 | www.kirklandwa.gov | Planning and Building: 425-587-3600 | Fax: 425-587-3600 | Photo Work: 425-587-3600
DevServs FE-1.1-20171219 Page 1 of 2

Building Height Table and Field Verification - continued

BUILDING HEIGHT FIELD VERIFICATION

Site Address: _____
Permit Number: _____

Finished First Floor Elevation: _____
OR
Finished Basement Floor Elevation: _____

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

Owner Owner's Agent

Printed Name: _____
Signature: _____
Company Name: _____
Date: _____

PERMIT NUMBER: BSF24-06277
PROJECT NAME: WONG ADDITION
SITE ADDRESS: 7544 123RD AVE NE

Check Permit Status

<https://PermitSearch.MyBuildingPermit.com>

Request an Inspection

<https://Inspection.MyBuildingPermit.com>



Development Services Building Permit Cover Sheet

VERY IMPORTANT
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PUBLIC WORKS - PERMIT CONDITIONS AND STAMPS

PUBLIC WORKS CONDITIONS
General Conditions

1.Pre-construction Meeting Required Before Any Construction Activity: Request a pre-construction meeting online at www.mybuildingpermit.com after the permit has been issued.

2.Scheduling a Public Works Inspection: All required inspections must be requested by the contractor or permit applicant by 3:00 PM on the day prior to the inspection. Request inspections by going online at www.mybuildingpermit.com. If you need to speak with your Public Works Construction Inspector prior to scheduling your first inspection, call 425.587.3800; be prepared to provide your permit number and site address.

3.Clearing limits shall be accurately flagged and tree protection in place prior to commencement of site work.

4.A copy of the approved plans must be on the job site whenever construction is in progress. All changes agreed to must be shown on the "record drawings" prior to project completion.

5.Streets and sidewalks shall not be used for stockpiling building materials, debris, or equipment.

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

7.Daily work is limited to Monday through Friday, from 7:00 a.m. to 8:00 p.m. (arterial traffic lanes is 9 a.m. to 3:30 p.m.) and Saturday 9:00 a.m. to 6:00 p.m. No utility work in the ROW after 12:00 p.m. on Fridays; restoration only.
A.No work will be allowed on holidays that are observed by the City of Kirkland.
B.No work on Sunday.
C.No work is allowed on Saturday in the public right-of-way or any on-site utilities; light grading is permitted onsite. Also, no trucks permitted to haul in or out.
D.The following is the schedule of City closure days and holidays, and the work allowed:
•MLK Jr. Day - onsite grading only
•President's Day - onsite grading only
•Memorial Day - no work
•Independence Day - no work
•Labor Day - no work
•Veteran's Day observed - onsite grading only
•Thanksgiving Day - no work
•Day after Thanksgiving - onsite grading only
•Christmas Eve observed - onsite grading only
•Christmas Day - no work
•New Year's Eve observed - onsite grading only
•New Year's Day - no work

8.No water system work allowed on Fridays (or any day before a holiday or City closure day).

9.No steel sheets are allowed in Right-of-Way over weekend or on city closure days. Sheets must be removed and asphalt patching in place before 3:00 p.m. Friday.

10.All water valves shall be operated ONLY by City field crews.

11.For water emergencies such as a service or main break, first call Public Works Water Department at (425) 587-3900. Then, call your inspector.

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

13.All Work Must Meet Kirkland Standards: All work associated with this project, including street improvements and utility connections, must meet the City of Kirkland Public Works Standards and Policies. Purchase the Manual from Public Works or view on-line at www.kirklandwa.gov (navigate to PW Development Services).

14.Field Conditions May Warrant Revisions: Field conditions during construction may warrant required revisions or modifications to the site plan, utility plan, or street improvement plan.

15.Maintain Survey Monuments: Any existing survey monuments or other permanent survey markers within the public right-of-way shall be maintained during construction. If a monument or other survey marker in the right-of-way is disrupted during construction, it shall be replaced by a licensed surveyor.

16.Redline Comments Included: The owner/contractor is responsible for the implementation of any "redline", plan review comments found in the plans submitted to, and reviewed by the Public Works Department.

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

18.Re-inspection Fee: An additional review or inspection fee will be assessed for additional review or inspection of a modified design and for re-inspections when the applicant is not prepared for the requested inspection.

19.Plan Revision Clouding: Revisions submitted after the permit is issued shall be clouded and indexed with a number circumscribed in a triangle with the revision described in a revision block.

20.Replace Damaged Public Improvement: Any public improvements damaged during construction shall be replaced prior to final building inspection.

21.Contact PW Inspector when unknown utility lines are encountered: If existing unknown utility lines are encounter during construction, contact your Public Works Inspector before proceeding with work. Do not place any structure over an existing utility line.

22.Do no install utility lines in foundation bearing zone: No utility lines will be allowed in the "load bearing zone" of piers and footings. The Public Works Inspector shall be notified if these utilities are found near the excavation area for piers or footings.

23.Underground All Overhead Utility Lines: All new or existing overhead utility lines (power, phone, TV, etc) shall be placed underground from the building to the point of origin at the primary/distribution lines of the utility (overhead lines to secondary or service poles will not be allowed). New service lines shall be installed underground even if the site has existing overhead service lines that will remain in place.

Water and Sewer Conditions

24.Water Meter Installation Request: To request a water meter installation, call your Public Works inspection line to request a water service inspection and water meter installation. If the water service passes inspection and is ready for a water meter installation, your inspector will schedule the meter installation with the Water Department; please allow 48 hours for installation, once it has been approved.

25.AC Pipe Certification Required: All persons working with or on Asbestos Cement (AC) pipe are required to have proof of certification for working with AC pipe as prescribed in WAC 296-62-07705 and follow OSHA, WISHA, and PSAPCO requirements.

26.Monthly Sewer Billing Begins Before Final Inspection: Monthly Sewer billing will start upon completion of Rough Plumbing inspection and the side sewer connection.

27.Side Sewer and/or Storm Drainage As-built: The side sewer and/or storm drainage as-built drawings must be prepared prior to the arrival of the Public Works Inspector. If the as-built is not ready, an inspection of those systems will not be conducted at that time and a re-inspection will be required. As-built drawings shall have the following information; address, permit number, building outline, surface features (eg driveway), north arrow, street name, reflect all bends and pipe lengths, triangulation measurements, and be neat and legible. Each as-built shall have the measurement from stub to downstream manhole (distance, ft) or catch basin. Storm as-builts shall also show all LID features (eg porous pavement, rain garden, infiltration areas, etc.).

Erosion Control Conditions

28.Install Erosion Control Prior to Construction: Erosion control measures approved by the Public Works Department must be installed and inspected prior to the commencement of any construction.

29.Mandatory TESC Material Stockpiling: In addition to the mandatory TESC materials installed at the time of grading, the owner/contractor shall stockpile the following materials prior to work startup:
✓ Minimum of 6 straw bales or wattles, and 6 additional bales /wattles per additional acre disturbed.
✓ Minimum 75 feet of filter fabric, and 75 feet per additional disturbed acre.
✓ Minimum of 15 silt fence stakes, and 15 stakes per additional disturbed acre.
This material must be protected from the elements and readily available to the contractor, if installation of emergency erosion control measures becomes necessary. Also, if any of the stockpiled materials are used, they shall be replaced within 2 days.

30.Protect Adjacent Property: Adequate drainage protection must be provided for adjacent properties. Applicants must control development runoff to ensure activities will not cause nuisance or adverse impact to adjacent private and public property.

31.Erosion Control Inspections: Erosion and Sediment Control (ESC) Inspections Required: Approved ESC measures must be installed prior to commencement of construction, and periodic inspections will be conducted during the course of construction.
✓ ESC Inspection #1 - Required prior to pouring concrete for foundation and footings.
✓ ESC Inspection #2 - Required after foundation backfill, rough grading, and prior to subfloor framing inspection. Subfloor framing inspection will not be performed until this ESC inspection has been successfully completed.
✓ ESC Inspection #3 - Required for final site stabilization. A final building department inspection and sign-off will not occur until the final ESC inspection has been fully completed.
✓ For demolition permits, only ESC Inspection #3 is required.

32.Cover All Exposed Soil: Construction drainage control shall be maintained by the developer and subject to periodic inspections. During the period from May 1 to September 30, all denuded soils must be covered within 7 days; between October 1 and April 30, all denuded soils must be covered within 12 hours. Additional erosion control measures may be required based on site and weather conditions. Exposed soils shall be stabilized at the end of the workday prior to a weekend, holiday, or predicted rain event.

33.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.

Stormwater Conditions

34.Roof Drainage shall be Separate from Footing Drains: When roof and downspout drains are connected to the Public storm system, the onsite private storm must be tight lined separately from the foundation footing drains. All pipe material must be PVC gravity storm-sewer pipe meeting the requirements of ASTM D-3034, from the building to the stub or connection.

35.Curtain Drain may be Required: To protect adjacent properties from site runoff and groundwater due to site grading and soil modification, the owner/developer may be required to install a curtain drain/exfiltration trench along the property lines. The water collected by this drain must be conveyed to the storm drainage system. The configuration of this drain may need to be designed by a civil or geotechnical engineer, as directed by the Public Works Department.

36.Infiltration System Inspection: All residential storm drain systems including drywell/infiltration trenches must be inspected prior to backfill.

37.Location of Infiltration Facilities: The location of on-site infiltration facilities must be recommended by a geotechnical engineer of record, and meet conditions in the soils report.

38.Protect Areas to be used for Infiltration: Areas to be used for infiltration or storm water low impact development facilities must be protected from compaction and siltation during construction. Additional geotechnical verification during construction may be required.

39.Register Infiltration /Drywell Systems: WA State Dept. of Ecology (DOE) requires registration of infiltration trenches and drywells that receive runoff from impervious areas other than roofs of single-family homes; as part of the Underground Injection Control (UIC) Program. For additional information, view <https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Underground-injection-control-program>. This condition has been added to this permit to notify the applicant and owner of this DOE requirement. It is the applicant's responsibility to follow through with the registration process. Failure to do so may result in enforcement of WAC 173-218-130 by DOE.

Right-of-Way Conditions

40.Driveway Inspection Required: A Public Works inspection is required before pouring or paving any driveway to confirm that the location and dimensions of the driveway are according to plan.

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.

Check Permit Status

<https://PermitSearch.MyBuildingPermit.com>

Request an Inspection

<https://Inspection.MyBuildingPermit.com>

PERMIT NUMBER: **BSF24-06277**
PROJECT NAME: **WONG ADDITION**
SITE ADDRESS: **7544 123RD AVE NE**

WONG RESIDENCE

PERMIT SET - JULY 31ST, 2024

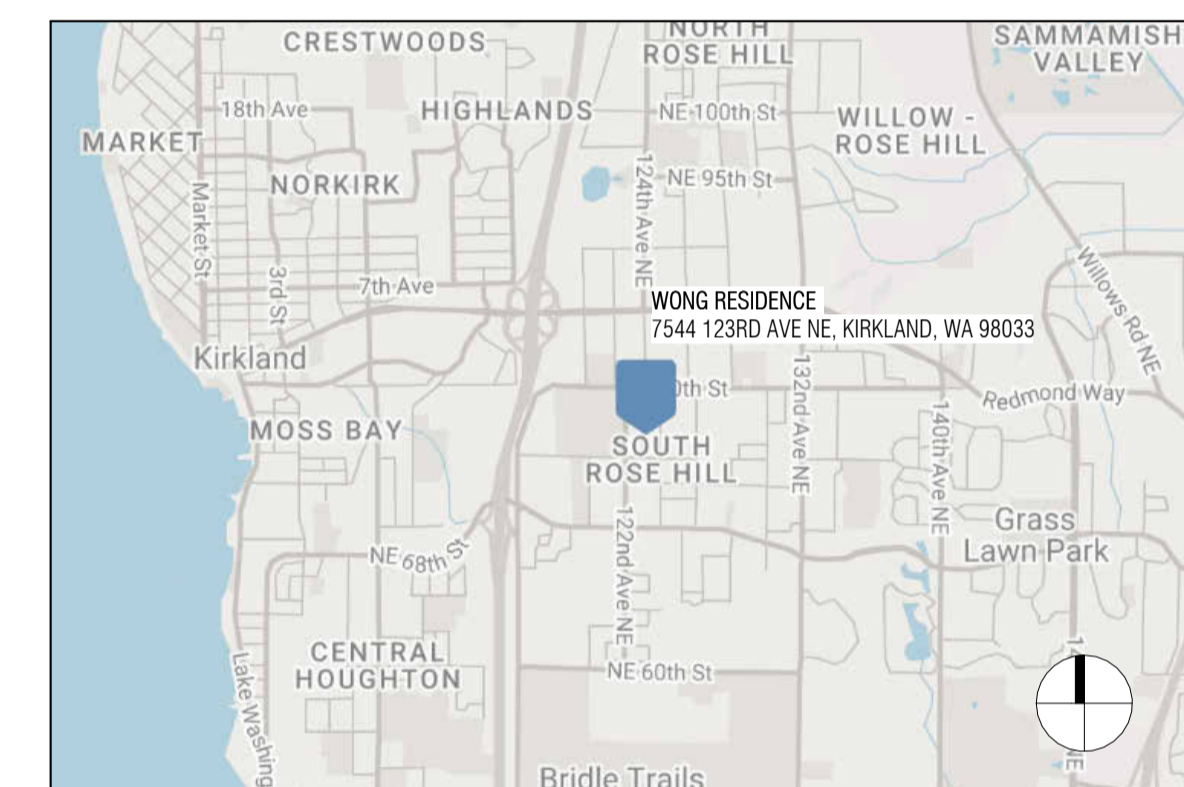


1 FRONT PERSPECTIVE

PROJECT INFORMATION

MBP PROJECT NO: BSF24-06277
 PROJECT ADDRESS: 7544 123RD AVE NE, KIRKLAND, WA 98033
 ASSESSOR PARCEL NO: 092505-9177
 LEGAL DESCRIPTION: S 75 FT OF N 225 FT OF S 660 FT OF E 330 FT OF NE 1/4 OF NW 1/4 LESS E 165.02 FT.
 PROJECT DESCRIPTION: NEW GARAGE AND PRIMARY SUITE ADDITION TO EXISTING SINGLE-FAMILY RESIDENCE.

VICINITY MAP



PROJECT TEAM

OWNER: CONTACT: SIMON WONG & VILCYA WIRANTANYA
 7544 123RD AVE NE
 KIRKLAND, WA 98033
 wong.simon.k@gmail.com

ARCHITECT: BOARD & VELLUM ARCHITECTURE AND DESIGN
 CONTACT: NICOLE MCKERNAN
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 nicole@boardandvellum.com
 www.boardandvellum.com

STRUCTURAL ENGINEER: CQN
 CONTACT: NATOSHA NORLIN
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 SEATTLE, WA 98121
 t: 206.264.7784
 nln@cqn-se.com
 www.CQN-SE.com

CIVIL ENGINEER: INTERLAKEN ENGINEERING
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 SEATTLE, WA 98115
 t: 206.470.9572
 matt@interlakenengineering.com
 www.interlakenengineering.com

CONTRACTOR: COASTAL CONSTRUCTION LLC
 CONTACT: DANNY SAYAH
 8520 EVANSTON AVE N UNIT 101
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 t: 206.499.7155
 danny@coastalmodels.com
 www.coastalmodels.com
 #COASTAL850RC

DRAWING INDEX

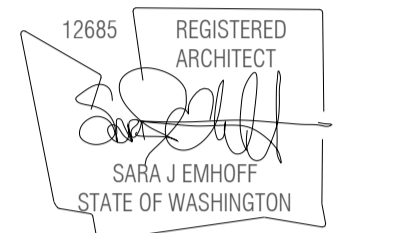
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 G0.02 PROJECT STANDARDS & CONTRACT NOTES
 G1.01 BUILDING / ENERGY CODE SUMMARY
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 S SURVEY

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 S3.00 CONCRETE DETAILS
 S6.00 WOOD DETAILS
 S6.01 WOOD DETAILS

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 info@boardandvellum.com
 boardandvellum.com
 Architecture. Interiors. Site Design.



WONG RESIDENCE

PROJECT ADDRESS:
 7544 123RD AVENUE NE
 KIRKLAND, WA 98033

OWNER:
 SIMON WONG & VILCYA WIRANTANYA

REVISION	DATE	DESCRIPTION
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ISSUANCES

DATE	DESCRIPTION
7.31.2024	PERMIT SET
11.07.2024	PERMIT CORRECTIONS
01.21.2025	PERMIT CORRECTIONS

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 ORIGINAL SHEET SIZE IS 27x36"

BOARD & VELLUM PROJECT #: 2022079.00
 JURISDICTION PROJECT #: BSF24-06277

PLOT DATE: JANUARY 21ST, 2025

COVER SHEET & GENERAL INFORMATION

SHEET NO.:

GO.01

ABBREVIATIONS

@	AT	LB	LAG BOLT
AB	ANCHOR BOLT	LL	LINE LOAD
ABV	ABOVE	LT	LIGHT
AC	AIR CONDITIONING	LTG	LIGHTING
ADJ	ADJUSTABLE	LVR	LOUVER
AFF	ABOVE FINISH FLOOR	LT WT	LIGHT WEIGHT
AFG	ABOVE FINISH GRADE	LVL	MICROLAM LAMINATED VENEER LUMBER
ANCH	ANCHOR	MAX	MAXIMUM
APPROX	APPROXIMATE (LY)	MECH	MECHANICAL
ARCH	ARCHITECT (URAL)	MED	MEDIUM
AW	AWNING	MFR	MANUFACTURER
		MIN	MINIMUM
BF	BOTTOM FLUSH	MISC	MISCELLANEOUS
BLDG	BUILDING	MTL	METAL
BM	BEAM	MW	MICROWAVE
BOT	BOTTOM		
BRG	BEARING	NEC	NECESSARY
BTWN	BETWEEN	NIC	NOT IN CONTRACT
		NTS	NOT TO SCALE
C	CASEMENT		
CB	CATCH BASIN	O	OVER
CFM	CUBIC FEET PER MINUTE	OD	OUTSIDE DIAMETER
CJ	CEILING JOIST	OC	ON CENTER
CLG	CEILING	OFCI	OWNER FURNISHED CONSTRCTOR INSTALLED
CLR	CLEAR	OFDI	OWNER FURNISHED OWNER INSTALLED
CNTR	CENTER	OH	OVERHEAD
COL	COLUMN	OP	OPPOSITE
CONC	CONCRETE	OV	OVEN
CONST	CONSTRUCTION		
CONT	CONTINUOUS	PC	PIPE COLUMN
CONTR	CONTRACTOR	PLAM	PLASTIC LAMINATE
COORD	COORDINATE	PLYWD	PLYWOOD
		PSF	POUNDS PER SQUARE FOOT
D	DRYER	PSI	POUNDS PER SQUARE INCH
DB	DROP BEAM	PSL	PARALLEL STRAND LUMBER
DEMO	DEMOLITION	PT	POINT
DHW	DOMESTIC HOT WATER HEATER	PT	PRESSURE TREATED
DIA	DIAMETER	PTD	PAINTED
DIM	DIMENSION	PWR	POWER
DL	DEAD LOAD		
DN	DOWN	QTY	QUALITY
DRY	DRYER	QUANT	QUANTITY
DS	DOWNSPOUT		
DW	DISHWASHER	R	RANGE
DWG	DRAWING	RD	ROOF DRAIN
		REINF	REINFORCING
EW	EACH WAY	REQ D	REQUIRED
E	EXISTING	REF	REFRIGERATOR
EA	EACH	REV	REVISION
EG	EGRESS	RF	ROOF
ELEC	ELECTRICAL	RFG	ROOFING
EM	ELECTRIC METER	RM	ROOM
EO	EQUAL	RO	ROUGH OPENING
EQUIP	EQUIPMENT		
EXH	EXHAUST	S	SINK
EXIST	EXISTING	SAF	SELF-ADHERED FLASHING
EXP	EXPANSION	SC	SOLID CORE
EXT	EXTERIOR	SCH	SCHEDULE
		SCHED	SCHEDULE
FD	FLOOR DRAIN	SECT	SECTION
FDN	FOUNDATION	SF	SQUARE FOOT
FN	FINISH	SG	SAFETY GLAZING
FJ	FLOOR JOIST	SH	SINGLE HUNG
FL	FLOOR	SIM	SIMILAR
FO	FACE OF	SI	SLIDING WINDOW OR DOOR
FURR	FURRING	SPEC	SPECIFICATION
FT	FOOT	SPF	SPRUCE, PINE, FIR
FTG	FOOTING	SQ	SQUARE
FURN	FURNACE	SQ FT	SQUARE FOOT
		SS	STAINLESS STEEL
GA	GAUGE, GAGE	S&R	SHELF AND ROD
GALV	GALVANIZED	STD	STANDARD
GC	GENERAL CONTRACTOR	STL	STEEL
GEN	GENERAL	STRUCT	STRUCTURAL
GL	GLASS	SYM	SYMMETRICAL
GM	GAS METER		
GR	GRADE	TBD	TO BE DETERMINED
GWB	GYPSUM WALL BOARD	TF	TOP FLUSH
		T&G	TONGUE AND GROOVE
HB	HOSE BIB	TEMP	TEMPORARY, TEMPERATURE
HC	HOLLOW CORE	THK	THICK
HDR	HEADER	TO	TOP OF
HDW	HARDWARE	TOG	TOGETHER
HORIZ	HORIZONTAL	TYP	TYPICAL
HR	HOUR (FIRE RESISTANT RATING)		
HT	HEIGHT	UNO	UNLESS NOTED OTHERWISE
HVAC	HEATING, VENTILATION & AC		
		VAR	VARIABLES
IG	INSULATED GLASS	VENT	VENTILATION
IN	INCH	VERT	VERTICAL
INCL	INCLUDING	VG	VERTICAL GRAIN
INFO	INFORMATION	VIF	VERIFY IN FIELD
INSUL	INSULATING, INSULATION		
INT	INTERIOR	W	WASHER
ISG	INSULATED SAFETY GLASS	W/	WITH
		W/O	WITHOUT
JT	JOINT	WASH	WASHING MACHINE
		W/D	WARMING & DRYER
KD	KILN DRIED	WM	WATER METER
KP	KING POST	WS	WIRE SHELVING
		WWM	WELDED WIRE MESH
LAM	LAMINATED(D)		
LAV	LAVATORY	#	NUMBER OF POUND(S)

DRAWING SYMBOL KEY

	NORTH ARROW		DRAWING TITLE
	BUILDING ELEVATION DRAWING NUMBER SHEET NUMBER		VIEW TITLE
	INTERIOR ELEVATION DRAWING NUMBER SHEET NUMBER		SITE POINT ELEVATION
	BUILDING SECTION DRAWING NUMBER SHEET NUMBER		FLOOR ELEVATION DATUM
	WALL SECTION DRAWING NUMBER SHEET NUMBER		SPOT ELEVATION DATUM
	DETAIL REFERENCE DRAWING NUMBER SHEET NUMBER		REVISION TAG
	STRUCTURAL DETAIL DRAWING NUMBER SHEET NUMBER		WALL/FLOOR/ROOF ASSEMBLY TYPE TAG
	ARCHITECTURAL DETAIL DRAWING NUMBER SHEET NUMBER		HOSE BIBB
	CUT MARK		EXHAUST FAN AIR FLOW RATE
	CENTERLINE		RAMP UP/DOWN PERCENT SLOPE
	GRID LINE		DECK SLOPE TO DRAIN
			CEILING/ROOF SLOPE RISE / RUN
			SMOKE DETECTOR
			CARBON MONOXIDE ALARM
			COMBO SMOKE/CARBON MONOXIDE DETECTOR
			CLOTHES ROD AND SHELF
			ROOF PITCH

ELECTRICAL SYMBOL KEY

	110V DUPLEX OUTLET GFI = GROUND FAULT INTERRUPTER EXT = EXTERIOR		FLUSH / SEMI-FLUSH FIXTURE
	220V OUTLET		WALL-MOUNTED FIXTURE
	110V 4-PLEX OUTLET		PENDANT FIXTURE
	FLOOR DUPLEX OUTLET (GFI)		RECESSED CEILING FIXTURE
	FLOOR OUTLET (OTHER)		RECESSED DIRECTIONAL FIXTURE
	WALL OUTLET (SWITCHED)		SITE LIGHTING FIXTURE
	COM JACK T = TELEPHONE C = CABLE D = DATA		TRACK LIGHTING FIXTURE
	SINGLE POLE SWITCH D = DIMMER J = JAMB M = MOTION T = TIMER 3 = 3-WAY SWITCH 4 = 4-WAY SWITCH		UNDERCABINET LIGHT FIXTURE
	THERMOSTAT		SURFACE MOUNT STRIP FIXTURE
	CEILING / WALL SPEAKER		CORNER STRIP FIXTURE
	CEILING WIRELESS ACCESS POINT		CEILING MOUNTED FAN W/ OPTIONAL LIGHTING KIT
	WALL HEATER		ELECTRICAL WIRING
	DOOR BELL		
	DOOR CHIME		

CONTRACT GENERAL NOTES

- GENERAL CONTRACTOR SHALL COORDINATE A PRE-CONSTRUCTION SITE MEETING WITH OWNER, ARCHITECT AND OTHER DESIGN CONSULTANTS, AS REQUIRED.
- GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADE CONDITIONS AND HEIGHT LIMITS WITH ARCHITECT ON SITE PRIOR TO BEGINNING OF WORK AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCY IN THE SITE SURVEY AND/OR OTHER DRAWINGS.
- PRIOR TO COMMENCEMENT OF ANY PORTION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES NOTED AMONG OR BETWEEN THE CONTRACT DOCUMENTS, OWNER-PROVIDED INFORMATION, SITE CONDITIONS, MANUFACTURER RECOMMENDATIONS, OR CODES, REGULATIONS, OR RULES OF JURISDICTIONS HAVING AUTHORITY.
- PRIOR TO COMMENCEMENT OF ANY PORTION OF THE WORK, THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE CONTRACT DOCUMENTS, OWNER-PROVIDED INFORMATION, AND SITE CONDITIONS, INCLUDING TAKING AND VERIFYING FIELD MEASUREMENTS AS NECESSARY.
- THE CONTRACTOR SHALL SECURE AND PAY FOR ALL GOVERNMENTAL PERMITS, FEES, LICENSES, AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK, EXCEPT FOR THE GENERAL BUILDING PERMIT. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY. WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL.
- REPETITIVE FEATURES NOT INDICATED IN THE DRAWINGS EVERYWHERE THAT THEY OCCUR SHALL BE PROVIDED AS IF DRAWN IN FULL.
- SEE SPECIFICATIONS BOOK FOR REQUIRED SHOP DRAWINGS. GENERAL CONTRACTOR SHALL PREPARE AND SUBMIT SHOP DRAWINGS TO ARCHITECT, AFTER ARCHITECT'S REVIEW, TO GOVERNING AUTHORITY.
- THE INTENT OF ARCHITECTURAL DRAWINGS, DETAILS AND SPECIFICATIONS IS TO SHOW DESIGN APPROACH. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY AND DUTY TO PROPERLY INSTALL AND EXECUTE A STRUCTURALLY SOUND, WATER AND AIR PROOFED, DURABLE PROJECT.
- COORDINATE ALL EXTERIOR PENETRATIONS WITH ARCHITECT PRIOR TO PERFORMING WORK.
- IT IS THE INTENT OF THE CONTRACT DOCUMENTS THAT ALL WORK COMPLY WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE, 2021 WASHINGTON STATE ENERGY CODE, AND OTHER APPLICABLE CODES, RULES, AND REGULATIONS OF JURISDICTIONS HAVING AUTHORITY.
- EXTERIOR GLAZING TO BE NFRC LABELED PER 2021 WSEC R303.1.3. IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND 24 INCHES SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4-INCH-DIAMETER SPHERE CANNOT PASS.
EXCEPTIONS:
a) WINDOWS WHOSE OPENINGS WILL NOT ALLOW A 4-INCH-DIAMETER SPHERE TO PASS THROUGH.
b) OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM F 2006 OR F 2090.

CONTRACT DIMENSION NOTES

- DO NOT SCALE THE DRAWINGS. LARGE SCALE DIMENSIONS GOVERN SMALL SCALE DIMENSIONS. GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCY IN DIMENSIONS. PRIOR TO PROCEEDING WITH WORK.
- AT NEW CONSTRUCTION, ALL DIMENSIONS ARE TO FACE OF FRAMING, FACE OF CONCRETE, CENTER LINE OF COLUMNS, AND CENTERLINE OF WINDOWS AND DOORS, UNLESS NOTED OTHERWISE.
- AT EXISTING CONSTRUCTION, DIMENSIONS ARE TO FINISH FACE OF MATERIALS, UNLESS NOTED OTHERWISE.
- SITE PLAN DIMENSIONS UNACCOMPANIED BY A LICENSED SURVEY IN THE POSTED DRAWING SET ARE CONSIDERED APPROXIMATE AND FOR REFERENCE ONLY.
- GRAPHIC SCALES ARE PROVIDED FOR REFERENCE ONLY. WHERE DRAWINGS OF DIFFERENT SCALES ARE PROVIDED ON THE SAME SHEET, GRAPHIC SCALES ARE REMOVED FOR CLARITY.
- DIMENSIONS WITH ACCOMPANYING TEXT (E.G. CLEAR, HOLD, EQUAL) SHALL BE VERIFIED IN FIELD. ANY CHANGES TO THESE DIMENSIONS REQUIRE APPROVAL BY ARCHITECT.

FINISHES KEY

NOTE: NOT ALL TYPES ARE USED IN THIS PROJECT.
X = ITEMIZED DESCRIPTOR (NUMBER ONLY)

CARPET 	SPECIALTY FINISH
FABRIC 	SOLID SURFACE
GLASS 	STONE
METAL 	TILE
PLASTIC LAMINATE 	WOOD
PAINT 	WALLCOVERING
RESILIENT FLOORING 	

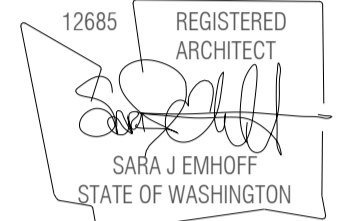
SCHEDULES KEY

NOTE: NOT ALL TYPES ARE USED IN THIS PROJECT.
X = ITEMIZED DESCRIPTOR (LETTER OR NUMBER)
() = REFERENCE PROJECT MANUAL DIVISION

	EG = EGRESS SG = TEMPERED	WINDOW TAG
		DOOR TAG
		SALVAGE TAG (DIVISION 2)
		LIGHTING TAG (DIVISION 26)
		PLUMBING TAG (DIVISION 22)
		SPECIALTY TAG (RESERVED)
		FURNISHINGS TAG (DIVISION 12)
		EQUIPMENT & APPLIANCE TAG (DIVISION 11)
		(BATH) ACCESSORY TAG (DIVISION 10)
		(DECORATIVE) ACCESSORY TAG (DIVISION 10)
		(CABINET) HARDWARE TAG (DIVISION 6)
		(DOOR) HARDWARE TAG (DIVISION 8)
		(WINDOW) HARDWARE TAG (DIVISION 8)

Board & Vellum

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WONG RESIDENCE

PROJECT ADDRESS:
7544 125RD AVENUE N.E.
KIRKLAND, WA 98033

OWNER:
SIMON WONG & VILUYA VIBHANTANA

REVISION	DATE	DESCRIPTION
	2024.11.07	CYCLE 1 REVISION

ISSUANCES

DATE	DESCRIPTION
7.31.2024	PERMIT SET
11.07.2024	PERMIT CORRECTIONS
01.21.2025	PERMIT CORRECTIONS

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ORIGINAL SHEET SIZE IS 24x36"

BOARD & VELLUM PROJECT #: 2022079.00
JURISDICTION PROJECT #: BSF24-06277

PLOT DATE: JANUARY 21ST, 2025

PROJECT STANDARDS &
CONTRACT NOTES

SHEET NO.:

GO.02

ENERGY CODE REQUIREMENTS

REFERENCE: 2021 WASHINGTON STATE ENERGY CODE

R401.3 COMPLIANCE CERTIFICATE: A RESIDENTIAL ENERGY COMPLIANCE CERTIFICATE COMPLYING WITH WSEC 401.3 IS REQUIRED TO BE COMPLETED BY THE BUILDER AND PERMANENTLY POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM, OR AN APPROVED LOCATION INSIDE THE BUILDING.

R402.1.5 TOTAL UA ALTERNATIVE: IF THE PROPOSED BUILDING THERMAL ENVELOPE UA IS LESS THAN OR EQUAL TO THE TARGET UA, THE BUILDING SHALL BE CONSIDERED IN COMPLIANCE WITH TABLE R402.1.2. THE PROPOSED UA SHALL BE CALCULATED IN ACCORDANCE WITH EQUATION 2. THE TARGET UA SHALL BE CALCULATED IN ACCORDANCE WITH EQUATION 1. U-FACTORS SHALL BE DETERMINED AS SPECIFIED IN SECTION R402.1.6. IN ADDITION TO UA COMPLIANCE, THE MAXIMUM FENESTRATION U-FACTORS OF SECTION R402.5 SHALL BE MET.

SEE CS CALCULATOR TO COMPARE EXISTING HOUSE + ADDITION (BASELINE U-FACTOR VALUES) VERSUS EXISTING HOUSE WITH PROPOSED UPDATES + PROPOSED ADDITION U-FACTORS.

FOR REFERENCE:

TABLE WSEC R402.1.2 INSULATION & FENESTRATION REQUIREMENTS BY COMPONENT FOR CLIMATE ZONE MARINE 4

FENESTRATION U-FACTOR	0.30
SKYLIGHT U-FACTOR	0.50
CEILING U-FACTOR	0.024
WOOD FRAMED WALL U-FACTOR	0.056
FLOOR R-VALUE	0.029
SLAB ON GRADE U-FACTOR	0.54
BELOW-GRADE WALL U-FACTOR	
2	0.042
3.5	0.040
7	0.035

NOTE: U-FACTORS OR F-FACTORS SHALL BE OBTAINED FROM MEASUREMENT, CALCULATION OR AN APPROVED SOURCE, OR AS SPECIFIED IN SECTION R402.1.5.

NOTE: U-FACTORS ARE MAXIMUMS.

EXCEPTION: EXISTING CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION SHALL BE FILLED WITH INSULATION, BUT ARE NOT REQUIRED TO MEET THE INSULATION VALUES FROM TABLE R402.1.1.

R402.4 BUILDING AIR LEAKAGE AND TESTING: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE AND BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE BELOW 4.0 AIR CHANGES PER HOUR. ADDITIONS TESTED WITH THE EXISTING HOME SHALL HAVE A MAXIMUM COMBINED AIR LEAKAGE RATE OF 7.0. FOR AIR BARRIERS, AIR SEALING AND INSULATION REQUIREMENTS, REFER TO TABLE R402.4.1.1. THE CONTRACTOR SHALL CONFORM TO THE TESTING METHODS AS DEFINED BY R402.4.1.2. EXCEPTION: ADDITIONS LESS THAN 500 SF ARE EXEMPT FROM AIR LEAKAGE TESTING.

R403.1 CONTROLS: NOT LESS THAN ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM.

R403.3 DUCTS

- DUCTWORK 3" IN DIAMETER OR LARGER IN UNCONDITIONED SPACES SHALL BE INSULATED WITH A MINIMUM OF R-8.
- DUCTWORK LESS THAN 3" IN DIAMETER IN UNCONDITIONED SPACES SHALL BE INSULATED WITH A MINIMUM OF R-6.
- DUCTWORK WITH A CONCRETE SLAB OR IN THE GROUND SHALL BE INSULATED TO A MINIMUM OF R-10.
- DUCT LEAKAGE SHALL BE TESTED IN ACCORDANCE WITH WSU RS-33. A WRITTEN REPORT SHALL BE SIGNED BY THE CONTRACTOR AND SHALL BE PROVIDED TO THE CODE OFFICIAL.
- DUCT LEAKAGE TESTING SHALL BE CONDUCTED AT ROUGH-IN AND POST CONSTRUCTION.
- TOTAL DUCT LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4.0 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA FOR DUCTS WITHIN THE THERMAL ENVELOPE. TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 8.0 CUBIC FEET PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA. REFER TO R403.3.6 FOR ADDITIONAL REQUIREMENTS AND EXCEPTIONS FOR DUCT LEAKAGE TESTING.
- DUCT LEAKAGE TEST RESULTS SHALL BE PROVIDED TO THE BUILDING INSPECTOR AND HOMEOWNER PRIOR TO AN APPROVED FINAL INSPECTION.
- DUCT LEAKAGE TESTING IS NOT REQUIRED FOR ADDITIONS OF LESS THAN 150 SQUARE FEET PER 502.3.2.

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

R502.1.1 SMALL ADDITIONS: ADDITIONS NOT GREATER THAN 1500 SQUARE FEET SHALL NOT BE REQUIRED TO COMPLY WITH THE ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS OF R406.

R406 ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS

ADDITIONS GREATER THAN 500 SQUARE FEET BUT LESS THAN 1500 SQUARE FEET OF HEATED FLOOR AREA REQUIRE A MINIMUM OF 5.0 ENERGY CREDITS.

ENERGY EQUALIZATION CREDITS:

- 3.0 CREDITS (OPTION 4) FOR HEATING SYSTEM USING A HEAT PUMP THAT MEETS FEDERAL STANDARDS FOR THE EQUIPMENT LISTED IN TABLE C403.3.2(2) OR C403.3.2(9)

ENERGY CREDITS:

- 0.5 CREDITS (OPTION 3.11) CONNECTED ENERGY STAR CERTIFIED SMART THERMOSTAT.
- 1.5 CREDITS (OPTION 5.5) GAS-FIRED HEAT PUMP WATER HEATER(S) MEETING TIER 2 OF THE NEEA ADVANCED WATER HEATING SPECIFICATION FOR GAS-FUELED RESIDENTIAL STORAGE WATER HEATERS VERSION 1.0.

TOTAL: 5.0 CREDITS

VENTILATION & EXHAUST NOTES

REFERENCE: 2021 MECHANICAL RESIDENTIAL CODE SECTIONS R303, M1502, M1503, & M1507

CLOTHES DRYER

- PER M1502.1, CLOTHES DRYERS SHALL BE EXHAUSTED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- PER M1502.4.1, EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH AND SHALL BE CONSTRUCTED WITH A MINIMUM METAL THICKNESS OF NO. 28 GAGE. THE DUCT SIZE SHALL BE A MINIMUM OF 4" DIAMETER.
- PER M1502.3, EXHAUSTS SHALL TERMINATE TO THE EXTERIOR AND SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER. SCREENS SHALL NOT BE INSTALLED AT THE DUCT TERMINATION. THE EXHAUST DUCT SHALL TERMINATE AT LEAST 3 FEET IN ANY DIRECTION FROM OPENINGS TO BUILDINGS INCLUDING OPENINGS IN VENTILATED SOFFITS.
- PER M1502.4.8, A LISTED CONDENSING CLOTHES DRYER INSTALLED PRIOR TO OCCUPANCY DOES NOT REQUIRE AN EXHAUST DUCT SYSTEM.

RANGE HOOD

- PER M1503.3, RANGE HOODS SHALL DISCHARGE TO THE EXTERIOR THROUGH A DUCT. THE DUCT SHALL HAVE A SMOOTH INTERIOR SURFACE, SHALL BE AIR TIGHT, SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER AND SHALL BE INDEPENDENT OF ALL OTHER EXHAUST SYSTEMS. DUCTS SERVING DOMESTIC COOKING EXHAUST EQUIPMENT SHALL NOT TERMINATE IN AN ATTIC OR CRAWL SPACE.
- DUCTLESS RANGE HOODS ARE NOT REQUIRED TO DISCHARGE TO THE OUTDOORS WHERE INSTALLED IN ACCORDANCE TO THE MANUFACTURER'S INSTRUCTIONS, AND WHERE CONTINUOUS LOCAL EXHAUST IS PROVIDED IN AN ENCLOSED KITCHEN IN ACCORDANCE WITH TABLE M1505.4.4.1.
- PER TABLE M1505.4.4.3, KITCHEN RANGE HOODS OVER AN ELECTRIC RANGE SHALL BE 60% CAPTURE EFFICIENCY OR 160 CFM INTERMITTENT EXHAUST. KITCHEN RANGE HOODS OVER A COMBUSTION RANGE SHALL BE 80% CAPTURE EFFICIENCY OR 250 CFM INTERMITTENT EXHAUST. OTHER INTERMITTENT KITCHEN EXHAUST FANS, INCLUDING DOWNDRAFT, SHALL MEET OR EXCEED 300 CFM AIRFLOW.
- PER TABLE M1505.4.4.1, KITCHEN RANGE HOODS WITH CONTINUOUS EXHAUST SHALL HAVE A MINIMUM OF 5 ACH BASED ON KITCHEN VOLUME.
- PER M1503.6, EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CFM SHALL BE PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKE UP AIR SYSTEMS SHALL BE EQUIPPED WITH NOT FEWER THAN ONE DAMPER COMPLYING WITH M1503.6.2.

MECHANICAL VENTILATION - LOCAL EXHAUST

- PER R303.5.2, EXHAUST AIR SHALL NOT BE DIRECTED ONTO WALKWAYS. ALL EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING. EXHAUST DUCTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS. ALL EXHAUST DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED TO A MINIMUM OF R-4.
- EXHAUST OPENING SPECIFICATION AND LOCATIONS SHALL COMPLY WITH M1504.3.
- PER M1505.4.4.1, BATHROOMS, TOILET ROOMS, AND KITCHENS SHALL INCLUDE A LOCAL EXHAUST SYSTEM. SUCH LOCAL EXHAUST SYSTEMS SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE (E.G. ON/OFF SWITCH) OR AUTOMATIC OCCUPANCY SENSOR, HUMIDITY SENSOR, TIMER CONTROLS, OR POLLUTANT SENSOR CONTROLS. CONTROLS SHALL BE READILY ACCESSIBLE IN THE ROOM SERVED BY THE FAN. IF LOCAL EXHAUST FANS ARE INCLUDED IN THE WHOLE-HOUSE VENTILATION SYSTEM, THEN EXHAUST FAN SHALL BE CONTROLLED TO OPERATE AS SPECIFIED IN M1505.4.2.
- BATHROOMS AND TOILET ROOMS SHALL VENT AT 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS PER TABLE M1505.4.4.
- PER M15.5.2, EXHAUST AIR FROM BATHROOMS AND TOILET ROOMS SHALL NOT BE RECIRCULATED WITHIN A RESIDENCE AND SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. EXHAUST AIR FROM BATHROOMS, TOILET ROOMS, AND KITCHENS SHALL NOT DISCHARGE INTO AN ATTIC OR CRAWL SPACE.

WHOLE HOUSE VENTILATION

- EACH DWELLING UNIT SHALL BE EQUIPPED WITH A WHOLE-HOUSE VENTILATION SYSTEM AND SHALL BE DESIGNED IN ACCORDANCE WITH M1505.4.1 THROUGH M1505.4.4. SIZE OF SYSTEM DETERMINED BY MECHANICAL VENTILATION CALCULATIONS PROVIDED.
- WHOLE-HOUSE MECHANICAL SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY FANS, ONE OR MORE EXHAUST FANS, OR AN ERV/HRV WITH INTEGRAL FANS, ASSOCIATED DUCTS AND CONTROLS PER M15.5.4.1.
- PER R303.4, ADDITIONS WITH LESS THAN 500 SQUARE FEET OF CONDITIONED FLOOR AREA ARE EXEMPT FROM THE REQUIREMENTS FOR WHOLE HOUSE MECHANICAL VENTILATION SYSTEMS.
- THE WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT COMPLY WITH M1505.4.2.
- PER M1505.4.1.7, A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE MECHANICAL CONTRACTOR AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED OR A UTILITY ROOM. THE CERTIFICATE SHALL LIST THE FLOW RATE DETERMINED FROM THE DELIVERED AIRFLOW OF THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AS INSTALLED AND THE TYPE OF MECHANICAL WHOLE-HOUSE VENTILATION SYSTEM.
- PER M1505.4.1.2, WHOLE HOUSE VENTILATION EXHAUST FANS SHALL BE DUCTED DIRECTLY TO THE OUTSIDE AND SHALL BE DESIGNED TO LIMIT THE PRESSURE DIFFERENCE TO THE OUTSIDE AND EQUIPPED WITH BACKDRAFT DAMPERS OR MOTORIZED DAMPERS.
- PER 1505.4.1.4, A BALANCED WHOLE HOUSE VENTILATION SYSTEM SHALL INCLUDE BOTH SUPPLY AND EXHAUST FANSE WHERE THE AIRFLOW OF THE EXHAUST AND SUPPLY FANS ARE WITHIN 10 PERCENT OF EACH OTHER.

BUILDING CODE SUMMARY

REFERENCE: 2021 WASHINGTON STATE RESIDENTIAL CODE

R302.6 DWELLING / GARAGE SEPARATION

THE GARAGE SHALL BE SEPARATED AS FOLLOWS:

- MINIMUM 1/2" GYPSUM WALL BOARD APPLIED TO GARAGE SIDE AT WALLS (1 HOUR RATING).
- MINIMUM 5/8" TYPE X GYPSUM WALL BOARD APPLIED TO THE CEILING OF GARAGE.
- MINIMUM 1/2" GYPSUM WALL BOARD AT STRUCTURES SUPPORTING THE GARAGE CEILING.
- MINIMUM 1 3/8" SOLID CORE DOOR, OR 20-MIN FIRE RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE.

R304 AND R305 ROOM DIMENSION REQUIREMENTS

- HABITABLE SPACE SHALL HAVE A MINIMUM CEILING HEIGHT OF 7'-0". BEAMS, GIRDERS AND DUCTS MAY HAVE A CLEAR HEIGHT OF 6'-4".
- BATHROOMS, TOILET ROOMS, AND LAUNDRY ROOM SHALL HAVE A MINIMUM CEILING HEIGHT OF 6'-8".
- A SHOWER OR TUB EQUIPPED WITH A SHOWERHEAD MUST HAVE AN AREA OF 30" X 30" WITH 6'-8" CEILING HEIGHT AT THE SHOWERHEAD.
- FOR ROOMS WITH SLOPED CEILINGS, THE REQUIRED FLOOR AREA OF THE ROOM SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 5'-0" AND NOT LESS THAN 50% OF THE REQUIRED FLOOR AREA SHALL HAVE A CEILING HEIGHT LESS THAN 7'-0".
- HABITABLE ROOMS (SLEEPING ROOMS) SHALL HAVE A FLOOR AREA NOT LESS THAN 70 SQUARE FEET.
- HABITABLE ROOMS (SLEEPING ROOMS) SHALL NOT BE LESS THAN 7'-0" IN ANY HORIZONTAL DIMENSION.

R308 GLAZING

ALL GLAZING IN HAZARDOUS LOCATIONS SHALL RECEIVE SAFETY GLASS. THE SAFETY GLASS DESIGNATION SHALL BE VISIBLY MARKED ON EACH WINDOW AS REQUIRED BY CODE. THE FOLLOWING ARE HAZARDOUS LOCATIONS AND SHALL RECEIVE SAFETY GLASS:

- GLAZING IN DOORS
 - GLAZING WITHIN 24" ARC OF EITHER VERTICAL EDGE OF DOOR IN A CLOSED POSITION AND WHERE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE FINISH FLOOR.
 - GLAZING IN WINDOWS THAT MEETS ALL OF THE FOLLOWING:
 - THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET
 - BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE FINISH FLOOR
 - THE TOP EDGE OF GLAZING IS MORE THAN 36" ABOVE FINISH FLOOR
 - ONE OR MORE WALKING SURFACES ARE WITHIN 36" MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE GLAZING.
 - GLAZING AT WET SPACES WHERE THE BOTTOM OF EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" (EXCEPTION: FOR GLAZING THAT IS MORE THAN 60" MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, FROM THE WATER'S EDGE OF A BATHTUB)
 - GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAY.
- R310 EMERGENCY ESCAPE AND RESCUE OPENINGS
- BASEMENTS, HABITABLE ATTICS, AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING
 - THE OPENING SHALL HAVE MAX CLEAR OPENING SILL HEIGHT OF 44" ABOVE FINISH FLOOR, AND IT SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD THAT OPENS TO PUBLIC WAY.
 - THE OPENING SHALL HAVE A NET CLEAR OPENING OF 5.7 SQUARE FEET, WITH MINIMUM NET CLEAR HEIGHT OF 24" AND MINIMUM NET CLEAR WIDTH OF 20".
 - THE OPENING SHALL BE OPERATIONAL FROM INSIDE THE ROOM WITHOUT THE USE OF KEYS, TOOLS, OR SPECIAL KNOWLEDGE.
 - WINDOW WELLS, IF REQUIRED, SHALL HAVE A MINIMUM AREA OF 9 SQUARE FEET, WITH MINIMUM PROJECTION AND WIDTH OF 36". THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.
 - IF WINDOW WELL HAS A VERTICAL DEPTH GREATER THAN 44" (FROM GRADE) A LADDER OR STEPS SHALL BE AFFIXED TO THE WINDOW WELL AND ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED. LADDERS OR RUNGS SHALL HAVE A INSIDE WIDTH OF NOT LESS THAN 12" AND SHALL NOT PROJECT LESS THAN 3" MORE THAN 18" ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.
 - WINDOW WELLS SHALL BE DESIGNED FOR PROPER DRAINAGE

R312 WINDOW FALL PROTECTION

- WHEN THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE FINISH GRADE BELOW (EXTERIOR SIDE), THE LOWEST PART OF CLEAR OPENING SHALL BE MINIMUM 24" ABOVE FINISH FLOOR. IF CLEAR OPENING IS LESS THAN 24" ABOVE FINISH FLOOR, MAX WINDOW OPENING SHALL NOT ALLOW PASSAGE OF A 4" DIAMETER SPHERE.

R314 SMOKE DETECTORS /315 CARBON MONOXIDE ALARM

- PROVIDE A SMOKE DETECTOR AND CARBON MONOXIDE IN THE FOLLOWING LOCATIONS:
 - SD: IN EACH SLEEPING ROOM.
 - SD: OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 - CD: MINIMUM ONE AT EACH STORY OF THE DWELLING INCLUDING BASEMENT.

R807.1 ATTIC ACCESS

- IN BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION, AN ATTIC ACCESS OPENING SHALL BE PROVIDED TO ATTIC AREAS THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER.
- THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. A 30-INCH MIN. UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT SOME POINT ABOVE THE ACCESS OPENING.

NOTES

- ALL CODE SUMMARIES ABOVE ARE FOR REFERENCE ONLY PLEASE REFER TO THE JURISDICTION'S BUILDING DEPARTMENT AND CODES FOR FURTHER DETAILS

MECHANICAL VENTILATION CALCULATIONS

REFERENCE: 2021 WASHINGTON ENERGY CODE, R403.6, TABLE R405.5.2(1)
2021 INTERNATIONAL RESIDENTIAL CODE M1507, TABLE M1505.4.3(1)

REQUIRED CONTINUOUS VENTILATION PER TABLE M1505.4.3(1)			
DWELLING UNIT FLOOR AREA (ALTERED)	NUMBER OF BEDROOMS	REQUIRED AIRFLOW	
MAIN FLOOR	2,358 SF	4	75 CFM

INTERMITTENT VENTILATION ADJUSTMENT FACTOR PER M1505.4.3.1 RATE: 50% / 4HR 2

TOTAL REQUIRED INTERMITTENT VENTILATION 150 CFM

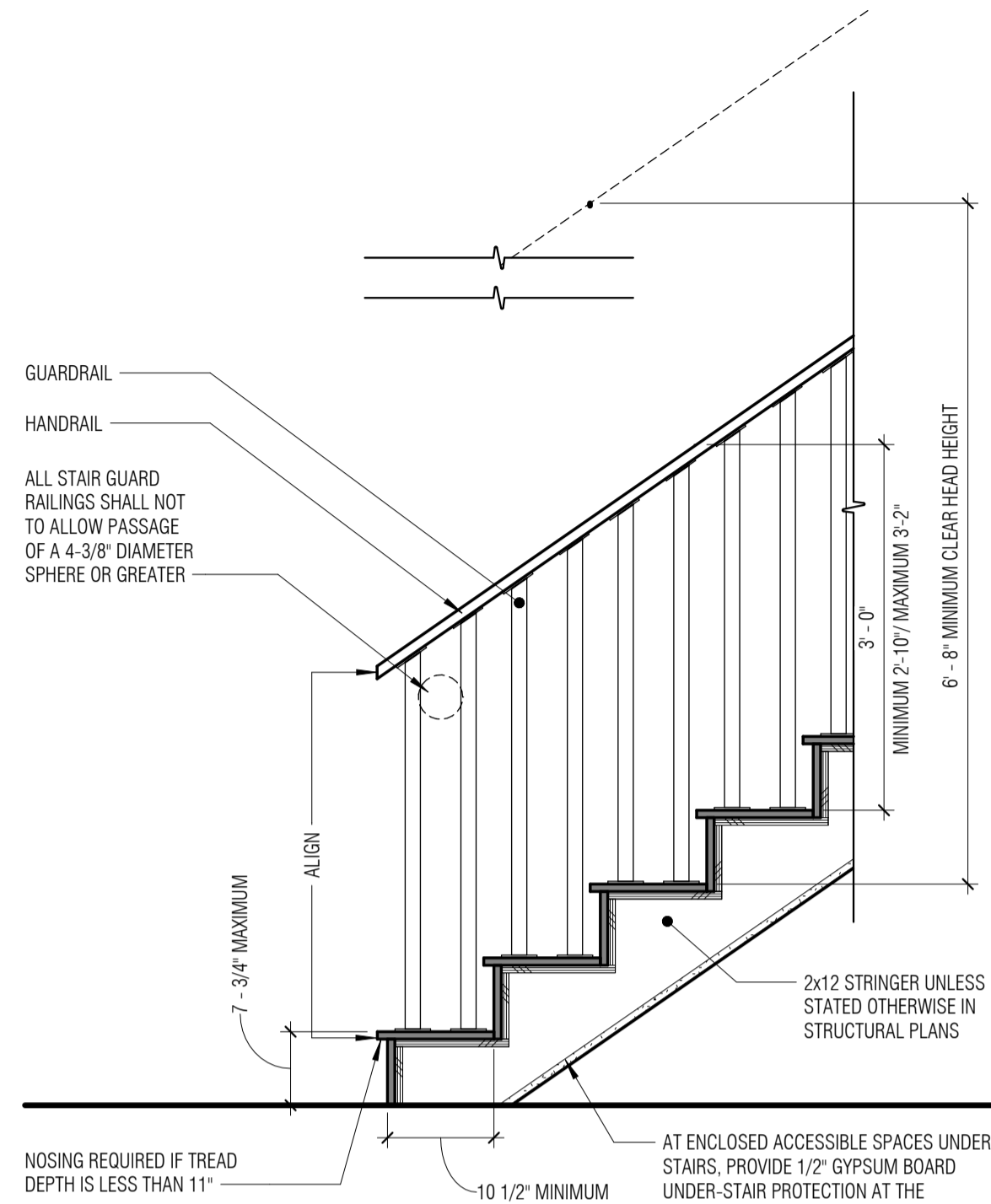
INTERMITTENT VENTILATION PROVIDED BY BATHROOM FANS RUNNING @ 50% TIME INTERVAL MINIMUM.

BUILDING AREA CALCULATIONS

	EXISTING TO REMAIN	NEW	EXISTING + NEW
MAIN FLOOR	1,750 SF	608 SF	2,358 SF
GARAGE	0 SF	553 SF	553 SF
TOTALS	1,750 SF	1,161 SF	2,911 SF

STAIR CODE REQUIREMENTS

REFERENCE: 2021 INTERNATIONAL RESIDENTIAL CODE



R311.7 STAIRWAYS

- STAIRS
 - RISER HEIGHT SHALL BE A MAXIMUM OF 7 3/4" PER R311.7.5.1
 - TREAD DEPTH SHALL BE A MINIMUM OF 10" PER R311.7.5.2
 - A NOSING IS NOT REQUIRED WHERE TREAD DEPTH IS MINIMUM 11" PER R311.7.5.3 EXCEPTION
 - TREAD WIDTH SHALL BE MINIMUM OF 3'-0" PER R311.7.1
 - FOR WINDING STAIRS PROVIDE A MINIMUM 10" TREAD AT 12" FROM THE NARROWEST POINT AND A MINIMUM 6" TREAD AT THE NARROWEST POINT PER R311.7.5.2.1
 - CLEAR HEAD HEIGHT TO BE A MINIMUM OF 6'-8" MEASURED VERTICAL FROM THE TREAD NOSING PER R311.7.2
 - OPEN RISERS TO NOT ALLOW A 4" DIAMETER SPHERE OR GREATER TO PASS PER R311.7.5.1
 - A FLIGHT OF STAIR SHALL NOT HAVE A VERTICAL RISE GREATER THAN 12'-3" PER R311.7.3.
 - LANDING WIDTH SHALL BE NO LESS THAN THE WIDTH OF STAIRWAY, AND MINIMUM 36" DEPTH PER R311.7.6.

HANDRAILS

- HANDRAIL HEIGHT, MEASURED VERTICALLY, SHALL BE BETWEEN 34" AND 38" PER R311.7.8.1
- HANDRAILS SHALL BE CONTINUOUS FOR FULL FLIGHT PER R311.7.8.2
- HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS PER R311.7.8.2
- HANDRAIL TO BE A MINIMUM OF 1 1/2" IN DIAMETER PER R311.7.8.2.

GUARDS

- GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS PER R312.1.2.1
- GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4-3/8 INCHES IN DIAMETER. PER R312.1.3.2
- THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR FORMED BY THE RISER, TREAD, AND BOTTOM RAIL GUARD SHALL NOT ALLOW PASSAGE OF A SPHERE 6 INCHES IN DIAMETER PER R312.1.1.1

GUARDS CODE REQUIREMENTS

REFERENCE: 2021 WASHINGTON STATE RESIDENTIAL CODE

R311.7 STAIRWAYS

STAIRS

- RISER HEIGHT SHALL BE A MAXIMUM OF 7 3/4" PER R311.7.5.1
- TREAD DEPTH SHALL BE A MINIMUM OF 10" PER R311.7.5.2
 - A NOSING IS NOT REQUIRED WHERE TREAD DEPTH IS MINIMUM 11" PER R311.7.5.3 EXCEPTION
- TREAD WIDTH SHALL BE MINIMUM OF 3'-0" PER R311.7.1
- FOR WINDING STAIRS PROVIDE A MINIMUM 10" TREAD AT 12" FROM THE NARROWEST POINT AND A MINIMUM 6" TREAD AT THE NARROWEST POINT PER R311.7.5.2.1
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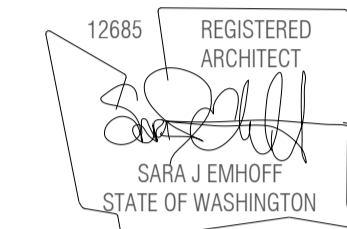
Guards and handrails shall be designed to withstand 50lbs per sq.ft. and a 200lb point load per IRC R301.5. Design calculations to be provided to inspector.

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WONG RESIDENCE

PROJECT ADDRESS:
7544 125RD AVENUE N.E
KIRKLAND, WA 98053

OWNER:
SIMON WONG & VILUYA VIBRANTANA

REVISION	DATE	DESCRIPTION
1	2024.11.07	CYCLE 1 REVISION

ISSUANCES

DATE	DESCRIPTION
7.31.2024	PERMIT SET
11.07.2024	PERMIT CORRECTIONS
01.21.2025	PERMIT CORRECTIONS

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ORIGINAL SHEET SIZE IS 24x36"

BOARD & VELLUM PROJECT #: 2022079.00
JURISDICTION PROJECT #: BSF24-06277

PLOT DATE: JANUARY 21ST, 2025

BUILDING / ENERGY CODE SUMMARY

SHEET NO.:

G1.01

Project Information
 542 SF addition to existing SFR. See existing house-baseline addition values under "Baseline" and upgraded existing house-proposed addition under "Proposed design".

Contact Information

Messages / Comments *
 *Results assume your inputs are complete and correct. Results do not constitute an approval. Analyses should be reviewed by your ARI.
 Window area is 99% of floor area
 Whole House Mechanical Ventilation Airflow Rate: 150 CFM with Run Time Percent of 50%, Unbalanced, Not Distributed

ANALYSIS SET UP
 What code compliance pathway are you using?
 Project Building Type: Addition
 Occupancy Type? R3 Single family dwellings and townhouses
 Code Version? WSEC 2021
 Classification: Medium Dwelling Unit
 Existing Baseline - Baseline and proposed window areas are equal.
 About Your Selection: Up to 15 of exempt window and 24 of exempt door allowable. Enter baseline design details to right of proposed design below.
 *Classified as medium dwelling unit because fenestration area is 99% of or greater. Addition fenestration less than 300 sq ft.

RESULTS - Comparison of Baseline and Proposed Design **

Component	Baseline	Proposed Design	
U ⁻¹	Area	UA	
Doors U ⁻¹	0.383	101	38.5
Overhead Glazing U ⁻¹	0.000	0	0.0
Vertical Glazing U ⁻¹	0.336	321	107.7
Flat/Vaulted Ceilings U ⁻¹	0.041	2,500	106.0
Wall (above grade) U ⁻¹	0.075	1,685	126.2
Floors over Crawlspace U ⁻¹	0.108	2,199	237.6
Slab on Grade F ⁻¹	0.000	0	0.0
Below Grade Wall U ⁻¹	0.000	0	0.0
Below Grade Slab F ⁻¹	0.000	0	0.0

Energy Credits Summary

Baseline UA Total	815.2	Proposed UA Total	403.1
Required Credits	-84.5	Proposed Credits	5.0
UA Reduction	211.8	34% UA Percent Reduction	25.9%

Table R406.2 Energy Equalization Credits

System No.	Full Description	Select System Type	Fuel Normalization Credits (406.2)	Energy Credits (406.3)	Total Credits (406.2 & 406.3)
4	For heating system using a heat pump that meets federal standards for the equipment listed in Table C403.3.2(2) or Table C403.3.2(9) OR Air to Water heat pump units that are configured to provide both heating and cooling and are rated in accordance with AHRI 55590	Variable Refrigerant Heat Pump or Air-to-Water Heat Pump	3.0	2.0	5.0

Table R406.3 Energy Credits

Option No.	Category	Select Options	Energy Credits	Brief Description of Selected Options*
1	Efficient Building Envelope	Not Selected	0.0	-
2	Air Leakage Control and Efficient Ventilation	Not Selected	0.0	0.00
3.1-3.10	High Efficiency HVAC	-	0.0	-
3.11	High Efficiency HVAC Smart Thermostat	Option 3.11	0.5	Connected Energy Star Certified smart thermostat.
4	High Efficiency HVAC Distribution System	Not Selected	0.0	-
5.1	Efficient Water Heating Drain Heat Recovery	Not Selected	0.0	-
5.2	Efficient Water Heating Compact Hot Water Distribution	Not Selected	0.0	-
5.3-5.8	Efficient Water Heating	Option 5.5	1.5	Gas-fired heat pump water heater meeting NEEA Tier 2
6	Renewable Electric Energy	3,000 kWh	Not Selected	0.0
7	Appliance Package	Not Selected	0.0	-

*Refer to WSEC 2016 Table R406.3 for complete option descriptions and requirements

Ventilation Requirements
 Conditioned Floor Area: 2,199 sq. ft.
 Number of Bedrooms: 4
 Run-Time Percent in Each 4-Hour Segment: 50%
 Is the system Balanced? Unducted
 Is the system Distributed? Not Distributed
 Ventilation Code Section: IRC, Chapter 15
 Whole House Mechanical Ventilation Airflow Rate: 195 CFM

HVAC Thermal Distribution System
 Download RS-33 (2018) http://www.enr.gov/energy/energy_efficiency/energy_efficiency_standards/2018_rs33
 Is this a hydronic heating system? No
 Location of Ducts: Unducted
 Location of Air Handler: Unducted
 For Existing Construction: Are Any of These Exceptions True?
 Are duct systems documented to have been previously sealed as confirmed through field verification and diagnostic testing per RS-33? NA
 Is there less than 40 linear feet in unconditioned spaces? (not excepted under WSEC 2021) NA
 Are existing duct systems constructed, insulated or sealed with asbestos? NA
 Is the project an Addition less than 750 sf of conditioned floor area? Yes
 Is Duct Testing Required? No

Heating System Sizing - Proposed Design
 Try Out BetterBuild's HVAC Sizing Tool: <https://betterbuild.com/resources/hvac-sizing-tool/>
 Nearest Weather Station: Kirkland
 Indoor Design Temperature: 70 F
 Outdoor Design Temperature: 17 F
 Design Temperature Difference (ΔT): 53 F
 Conditioned Floor Area of Addition, Proposed Design: 2,199 sq. ft.
 Conditioned Volume: 82
 Volume assuming ceiling height of 8.5 ft = 18891.5 ft³
 HVAC System Type: Heat Pump
 Location of HVAC Distribution System: Unducted
 Sum of UA: 403
 Envelope Heat Load: 21,381 Btu / Hour
 Air Leakage Heat Load: 10,899 Btu / Hour
 Building Design Heat Load: 32,080 Btu / Hour
 Building and Duct Heat Load: 32,080 Btu / Hour
 Maximum Heat Equipment Output: 40,101 Btu / Hour
 Building and Duct Heat Loss X 1.25 for heat pumps: 11.8 kW
 Building and Duct Heat Loss X 1.40 for all other systems

THERMAL ENVELOPE DETAILS - Proposed Design
 Conditioned Floor Area of Addition, Proposed Design: 542 sq. ft.
 Classification: Medium Dwelling Unit
 Notes: upgraded existing house + proposed new addition

Exterior Doors

Plan ID	Component Description	Ref.	Door U	Qt	Width	Height	Area	UA
Exempt					Feet	Feet		
101	Entry Door U=0.28	Custom	0.28	1	3	6	18	5.0
106	Sliding Door U=0.28	Custom	0.28	1	6	6	36	10.1
107	U=0.28	-	0.28	1	2	6	12	3.4

Overhead Glazing

Plan ID	Component Description	Ref.	Glazing U	Qt	Width	Height	Area	UA
Exempt					Feet	Feet		
Sum of Area and UA: 0.0 0								

Vertical Glazing Schedule

Plan ID	Component Description	Ref.	Glazing U	Qt	Width	Height	Area	UA
114	Milgard Montecito U = .28	Custom	0.28	1	1	3	3	0.84
119	Milgard Montecito U = .28	Custom	0.28	1	6	3	18	5.0
120	Milgard Montecito U = .28	Custom	0.28	1	1	3	3	0.84
113	Milgard Montecito U = .28	Custom	0.28	1	1	3	3	0.84
101-103	Milgard Montecito U = .28	Custom	0.28	3	4	4	48	13.5
105-108	Milgard Montecito U = .28	Custom	0.28	5	1	3	15	4.2
110	Milgard Montecito U = .28	Custom	0.28	2	4	4	32	9.0
111-104	Milgard Montecito U = .28	Custom	0.28	2	7	4	56	15.7
1107	Milgard Montecito U = .28	Custom	0.28	1	2	3	6	1.7
108	Milgard Montecito U = .28	Custom	0.28	1	7	4	28	7.8
109	Milgard Montecito U = .28	Custom	0.28	1	4	3	12	3.4
101-103	Milgard Montecito U = .28	Custom	0.28	1	4	3	12	3.4
105-108	Milgard Montecito U = .28	Custom	0.28	1	4	3	12	3.4
110	Milgard Montecito U = .28	Custom	0.28	1	4	3	12	3.4
111	Milgard Montecito U = .28	Custom	0.28	1	4	3	12	3.4
112	Milgard Montecito U = .28	Custom	0.28	1	4	3	12	3.4
113	Milgard Montecito U = .28	Custom	0.28	1	4	3	12	3.4
114	Milgard Montecito U = .28	Custom	0.28	1	4	3	12	3.4
115	Milgard Montecito U = .28	Custom	0.28	1	4	3	12	3.4
116	Milgard Montecito U = .28	Custom	0.28	1	4	3	12	3.4
117	Milgard Montecito U = .28	Custom	0.28	1	4	3	12	3.4
118	Milgard Montecito U = .28	Custom	0.28	1	4	3	12	3.4
119	Milgard Montecito U = .28	Custom	0.28	1	4	3	12	3.4
120	Milgard Montecito U = .28	Custom	0.28	1	4	3	12	3.4
Sum of Area and UA: 320.9 89.8								

Flat/Vaulted Ceilings

Plan ID	Component Description	Ref.	Attic U	Area	UA
106	R80 blown Attic STD baffled	10-7	0.025	608	15.2
107	R38 batt Vault vented 2x14 16oc (2018 Code Baseline)	10-7	0.027	195	5.3
108	R19 blown Attic STD baffled	10-7	0.048	1,750	85.8
Sum of Area and UA: 2,553 106.2					

Walls (Above Grade)

Plan ID	Component Description	Ref.	Wall U	Net Area	UA
101	R21 cavity+R0 foam NT 2X8W T111 (Code Baseline)	10-5	0.056	685	38
102	R11 cavity+R0 foam STD 2X4W Lap	10-5	0.088	995	88
Sum of Area and UA: 1,685 126					

Floor (over crawl or exterior)

Plan ID	Component Description	Ref.	Floor U	Area	UA
103	R38 vented Joist (2021 1.2, 1.3, 2018 1.3-1.5)	10-3	0.025	2,199	55
Sum of Area and UA: 2,199 55					

Slab on Grade (less than 2 feet below grade)

Plan ID	Component Description	Ref.	Slab F	Slab Perim	FP
Sum of Perimeter and FP: 0 0					

Below Grade Walls and Slabs

Plan ID	Component Description	Slab Depth	Ref.	Wall U	Wall Area	Wall UA	Slab F	Slab Perim	Slab UA
Sum of Area, Length and UA: 0 0.0									

WSEC R403.7 - Equipment sizing and efficiency rating
 Heating and cooling equipment shall be sized in accordance with ACCA Manual S based on building loads calculated in accordance with ACCA Manual J. The output capacity of heating and cooling equipment shall not be greater than that of the smallest available equipment size that exceeds the loads calculated, including allowable oversizing limits.

WSEC R-401.3 Certificate.
 A permanent certificate shall be completed by the builder or other approved party and posted on a wall in the space where the furnace is located, a utility room, or an approved location inside the building. When located on an electrical panel, the certificate shall not cover or obstruct the visibility of the circuit directory label, service disconnect label, or other required labels. The certificate shall indicate the following:
 1. The predominant R-values of insulation installed in or on ceiling/floor, walls, foundation (slab, below-grade wall, and/or floor) and ducts outside conditioned spaces.
 2. U-factors for fenestration and the solar heat gain coefficient (SHGC) of fenestration. Where there is more than one value for each component, the certificate shall indicate the area weighted average value.
 3. The results from any required duct system and building envelope air leakage testing done on the building.
 4. The results from the whole-house mechanical ventilation system flow rate test.
 5. The types, sizes and efficiencies of heating, cooling, whole-house mechanical ventilation, and service water heating appliances. Where a gas-fired unvented room heater, electric furnace, or baseboard electric heater is installed in the residence, the certificate shall list "gas-fired unvented room heater," "electric furnace" or "baseboard electric heater," as appropriate. An efficiency shall not be listed for gas-fired unvented room heaters, electric furnaces or electric baseboard heaters.
 6. Where on-site photovoltaic panel systems have been installed, the array capacity, inverter efficiency, panel tilt, orientation and estimated annual electrical generation shall be noted on the certificate.
 7. The code edition under which the structure was permitted, and the compliance path used.

The code official may require that documentation for any required test results include an electronic record of the time, date and location of the test. A date-stamped smart phone photo or air leakage testing software may be used to satisfy this requirement.

THERMAL ENVELOPE DETAILS - Baseline Design
 Conditioned Floor Area, Baseline Design: 542 sq. ft.
 Classification: Medium Dwelling Unit
 Notes: existing house-baseline addition

Exterior Doors

Plan ID	Component Description	Ref.	Door U	Qt	Width	Height	Area	UA
101	Entry Door	Custom	0.18	1	3	6	18	3.2
101R	Code Baseline, U=0.30	-	0.30	1	3	6	18	5.4
106	Sliding Glass, Default Nonmetal or Metal Clad, Double Code Baseline, U=0.30	Custom	0.55	1	6	6	36	19.8
107	Code Baseline, U=0.30	-	0.30	1	2	6	12	3.6

Overhead Glazing

Plan ID	Component Description	Ref.	Glazing U	Qt	Width	Height	Area	UA
Sum of Area and UA: 0.0 0								

Vertical Glazing

Plan ID	Component Description	Ref.	Glazing U	Qt	Width	Height	Area	UA
101	2x6 Wood/Vinyl, Low-e2 1/2"	10-8B	0.400	1	1	3	3	1.2
102	2x6 Wood/Vinyl, Low-e2 1/2"	10-8B	0.400	4	1	3	12	4.8
103	2x6 Wood/Vinyl, Low-e2 1/2"	10-8B	0.400	1	6	3	18	7.2
104	2x6 Wood/Vinyl, Low-e2 1/2"	10-8B	0.400	1	1	3	3	1.2
105	2x6 Wood/Vinyl, Low-e2 1/2"	10-8B	0.400	1	4	3	12	4.8
106	2x6 Wood/Vinyl, Low-e2 1/2"	10-8B	0.400	1	7	3	21	8.4
107	U=0.30 (Code Baseline)	Table 406.2 /	0.300	3	4	4	48	14.4
108	U=0.30 (Code Baseline)	Table 406.2 /	0.300	2	7	4	56	16.8
109	U=0.30 (Code Baseline)	Table 406.2 /	0.300	1	2	3	6	1.8
110	U=0.30 (Code Baseline)	Table 406.2 /	0.300	1	4	3	12	3.6
111	U=0.30 (Code Baseline)	Table 406.2 /	0.300	1	5	3	15	4.5
112	U=0.30 (Code Baseline)	Table 406.2 /	0.300	1	1	3	3	0.9
113	U=0.30 (Code Baseline)	Table 406.2 /	0.300	1	1	3	3	0.9
Sum of Area and UA: 315.1 168.8								

Flat/Vaulted Ceilings

Plan ID	Component Description	Ref.	Attic U	Area	UA
106	R80 blown Attic STD baffled	10-7	0.025	608	15.2
107	R38 batt Vault vented 2x14 16oc (2018 Code Baseline)	10-7	0.027	195	5.3
108	R19 blown Attic STD baffled	10-7	0.048	1,750	85.8
Sum of Area and UA: 2,553 106.2					

Walls (Above Grade)

Plan ID	Component Description	Ref.	Wall U	Net Area	UA
101	R11 cavity+R0 foam STD 2X4W Lap	10-5	0.088	995	88
102	R11 cavity+R0 foam NT 2X8W T111 (Code Baseline)	10-5	0.056	685	38
Sum of Area and UA: 1,685 126					

Floor (over crawl or exterior)

Plan ID	Component Description	Ref.	Floor U	Area	UA
103	R38 vented Joist	10-3	0.025	2,199	55
104	R38 vented Joist (Code Baseline)	10-3	0.029	542	16
Sum of Area and UA: 2,199 238					

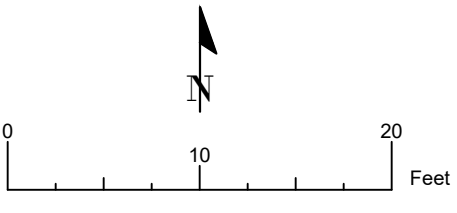
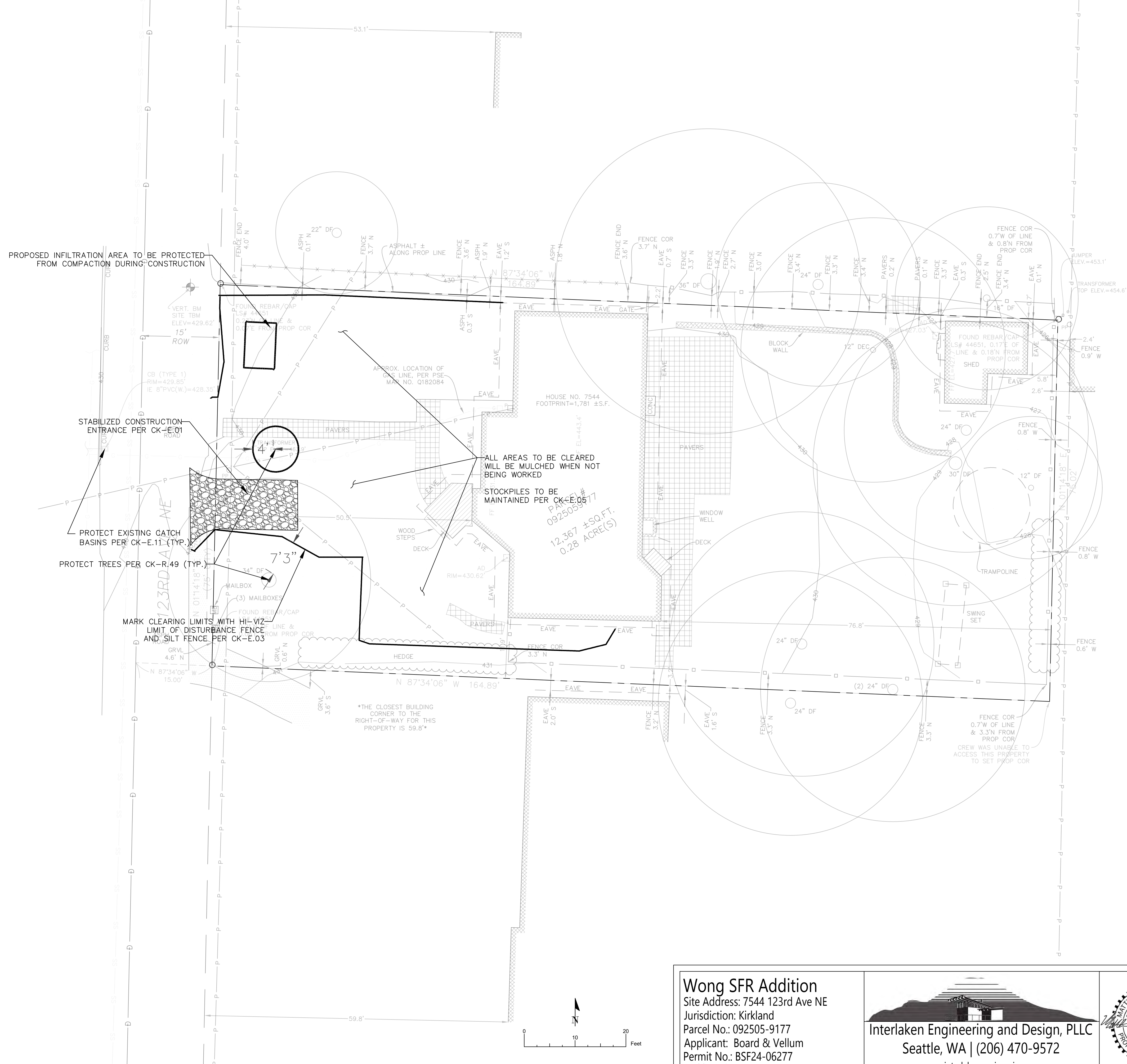
Slab on Grade (less than 2 feet below grade)

Plan ID	Component Description	Ref.	Slab F	Slab Perim	FP
Sum of Perimeter and FP: 0 0					

Below Grade Walls and Slabs

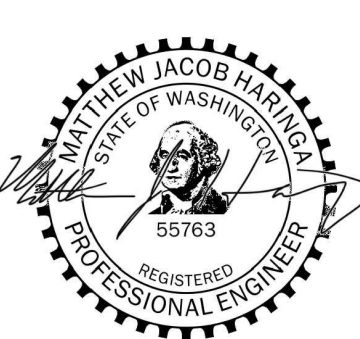
Plan ID	Component Description	Slab Depth	Ref.	Wall U	Wall Area	Wall UA	Slab F	Slab Perim	Slab UA
Sum of Area, Length and UA: 0 0.0									

Heating System Sizing - Existing Baseline
 Nearest Weather Station: Kirkland
 Indoor Design Temperature: 70 F
 Outdoor Design Temperature: 17 F
 Design Temperature Difference (ΔT): 53 F
 Conditioned Floor Area: 2,199 ft²
 Conditioned Volume: 82
 Volume assuming ceiling height of 8.5 ft = 18891.5 ft³
 HVAC System Type: Heat Pump
 Location of HVAC Distribution System: Unducted
 Sum of UA: 615
 Envelope Heat Load: 32,605 Btu / Hour
 Air Leakage Heat Load: 10,690 Btu / Hour
 Building Design Heat Load: 43,304 Btu / Hour
 Building and Duct Heat Load: 43,304 Btu / Hour
 Maximum Heat Equipment Output: 54,130 Btu / Hour



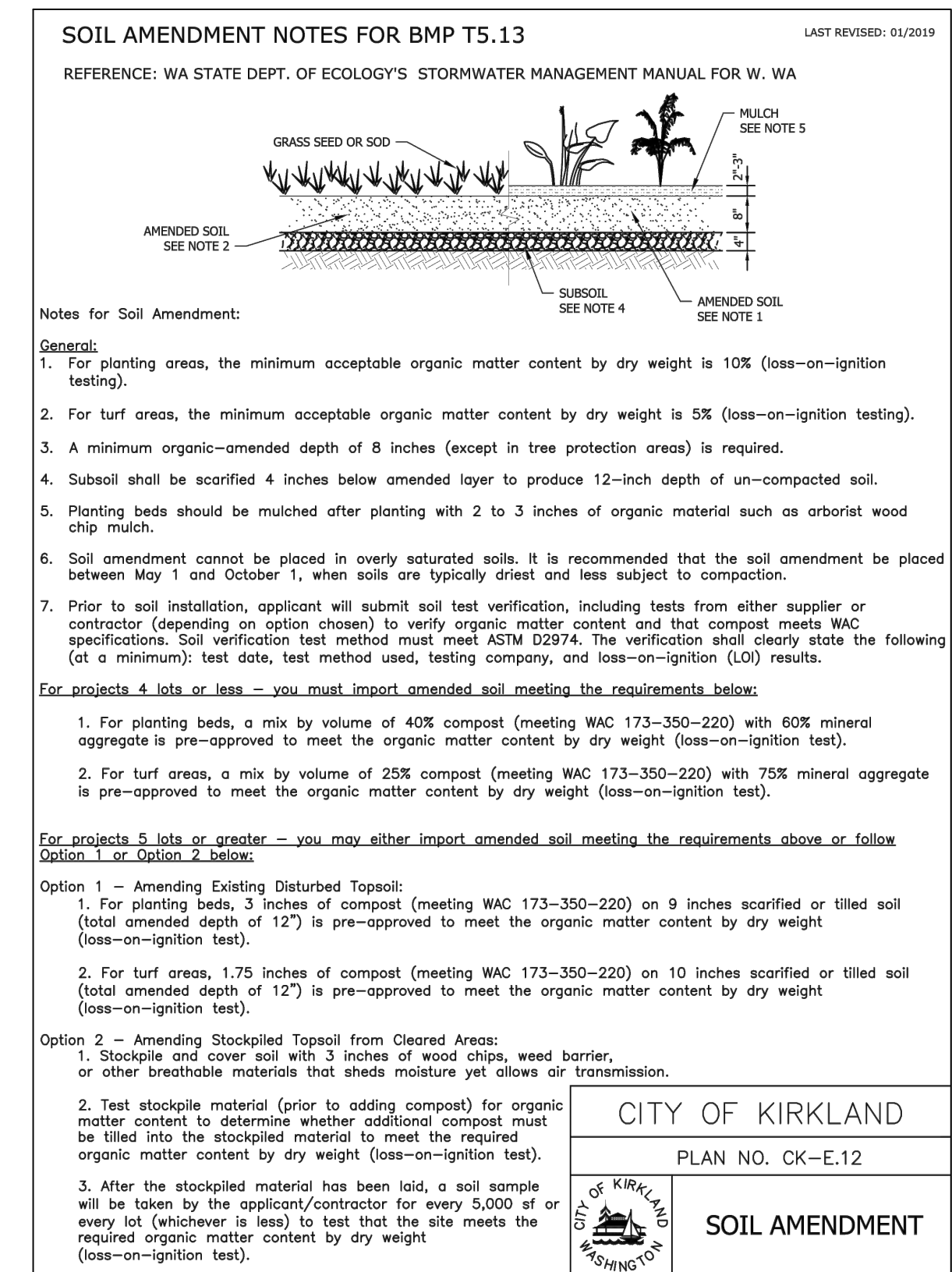
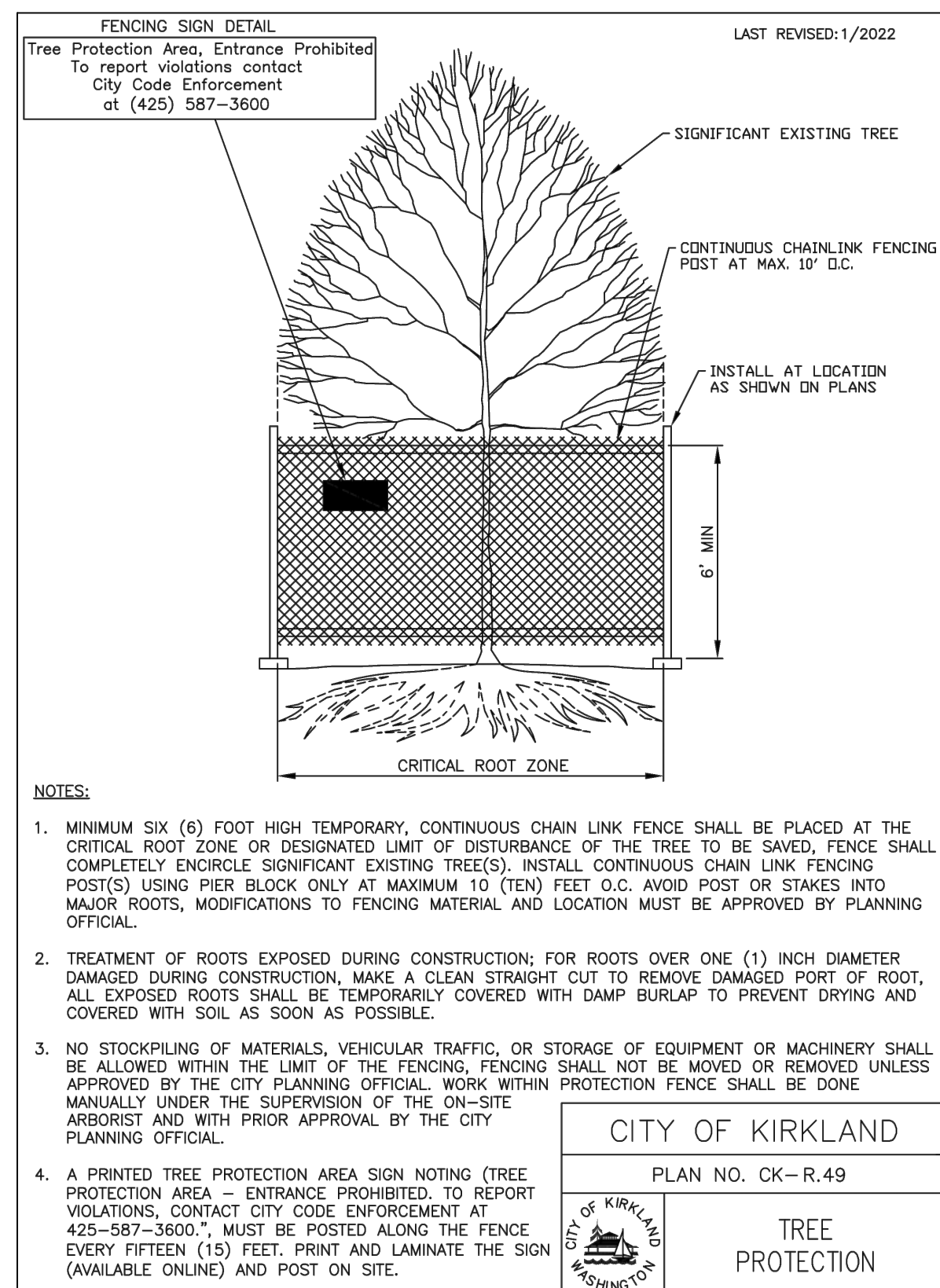
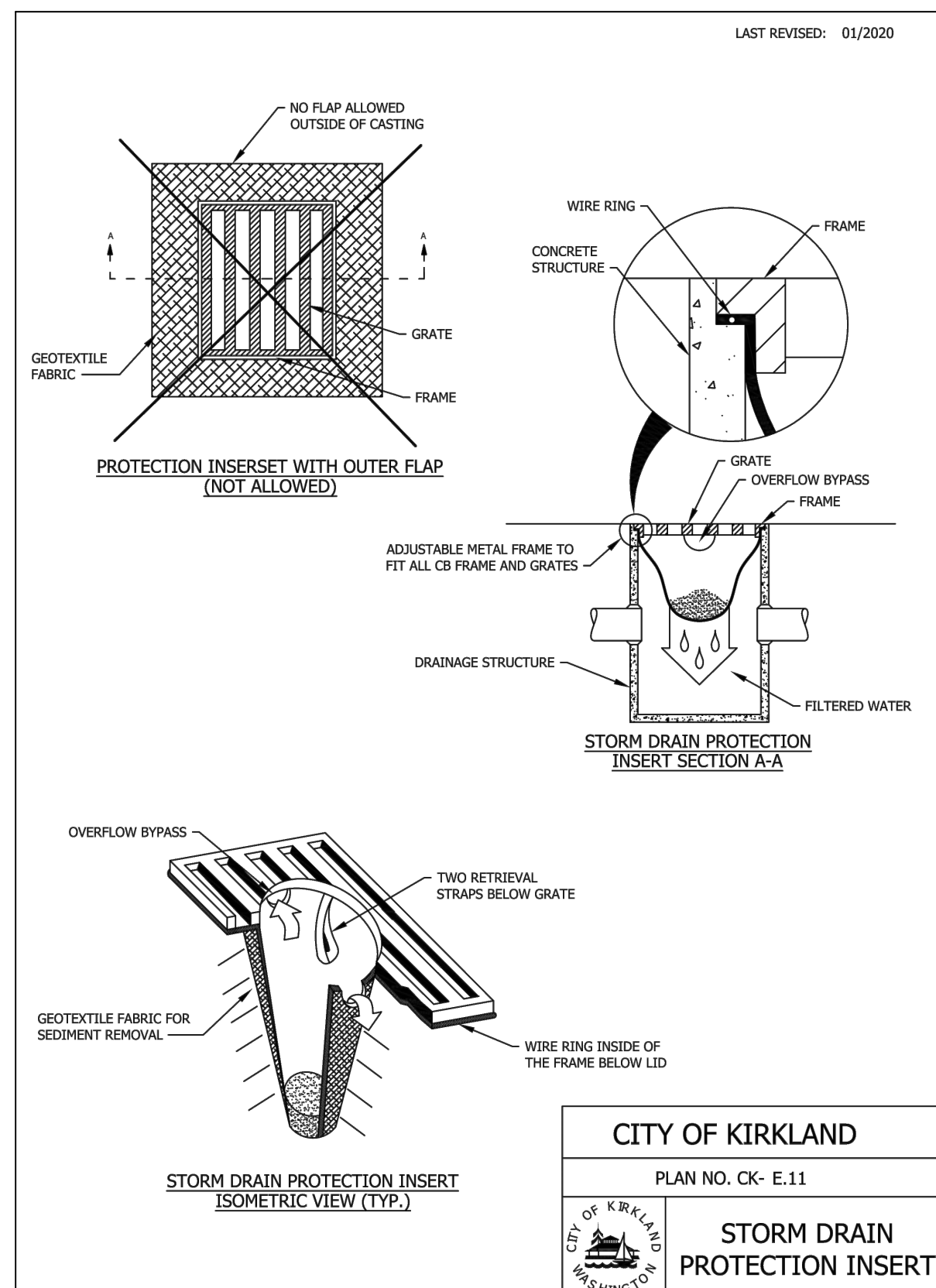
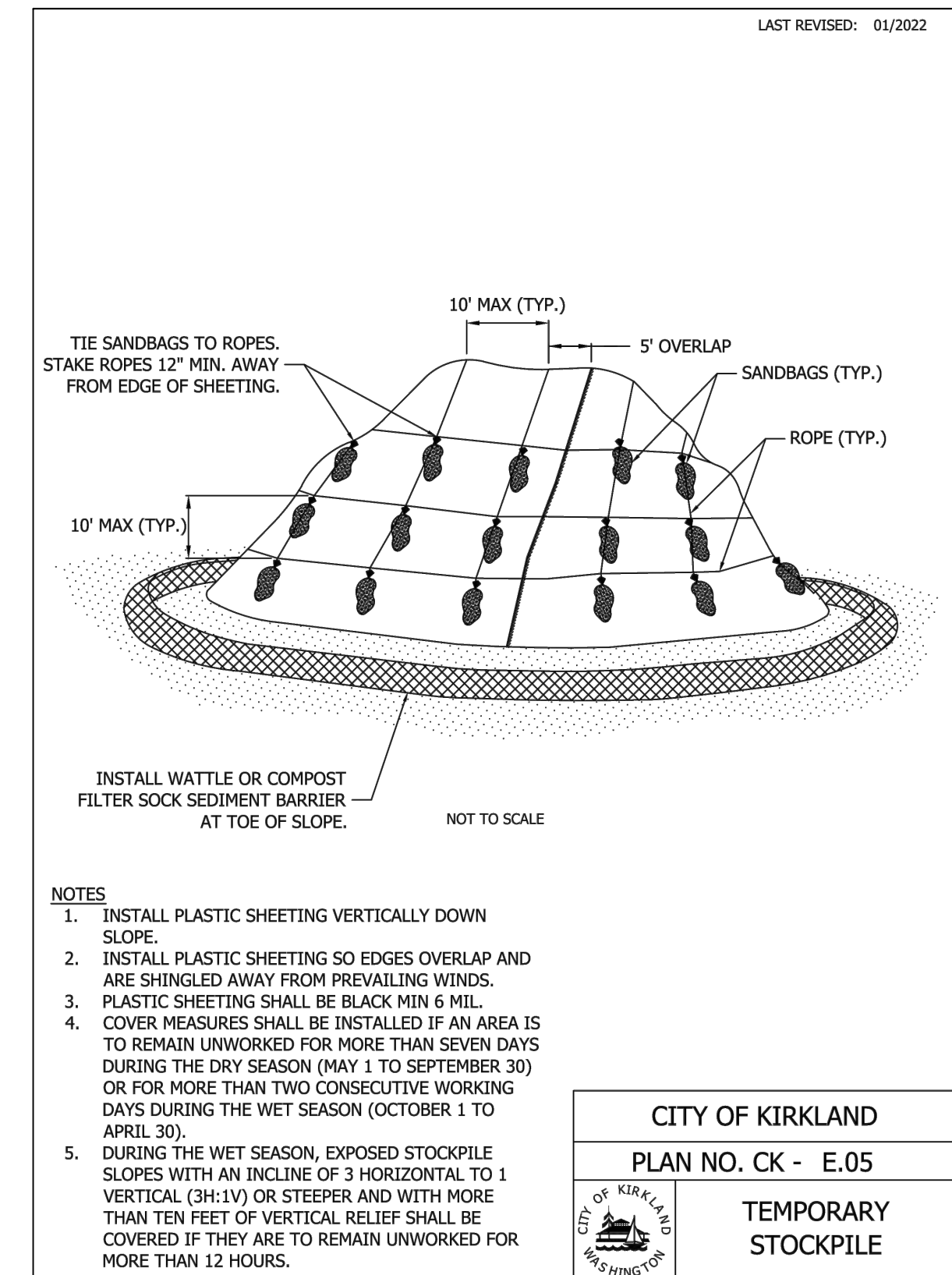
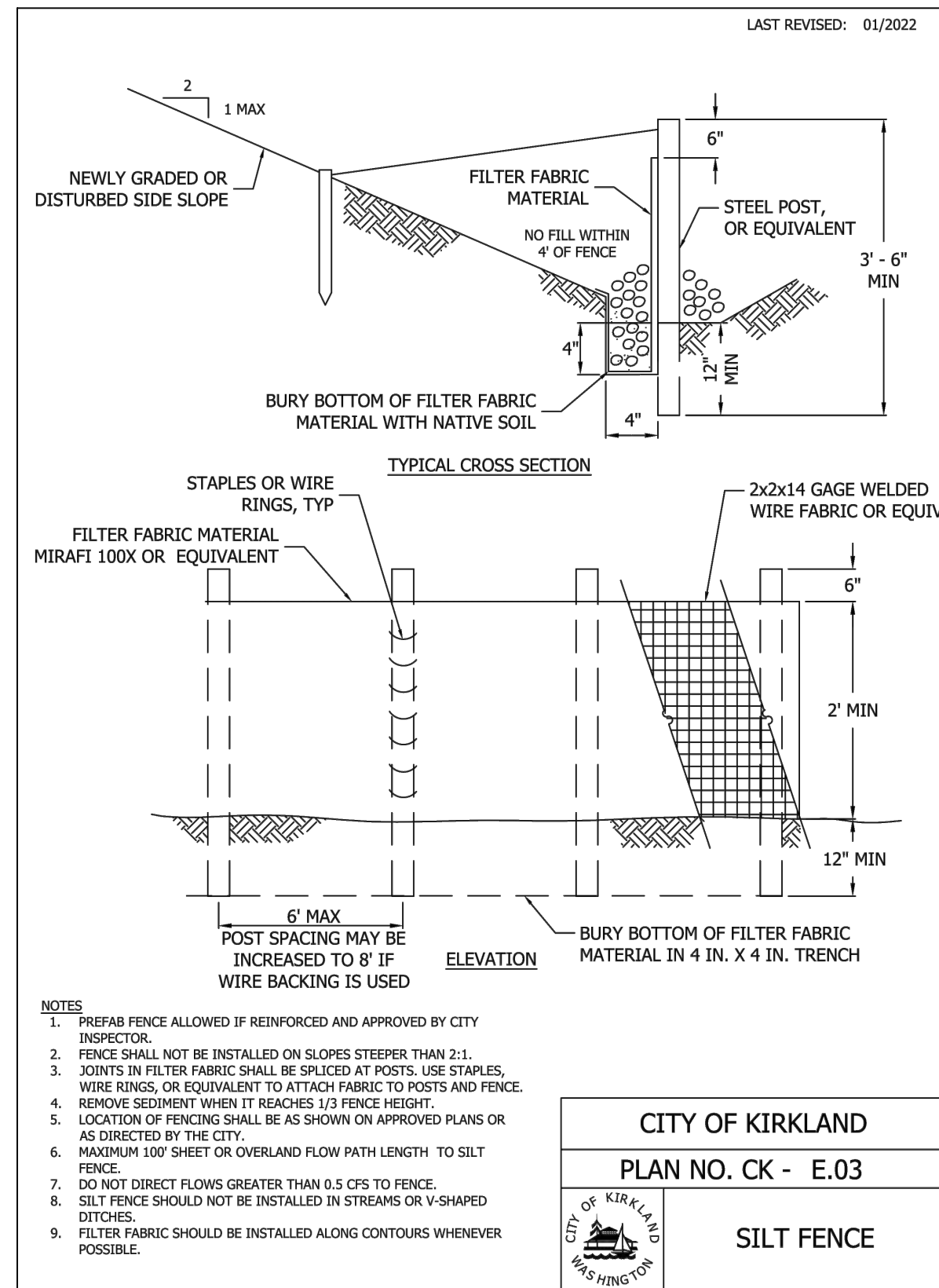
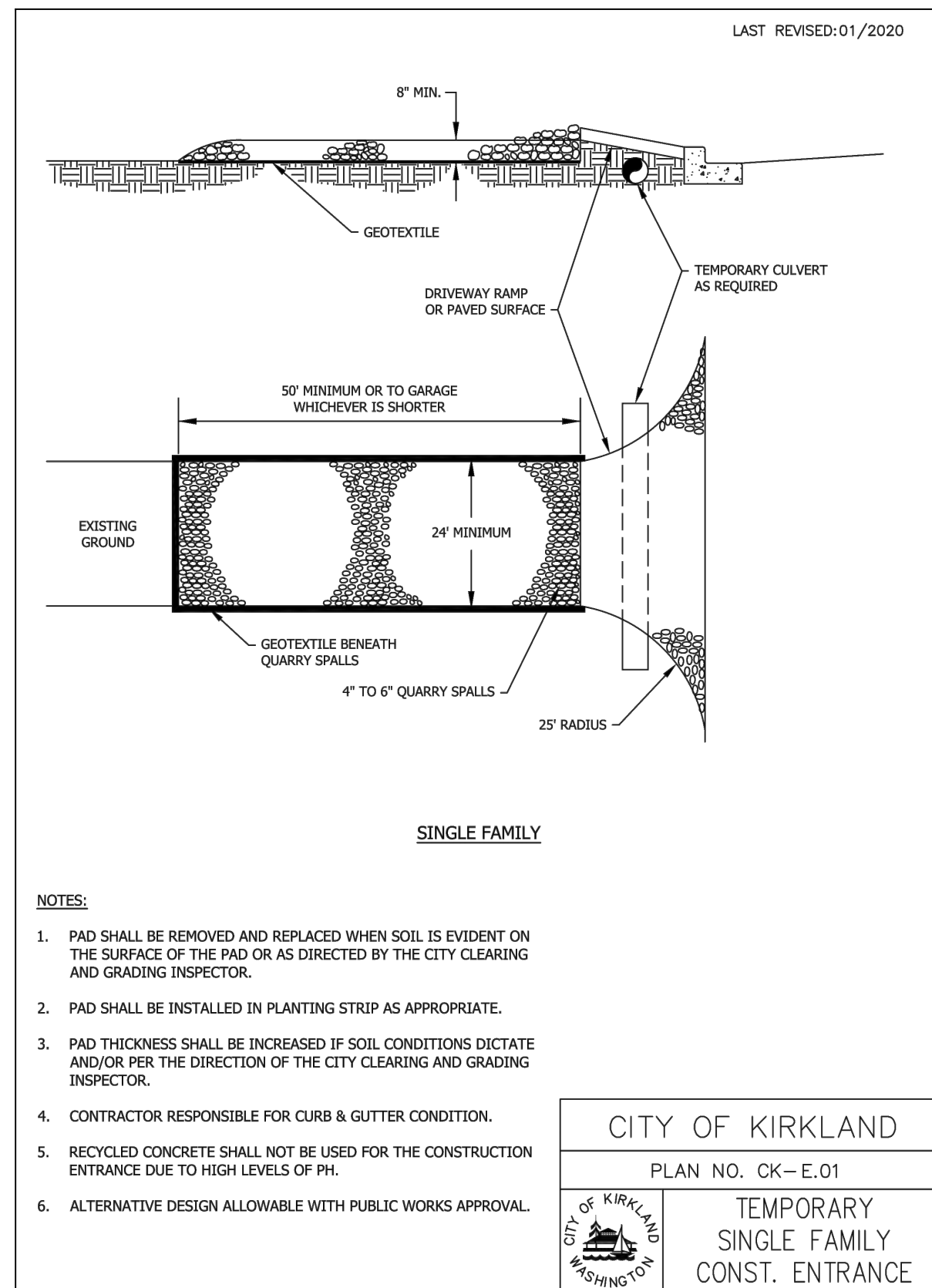
Wong SFR Addition
 Site Address: 7544 123rd Ave NE
 Jurisdiction: Kirkland
 Parcel No.: 092505-9177
 Applicant: Board & Vellum
 Permit No.: BSF24-06277

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



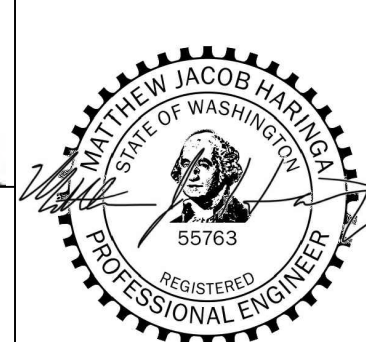
Revisions:

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



Wong SFR Addition
 Site Address: 7544 123rd Ave NE
 Jurisdiction: Kirkland
 Parcel No.: 092505-9177
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Revisions:

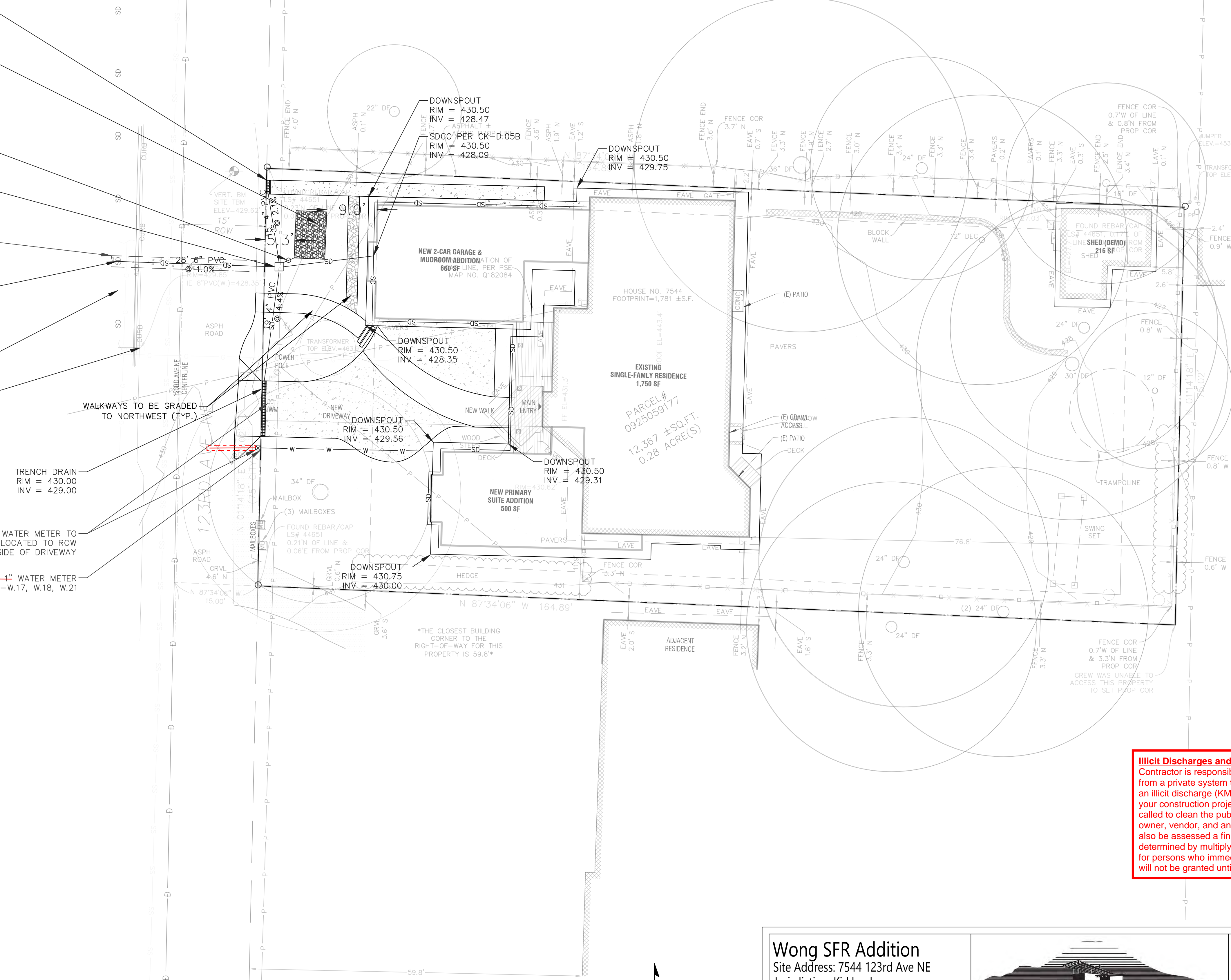
2025-01-10: Updated for City of Kirkland Comments.
2024-10-28: Updated for City of Kirkland Comments.

C3

TESC Details

Scale: As Noted

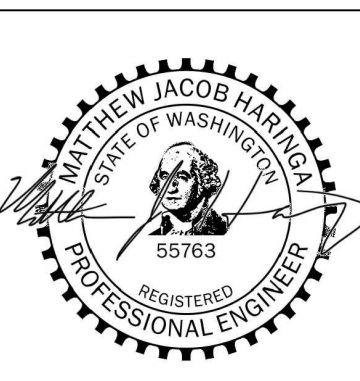
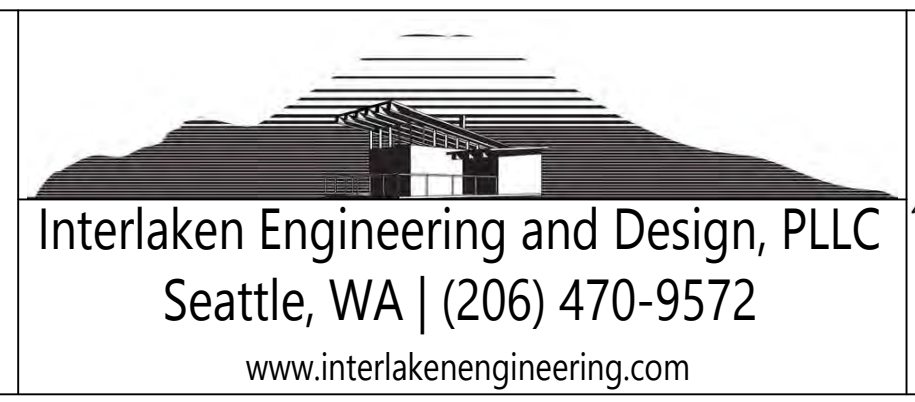
- TRENCH DRAIN
RIM = 429.25
INV = 428.25
- INFILTRATION DRYWELL
8.5'x 5.5'x 4' GRAVEL DEPTH
GRAVEL VOLUME = 187 CF
RIM = 430.00
TOP OF GRAVEL = 429.00
INV. = 427.85
BOTTOM OF GRAVEL = 425.00
PER CK-D.22B
- INFILTRATION FILTER
PER CK-D.05A
INV. = 427.90
- YARD DRAIN
PER CK-D.05A
RIM = 430.10
INV. (NW,N,E,S) = 427.94
OVERFLOW IN. = 428.65
- TRENCH RESTORATION
PER CK-R.12 (TYP)
- BLIND TEE CONNECTION PER CK-D.03A
INV ≤ 428.35
CONTRACTOR TO POT HOLE AND VIF
- EXISTING 12' MAIN FLOWING
NORTH PER KIRKLAND GIS
- EXISTING CB
RIM = 429.85
INV. = 428.35
- WALKWAYS TO BE GRADED
TO NORTHWEST (TYP.)
- TRENCH DRAIN
RIM = 430.00
INV = 429.00
- EXISTING WATER METER TO
BE RELOCATED TO ROW
OUTSIDE OF DRIVEWAY
- New 3/4" NEW 1" WATER METER
PER CK-W.17, W.18, W.21



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.

SEE C5 FOR SURFACE WATER NOTES

Wong SFR Addition
 Site Address: 7544 123rd Ave NE
 Jurisdiction: Kirkland
 Parcel No.: 092505-9177
 Applicant: Board & Vellum
 Permit No.: BSF24-06277



Revisions:
2025-01-10: Updated for City of Kirkland Comments.
2024-10-28: Updated for City of Kirkland Comments.

C4
 Utility Site Plan
 Scale: 1" = 10'

STORM DRAINAGE - PLAN NOTES

1. A pre-construction conference shall be held prior to the start of construction. The Contractor shall be responsible for securing all necessary permits prior to construction.
2. Before any construction may occur, the contractor shall have plans which have been signed and approved by the City of Kirkland Public Works Department, obtained all City, county, state, federal and other required permits, and have posted all required bonds.
3. All storm drainage improvements shall be designed and constructed in accordance with the latest edition of the City of Kirkland Public Works Pre-Approved Plans and Policies and the Standard Specifications for Road, Bridge and Municipal Construction, prepared by WSDOT and the American Public Works Association (APWA).
4. Any deviation from the approved plans will require written approval, all changes shall be submitted to the City.
5. A copy of the approved storm water plans must be on the job site whenever construction is in progress.
6. All disturbed areas shall be seeded and mulched or similarly stabilized to the satisfaction of the City of Kirkland Department of Public Works for the prevention of on-site erosion after the completion of construction.
7. Minimum cover over storm drainage pipes in ROW or vehicular path shall be subject to Pre-Approved Plan CK-D.01, unless other design is approved.
8. All catch basins shall be Type I unless otherwise noted. Catch basins with a depth of over five feet (5') to the pipe invert shall be a Type II catch basins

exceeding five feet (5') in depth shall have a standard ladder installed, unless approved by City of Kirkland Engineer.

9. All storm drainage main extensions within the public right-of-way or in easements must be staked for line and grade prior to starting construction.

10. Rock for erosion protection of roadway ditches, where required, must be of sound quarry rock, placed to a depth of one foot (1') and must meet the following specifications: 4"-8" rock/40%-70% passing; 2"-4" rock/30%-40% passing; 2"-minus rock/10%-20% passing. Recycled concrete shall not be used for erosion protection, including for construction entrance or temporary stabilization elsewhere on site.

11. All pipe, manholes, catch basins, and appurtenances shall be laid on a properly prepared foundation in accordance with the current State of Washington Standard specifications for road and bridge construction (WSDOT). This shall include necessary leveling of the trench bottom or the top of the foundation material as well as placement and compaction of required bedding material to uniform grade so that the entire length of the pipe will be supported on a uniformly dense, unyielding base. If the native material in the bottom of the trench meets the requirements for "gravel backfill for pipe bedding," the first lift of pipe bedding may be omitted provided the material in the bottom of the trench is loosened, regraded, and compacted to form a dense unyielding base. All pipe bedding shall be APWA Class B, Type I, or better. Pipe shall not be installed on sod, frozen earth, large boulders, or rock. Pipe bedding for flexible pipes shall be pea gravel to the springline of the pipe.

12. Construction of dewatering discharges shall always meet water quality guidelines listed in COK Policy E-1. Specifically, discharges to the public stormwater drainage system must be below 25mtd, and not considered a prohibited discharge (per KMC 15.52.090). Temporary discharges to sanitary sewer require prior authorization and permit from King County Industrial Waste Program (206-477-5300) and notification to the Public Works Construction Inspector.
13. Issuance of a Building or Land Surface Modification permit by the City of Kirkland does not relieve the owner of the continuing legal obligation and/or liability connected with storm surface water disposition. Further, the City of Kirkland does not accept any obligation for the proper functioning and maintenance of the system during or following construction except as outlined in the City of Kirkland Public Works Standards.

14. All trench backfill shall be compacted to 95 percent density in roadways, roadway shoulders, roadway prism and driveways, and 85 percent density in unpaved areas. All pipe zone compaction shall be 95 percent.

15. The Contractor shall be responsible for providing adequate safeguards, safety devices, protective equipment, confined space protection, flaggers, and any other needed actions to protect the life, health, and safety of the public, and to protect property in connection with the performance of work covered by the contract. Any work within the traveled right-of-way that may interrupt normal traffic flow shall require a Traffic Control Plan approved by the City of Kirkland. All sections of the WSDOT Standard Specifications, Traffic Control, and the Manual of Uniform Traffic Control Devices (MUTCD) shall apply.

16. No final cut or fill slope shall exceed slopes of two (2) horizontal to one (1) vertical without stabilization by rockery or by a structural retaining wall.
17. All manhole ladders shall be firmly attached and extend to within 1' of the bottom of the structure.

18. Approximate locations of existing utilities have been obtained from available records and are shown for convenience. The Contractor shall be responsible for verification of existing utility locations whether or not these utilities are shown on the plans. The Contractor shall exercise all care to avoid damage to any utility. If conflicts with existing utilities arise during construction, the contractor shall notify the City Construction Inspector and any changes required shall be approved by the Development Engineer prior to commencement of related construction on the project.

19. The underground utility location service shall be contacted for field location of existing utilities prior to any construction. The owner or their representative shall be contacted if a utility conflict exists. For utility location in King County, call 1-800-424-5555. The Contractor is responsible to ensure that utility locates are maintained throughout the life of the project.

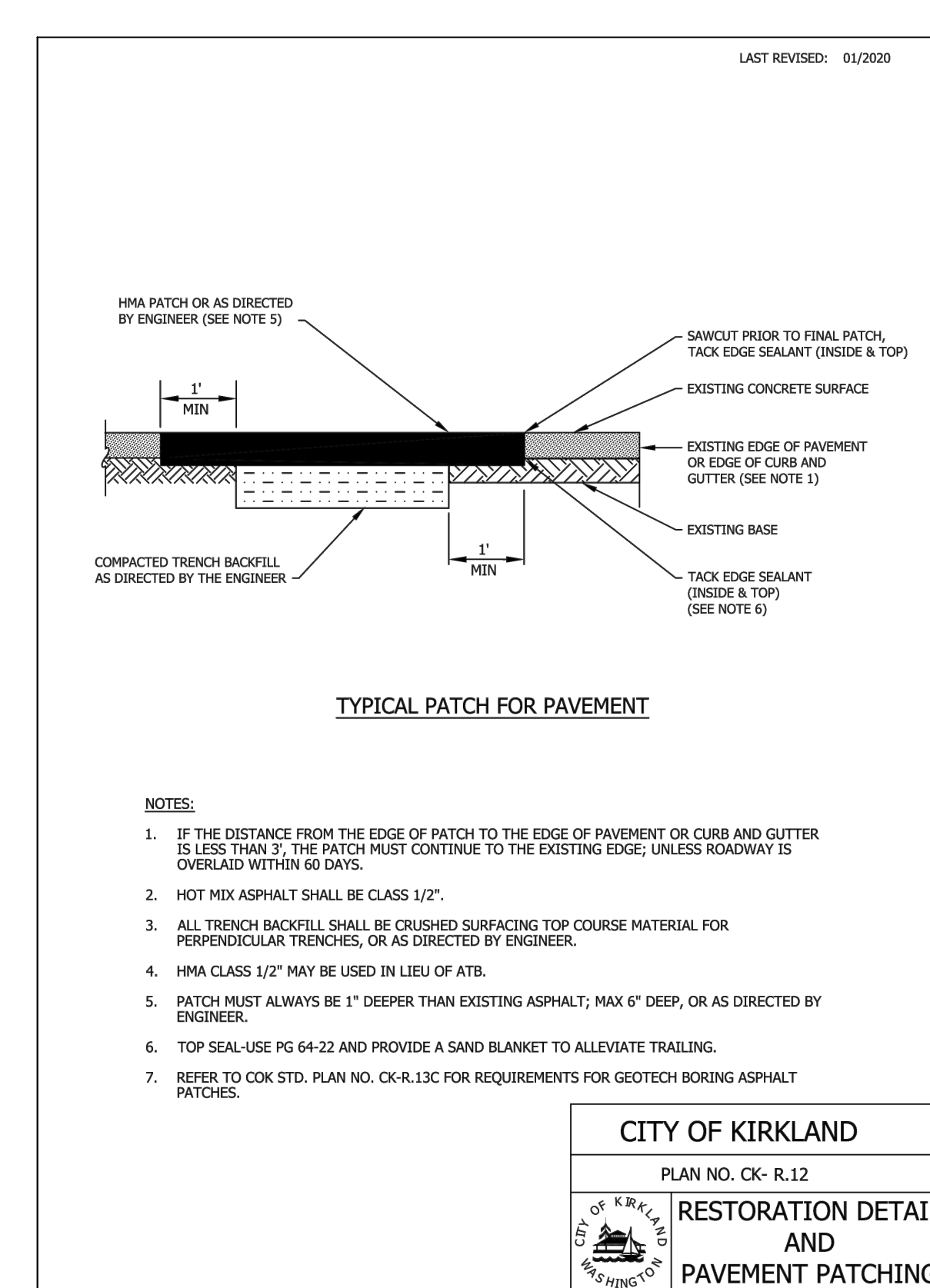
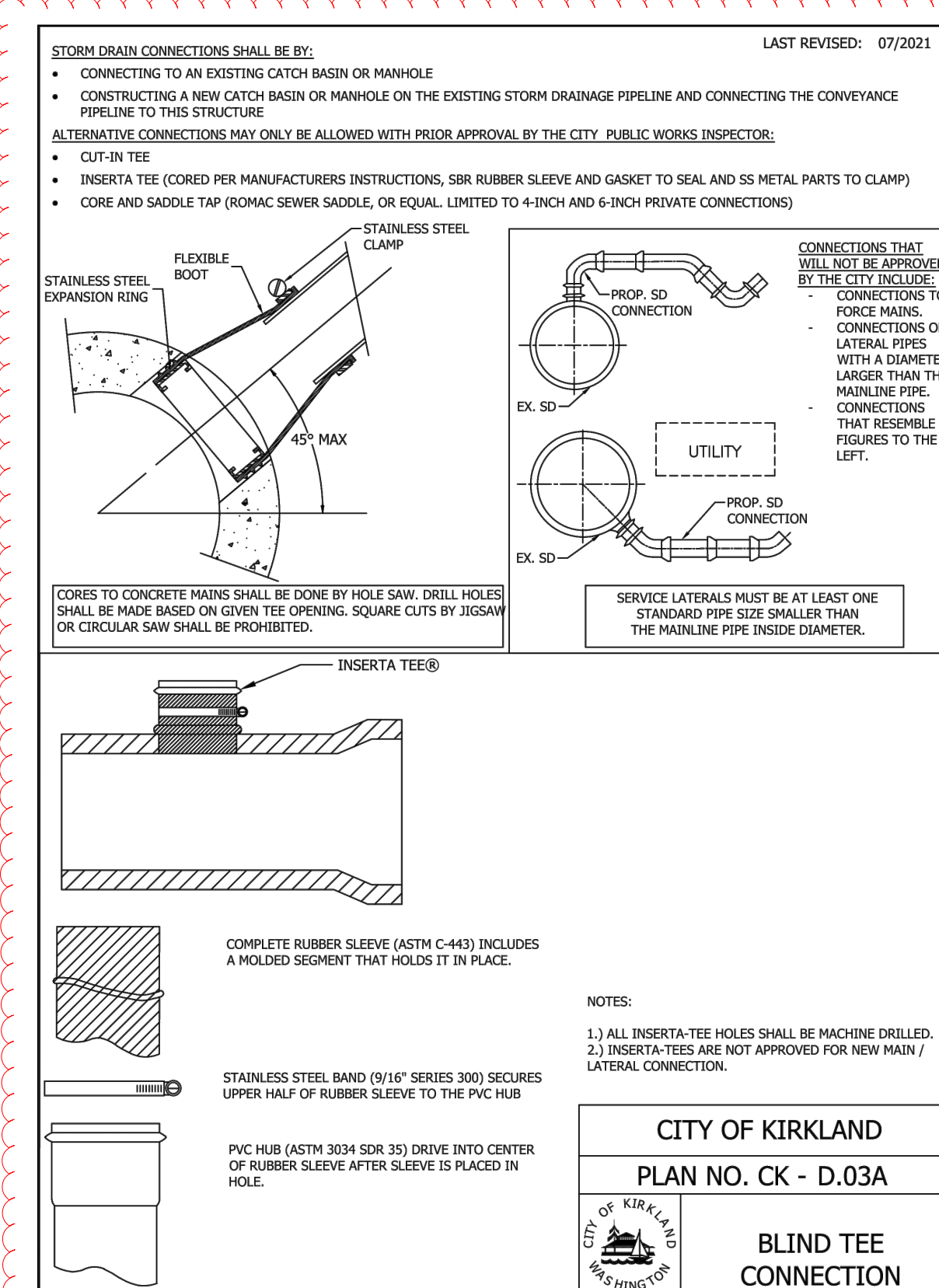
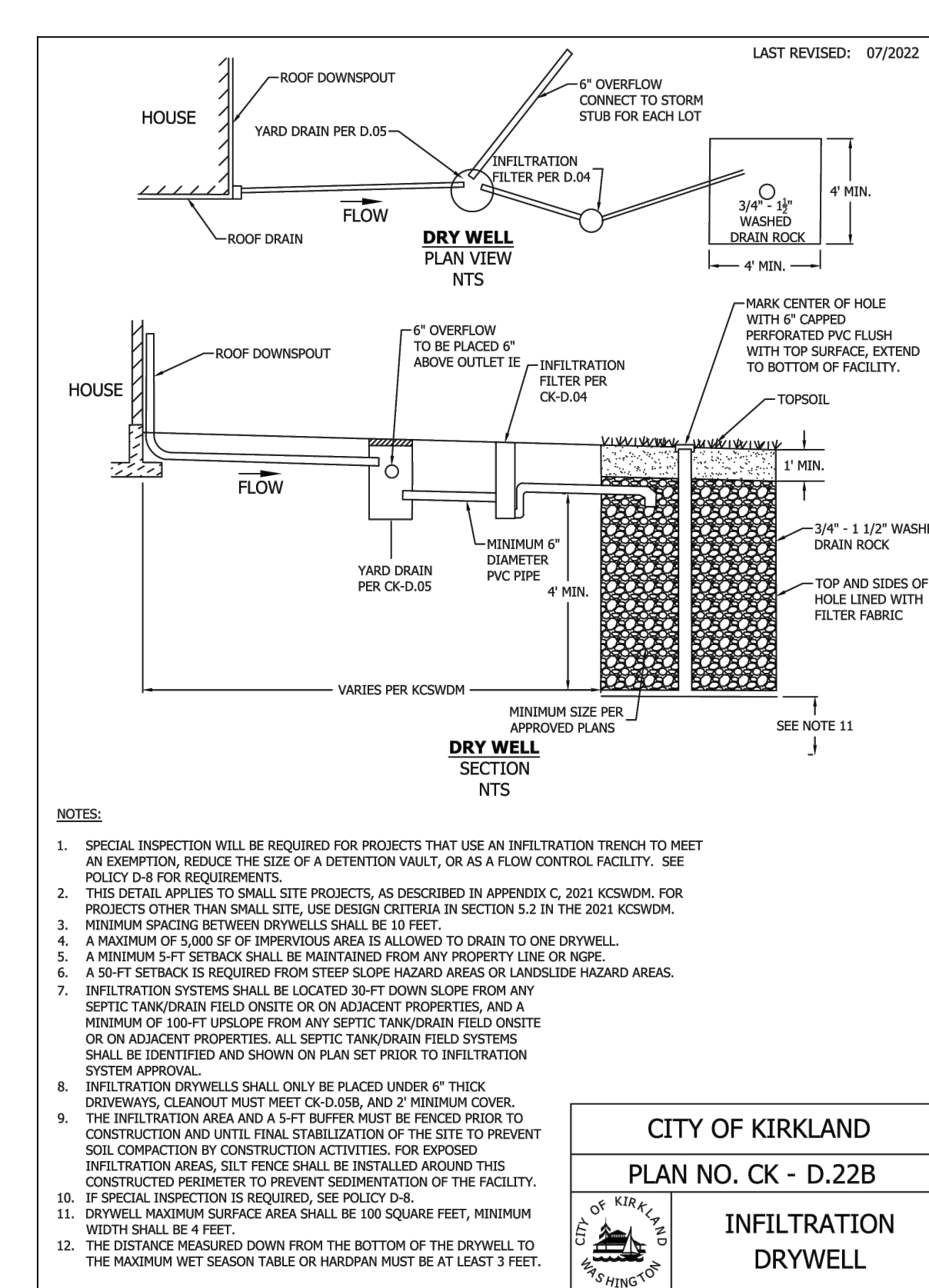
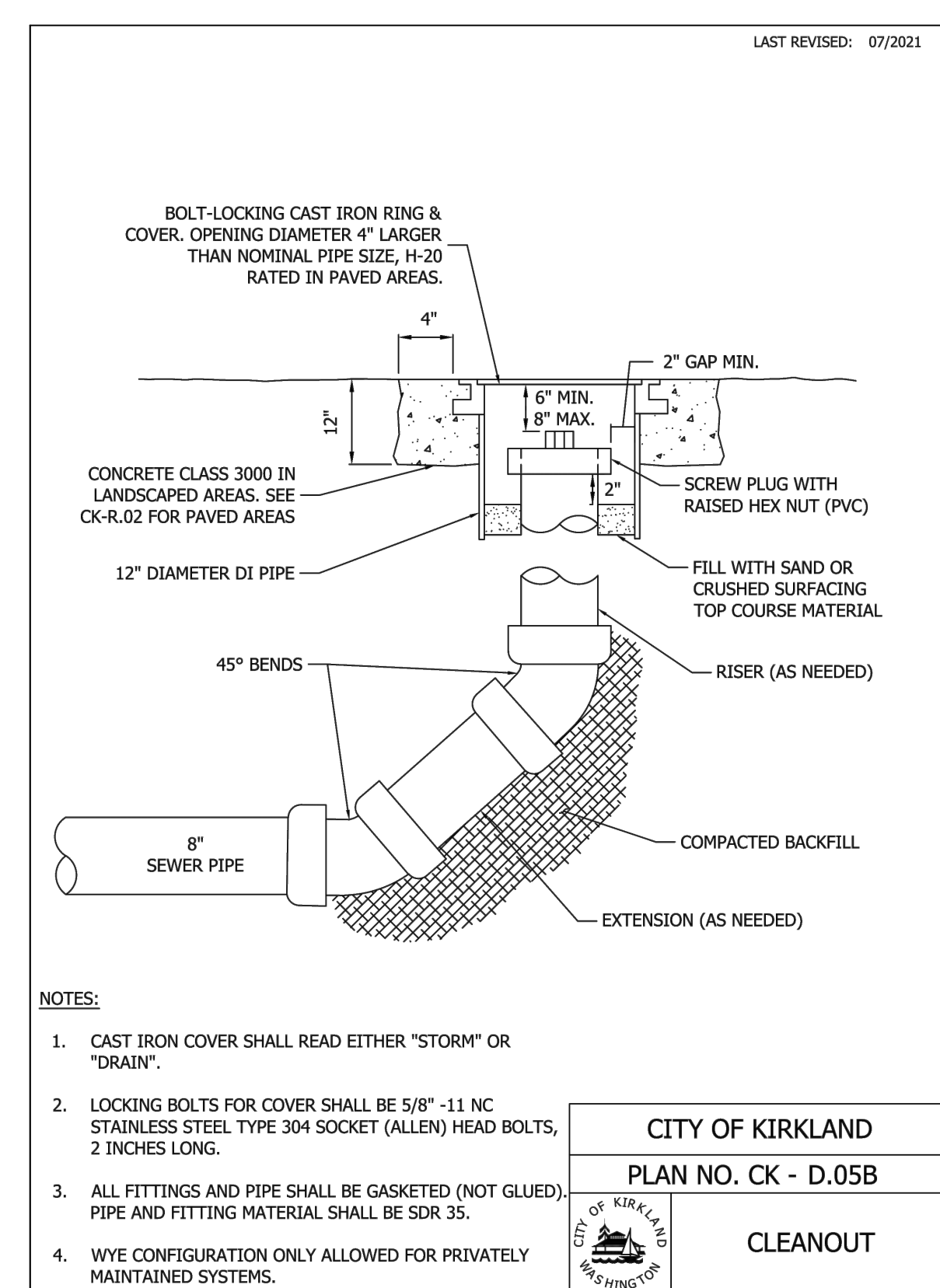
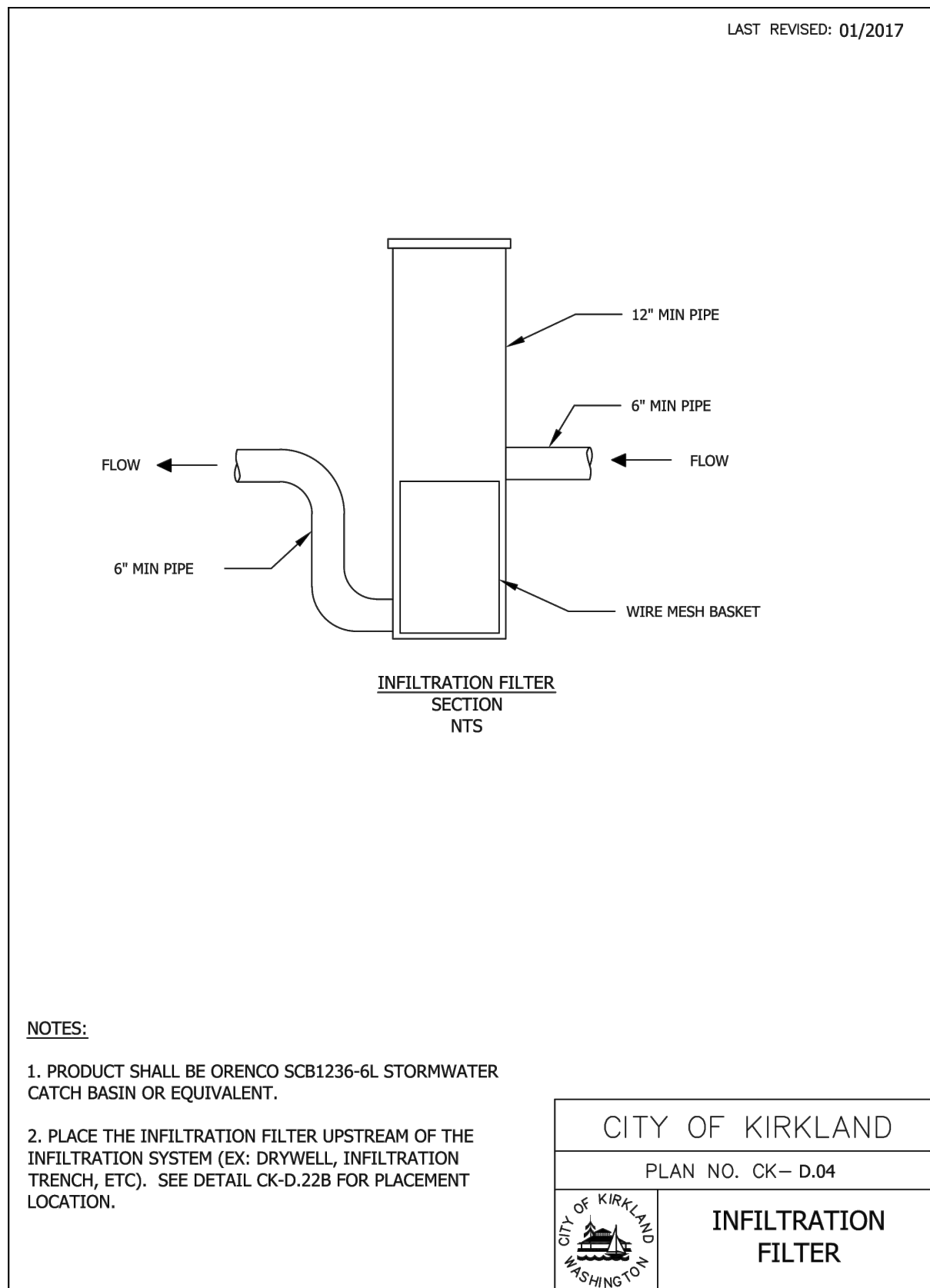
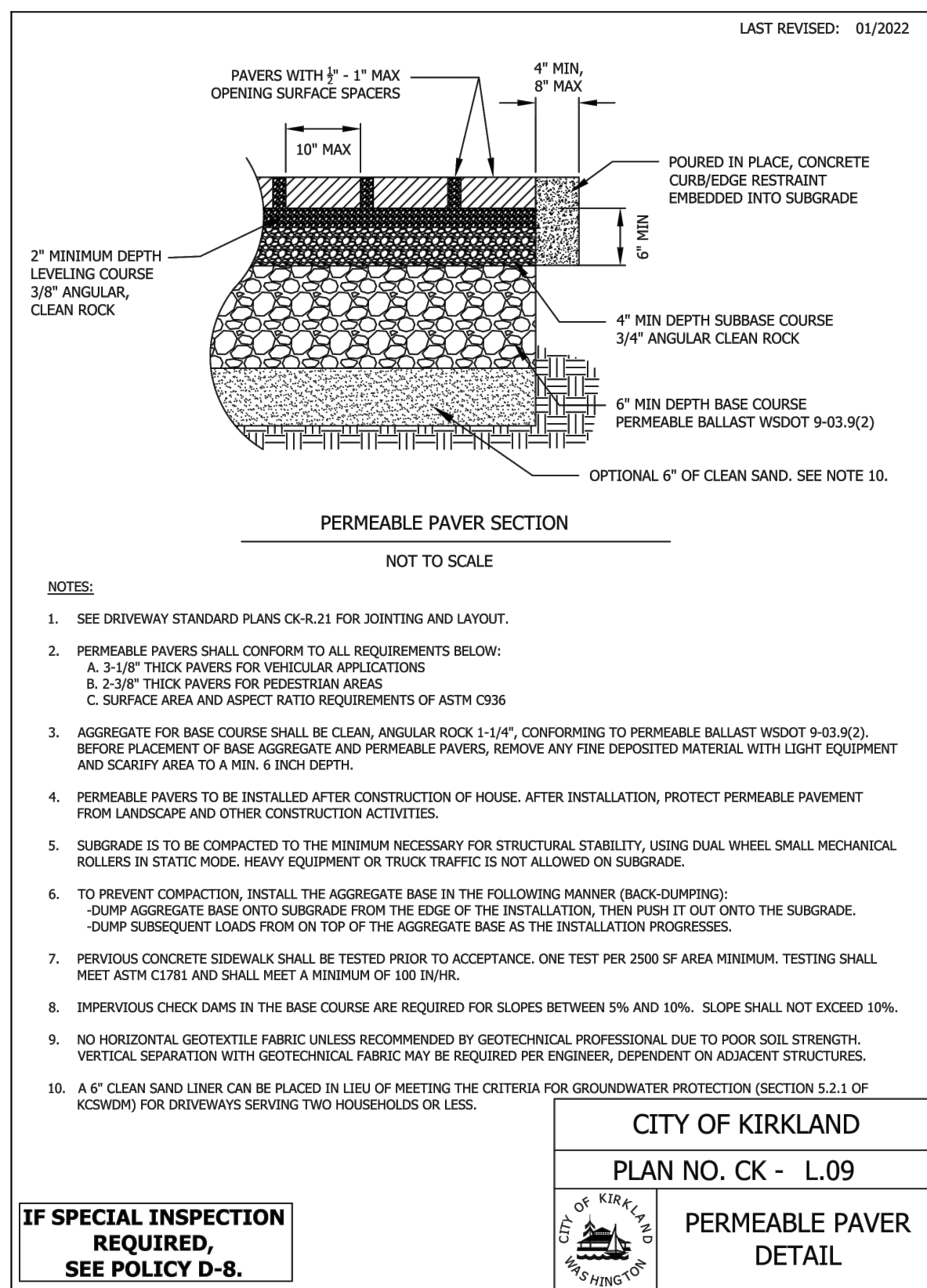
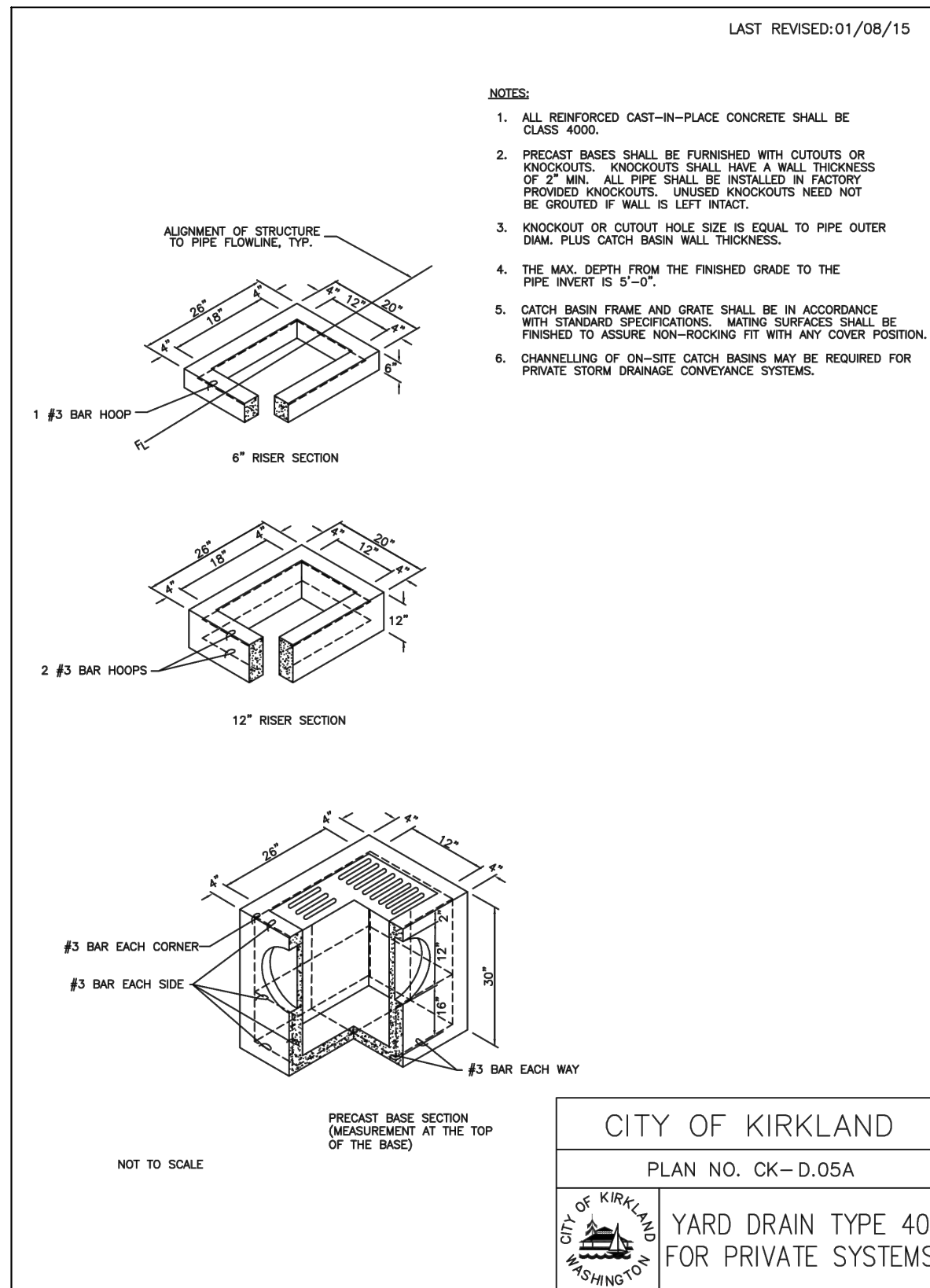
20. The Contractor shall verify the locations, widths, thicknesses, and elevations of all existing pavements and structures that are to interface with new work. Provide all trimming, cutting, saw cutting, grading, leveling, sloping, coating, and other work, including materials as necessary, to cause the interface with existing works to be proper, acceptable to the Engineer and the City of Kirkland, complete in place and ready to use.
21. All inlet, manhole, and catch basin frames and grates shall not be adjusted to grade until immediately prior to final paving. All catch basin frames shall be set 0.10' below pavement level.

22. Open cut road crossings for utility trenches on existing traveled roadway shall be backfilled only with 5/8" minus crushed rock and mechanically compacted (unless otherwise approved by the City). For streets classified as arterials or collectors, backfill for crossings shall be CDF. Cuts into the existing asphalt shall be neat line cut with saw or jackhammer in a continuous line. A temporary cold mix patch must be placed immediately after backfill and compaction. A permanent hot mix patch shall be placed within 30 days and shall be a minimum of 1" thicker than the original asphalt with a minimum thickness of 2". See Standard D.02.

23. All damages incurred to public and/or private property by the contractor during the course of construction shall be promptly repaired to the satisfaction of the City Construction Inspector before project approval and/or the release of the project's performance bond.

24. Grout all seams and openings in all inlets, catch basins, and manholes. Jetset or speed crete red line grout is NOT allowed.

25. When widening an existing roadway where an existing Type I catch basin will remain in the travel lane, the existing frame and cover shall be replaced with a round, locking frame and cover.
26. For other than single-family dwellings, all exposed or readily exposed indoor storm drainage piping/plumbing shall be labeled with the words "STORM DRAIN" with minimum 2 inch high letters.
27. Recycled concrete shall not be used around stormwater facilities.
28. All fasteners (bolts, nuts, washers, etc.) on manhole and catch basin lids to be standard size. No metric fasteners allowed.
29. A special inspection using CCTV by a PACP (Pipeline Assessment Certification Program) or equivalent certified vendor is required for new storm segments that are publicly owned and maintained before inspector sign off.



SEE C4 FOR UTILITY SITE PLAN

Wong SFR Addition
Site Address: 7544 123rd Ave NE
Jurisdiction: Kirkland
Parcel No.: 092505-9177
Applicant: Board & Vellum
Permit No.: BSF24-06277

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



Revisions:
2025-01-10: Updated for City of Kirkland Comments.
2024-10-28: Updated for City of Kirkland Comments.

C5
Surface Water Notes
Scale: As Noted

WATER - PLAN NOTES

1. A pre-construction conference shall be held prior to the start of construction. The Contractor shall be responsible for securing all necessary permits prior to construction.
2. All water main work and material shall be in accordance with current AWWA, WSDOT, and APWA standard specifications, as amended by the City of Kirkland. All material utilized shall be new, no parts shall be reused. Any part removed from the system for any reason may not be reused and shall be replaced with a new part. (e.g. a Romac with a bad gasket must be replaced with an entirely new Romac assembly).
3. The water main shall be Class 52 ductile iron pipe conforming to ANSI/AWWA C151/A21.51-86 or the most recent revision. The pipe shall be 1/16" cement lined and sealed in accordance with ANSI/AWWA C104/A21.4-90. The cast iron or ductile iron pipe fittings shall be Class 250 as per ANSI/AWWA C110/A21.10-82. Pipe bedding shall be compacted to 95 percent of its maximum density at optimum moisture content. Unless it is necessary to clear existing utilities, the water main should be installed with under 60" of over but never less than 36" of cover to the top of the pipe. Any deviations from this shall be approved by the City of Kirkland approving authority prior to start of construction activities.
4. Concrete blocking for water mains shall be designed and installed in accordance with AWWA and City of Kirkland specifications and shall be installed at all vertical and horizontal bends and fittings. Prior to blocking, the fittings shall be wrapped with visqueen.
5. All connections to existing mains and all testing and disinfection shall be performed under the supervision of the City of Kirkland Department of Public Works Inspector.
6. Approximate locations of existing utilities have been obtained from available records and are shown for convenience. The Contractor shall be responsible for verification of the locations shown and for discovery of possible additional utilities not shown so as to avoid damage or disturbance. The underground utility location service shall be contacted for field location prior to any construction. The owner or their representative shall be contacted if a utility conflict exists. For utility location in King County, call 1-800-424-5555. The Contractor is responsible to ensure that utility locates are maintained throughout the life of the project.
7. All contractors working with AC pipe must be state-certified. The Contractor shall provide protective clothing and equipment (coveralls, gloves, boots, head covering, goggles, respirators, etc.) to crews working with asbestos cement pipe in order to assure the worker's exposure to asbestos material is at or below the limits prescribed in WAC 296-62-07705.
8. An approved copy of the water plan must be on site whenever construction is in progress.
9. A 5' minimum horizontal separation shall be maintained between all water facilities and underground power and telephone facilities, unless otherwise approved by the City of Kirkland.
10. For water main and sewer main separation requirements, see Item VIII.C of the Sanitary Sewer - Design Criteria Section and Detail W.01.
11. Pressure and purity testing shall be done in the presence of, and under the supervision of, a City of Kirkland Department of Public Works Inspector. The Contractor shall provide all plugs and temporary blowout assemblies for pressure testing and disinfection prior to final tie-in. No connection shall be made between the new main and the existing mains until the new piping has been disinfected, flushed, and passed both pressure and purity testing. Temporary plugs and blocking shall be installed at the points of connection to the existing system. For construction of new water main, the services, hydrants etc., will be tested with

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12. It shall be the Contractor's responsibility to notify the City of Kirkland Inspector 24 hours in advance of backfilling all water main construction. The Contractor shall be responsible for keeping as-built drawings of all construction not installed according to the approved plans. (This does not give approval for as-built construction.)
13. The Contractor shall contact the City of Kirkland Department of Public Works five (5) days prior to any work requiring the shutdown of existing water mains. The Contractor is required to give two (2) working days notice to all customers affected by a water main shutdown (notices and maps for the shutdown will be provided by the Water Division). Shutdowns shall be scheduled for Mondays, Tuesdays, Wednesdays, and Thursdays between 8:30 am and 2 pm. Shutdowns affecting institutions shall be scheduled at night. Only Water Division personnel or a designate of the Water Division Manager may operate valves, and/or hydrants, blow-offs, etc., for fills, shut downs, flushing, or recharging of water lines. Two (2) working days notice to the Water Division is required to schedule fills.
14. There shall be no water main construction on a Saturday, Sunday, or holidays observed by the City of Kirkland.
15. Should the water main work necessitate the closing of certain gate valves within the existing system, the City of Kirkland Maintenance Department shall be responsible for the operation of such valves.
16. The fire flow system shall be installed, tested, and approved prior to above-ground combustible construction.
17. All trench backfill shall be compacted to 95 percent density in roadways, roadway shoulders, roadway prism and driveways, and 85 percent density in unpaved areas. All pipe zone compaction shall be 95 percent.
18. Mega-lugs (or similar product) shall be required on all fittings and valves for tie-ins, or build-outs for tie-ins prior to a final connection to the existing water main. Appropriate concrete blocking is also required in addition to Mega-Lugs.
19. For the duration of any water main installation project, all existing and newly installed valve cans are to remain accessible to Water Division personnel.
20. When it becomes necessary to re-plumb the customer's side of an existing water meter as the result of the relocation of the existing service or to comply with other City of Kirkland Public Works specifications, the customer's side shall be reconnected with the appropriate plumbing materials (and related fittings) such as brass, copper, polyethylene with a 200 p.s.i. rating, or PVC. All parts, pipe, and/or fittings shall be new from the back side of the meter to the connection point of the customer's service.
21. No tie-in will be allowed into the existing tailpiece on the customer's side of the meter. If the existing meter does not have a check valve installed on the back side of the meter (customer's side) a check valve cannot be installed when doing the tie-in.
22. If a fitting, either during installation or after, is found to be defective in any way as determined by the City, the contractor shall replace the entire fitting and not just the defective component.

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23. Beginning January 1, 2014, all pipes, pipe fittings, plumbing fittings, and plumbing fixtures used for potable water, must have a maximum lead content not to exceed 0.25%, per "Lead Free" standards as defined in Section 9 of NSF/ANSI Standard 61.
- WATER - CONSTRUCTION CRITERIA**
1. Unless otherwise specified, the minimum new water service size shall be 1" poly with a 1" angle stop. Crimping will not be allowed on any new or existing service.
 2. The Water Department will install water meters after the services have been installed according to the following guidelines:
 - A. When services are installed off a new main in a plat they are to be set at finished grade. The Public Works Construction Inspector may allow the services to be left above grade and capped if there are extenuating circumstances that prevent the services from being set at finished grade. After finished grade is set, the main may be shut off, the services lowered and the angle stops installed. In either case, the angle stops shall be set 6-10" below the top of the meter box at finished grade.
 - B. When services are installed off an existing main, the angle stop is to be set at a grade between 6 and 10" below the top of the meter box. The meter box is to be set at finished grade. If it is determined that the service has been installed at the wrong elevation (grade), the contractor shall schedule a shut down with the Water Department before adjusting the service. If the Water Department determines the shut down area is too large, the contractor will need to excavate to the corporation stop and turn it off before adjusting the service.
 3. When providing water service to a mixed-use building such as retail use on the ground floor and office or residential use on the upper floors, each use in the building shall have its own separate water service and meter. As an example, a new building with ground-floor retail and upper-floor residential would have a minimum of two water services and meters; one for each of the separate uses. In addition, because deduct meters are not allowed for newly constructed multifamily and commercial buildings, it is suggested a separate irrigation service and meter be installed so monthly sewer charges are not charged against water being used for irrigation purposes (irrigation meters are not allowed on single-family residential lots).
 4. A manifold system may be an option for new construction when a project needs 4 or more services. Manifold systems are typically only allowed in Arterial streets when the water main is on the opposite side of the street from the property being served. This option will be determined during the review process. For 4-6 services, a 2" manifold shall be used.
 5. Size-on-size wet taps are allowed as long as the existing pipe is of an acceptable condition. If it is determined by City staff that the pipe cannot accept a wet tap, the new valve will need to be cut in.
 6. New Main Installations: All new water mains shall be laid starting at the existing main. All valves shall be cut in first, (depending on the requirements for the new installation) allowing for a gap from the valve, (no less than 3' long and no more than 10' long) with temporary blocking per CK-W.10. Typically a three-way valve cluster is required at the cut-in tee. Do not use a wet tap valve without prior authorization by Public Works (discuss with the Development Engineer). The new main shall be laid starting at this point. After inspection of the new main and appurtenances (services, hydrants, air/vacs and blow-offs, etc.), the main shall be filled per CK-W.10, pressure tested, flushed and a "satisfactory" purity sample taken prior to tie-in. The contractor will be

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7. All fire lines are to be constructed completely from the valve to the mechanical room per both Public Works and Fire Department specifications. All fire lines will require both a Public Works permit and a Fire department underground permit. The valve may be wet tamped or cut in depending on the conditions of the installation (to be determined at review of Public Works permit). Shut downs for cut ins are to be coordinated with the Water Division. All fire lines shall be swabbed with chlorine. Once the installation is complete, a "bag flush" is required. At that time, a "purity" sample will also be taken (operation of the valve at the main will be controlled by the Water Division). After a "satisfactory purity" sample is received, the line may then be pressure tested per approved specifications. After these steps are completed, the Water Division is to be notified to re-open the valve at the main. Re-opening of the valve must be within 7 days of taking the purity sample. Minimum fire line size thru the R.O.W. shall be 4" if approved by the Fire Department reduction to 2" (material to be approved by Fire Department). Will be allowed on private property. Fire lines 4" or larger shall be Class 52 DI with gate valve at main.
8. Hydrants installed with new main extensions shall be tested with the foot valve open and the main valve (hydrant) closed. Hydrant will then be inspected and operated during flush.
9. Hydrants installed on existing mains shall be swabbed with chlorine, flushed and pressure tested with the foot valve closed and the main valve (hydrant) open.
10. All new buildings shall have a water service that meets the current standards. Any existing services that need to be abandoned because of size, material, location or other conditions, must be cut and capped at the main per current Public Work's specifications. If it is determined that the existing corporation stop is a Hayes or B-machine, the corporation stop shall be removed from the main and a repair band installed (shall use ROMAC SS-1 (or equal) 12" long repair band if required).
11. Water services and meters shall not be located in driveways. If an existing water meter is located in an existing driveway and the service needs to be upgraded, or the driveway is removed and replaced, the existing water service shall be abandoned at the water main and a new water service shall be installed outside of the driveway.
12. If an existing water valve needs to be abandoned, a shut down shall be scheduled with the Water Department. The valve must be removed and a blind flange installed on the tee.
13. When an AC water main is tunneled under to install another utility, the section of the AC main within the trench and for 5 feet on either side of the trench shall be replaced with Class 52 DI pipe. It may require one full stick of pipe or more to include replacing any exposed couplings and mills. All connections shall be made with Romac couplings.
14. The contractor shall coordinate shut downs, fills and flushes with the City of Kirkland Inspector who will then coordinate dates and times with the Water Division. All valves, including hydrants, blow-offs, etc., shall be operated by City of Kirkland Water Department personnel. A minimum of two (2) working days notice to all affected property owners is required before a shut down can occur. A minimum of two (2) working days notice is required to schedule fills.

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- Note:** Scheduling of shut downs will not be allowed to occur for days immediately following holidays observed by the City of Kirkland.
15. In general, flushes are scheduled for the next working day after the new water system is filled. It is assumed that the pressure test will also be performed on the day of the fill. To adhere to this schedule, the Water Division must be notified by the City Inspector or Project Manager by 1PM on the day of the fill confirming that the pressure test was successful in order to receive the flush on the following working day.

Last revised 01/2013

Water Installation Procedures Checklist

General Notes:

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

CONSTRUCTION Tying New Water Main to the Existing System:

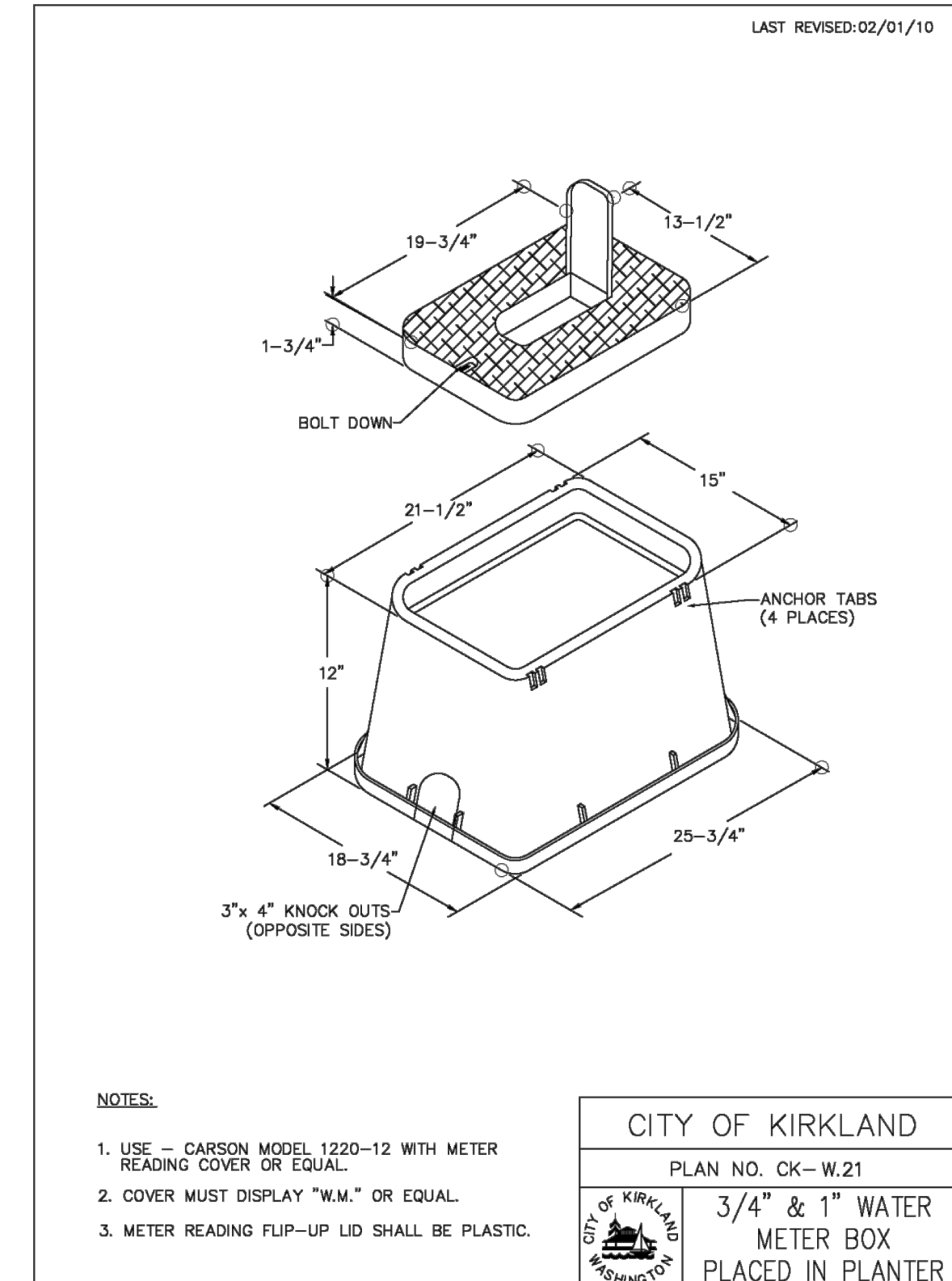
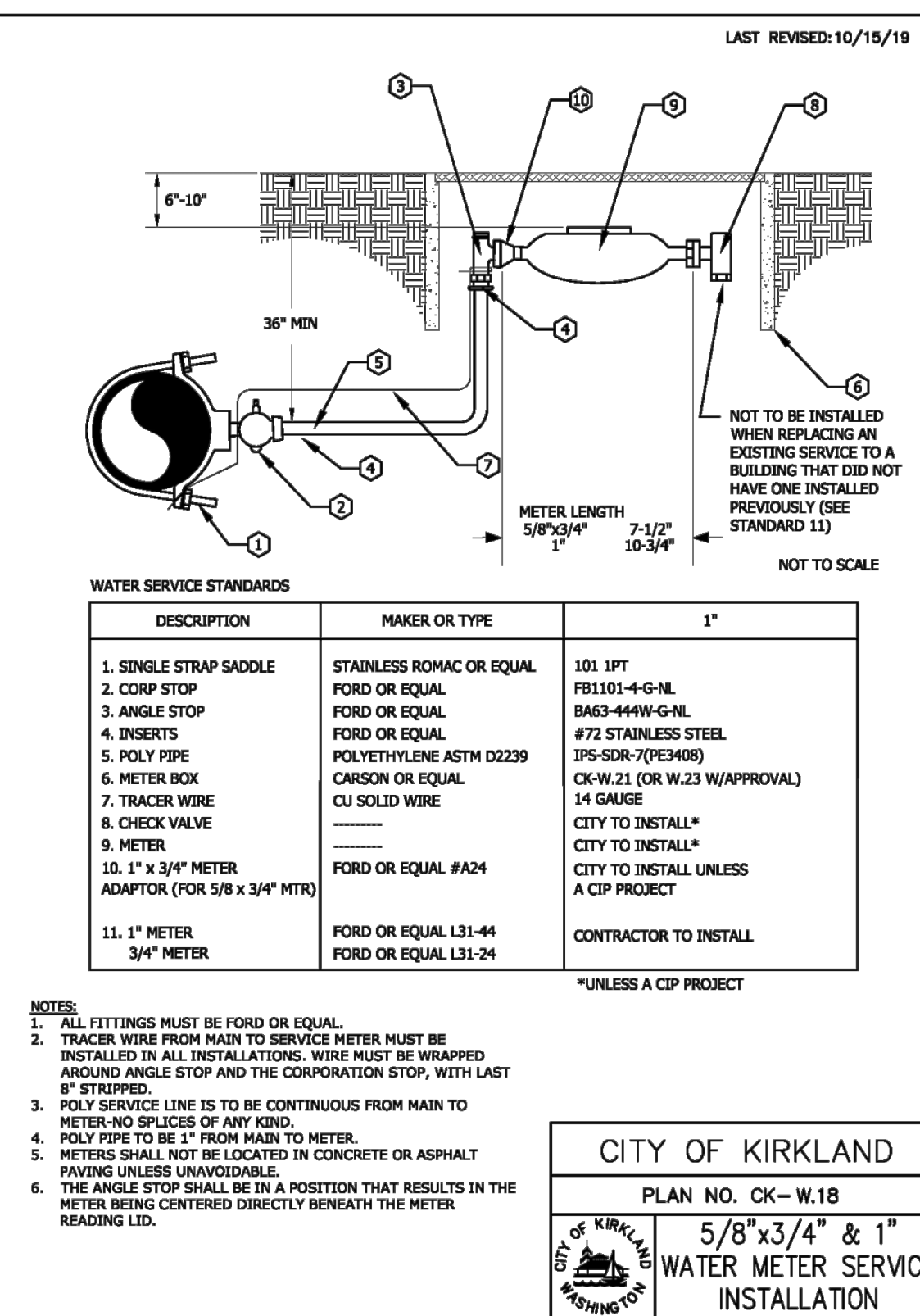
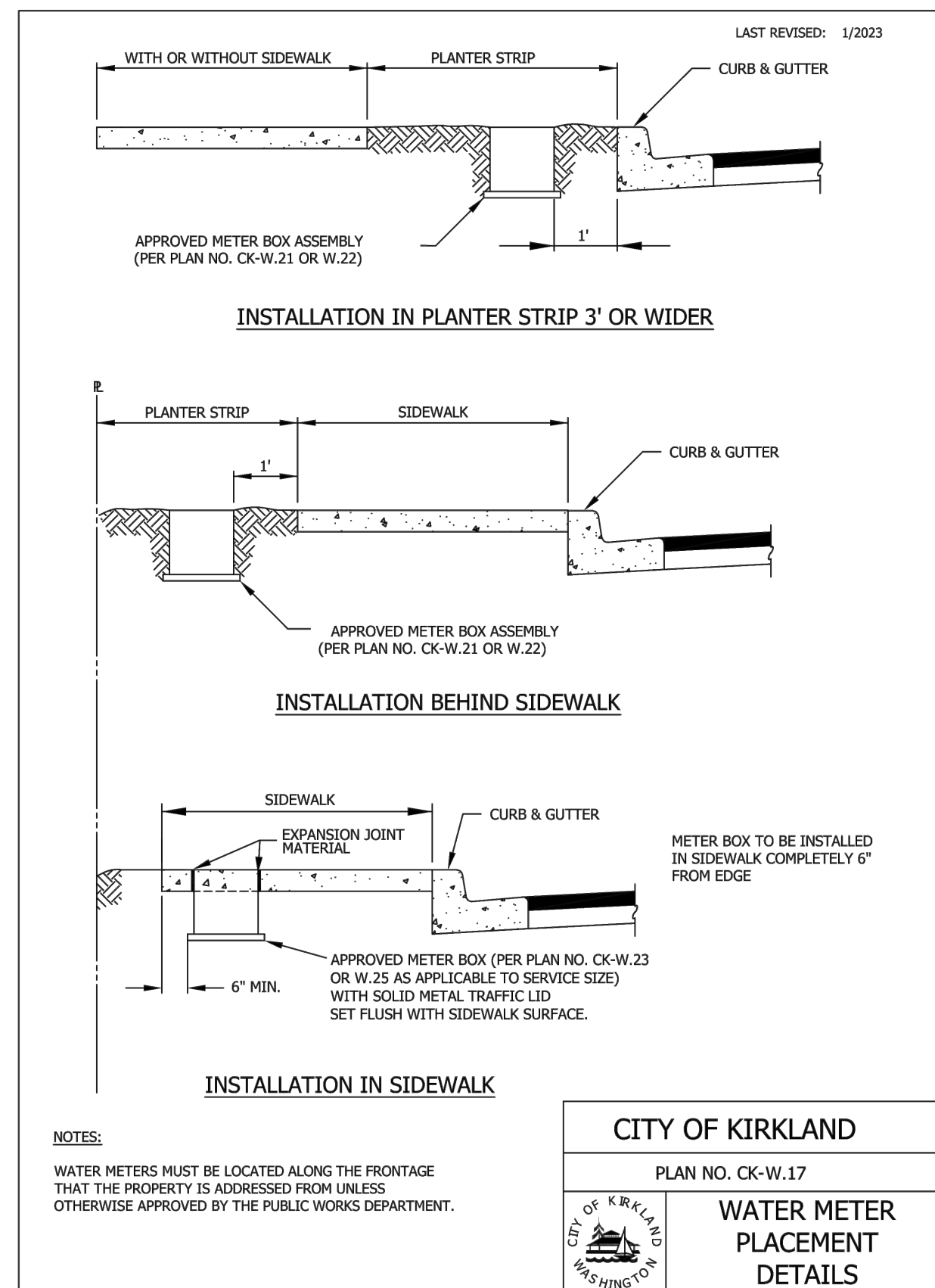
- Connections to existing AC mains need to be made on rough barrel section of the main and not at milled joints using Romac brand couplers with the proper transition gaskets.
- New water main shall be filled, flushed and pressure tested with the City's construction inspector/observer being present.
-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

Water Main Bends:

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

Pre-Approved Plans

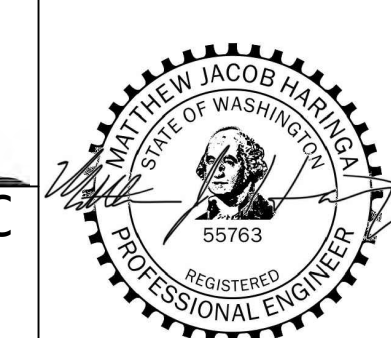
7



SEE C4 FOR UTILITY SITE PLAN

Wong SFR Addition
Site Address: 7544 123rd Ave NE
Jurisdiction: Kirkland
Parcel No.: 092505-9177
Applicant: Board & Vellum
Permit No.: BSF24-06277

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

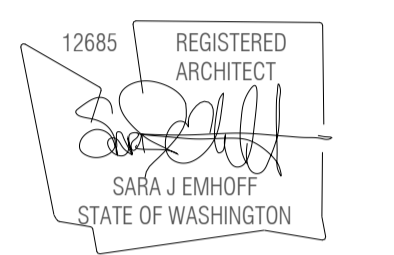


Revisions:

2025-01-10: Updated for City of Kirkland Comments.
2024-10-28: Updated for City of Kirkland Comments.

C6
Water Notes

Scale: As Noted



WONG RESIDENCE

PROJECT ADDRESS:
 7544 123RD AVENUE N.E.
 KIRKLAND, WA 98033
 OWNER:
 SIMON WONG & VILOYA WIRANTANA

REVISION	DATE	DESCRIPTION
1	2024.11.07	CYCLE 1 REVISION
2	2025.01.21	CYCLE 2 REVISION

DATE	DESCRIPTION
7.31.2024	PERMIT SET
11.07.2024	PERMIT CORRECTIONS
01.21.2025	PERMIT CORRECTIONS

COPYRIGHT BOARD AND VELLUM LLC. ALL RIGHTS RESERVED.
 ORIGINAL SHEET SIZE IS 24" X 36"
 BOARD & VELLUM PROJECT #: 2022079.00
 JURISDICTION PROJECT #: BSF24-06277

PLOT DATE: JANUARY 21ST, 2025

SITE PLAN / LAND USE CODE SUMMARY

SHEET NO.:

A1.11

SITE PLAN NOTES

- SEE SITE PLAN FOR PROPOSED AREAS AND EROSION CONTROL METHODS.
- INSTALLATION OF EROSION CONTROL MEASURES IS REQUIRED PRIOR TO ANY GROUND DISTURBANCE.
- CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A 'FIRST GROUND DISTURBANCE INSPECTION' AFTER THE BUILDING PERMIT IS ISSUED TO MEET WITH THE SITE INSPECTOR.

TREE & SOIL PROTECTION NOTES

- TREE PROTECTION FENCING REQUIRED AROUND ENTIRE DRIP LINE ON THE PERMIT SITE (THE TREE PROTECTION AREA-TPA).
- FENCING MUST BE INSTALLED PRIOR TO DEMOLITION AND GROUND DISTURBANCE KEPT IN PLACE FOR DURATION OF CONSTRUCTION.
- MODIFICATIONS BY APPROVAL OF PROJECT PLANNER ONLY.
- NO SOIL DISTURBANCE OR ACTIVITY ALLOWED WITHIN FENCED AREA, SUCH AS BUT NOT LIMITED TO: MATERIAL STORAGE/STOCKPILING, PARKING, DUMPING, OR WASHING.

SITE PLAN SCOPE NOTES

- EXISTING DRIVEWAY TO BE DEMOLISHED AND REPLACED WITH A NEW POURED CONCRETE DRIVEWAY PER PLAN.
- PROVIDE SAND-SET PAVERS TO ENTRY FROM DRIVEWAY PER PLAN.
- NEW PORCH TO BE COMPOSITE DECKING, TREX SELECT OR EQUIVALENT.
- NEW SIDING TO BE HARDI LAP, PRE-PRIMED WITH 6" EXPOSURE. ALLOW FOR DECORATIVE TRIM AT GABLE ENDS INCLUDING BRACKETS, SHINGLE SIDING, DENTILS AND HORIZONTAL TRIM BOARDS. ALL SIDING TO BE REPLACED THROUGHOUT HOUSE.
- EXTERIOR TRIM TO BE HARDI OR BORA COMPOSITE MATERIAL, ASSUME 2X4 WINDOW AND DOOR TRIM WITH HEAD TRIM EXTENSIONS, 2X SILL, AND 2X4 APRON. ALL EXISTING WINDOWS TO RECEIVE NEW TRIM. ALL COLUMNS AND BEAM TO BE WRAPPED.
- ASSUME PORCH TO HAVE A STAINED T&G CEILING. ALL OTHER SOFFITS TO BE PAINTED AC PLYWOOD.
- ASSUME NEW METAL ROOF THROUGHOUT HOUSE WITH NEW 4" GUTTERS, MATCH ROOF COLOR, NEW TIGHTLINES TO CONNECT TO EXISTING.
- NO WORK AT BACK YARD IN THIS SCOPE.
- COORDINATE WITH CITY OF KIRKLAND FOR RIGHT-OF-WAY WORK AND TREE AND POWER POLE CLEARANCES.
- LANDSCAPING BY OWNER, TYP.

LAND USE / ZONING CODE

ZONE: RSX 7.2
 LOT SIZE: 12,196 SF
FRONT SETBACK:
 MIN. REQ'D: 20'-0"
 PROPOSED: 20'-1/2"
SIDE SETBACK:
 MIN. REQ'D: 5'-0"
 PROPOSED: 5'-0"
REAR SETBACK:
 MIN. REQ'D: 10'-0"
 PROPOSED: 76'-10"
HEIGHT LIMIT:
 ALLOWED: 30'-0"
 PROPOSED: 13'-4 1/2"
PARKING:
 REQUIRED: 2
 PROPOSED: 2

FLOOR AREA RATIO

FAR CALCULATIONS PER K2C
 ZONING = RSX 7.2
 LOT SIZE = 12,196 SF
 GROSS FLOOR AREA = 1,649 SF
 (E) MAIN FLOOR = 1,649 SF
 NEW ADDITIONS = 564.5 SF
 NEW GARAGE = 500.5 SF
 CHARGEABLE FLOOR AREA = 2,714 SF
 FAR: ALLOWED (0.5 x LOT) = 6,098 SF
 FAR: EXISTING = 1,649 SF
 FAR: REMAINING = 3,384 SF
 FAR: PROPOSED = 2,714/12,196 = 0.22

AVERAGE BUILDING ELEVATION (ABE)

METHOD: THE MIDPOINT OF EACH SIDE OF THE SMALLEST RECTANGLE THAT CAN BE DRAWN TO ENCLOSE THE STRUCTURE.
 PROJECT ELEVATION 0'-0" = SURVEY ELEVATION 431.3'

RECTANGLE SIDE	LENGTH	MIDPOINT ELEVATION	TOTAL
A - NORTH	63.1'	X	430.9'
B - SOUTH	63.1'	X	430.7'
C - EAST	69.6'	X	430.3'
D - WEST	69.6'	X	430.5'
TOTAL	265.4'		114,240.8'

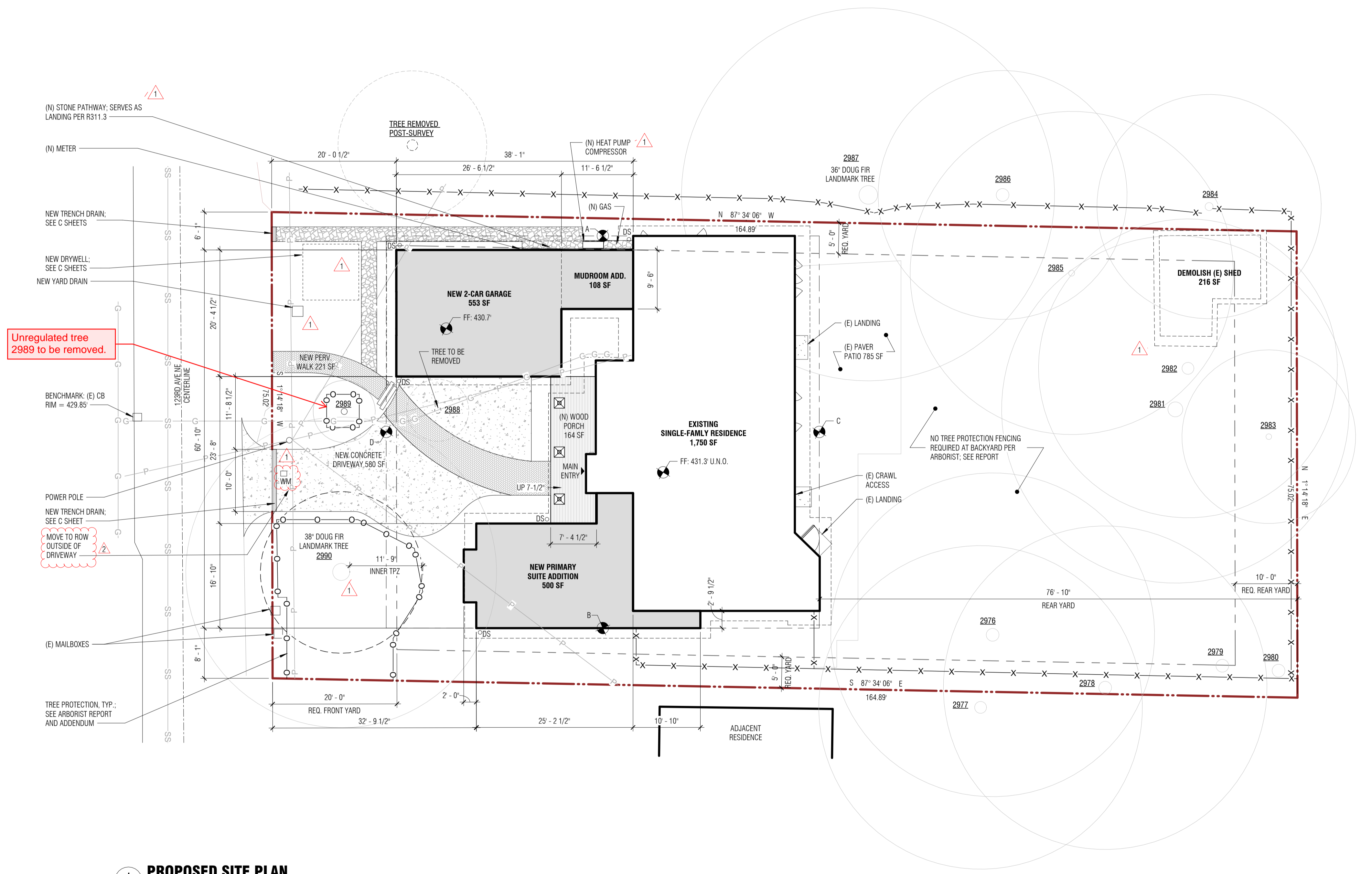
 AVERAGE BUILDING ELEVATION (114,240.8/265.4) = 430.45' ABE
 PROPOSED BUILDING HEIGHT = 13'-4 1/2" = 443.8' ABOVE A.B.E.

SITE PLAN KEY

- BUILDING FOOTPRINT
- WOOD DECK
- CONCRETE WALK/DRIVEWAY
- ROOF ABOVE
- PROPERTY LINE
- LINE OF SETBACK
- EXISTING FENCE
- TREE PROTECTION FENCING
- LINE OF A.B.E. CALCULATION

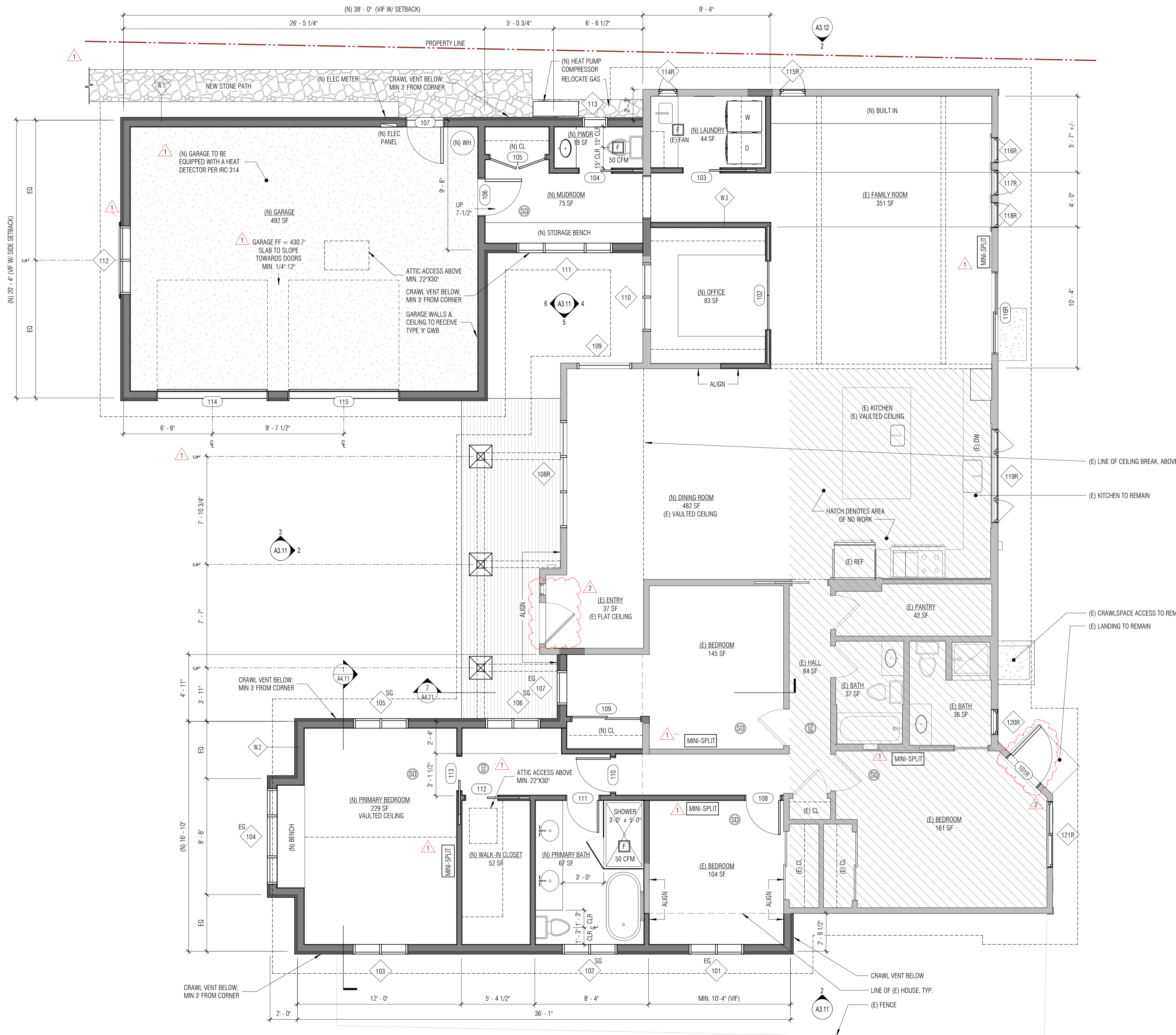
LOT COVERAGE

LOT AREA = 12,196 SF
 50% OF LOT AREA (MAX LOT COVERAGE) = 6,098 SF
 EXISTING HOUSE & SHED FOOTPRINT = 1,966 SF
 EXISTING PATIO = 785 SF
 PROPOSED COVERED PATIO = 164 SF
 PROPOSED ADDITION FOOTPRINT = 1,161 SF
 PROPOSED IMPERVIOUS DRIVEWAY = 580 SF
 PROPOSED NORTH SIDE YARD PATH = 188 SF
 EXISTING LOT COVERAGE SQUARE FOOTAGE = 2,751 SF
 NEW LOT COVERAGE SQUARE FOOTAGE = 4,844 SF
 = 39.7%

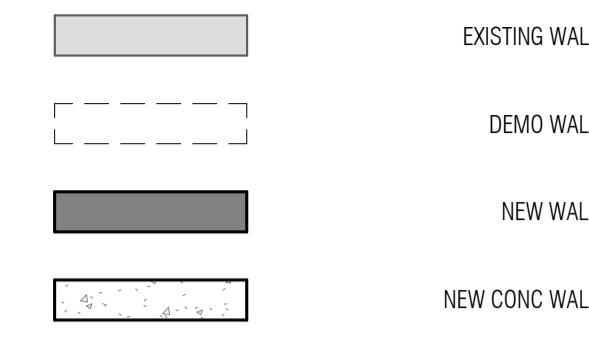


1 PROPOSED SITE PLAN
 1" = 10'-0"

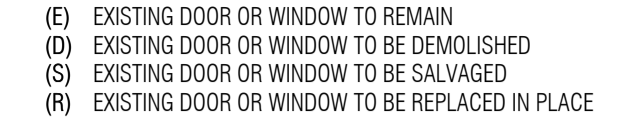
NOTE: NO R.O.W. IMPROVEMENTS PROPOSED



WALL KEY



WINDOW / DOOR KEY



GENERAL PLAN NOTES

- SEE SHEET G0.02 FOR PROJECT STANDARDS AND CONTRACT NOTES.
- SEE SHEET G1.01 FOR BUILDING AND ENERGY CODE REQUIREMENTS.
- SEE SHEET A9.01 FOR WALL ASSEMBLIES. ALL INTERIOR WALLS ARE TYPE W-2 UNLESS NOTED OTHERWISE. PROVIDE SOUND BATT INSULATION AT ALL PLUMBING WALLS AND WALLS ENCLOSING BATHROOMS, LAUNDRY ROOMS, BEDROOMS, AND POWDER ROOMS. WALL ASSEMBLIES IDENTIFIED AS INFILL WHERE DEMO HAS OCCURRED SHALL MATCH TYPE OF EXISTING WALL. COORDINATE WITH ARCHITECT FOR SPECIFIC LOCATIONS.
- SEE SHEET A9.01 FOR DOOR AND WINDOW SCHEDULES.
- WINDOWS AND WINDOWS DESIGNATED WITH 'R' DENOTE REPLACEMENTS PER EXISTING ROUGH OPENINGS. VERIFY MEASUREMENTS IN FIELD. CONTRACTOR TO COORDINATE WITH WINDOW MANUFACTURER FOR SPECIFIC FRAMING REQUIREMENTS.
- NON-DIMENSIONED DOORS DENOTE ROUGH OPENINGS ARE 4-1/2" (THREE 2x STUDS) OFF STUD FACE OF PERPENDICULAR WALL (TO HINGED SIDE OF THE DOOR) UNLESS NOTED OTHERWISE.
- NON-DIMENSIONED WALLS MAY ALIGN WITH FACE OF ADJACENT STRUCTURE. COORDINATE WITH ARCHITECT.
- ALL FINISH FLOOR MATERIALS TO ALIGN WITH ADJACENT FLOOR FINISH UNLESS NOTED OTHERWISE.
- ENSURE ALL NEW CRAWLSPACES HAVE SUFFICIENT THRU-WALL ACCESS FROM EXISTING CRAWLSPACES: MIN. 16"x24" WALL OPENING REQUIRED.

CRAWL SPACE VENTILATION CALCULATION

REFERENCE: 2021 INTERNATIONAL RESIDENTIAL CODE

R408.1 VENTILATION. THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING (EXCEPT SPACE OCCUPIED BY A BASEMENT) SHALL HAVE VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS A GROUND COVER OF SIX MIL (0.006 INCH THICK) BLACK POLYETHYLENE OR APPROVED EQUAL. SHALL BE LAID OVER THE GROUND WITHIN CRAWL SPACES. THE GROUND COVER SHALL BE OVERLAPPED SIX INCHES MINIMUM AT THE JOINTS AND SHALL EXTEND TO THE FOUNDATION WALL.

R408.2 OPENINGS FOR UNDER-FLOOR VENTILATION. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT FOR EACH 300 SQUARE FEET OF UNDER-FLOOR AREA. REQUIRED OPENINGS SHALL BE EVENLY PLACED TO PROVIDE CROSS VENTILATION OF THE SPACE EXCEPT ONE SIDE OF THE BUILDING SHALL BE PERMITTED TO HAVE NO VENTILATION OPENINGS. VENTILATION OPENINGS SHALL BE COVERED FOR THEIR HEIGHT AND WIDTH WITH ANY OF THE FOLLOWING MATERIALS PROVIDED THAT THE LEAST DIMENSION OF THE COVERING SHALL NOT EXCEED 1/4 INCH (6.4 MM):

- PERFORATED SHEET METAL PLATES NOT LESS THAN 0.070 INCH THICK.
- EXPANDED SHEET METAL PLATES NOT LESS THAN 0.047 INCH THICK.
- CAST-IRON GRILL OR GRATING.
- EXTRUDED LOAD-BEARING BRICK VENTS.
- HARDWARE CLOTH OF 0.035 INCH WIRE OR HEAVIER.
- CORROSION-RESISTANT WIRE MESH, WITH THE LEAST DIMENSION BEING 1/8 INCH.

CRAWL SPACE VENTILATION CALCULATIONS:

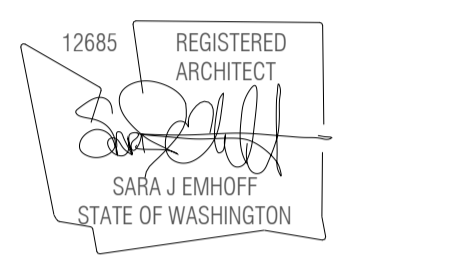
AREA 1: MUDROOM ADDITION
 REQUIRED AREA: 97 SF X 1/300 = 32 SF = 46 SQUARE INCHES
 PROVIDED AREA: (2) 80 SQUARE INCH MINIMUM VENTS = 160 SQUARE INCHES

AREA 2: BEDROOM ADDITION
 REQUIRED AREA: 456 SF X 1/300 = 1.52 SF = 219 SQUARE INCHES
 PROVIDED AREA: (3) 80 SQUARE INCH MINIMUM VENTS = 240 SQUARE INCHES

R408.4 Access
 Access shall be provided to all under-floor spaces. Openings through floor shall be not less than 18"x24". Openings through perimeter wall shall be not less than 16"x24".

Penetrations through ceilings & walls separating dwelling from garage shall comply with IRC R302.5.2 & R302.11(4)

1 MAIN FLOOR - PROPOSED PLAN
 1/4" = 1'-0"



WONG RESIDENCE

PROJECT ADDRESS:
 7544 123RD AVENUE N.E.
 KIRKLAND, WA 98033

OWNER:
 SIMON WONG & VILVOYA WRANTANA

REVISION	DATE	DESCRIPTION
1	2024.11.07	CYCLE 1 REVISION
2	2025.01.21	CYCLE 2 REVISION

DATE	DESCRIPTION
7.31.2024	PERMIT SET
11.07.2024	PERMIT CORRECTIONS
01.21.2025	PERMIT CORRECTIONS

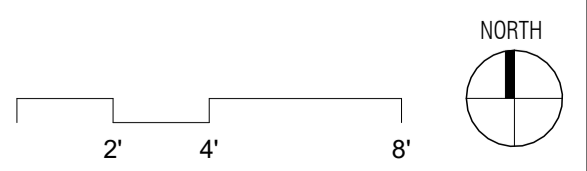
COPYRIGHT BOARD AND VELLUM LLC. ALL RIGHTS RESERVED.
 ORIGINAL SHEET SIZE IS 24"x36"

BOARD & VELLUM PROJECT #: 2022079.00
 JURISDICTION PROJECT #: BSF24-06277

PLOT DATE: JANUARY 21ST, 2025

PROPOSED MAIN FLOOR PLAN

SHEET NO.:



A2.22

ROOF VENTILATION CALCULATION

REFERENCE: R806.1, R806.2, R806.3

- ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW.
- VENTILATING OPENINGS SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE MESH WITH 1/8 INCH MINIMUM TO 1/4 INCH MAXIMUM OPENINGS.
- THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED, BUT MAY BE REDUCED TO 1/300, PROVIDED THAT AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.
- WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED. AS AN ALTERNATIVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1/300 WHEN A VAPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM IS INSTALLED ON THE WARM-IN-THE-WINTER SIDE OF THE CEILING.
- WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF A 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT.

ROOF VENTILATION CALCULATIONS:

AREA 1: REQUIRED AREA = 541 SF x 1/300 (WITH VAPOR BARRIER) = 1.80 SF = 259.2 SQ IN. -1
 PROVIDED AREA = SOFFIT (NA)
 RIDGE (18 SQ IN PER LIN. FT) = 26'-7" x 18 = 478.5 SQ IN.
 = OK

AREA 2: REQUIRED AREA = 110 SF x 1/300 (WITH VAPOR BARRIER) = 0.36 SF = 52 SQ IN.
 PROVIDED AREA = SOFFIT = (8.5 SQ IN PER LIN. FT) = 23'-0" x 8.5 = 195 SQ IN.
 RIDGE (18 SQ IN PER LIN. FT) = 18'-0" x 18 = 324 SQ IN.
 = OK

AREA 3: REQUIRED AREA = 177 SF x 1/300 (WITH VAPOR BARRIER) = 0.59 SF = 85 SQ IN.
 PROVIDED AREA = SOFFIT = (8.5 SQ IN PER LIN. FT) = 29'-3" x 8.5 = 223.1 SQ IN.
 RIDGE (18 SQ IN PER LIN. FT) = 60'-4" x 18 = 1,086 SQ IN.
 = OK

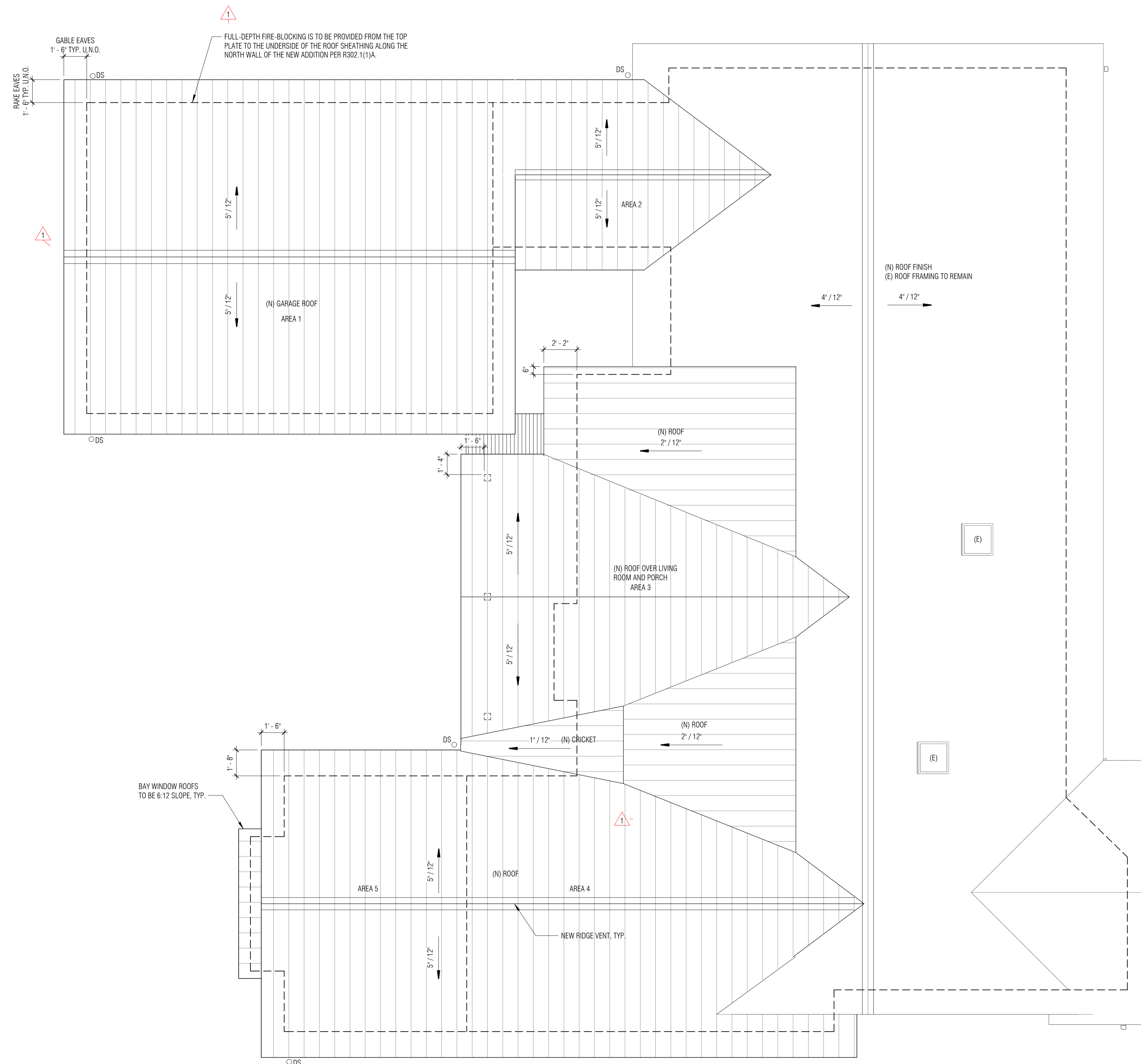
AREA 4: REQUIRED AREA = 230 SF x 1/300 (WITH VAPOR BARRIER) = 0.76 SF = 109.5 SQ IN.
 PROVIDED AREA = SOFFIT = (8.5 SQ IN PER LIN. FT) = 31'-2" x 8.5 = 264.9 SQ IN.
 RIDGE (18 SQ IN PER LIN. FT) = 25'-0" x 18 = 450 SQ IN.
 = OK

AREA 5: REQUIRED AREA = 201 SF x 1/300 (WITH VAPOR BARRIER) = 0.67 SF = 96.5 SQ IN.
 PROVIDED AREA = SOFFIT = (8.5 SQ IN PER LIN. FT) = 12'-0" x 8.5 = 102 SQ IN.
 RIDGE (18 SQ IN PER LIN. FT) = 12'-0" x 18 = 216 SQ IN.
 = OK

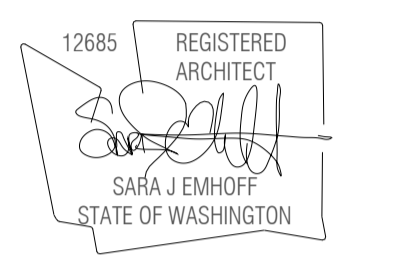
ATTIC ACCESS

R807.1 ATTIC ACCESS.
 IN BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION, AN ATTIC ACCESS OPENING SHALL BE PROVIDED TO ATTIC AREAS THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER.

THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. A 30-INCH MIN. UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT SOME POINT ABOVE THE ACCESS OPENING.



1 ROOF PLAN - PROPOSED
 1/4" = 1'-0"



WONG RESIDENCE

PROJECT ADDRESS:
 7544 123RD AVENUE N.E.
 KIRKLAND, WA 98033
 OWNER:
 SIMON WONG & VILCAYA WIRANTANA

REVISION	DATE	DESCRIPTION
-1	2024.11.07	CYCLE 1 REVISION

ISSUANCES	
DATE	DESCRIPTION
7.31.2024	PERMIT SET
11.07.2024	PERMIT CORRECTIONS
01.21.2025	PERMIT CORRECTIONS

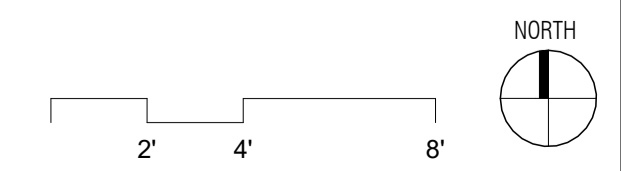
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 ORIGINAL SHEET SIZE IS 22"x34"
BOARD & VELLUM PROJECT #: 2022079.00
JURISDICTION PROJECT #: BSF24-06277

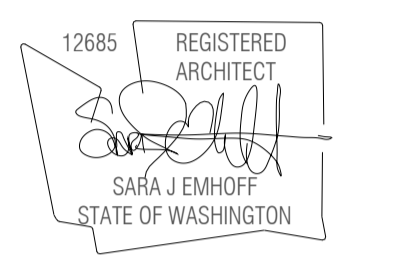
PLOT DATE: JANUARY 21ST, 2025

PROPOSED ROOF PLAN

SHEET NO.:

A2.51





WONG RESIDENCE

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 7544 123RD AVENUE N.E.
 KIRKLAND, WA 98033
 OWNER:
 SIMON WONG & VILCAYA WIRANTANA

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ISSUANCES

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11.07.2024	PERMIT CORRECTIONS
01.21.2025	PERMIT CORRECTIONS

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 ORIGINAL SHEET SIZE IS 24"X36"

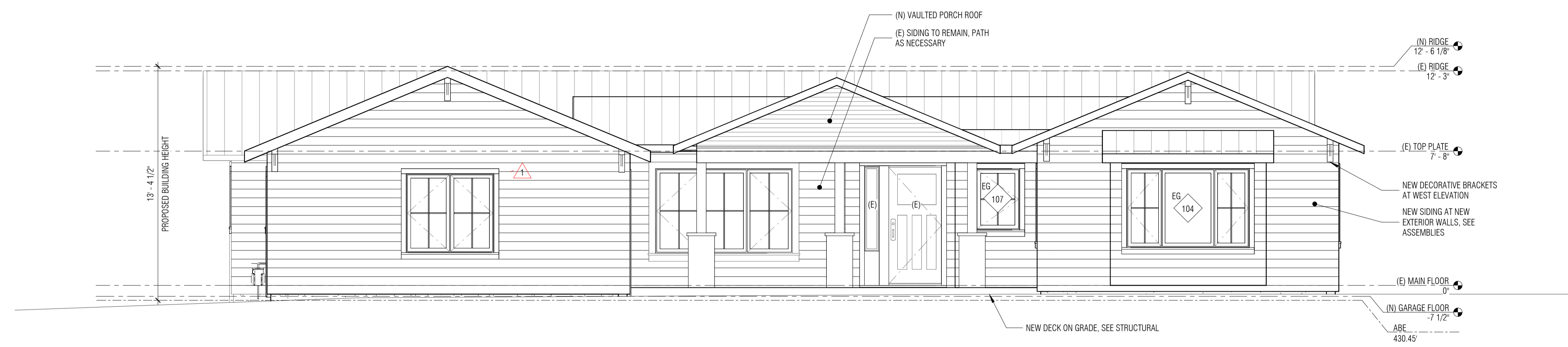
BOARD & VELLUM PROJECT #: 2022079.00
 JURISDICTION PROJECT #: BSF24-06277

PLOT DATE: JANUARY 21ST, 2025

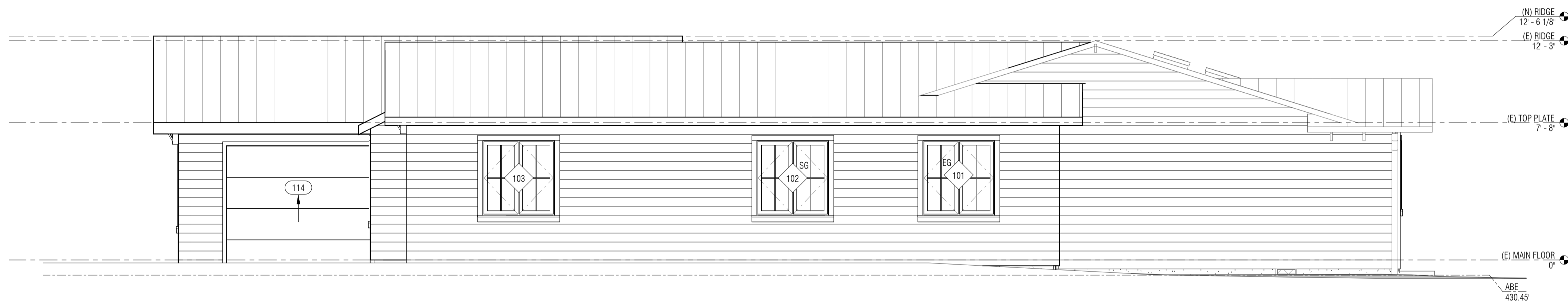
PROPOSED EXTERIOR ELEVATIONS

SHEET NO.:

A3.11



1 WEST - PROPOSED
 1/4" = 1'-0"



2 SOUTH - PROPOSED
 1/4" = 1'-0"



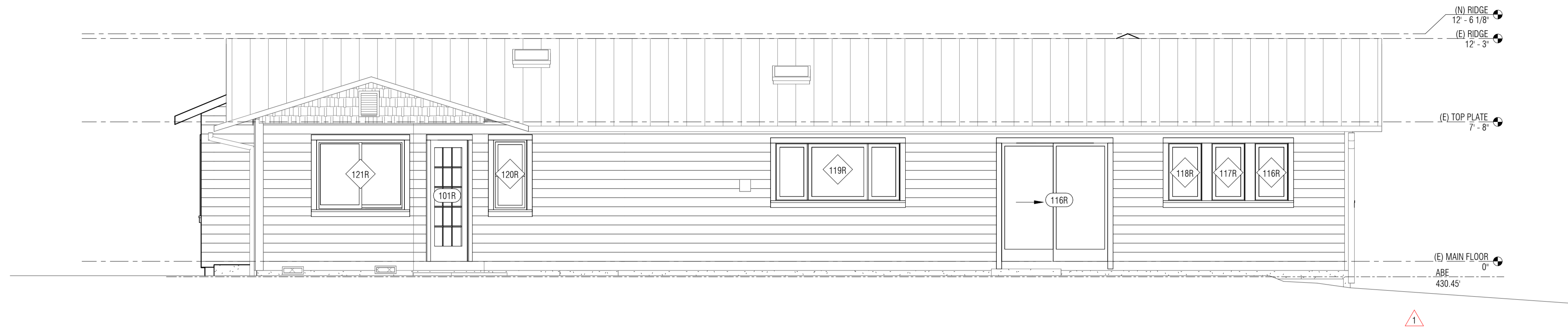
3 NORTH COURTYARD - PROPOSED
 1/4" = 1'-0"

4 WEST COURTYARD - PROPOSED
 1/4" = 1'-0"

5 SOUTH COURTYARD - PROPOSED
 1/4" = 1'-0"

6 EAST COURTYARD - PROPOSED
 1/4" = 1'-0"

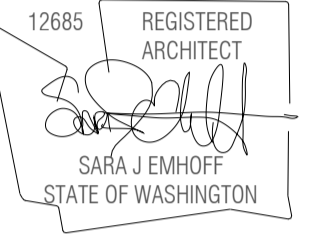
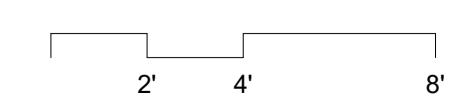




1 EAST - PROPOSED
1/4" = 1'-0"



2 NORTH - PROPOSED
1/4" = 1'-0"



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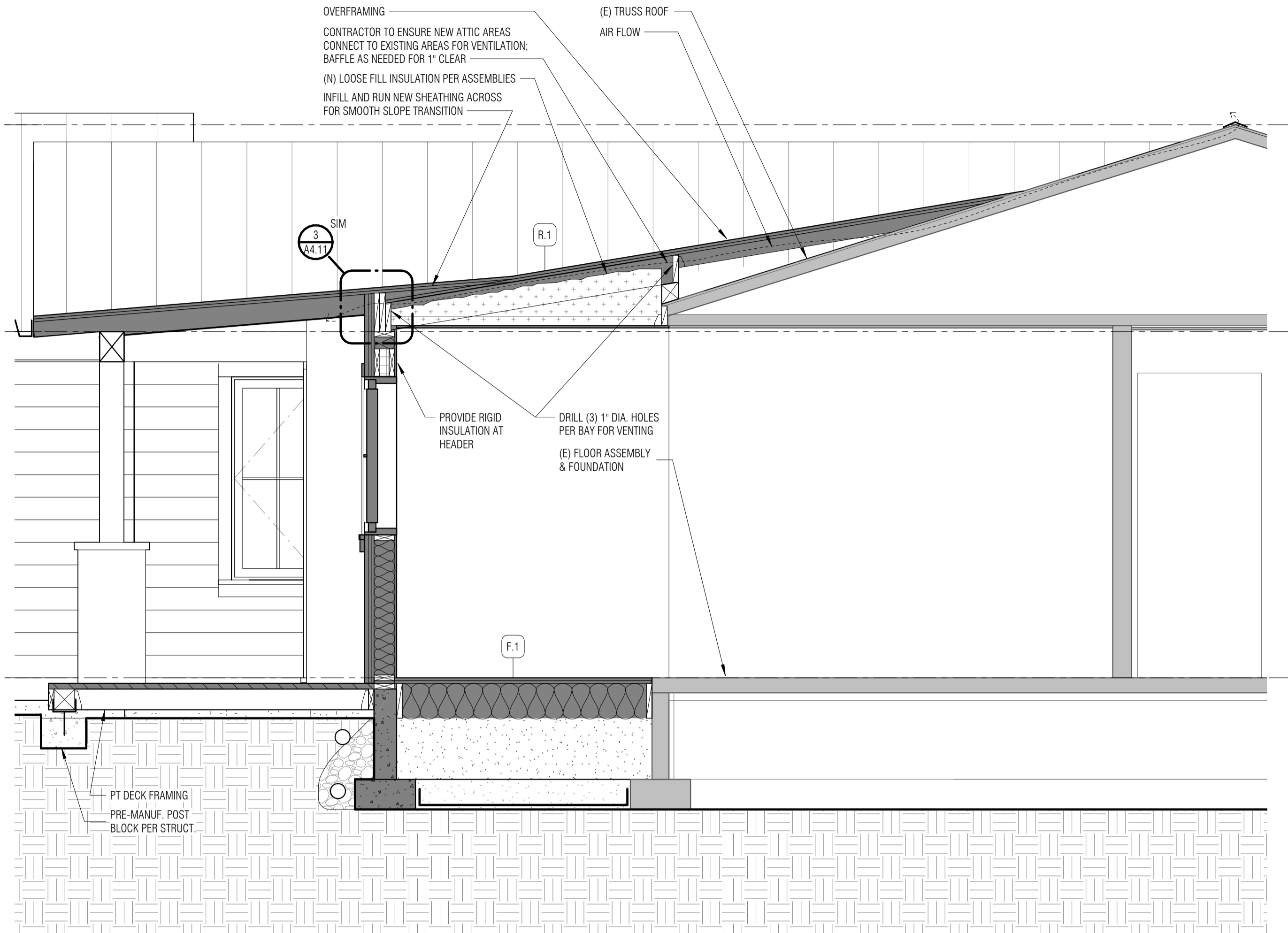
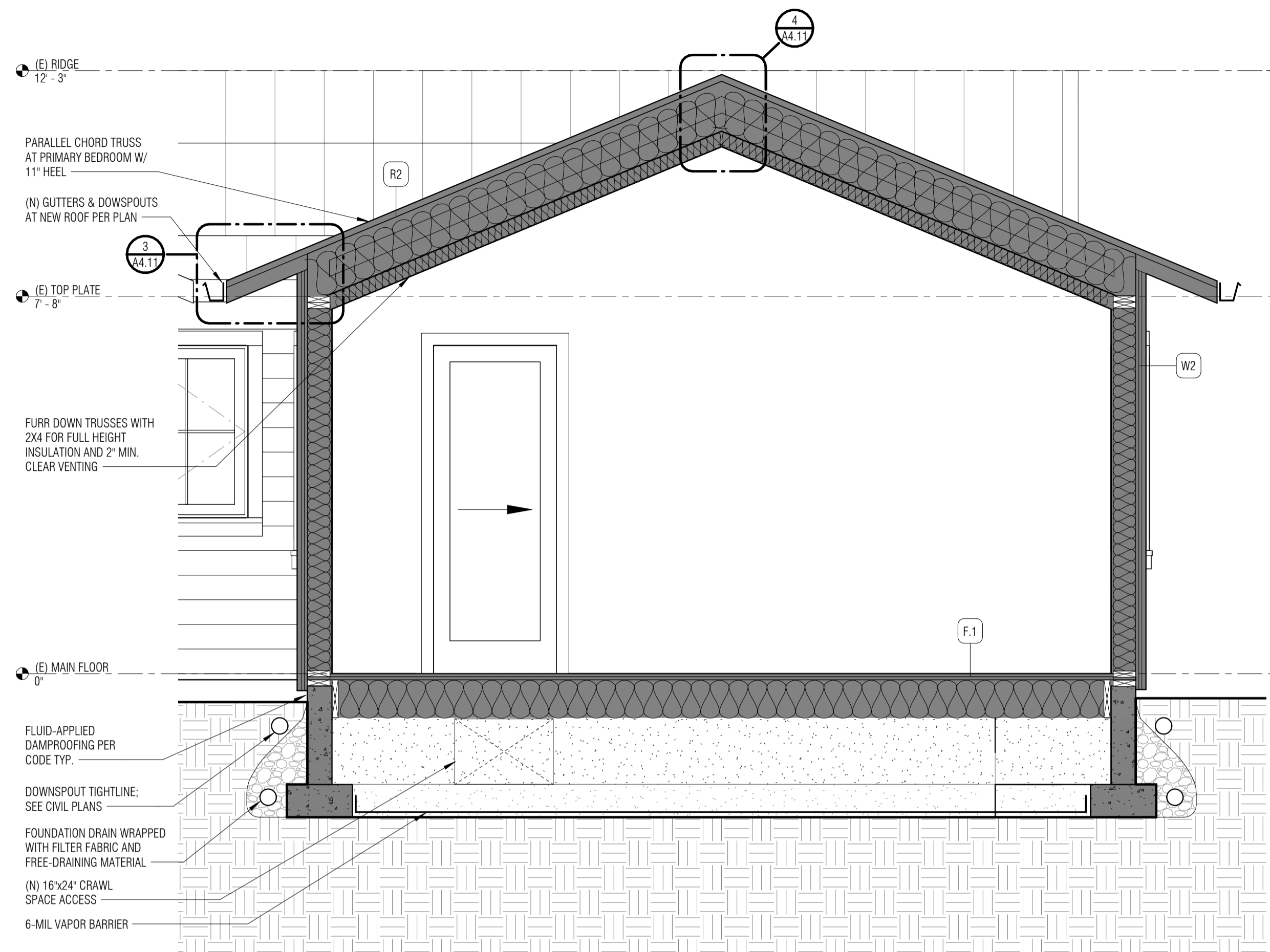
BOARD & VELLUM PROJECT #: 2022079.00
JURISDICTION PROJECT #: BSF24-06277

PLOT DATE: JANUARY 21ST, 2025

PROPOSED EXTERIOR
ELEVATIONS

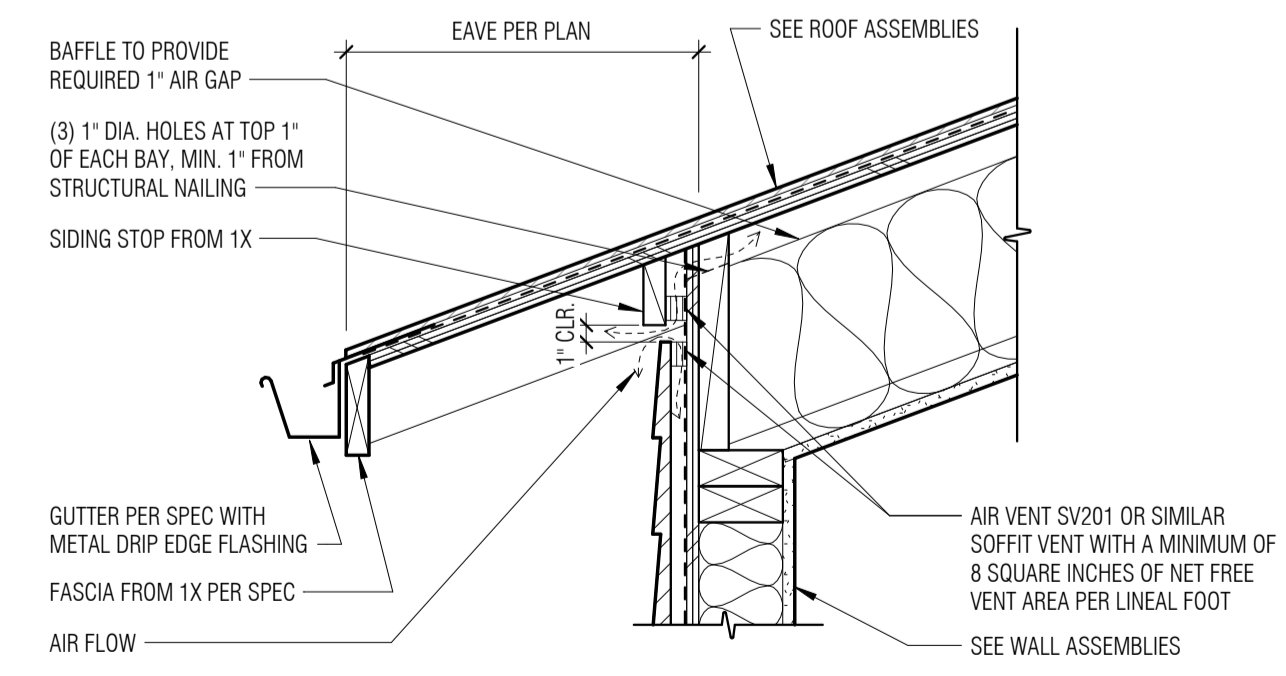
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A3.12

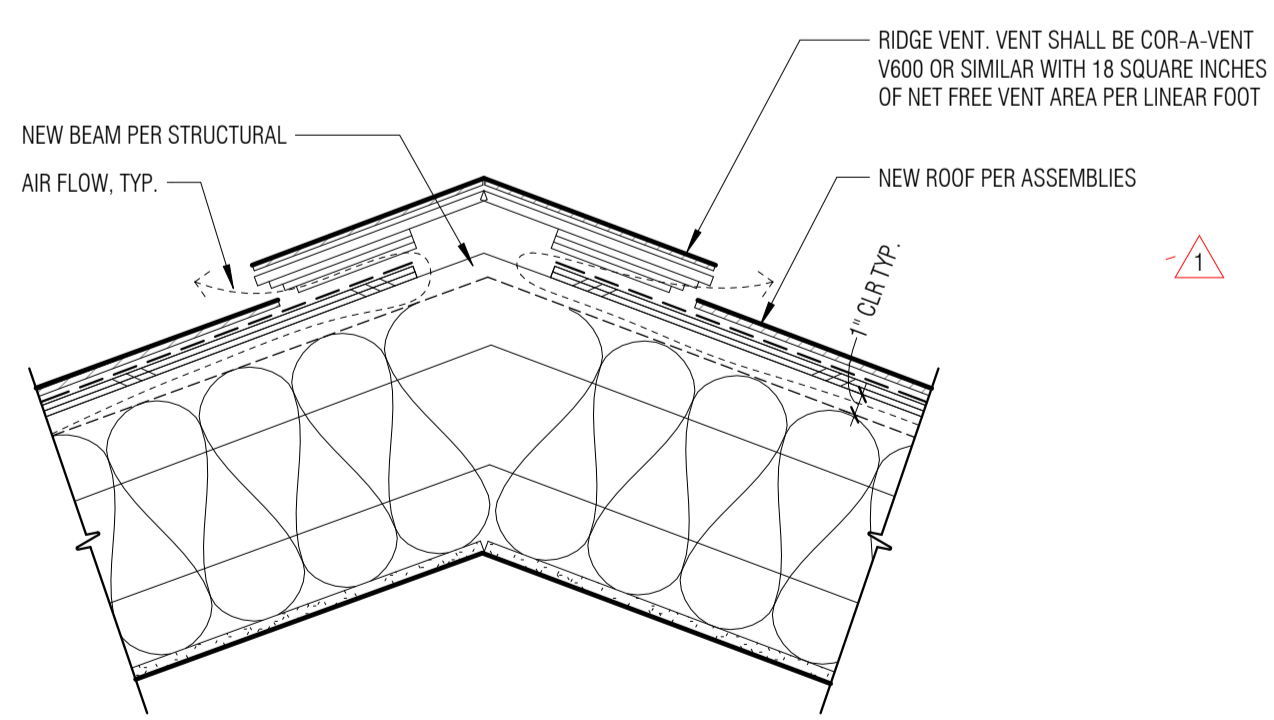


1 SECTION THROUGH PRIMARY BEDROOM
1/2" = 1'-0"

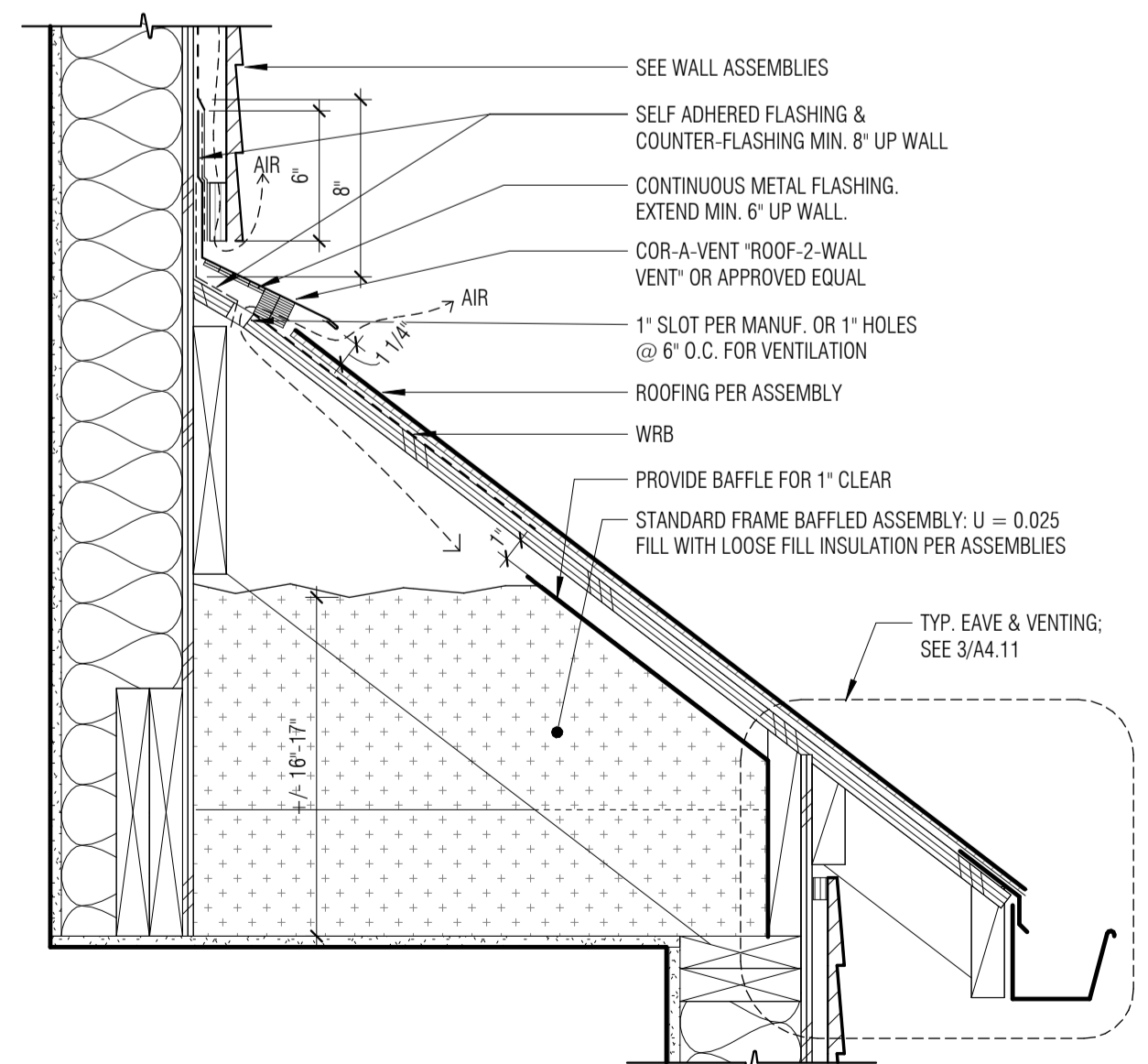
2 SECTION THROUGH FRONT PORCH
1/2" = 1'-0"



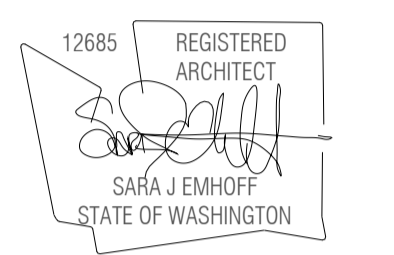
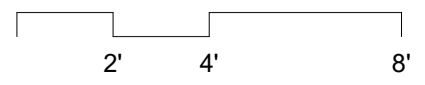
3 SOFFIT VENTILATION DETAIL
1 1/2" = 1'-0"



4 RIDGE VENT DETAIL
1 1/2" = 1'-0"



5 BAY WINDOW VENTING DETAIL
1 1/2" = 1'-0"



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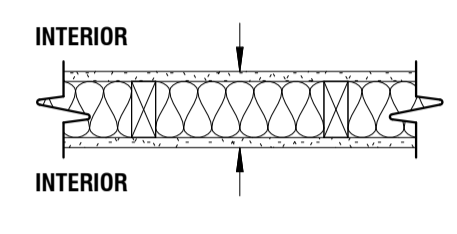
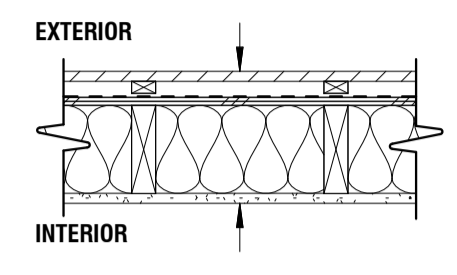
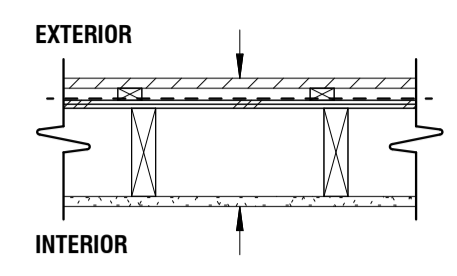
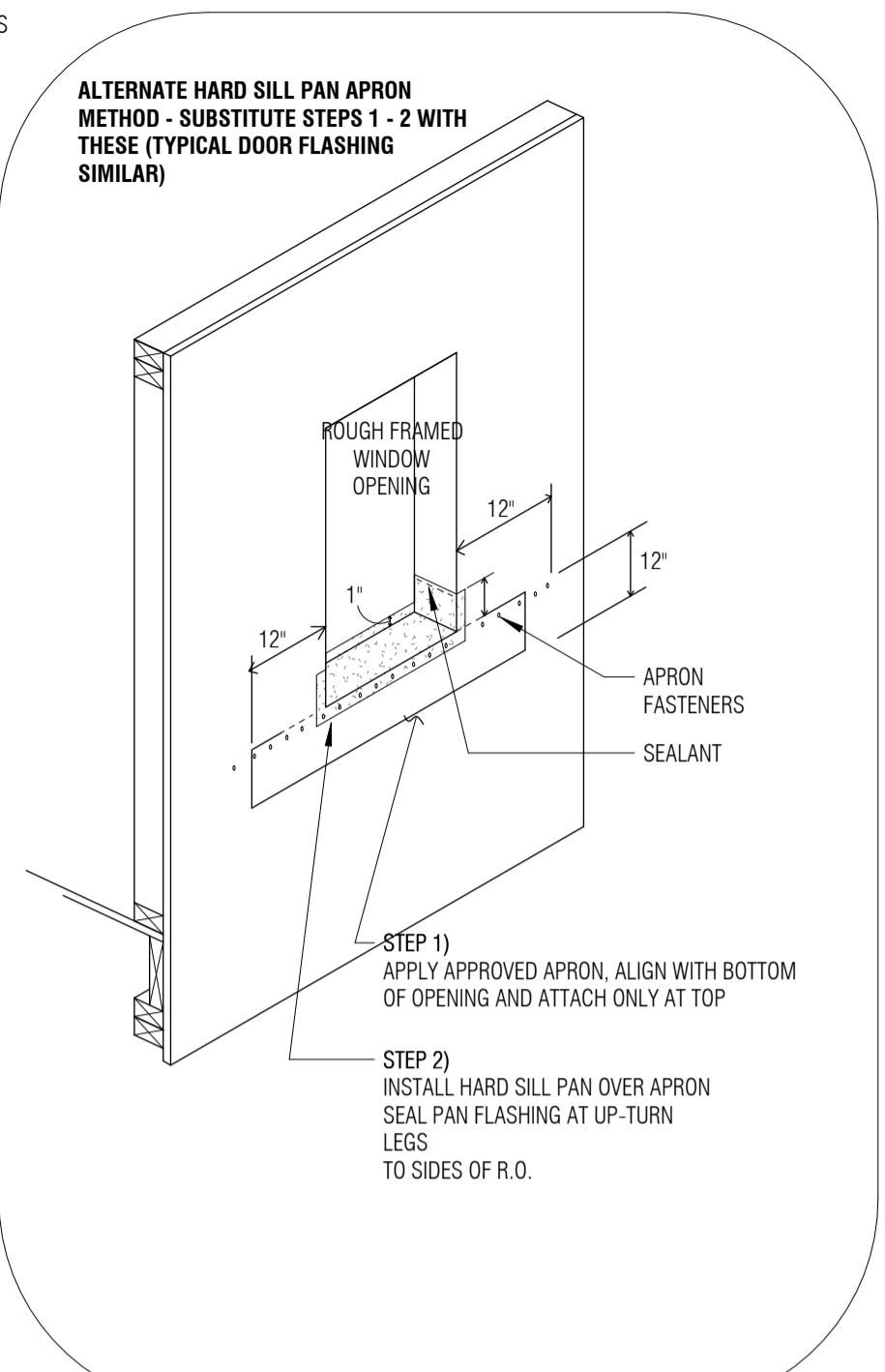
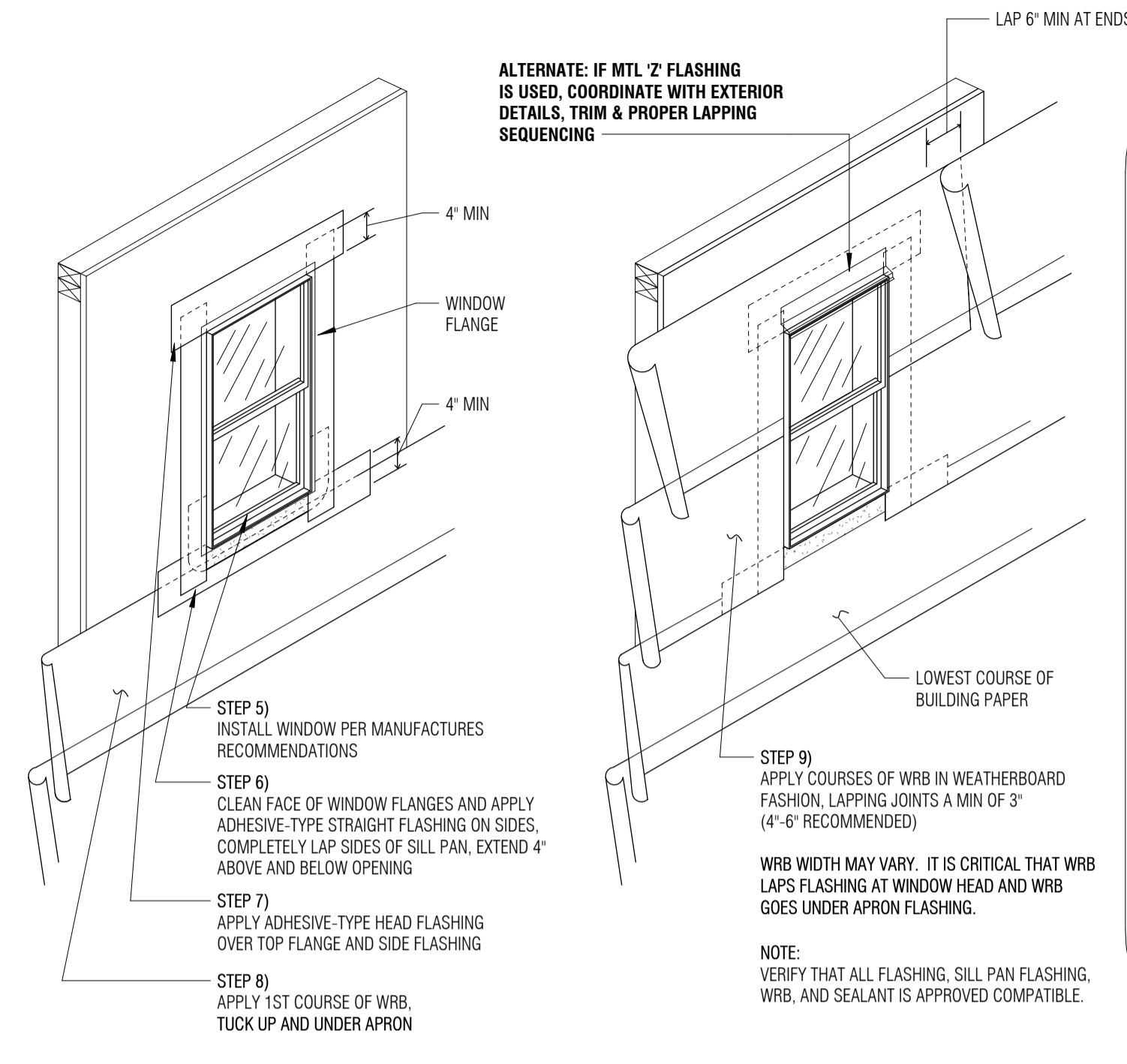
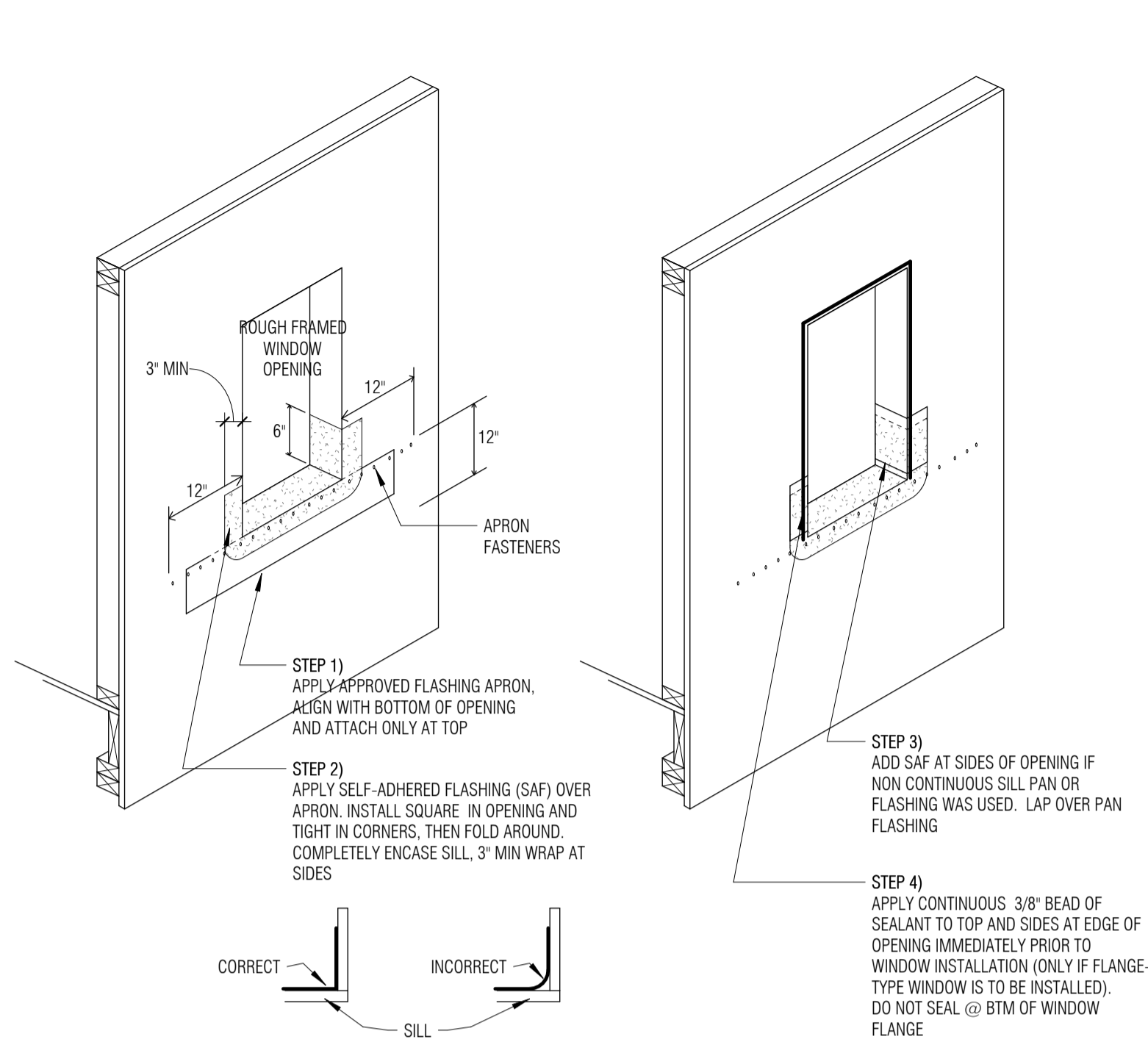
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PLOT DATE: JANUARY 21ST, 2025

PROPOSED BUILDING SECTIONS

SHEET NO.:



WALL ASSEMBLIES

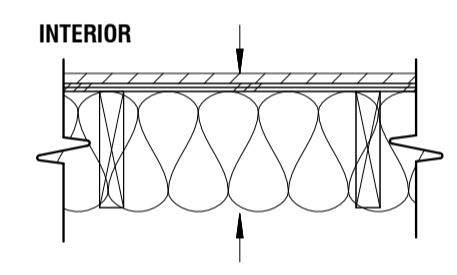
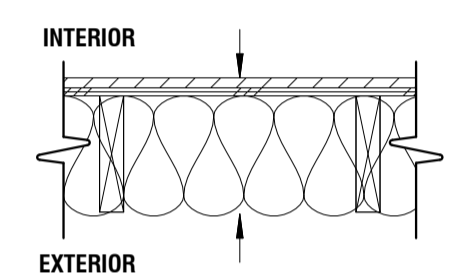
- NOTE: ALL ASSEMBLIES ARE LISTED FROM TOP TO BOTTOM, EXTERIOR TO INTERIOR, UNO.
- W.1 - EXTERIOR RAINSCREEN WALL AT GARAGE**
 U = 0.056
- SIDING PER ELEVATIONS
 - FURRING STRIPS WITH VENTING AT TOP & BOTTOM
 - WRB PER SPECIFICATIONS
 - SHEATHING PER STRUCTURAL
 - 2x6 FRAMING, UNO
 - TYPE X GYPSUM WALL BOARD
 - PRIMER & PAINT

- W.2 - EXTERIOR RAINSCREEN WALL AT NEW ADDITIONS**
 U = 0.056
- SIDING PER ELEVATIONS
 - 1X FURRING WITH VENTING AT TOP & BOTTOM
 - WRB PER SPECIFICATIONS
 - SHEATHING PER STRUCTURAL
 - 2x6 FRAMING WITH INSULATION PER SPECIFICATIONS
 - GYPSUM WALL BOARD
 - PVA PRIMER & PAINT

- W.3 NEW INTERIOR WALL ASSEMBLY**
- FINISH PER SPECIFICATIONS
 - GYPSUM WALL BOARD
 - 2x4 FRAMING, UNO
 - ACOUSTIC INSULATION PER PLAN NOTES
 - GYPSUM WALL BOARD
 - FINISH PER SPECIFICATIONS

FLOOR ASSEMBLIES

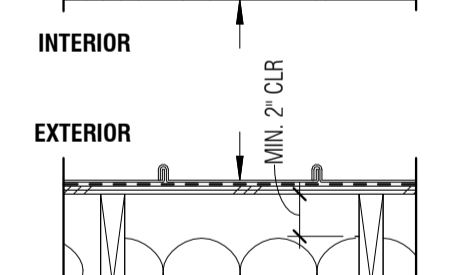
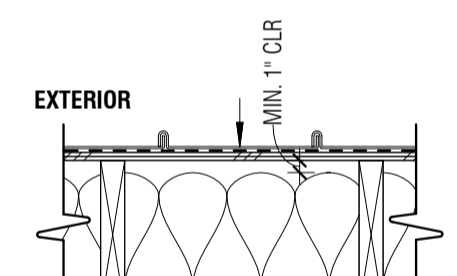
- NOTE: ALL ASSEMBLIES ARE LISTED FROM EXTERIOR TO INTERIOR, TOP TO BOTTOM, UNO.
- F1 - EXISTING FLOOR ASSEMBLY**
 U = 0.025
- (E) FINISH (PER SPECIFICATION WHERE MODIFIED)
 - (E) FLOOR ASSEMBLY
 - (N) INSULATION PER SPECIFICATIONS



- F2 - NEW FLOOR ASSEMBLY**
 U = 0.025
- FINISH PER SPECIFICATION
 - PLYWOOD SUBFLOOR PER STRUCTURAL
 - 2x AT 16" O.C. PER STRUCTURAL
 - INSULATION PER SPECIFICATIONS

ROOF ASSEMBLIES

- NOTE: ALL ASSEMBLIES ARE LISTED FROM EXTERIOR TO INTERIOR, TOP TO BOTTOM, UNO.
- R1 - VENTED SLOPED ROOF ASSEMBLY**
 U = 0.025
- STANDING SEAM METAL ROOF
 - ICE & WATER SHIELD
 - SHEATHING PER STRUCTURAL
 - FRAMING PER STRUCTURAL
 - LOOSE FILL INSULATION WITH MIN. 1" VENT SPACE PER SPECIFICATION
 - GW&B AND FINISH PER SPECIFICATIONS



- R2 - VENTED PARALLEL TRUSS ASSEMBLY**
 U = 0.027
- STANDING SEAM METAL ROOF
 - ICE & WATER SHIELD
 - SHEATHING PER STRUCTURAL
 - 12" PARALLEL CHORD TRUSS PER STRUCTURAL
 - 2x4 ADDED TO BOTTOM OF EACH TRUSS
 - BATT INSULATION WITH MIN. 2" VENT SPACE PER SPECIFICATIONS
 - GW&B AND FINISH PER SPECIFICATIONS

A9.21 - WINDOW FLASHING DETAIL (SIM @ DOOR FLASHING)

MARK	LOCATION	DOOR SIZE			EXTERIOR	GLAZING AREA	U FACTOR	NOTES
		WIDTH	HEIGHT	Thickness				
101R	EAST BEDROOM	3'-0"	6'-8"	2 1/4"	●	12 SF	0.28	
102	OFFICE	5'-0"	6'-8"	1 3/8"				
103	LAUNDRY	2'-8"	6'-8"	1 3/8"				
104	POWDER ROOM	2'-4"	6'-8"	1 3/8"				
105	MUDROOM	4'-0"	6'-8"	1 3/8"				
106	GARAGE	2'-8"	6'-8"	2 1/4"	●		0.28	20-MIN. FIRE-RATED, SELF-HINGING DOOR
107	GARAGE	2'-8"	6'-8"	2 1/4"	●			
108	SOUTH BEDROOM	2'-6"	6'-8"	1 3/8"				
109	WEST BEDROOM	5'-0"	6'-8"	1 3/8"				
110	PRIMARY BEDROOM	2'-6"	6'-8"	1 3/8"				
111	PRIMARY BATH	2'-4"	6'-8"	1 3/8"				
112	PRIMARY CLOSET	2'-4"	6'-8"	1 3/8"				
113	PRIMARY BEDROOM	2'-6"	6'-8"	1 3/8"				
114	GARAGE	8'-0"	7'-0"	1 1/2"	●			OVERHEAD GARAGE DOOR
115	GARAGE	8'-0"	7'-0"	1 1/2"	●			OVERHEAD GARAGE DOOR
116R	LIVING ROOM	5'-10"	6'-6"	2 1/4"	●	30 SF	0.28	REPLACE IN PLACE, VERIFY R.O.

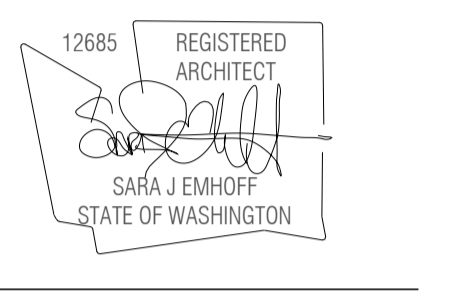
MARK	LOCATION	WIDTH	HEIGHT	OPERATION	EGRESS	SAFETY GLAZING	GLAZING AREA	U FACTOR	NOTES
101	SOUTH BEDROOM	4'-0"	4'-2"	DOUBLE CASEMENT	●		17 SF	0.2800	
102	PRIMARY BATH	4'-0"	4'-2"	DOUBLE CASEMENT		●	17 SF	0.2800	
103	PRIMARY BEDROOM	4'-0"	4'-2"	DOUBLE CASEMENT			17 SF	0.2800	
104	PRIMARY BEDROOM	7'-0"	4'-6"	CASEMENT/FIXED/CASEMENT	●		32 SF	0.2800	
105	PRIMARY BEDROOM	4'-0"	4'-2"	DOUBLE CASEMENT		●	17 SF	0.2800	
106	PRIMARY BEDROOM	4'-0"	4'-2"	DOUBLE CASEMENT		●	17 SF	0.2800	
107	NORTH BEDROOM	2'-6"	3'-6"	CASEMENT		●	9 SF	0.2800	
108R	DINING ROOM	7'-10"	4'-10"	CASEMENT/FIXED/CASEMENT			38 SF	0.2800	
109	DINING ROOM	4'-0"	5'-10"	FIXED			23 SF	0.2800	
110	OFFICE	5'-0"	3'-8"	SLIDER			18 SF	0.2800	
111	MUDROOM	7'-0"	4'-6"	CASEMENT/FIXED/CASEMENT			32 SF	0.2800	
112	GARAGE	5'-0"	4'-6"	DOUBLE CASEMENT			23 SF	0.2800	
113	POWDER ROOM	1'-10"	3'-2"	CASEMENT			6 SF	0.2800	
114R	LAUNDRY	1'-4"	3'-2"	CASEMENT			4 SF	0.2800	
115R	LIVING ROOM	1'-10"	3'-2"	CASEMENT			6 SF	0.2800	
116R	LIVING ROOM	1'-10"	3'-2"	CASEMENT			6 SF	0.2800	
117R	LIVING ROOM	1'-10"	3'-2"	CASEMENT			6 SF	0.2800	
118R	LIVING ROOM	1'-10"	3'-2"	CASEMENT			6 SF	0.2800	
119R	KITCHEN	6'-10"	3'-2"	CASEMENT/FIXED/CASEMENT			22 SF	0.2800	
120R	BATH	1'-10"	3'-10"	CASEMENT			7 SF	0.2800	
121R	(E) BEDROOM	4'-10"	3'-10"	DOUBLE CASEMENT		●	18.5 SF	0.2800	

WINDOW NOTES

- WINDOW HEAD HEIGHTS MEASURED FROM TOP OF CONCRETE SLAB OR TOP OF GYPCRETE TOPPING SLAB.
- WINDOW SCHEDULE INDICATES WINDOW FRAME SIZES. VERIFY WITH ARCHITECT ALL WINDOW SIZES BEFORE FRAMING OPENINGS.
- PROVIDE WINDOW SUBMITTALS TO ARCHITECT PRIOR TO ORDERING WINDOWS.
- ALL WINDOW HEADERS & CASINGS SHOULD ALIGN WITH DOOR HEADER CASINGS & TRIMS ON EXTERIOR AND INTERIOR OF BUILDING UNLESS INDICATED OTHERWISE. ADJUST ROUGH OPENING HEIGHTS OR CUT DOWN DOORS AS NECESSARY (CONSULT WITH ARCHITECT AS NECESSARY).
- SEE PROJECT SPECIFICATIONS FOR WINDOW MANUFACTURER AND OTHER INFORMATION.
- CONTRACTOR TO ORDER EGRESS WINDOWS WITH PROPER EGRESS HARDWARE WHERE REQUIRED TO MEET CODE REQUIREMENTS.
- CONTRACTOR TO VERIFY ALL EGRESS WINDOWS ORDERED MEET CURRENT CODE EGRESS REQUIREMENTS.
- SEE CONTRACT GENERAL NOTES FOR EXTERIOR GLAZING REQUIREMENTS.

DOOR NOTES

- DOOR SCHEDULE INDICATES DOOR PANEL SIZE EXCEPT IN THE CASE OF UNIT DOORS, WHERE IT INDICATES FRAME OPENING SIZE. UNIT DOORS ARE NOTED IN SCHEDULE.
- VERIFY WITH ARCHITECT ALL DOOR SIZES BEFORE FRAMING OPENINGS.
- ALL OPERATIONS NOTED ON FLOOR PLANS AND/OR ELEVATIONS. IF A DOOR KEY IS PROVIDED, IT IS FOR CONVENIENCE AND MAY NOT INDICATE ALL THE NECESSARY OPTIONS OF A DOOR.
- IN REMODELS, EXTERIOR DOOR SIZES INDICATED MAY BE APPROXIMATE. CONTRACTOR TO CONFIRM ACTUAL DOOR SIZES AND ROUGH OPENING SIZES FOR ALL DOORS.
- PROVIDE DOOR SUBMITTALS TO ARCHITECT PRIOR TO ORDERING DOORS.
- ALL WINDOW HEADERS & CASINGS SHOULD ALIGN WITH DOOR HEADER CASINGS & TRIMS ON EXTERIOR AND INTERIOR OF BUILDING UNLESS NOTED OTHERWISE.
- ALL GLAZING IN NEW DOORS TO BE APPROVED SAFETY-GLAZING. CONTRACTOR IS TO VERIFY THAT ALL DOORS REQUIRING SAFETY GLAZING ARE MANUFACTURED AND INSTALLED WITH THE CORRECT GLAZING.
- SEE PROJECT SPECIFICATIONS FOR DOOR MANUFACTURER AND OTHER INFORMATION.
- ALL EXTERIOR DOORS AND DOORS TO UNHEATED SPACES SHALL BE FULLY WEATHERSTRIPPED.
- SEE CONTRACT GENERAL NOTES FOR EXTERIOR GLAZING REQUIREMENTS.



WONG RESIDENCE

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 KIRKLAND, WA 98033

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2	2025.01.21	CYCLE 2 REVISION

DATE	DESCRIPTION
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BOARD & VELLUM PROJECT #: 2022079.00
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PLOT DATE: JANUARY 21ST, 2025

ASSEMBLIES, WINDOW & DOOR SCHEDULES

SHEET NO.:

A9.21

GENERAL RESIDENTIAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

CRITERIA

1. ALL MATERIALS WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE 2021 INTERNATIONAL BUILDING CODE (IBC) INCLUDING WASHINGTON STATE MODIFICATIONS.

DESIGN LOADING CRITERIA

SNOW LOAD
 ROOF SNOW LOAD, $P_s = 25$ PSF
 IMPORTANCE FACTOR, $I_s = 1.0$
 EXPOSURE FACTOR, $C_e =$
 THERMAL FACTOR, $C_t = 1.0$
 SLOPED ROOF FACTOR, $C_s = 1.0$
 40 PSF
 10 PSF
 20 PSF
 60 PSF
 200 LBS.
 6000 LBS.

FLOOR LIVE LOAD
 ATTIC LIVE LOAD (UNINHABITED ATTICS WITHOUT
 ATTIC LIVE LOAD (UNINHABITED ATTICS WITH LIMITED
 FLOOR LIVE LOAD (RESIDENTIAL BALCONIES AND
 GUARDRAILS/BALCONY RAILS
 VEHICLE BARRIERS (PASSENGER VEHICLES)
 WIND (MAIN WIND FORCE RESISTING SYSTEM)
 BASIC WIND SPEED = 98 MPH
 ALLOWABLE STRESS DESIGN WIND
 SPEED = 76 MPH
 IMPORTANCE FACTOR, $I_w = 1.0$
 RISK CATEGORY =
 TOPOGRAPHIC FACTOR, $K_{zt} =$
 EXPOSURE CATEGORY =
 INTERNAL PRESSURE COEFFICIENT,
 (GC_{pi})= 0.18/-0.18
 NS WIND BASE SHEAR = 6.6 KIPS
 EW WIND BASE SHEAR = 6.2 KIPS

EARTHQUAKE (EQUIVALENT LATERAL FORCE PROCEDURE)
 $S_{D1} = 1.27, S_{D2} = 0.847$
 $S_{I1} = 0.442, S_{I2} = 0.547$
 IMPORTANCE FACTOR, $I_e = 1.0$
 SITE CLASS D
 SEISMIC DESIGN CATEGORY= D
 RISK CATEGORY = II
 $R = 6.5$ FOR LIGHT FRAMED STRUCTURAL PANEL
 SHEAR WALLS
 OVER STRENGTH FACTOR, $\Omega_e = 2.5$ (FLEXIBLE
 DIAPHRAGMS)
 DEFLECTION AMPLIFICATION FACTOR, $C_d = 4.0$
 REDUNDANCY FACTOR = 1.0
 SEISMIC RESPONSE COEFFICIENT, $C_s = 0.130$
 SEISMIC BASE SHEAR = 6.9 KIPS
 1.0 INCHES/HOUR

RAIN

3. **STRUCTURAL DRAWINGS** SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. ALL DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS ARE INTENDED FOR REFERENCE ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

4. **CONTRACTOR SHALL VERIFY** ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE STRUCTURAL DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.

5. **CONTRACTOR SHALL PROVIDE** TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

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

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

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

9. **ALL STRUCTURAL SYSTEMS** WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE, AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

10. **MECHANICAL / ELECTRICAL / PLUMBING**; CONTRACTOR SHALL SUBMIT DRAWINGS SHOWING THE LOCATION, LOADS, AND ANCHORAGE OF ALL MECHANICAL, ELECTRICAL, PLUMBING, AND SPRINKLER ATTACHMENTS IN EXCESS OF 50 POUNDS TO STRUCTURAL ENGINEER FOR REVIEW PRIOR TO INSTALLATION. ALL DETAILS NECESSARY FOR ATTACHING THESE SYSTEMS TO THE BASE BUILDING STRUCTURE, INCLUDING THE DESIGN AND DETAILING OF THE DESIGNATED SEISMIC LOAD RESISTING SYSTEM AS REQUIRED BY SECTION 1705.14.3 OF THE INTERNATIONAL BUILDING CODE, ARE THE RESPONSIBILITY OF THE SUPPLIER OF THAT EQUIPMENT AND MUST BE STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF WASHINGTON.

11. **SUBMITTAL REVIEW PERIOD**: SUBMITTALS SHALL BE MADE IN TIME TO ALLOW A MINIMUM OF TWO WEEKS FOR REVIEW BY THE ARCHITECT/ENGINEER PRIOR TO FABRICATION.

12. **GENERAL CONTRACTOR'S PRIOR REVIEW OF SUBMITTALS**: PRIOR TO SUBMISSION TO THE ARCHITECT/ENGINEER THE CONTRACTOR SHALL REVIEW THE SUBMITTAL FOR COMPLETENESS. DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER AND THEREFORE MUST BE VERIFIED BY THE GENERAL CONTRACTOR. GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY DIMENSIONAL INFORMATION REQUESTED BY THE DETAILER AND SHALL PROVIDE THE GENERAL CONTRACTOR'S REVIEW STAMP AND SIGNATURE PRIOR TO FORWARDING THE SUBMITTAL TO THE ARCHITECT/ENGINEER.

13. **SHOP DRAWING REVIEW**: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, THEREFORE, MUST BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL, THERETO.

SHOP DRAWINGS SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT, BY INDICATING WHICH MATERIAL IS INTENDED TO BE FURNISHED AND INSTALLED AND BY DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.

DEFERRED SUBMITTALS FOR BUILDING COMPONENTS INCLUDING, BUT NOT LIMITED TO, STAIRS, PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES, AND HANDRAILS SHALL INCLUDE THE ENGINEER'S STAMP FOR THE STATE OF WASHINGTON AND SHALL BE APPROVED BY THE COMPONENT DESIGNER PRIOR TO CURSORY REVIEW BY THE ENGINEER OF RECORD FOR LOADS IMPOSED ON THE BASIC STRUCTURE. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE CONFORMANCE AND ALL NECESSARY CONNECTIONS NOT SPECIFICALLY CALLED OUT ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. DEFERRED SUBMITTALS SHALL INDICATE THE MAGNITUDE AND DIRECTION OF ALL LOADS IMPOSED ON BASIC STRUCTURE. DESIGN CALCULATIONS SHALL BE INCLUDED IN THE SUBMITTAL.

14. **STATEMENT SPECIAL INSPECTIONS**: THE FOLLOWING CONSTRUCTION TYPES ARE TO BE REVIEWED BY A SPECIAL INSPECTOR DESIGNATED BY THE OWNER OR ARCHITECT. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE BUILDING OFFICIAL. FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION. SPECIAL INSPECTION SHALL CONFORM TO SECTION 1704 OF THE 2021 INTERNATIONAL BUILDING CODE. THE SPECIAL INSPECTION AGENCY SHALL BE RESPONSIBLE FOR KEEPING RECORDS OF SPECIAL INSPECTIONS AND TESTS. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION REPORTS AND TEST RESULTS.

POST INSTALLED ANCHORS: PERIODIC SPECIAL INSPECTION IN ACCORDANCE WITH THE PRODUCTS APPROVED ICC-ES REPORT.

GEOTECHNICAL

16. **FOUNDATION NOTES**: ALLOWABLE SOIL PRESSURE AND LATERAL EARTH PRESSURE ARE ASSUMED AND, THEREFORE, MUST BE VERIFIED BY A QUALIFIED SOILS ENGINEER. IF SOILS ARE FOUND TO BE OTHER THAN ASSUMED, NOTIFY THE STRUCTURAL ENGINEER FOR POSSIBLE FOUNDATION REDESIGN.

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

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

ALLOWABLE SOIL PRESSURE 2,000 PSF

RENOVATION

17. **DEMOLITION**: THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED, AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. EXISTING REINFORCING SHALL BE SAVED WHERE AND AS NOTED ON THE PLANS. SAW CUTTING, IF AND WHERE USED, SHALL NOT CUT EXISTING REINFORCING THAT IS TO BE SAVED. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 40 PSF.

- ALL NEW OPENINGS THROUGH EXISTING WALLS, SLABS AND BEAMS SHALL BE ACCOMPLISHED BY SAW CUTTING WHEREVER POSSIBLE. OVERCUTTING AT CORNERS SHALL NOT BE PERMITTED.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LOCATION OF MEMBERS PRIOR TO CUTTING ANY OPENINGS.
- SMALL ROUND OPENINGS SHALL BE ACCOMPLISHED BY CORE DRILLING, IF POSSIBLE.
- WHERE NEW REINFORCING TERMINATES AT EXISTING CONCRETE, THREADED BARS INTO THREADED EXPANSION INSERTS IN EXISTING CONCRETE SHALL BE PROVIDED TO MATCH HORIZONTAL REINFORCING, UNLESS OTHERWISE NOTED ON PLANS.

18. **CONTRACTOR SHALL CHECK FOR DRY ROT** AT ALL EXTERIOR WALLS, EXISTING TOILET ROOM FLOORS AND WALLS, AREAS SHOWING WATER STAINS, AND ALL WOOD MEMBERS IN BASEMENT AND CRAWL SPACES. ALL ROT SHALL BE REMOVED AND DAMAGED MEMBERS SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE STRUCTURAL ENGINEER.

19. **CONTRACTOR SHALL VERIFY** ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED. THE CONTRACTOR SHALL BRING ALL CONFLICTS AND DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER.

CONCRETE

20. **CONCRETE** SHALL BE MIXED, PROPORTIONED, CONVEYED, AND PLACED IN ACCORDANCE WITH ACI 318-19 AND ACI 301-20. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH (f_c) OF 3500 PSI BASED ON EXPOSURE CLASS F1, S0, W1, C1 AND SHALL CONTAIN NO LESS THAN 5-1/2 INCHES OF CEMENT, HAVE A MAXIMUM WATER/CEMENT RATIO OF 0.55, MAXIMUM AGGREGATE OF 3/4-INCH, AND A SLUMP OF 5 INCHES OR LESS. CONCRETE HAS BEEN DESIGNED BASED ON A CONCRETE STRENGTH (f_c) OF 2500 PSI PER INTERNATIONAL BUILDING CODE SECTION 1705.3 EXCEPTION 2.3 TO AVOID SPECIAL INSPECTIONS AND MATERIAL TESTING.

ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494M, AND C618. UNLESS OTHERWISE NOTED THE TOTAL AIR CONTENT SHALL BE 5%. AIR CONTENT SHALL BE SAMPLED IN ACCORDANCE WITH ASTM C172 AND AIR CONTENT MEASURED IN ACCORDANCE WITH ASTM C231 OR C173.

21. **REINFORCING STEEL** SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENTS S1), GRADE 60, F_y = 60,000 PSI.

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185

22. **DETAILING OF REINFORCING STEEL** (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI SP-66-04 AND ACI 318-19 CHAPTER 25. LAP ALL REINFORCEMENTS AS FOLLOWS:

BAR SIZE	MINIMUM LAP LENGTH	MINIMUM HOOK EMBEDMENT
#3	24-INCHES	6-INCHES
#4	32-INCHES	8-INCHES
#5	40-INCHES	11-INCHES

PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER. FIELD BENDING OF GRADE 60 REINFORCEMENT SHALL NOT BE ALLOWED.

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

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO ALL OTHER CASES 3" 1-1/2"

24. **SLABS-ON-GRADE**: UNLESS NOTED OTHERWISE SHALL BE 4" CONCRETE, REINFORCED WITH 6X6 W1.4XW1.4 WELDED WIRE FABRIC CENTERED IN SLAB. UNLESS OTHERWISE DIRECTED BY SOILS REPORT PROVIDE MINIMUM 10 MIL VAPOR BARRIER OVER 4" OF COMPACTED SAND OR GRAVEL.

25. **CAST-IN-PLACE CONCRETE**: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES. TOLERANCES FOR ALL STRUCTURAL CONCRETE AND REINFORCEMENT SHALL BE IN ACCORDANCE WITH ACI 117-10 AND ACI 117.1R-14.

POST INSTALLED ANCHORS

26. **POST-INSTALLED ANCHORS** SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER—OF-RECORD PRIOR TO INSTALLING POST-INSTALLED ANCHORS IN PLACE OF MISSING OR MISPLACED CAST-IN-PLACE ANCHORS. CARE SHALL BE TAKEN IN PLACING POST-INSTALLED ANCHORS TO AVOID CONFLICTS WITH EXISTING REINFORCEMENT. HOLES SHALL BE DRILLED AND CLEANED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND THE ANCHOR'S ICC-ES REPORT. SUBSTITUTION REQUESTS FOR PRODUCTS OTHER THAN THOSE SPECIFIED BELOW SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER-OF-RECORD ALONG WITH CALCULATIONS THAT ARE PREPARED & SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON. THE CALCULATIONS SHALL DEMONSTRATE THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING EQUIVALENT PERFORMANCE VALUES (MINIMUM) OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARD(S) AS REQUIRED BY THE INTERNATIONAL BUILDING CODE. SUBSTITUTIONS SHALL HAVE CURRENT ICC-ES APPROVAL.

A. CONCRETE ANCHORS

- MECHANICAL ANCHORS FOR USE IN CRACKED AND UNCRACKED CONCRETE SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 308.2 AND ICC-ES AC193. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
 - SIMPSON STRONG-TIE "STRONG-BOLT 2" (ICC-ES ESR-3037)
 - SIMPSON STRONG-TIE "TITEN-HD" (ICC-ES ESR-2713)
- ADHESIVE ANCHORS FOR USE IN CRACKED AND UNCRACKED CONCRETE SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC308. PRE-APPROVED ADHESIVE ANCHORS INCLUDE:
 - SIMPSON STRONG-TIE "SET-3G" (ICC-ES ESR-6334)
 - SIMPSON STRONG-TIE "SET-3G" (ICC-ES ESR-4057)
 - SIMPSON STRONG-TIE "AT-3G" (ICC-ES ESR-4057)

WOOD

27. **FRAMING LUMBER** SHALL BE KILN DRIED OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 17, LATEST EDITION. FURNISH TO THE FOLLOWING MINIMUM STANDARDS.

JOISTS:
 (2X, 3X, AND 4X MEMBERS)
 HEM-FIR NO. 2
 MINIMUM BASE VALUE, F_b = 850 PSI

BEAM AND STRINGERS:
 (6 X AND LARGER MEMBERS)
 DOUGLAS FIR LARCH NO. 1
 MINIMUM BASIC DESIGN STRESS, F_b = 1,350

POSTS AND TIMBERS:
 (6 X AND LARGER MEMBERS)
 DOUGLAS FIR LARCH NO. 1
 MINIMUM BASIC DESIGN STRESS, F_b = 1,200 PSI, F_c = 1,000

STUDS PLATES & MISCELLANEOUS LIGHT FRAMING
 DOUGLAS FIR LARCH OR HEM-FIR NO. 2,
 MINIMUM BASIC DESIGN STRESS F_b = 850 PSI, F_c = 1,300

28. **GLUED LAMINATED MEMBERS** SHALL BE FABRICATED AND IDENTIFIED AS REQUIRED BY ASTM D3737 AND AITC A190.1. EACH MEMBER SHALL BEAR AN AITC IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC CERTIFICATE OF CONFORMANCE. ALL GLUED LAMINATED MEMBERS SHALL CONFORM TO APA PERFORMANCE STANDARD PRG-305. UNLESS OTHERWISE NOTED ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, F_b = 2,400 PSI, F_v = 265 PSI, E = 1,800,000 PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, F_b = 2,400 PSI, F_v = 265 PSI, E = 1,800,000 PSI.

GLUED LAMINATED COLUMNS SHALL BE COMBINATION 2-DF-L2 AS FOLLOWS:

TWO LAMINATIONS F_b = 1600 PSI, F_t = 1250 PSI, F_{bx} = 1700 PSI, F_{by} = 1300 PSI, E_{axial} = 1,600,000
 THREE LAMINATIONS F_b = 1600 PSI, F_t = 1250 PSI, F_{bx} = 1700 PSI, F_{by} = 1600 PSI, E_{axial} = 1,600,000
 FOUR OR MORE LAMINATIONS F_b = 1950 PSI, F_t = 1250 PSI, F_{bx} = 1700 PSI, F_{by} = 1800 PSI, E_{axial} = 1,600,000

WHERE REQUIRED BEAMS AND COLUMNS SHALL BE PRESSURE TREATED AFTER MANUFACTURE IN ACCORDANCE WITH AMERICAN WOOD-PRESERVATIVES ASSOCIATION STANDARD U1.

29. **PARALLEL STRAND LUMBER (PSL)**: EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, PRODUCT DESIGNATION OR TYPE, THE PRODUCTION DATE, SPECIES OR SPECIES GROUP DESIGNATION, AND THE QUALITY CONTROL AGENCY. MEMBERS SHALL BE GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. STRUCTURAL CAPACITIES SHALL BE ESTABLISHED IN ACCORDANCE WITH ASTM D5456 AND PRODUCT SHALL HAVE AN APPROVED ICC-ES EVALUATION REPORT. MEMBERS SHALL BE TRANSPORTED AND STORED PER MANUFACTURERS RECOMMENDATIONS AND SHALL NOT BE EXPOSED TO PROLONGED MOISTURE. MINIMUM REQUIRED DESIGN PROPERTIES: F_b = 2900 PSI, E = 2,000,000 PSI, F_v = 290 PSI.

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

30. **LAMINATED VENEER LUMBER (LVL)**: EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, PRODUCT DESIGNATION OR TYPE, THE PRODUCTION DATE, SPECIES OR SPECIES GROUP DESIGNATION, AND THE QUALITY CONTROL AGENCY. MEMBERS SHALL BE GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. STRUCTURAL CAPACITIES SHALL BE ESTABLISHED IN ACCORDANCE WITH ASTM D5456 AND THE PRODUCT SHALL HAVE AN APPROVED ICC-ES EVALUATION REPORT. MEMBERS SHALL BE TRANSPORTED AND STORED PER MANUFACTURERS RECOMMENDATIONS AND SHALL NOT BE EXPOSED TO PROLONGED MOISTURE. MINIMUM REQUIRED DESIGN PROPERTIES: F_b = 2600 PSI, F_v = 285 PSI, E = 2,000,000 PSI.

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

31. **LAMINATED STRAND LUMBER (LSL)**: EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, PRODUCT DESIGNATION OR TYPE, THE PRODUCTION DATE, SPECIES OR SPECIES GROUP DESIGNATION, AND THE QUALITY CONTROL AGENCY. MEMBERS SHALL BE GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. STRUCTURAL CAPACITIES SHALL BE ESTABLISHED IN ACCORDANCE WITH ASTM D5456 AND THE PRODUCT SHALL HAVE AN APPROVED ICC-ES EVALUATION REPORT. MEMBERS SHALL BE TRANSPORTED AND STORED PER MANUFACTURERS RECOMMENDATIONS AND SHALL NOT BE EXPOSED TO PROLONGED MOISTURE. MINIMUM REQUIRED DESIGN PROPERTIES: F_b = 2325 PSI, F_v = 310 PSI, E = 1,550,000 PSI.

LSL RIM JOISTS SHALL CONFORM TO ANSI/APA PRR 410 AND SHALL BE MARKED IN ACCORDANCE WITH THE STANDARD.

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

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

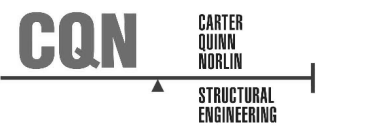
33. **PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES** SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION", ANSI / TP 1-2014 FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS. LOADING SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:

TOP CHORD LIVE LOAD REFER TO DESIGN LOADING
 MINIMUM TOP CHORD DEAD LOAD 10 PSF
 MINIMUM BOTTOM CHORD DEAD LOAD 5 PSF
 MINIMUM BOTTOM CHORD DEAD LOAD @ ATTIC 20 PSF

WIND UPLIFT (TOP CHORD) VARIES, TO BE CALCULATED BY TRUSS MANUFACTURER REFER TO DESIGN LOADING CRITERIA

WOOD TRUSSES SHALL UTILIZE APPROVED CONNECTOR PLATES (GANG-NAIL OR EQUAL) AND SHALL BE CONFIGURED SUCH THAT THE MAXIMUM OPENING BETWEEN MEMBERS DOES NOT EXCEED 42"x24". SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS MEETING THE REQUIREMENTS OF INTERNATIONAL BUILDING CODE SECTION 2303.4 TO THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING OFFICIAL FOR REVIEW PRIOR TO FABRICATION. SUBMITTED DOCUMENTS SHALL BEAR THE STAMP AND SIGNATURE OF A REGISTERED PROFESSIONAL ENGINEER, STATE OF WASHINGTON. PROVIDE FOR SHAPES, BEARING POINTS, INTERSECTIONS, HIPS, VALLEYS, ETC. SHOWN ON THE DRAWINGS. EXACT COMPOSITION OF SPECIAL HIP, VALLEY, AND INTERSECTION AREAS (USE OF GIRDER TRUSSES, JACK TRUSSES, STEP-DOWN TRUSSES, ETC.) SHALL BE DETERMINED BY THE MANUFACTURER UNLESS SPECIFICALLY INDICATED ON THE PLANS. PROVIDE ALL TRUSS-TO-TRUSS AND TRUSS-TO-GIRDER TRUSS CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS. PROVIDE FOR ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING. THE TRUSS MANUFACTURER SHALL COORDINATE LOCATIONS AND SUPPORT CONFIGURATIONS OF PLUMBING, MECHANICAL UNITS, DUCT WORK, AND OTHER MISCELLANEOUS ITEMS WITH THE CONTRACTOR PRIOR TO FABRICATION. TRUSSES SHALL BE DESIGNED TO SUPPORT ALL LOADS ASSOCIATED WITH SUCH ITEMS. THE TRUSS SHOP DRAWINGS SHALL INCLUDE ALL DESIGN LOADS AND APPROVED HANGER CONNECTION DETAILS TO TRUSS CHORDS FOR SUPPORT OF HUNG MECHANICAL SYSTEM COMPONENTS. ANY VARIATION FROM THE BEARING POINTS INDICATED ON THE STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR APPROVAL.

34. **PLYWOOD SHEATHING** SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS 1-19 OR PS 2-18 AND AMERICAN PLYWOOD ASSOCIATION PERFORMANCE STANDARD PRP-108. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD. SEE PLANS FOR THICKNESS, PANEL IDENTIFICATION INDEX AND NAILING REQUIREMENTS. EACH PANEL SHALL BE IDENTIFIED FOR GRADE AND GLUE TYPE BY THE TRADEMARKS OF AN APPROVED TESTING AND GRADING AGENCY.



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 PROJECT ADDRESS:
 7544 173th Avenue NE
 Kirkland, WA 98033
 OWNER:
 SIMON WONG & VILCITA WIRANTANA

REVISION	DATE	DESCRIPTION
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REVISION	DATE	DESCRIPTION
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ISSUANCES

DATE	DESCRIPTION
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07/31/2024 PERMIT SET

10/01/2024 CD SET

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 ORIGINAL SHEET SIZE: 11x17

BOARD & VELLUM PROJECT #: 2022079.00

JURISDICTION PROJECT #:

PLOT DATE: 10/01/2024

General Structural Notes

SHEET NO.:

\$1.00

GENERAL RESIDENTIAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

35. ALL WOOD PLATES IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE, PROVIDE 2 LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER BETWEEN UNTREATED LEDGERS, BLOCKING, ETC. AND CONCRETE OR MASONRY.

PRESSURE TREATED LUMBER SHALL COMPLY WITH THE AMERICAN WOOD PROTECTION ASSOCIATION (AWPA) STANDARD U1, COMMODITY SPECIFICATION A AS INDICATED BELOW OR HAVE EQUIVALENT ICC-ES APPROVAL.

PROPOSED USE	AWPA USE CATEGORY	
RESIDENTIAL	DECKING	3B
	JOISTS ABOVE GROUND	3B
	JOISTS IN CONTACT WITH GROUND	4A
	POSTS	4A
SAWN LUMBER	RAILIN	3B
	LEDGERS	3B
	ABOVE GROUND	3B
	GROUND CONTACT	4A
PLYWOOD	DAMP ABOVE GROUND	2
	EXTERIOR ABOVE GROUND CONTACT	4A
SILL PLATES	IN CONTACT WITH CONCRETE OR MASONRY	2
	IN CONTACT WITH CONCRETE OR MASONRY	2
INTERIOR		

ALL TREATED LUMBER SHALL BEAR THE QUALITY MARK OF AN ACCREDITED INSPECTION AGENCY. THE QUALITY MARK SHALL

- IDENTIFICATION OF TREATING
- TYPE OF PRESERVATIVE
- MINIMUM PRESERVATIVE RETENTION (PCF)
- END USE FOR WHICH THE PRODUCT IS TREATED
- IDENTITY OF THE ACCREDITED INSPECTION
- STANDARD TO WHICH THE PRODUCT IS TREATED

36. **TIMBER CONNECTORS** CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-C-2024. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER TO ACHIEVE THE MAXIMUM PUBLISHED ALLOWABLE LOAD. ALL CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE THE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER. SHIMS, WHERE REQUIRED, SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

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. ALL LAG SCREWS SHALL BE INSTALLED IN PRE-DRILLED HOLES.

UNLESS NOTED OTHERWISE ALL SAWN LUMBER JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS AND ALL PREFABRICATED PLYWOOD WEB JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "IUS" SERIES JOIST HANGERS.

ALL CONNECTIONS/FASTENERS IN CONTACT WITH PRESERVATIVE-TREATED OR FIRE-RETARDANT-TREATED WOOD, SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL OR STAINLESS STEEL. HOT DIPPED GALVANIZED FASTENERS SHOULD CONFORM TO ASTM STANDARD 153, AND HOT DIPPED GALVANIZED CONNECTORS SHOULD CONFORM TO ASTM STANDARD A653 (CLASS G-185). STAINLESS STEEL FASTENERS AND CONNECTORS SHOULD BE TYPE 304 OR 316. NOTE: ELECTROPLATED GALVANIZED FASTENERS AND CONNECTORS ARE NOT TO BE USED WITH PRESERVATIVE-TREATED WOOD. SIMPSON PRODUCT FINISHES CORRESPONDING TO THE ABOVE REQUIREMENTS ARE ZMAX (HOT DIPPED GALVANIZED) AND SST300 (STAINLESS STEEL). STAINLESS STEEL HARDWARE AND FASTENERS SHALL NOT BE COMBINED WITH UNTREATED OR GALVANIZED MATERIAL.

37. **WOOD FASTENERS:**

A. **NAIL SIZES** SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE	LENGTH	DIAMETER
6d	2"	0.113"
8d	2-1/2"	0.131"
10d	3"	0.148"
12d	3-1/4"	0.148"
16d	3-1/2"	0.162"

DESIGN IS BASED ON COMMON STEEL WIRE NAILS MEETING THE REQUIREMENTS OF ASTM F1667. USE OF ALTERNATE FASTENERS MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER PRIOR TO THE START OF CONSTRUCTION.

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

38. **WOOD FRAMING NOTES** — THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304.10.2 OF THE INTERNATIONAL BUILDING CODE. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE AS SPECIFIED ABOVE. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. INSTALLATION OF BOLTS AND LAG SCREWS SHALL CONFORM TO SECTIONS 12.1.3 AND 12.1.4 OF THE 2018 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. NATURALLY DURABLE OR PRESURE TREATED WOOD SHALL BE PROVIDED WHERE REQUIRED BY SECTION 2304.12 OF THE INTERNATIONAL BUILDING CODE.

B. **WALL FRAMING:** ALL STUD WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2X6 AT 16" O.C. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS. TWO 2 x 8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED AND SHALL BEAR FULLY ON A MINIMUM OF TWO STUDS. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE SOLID BLOCKING BETWEEN STUDS AT MID-HEIGHT OF ALL STUD WALLS OVER 10' IN HEIGHT.

STUDS MAY BE NOTCHED, CUT, OR PENETRATED WITH ROUND BORED HOLES AS FOLLOWS:

STUD SIZE	MAXIMUM NOTCH / CUT	MAXIMUM BORED HOLE
2x4	7/8"	1-3/8"
2x6	1-3/8"	2-1/8"

BORED HOLES SHALL NOT BE LOCATED WITH 5/8" FROM THE EDGE OF THE STUD OR AT THE SAME LOCATION AS A NOTCH OR CUT.

WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE TO EACH STUD WITH TWO 16d NAILS, AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE WITH TWO 16d NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16d AT 12" O.C. AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE EIGHT 16d NAILS AT 4" O.C. EACH SIDE OF THE SPLICE.

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16d NAILS AT 12" O.C. STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS (WITH 7" MINIMUM EMBEDMENT) @ 4'-0" O.C. UNLESS INDICATED OTHERWISE. PROVIDE 3"x3" x1/4" HOT-DIPPED GALVANIZED PLATE WASHERS AT ALL ANCHOR BOLTS. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH 16d NAILS @ 12" O.C. STAGGERED. REFER TO THE PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING. WHEN NOT OTHERWISE NOTED, PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES NAILED TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH NAILS AT 7" O.C. USE 6d COOLER NAILS FOR 1/2" GWB AND 6d COOLER NAILS FOR 5/8" GWB. PROVIDE 15/32" APA RATED SHEATHING (SPAN RATING 24/0) ON EXTERIOR SURFACES NAILED AT ALL PANEL EDGES (BLOCK UNSUPPORTED EDGES), TOP AND BOTTOM PLATES WITH 6d NAILS @ 8" O.C. AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH NAILS @ 12" O.C. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS.

C. **FLOOR AND ROOF FRAMING:** PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS.

NOTCHES AT THE END OF JOISTS AND RAFTERS SHALL NOT EXCEED 1/4 THE DEPTH OF THE MEMBER. NOTCHES IN THE TOP OR BOTTOM SHALL NOT EXCEED 1/6 THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED WITHIN THE MIDDLE 1/3 OF THE SPAN. THE DIAMETER OF ROUND HOLES BORED IN JOISTS AND RAFTERS SHALL NOT EXCEED 1/3 OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED WITHIN 2" FROM THE TOP OR BOTTOM EDGE.

TOENAIL JOISTS TO SUPPORTS WITH TWO 16d NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH THE NOTES ABOVE. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH TWO ROWS OF 16d @ 12" O.C. ATTACH RAFTERS AND ROOF TRUSSES AT BEARING LINES WITH H2.5A @ 24" O.C. UNLESS OTHER METAL CONNECTIONS ARE INDICATED.

UNLESS OTHERWISE NOTED ON THE PLANS, APA RATED ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH STRENGTH AXIS PERPENDICULAR TO SUPPORTS AND ATTACHED WITH 10d NAILS @ 8" O.C. TO FRAMED PANEL EDGES AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" O.C. TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF ALL ROOF AND FLOOR SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 16d NAILS @ 12" O.C. UNLESS OTHERWISE NOTED. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS PROVIDE FLAT 2X BLOCKING AT ALL UNFRAMED PANEL EDGES AND FASTEN SHEATHING TO FRAMING/BLOCKING AS SPECIFIED.

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 206-264-7784
 www.CQN-SE.com

JURISDICTION STAMP AREA

WONG RESIDENCE

PROJECT ADDRESS:
 7544 173rd Avenue NE
 Kirkland, WA 98033

OWNER:
 SIMON WONG & VILCITA VIKRANTANA

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ISSUANCES

DATE	DESCRIPTION
07/31/2024	PERMIT SET
10/01/2024	CD SET

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 ORIGINAL SHEET SIZE: 8.5x11

BOARD & VELLUM PROJECT #: 2022079.00
 JURISDICTION PROJECT #:

PLOT DATE: 10/01/2024

General Structural Notes

SHEET NO.:

S1.01



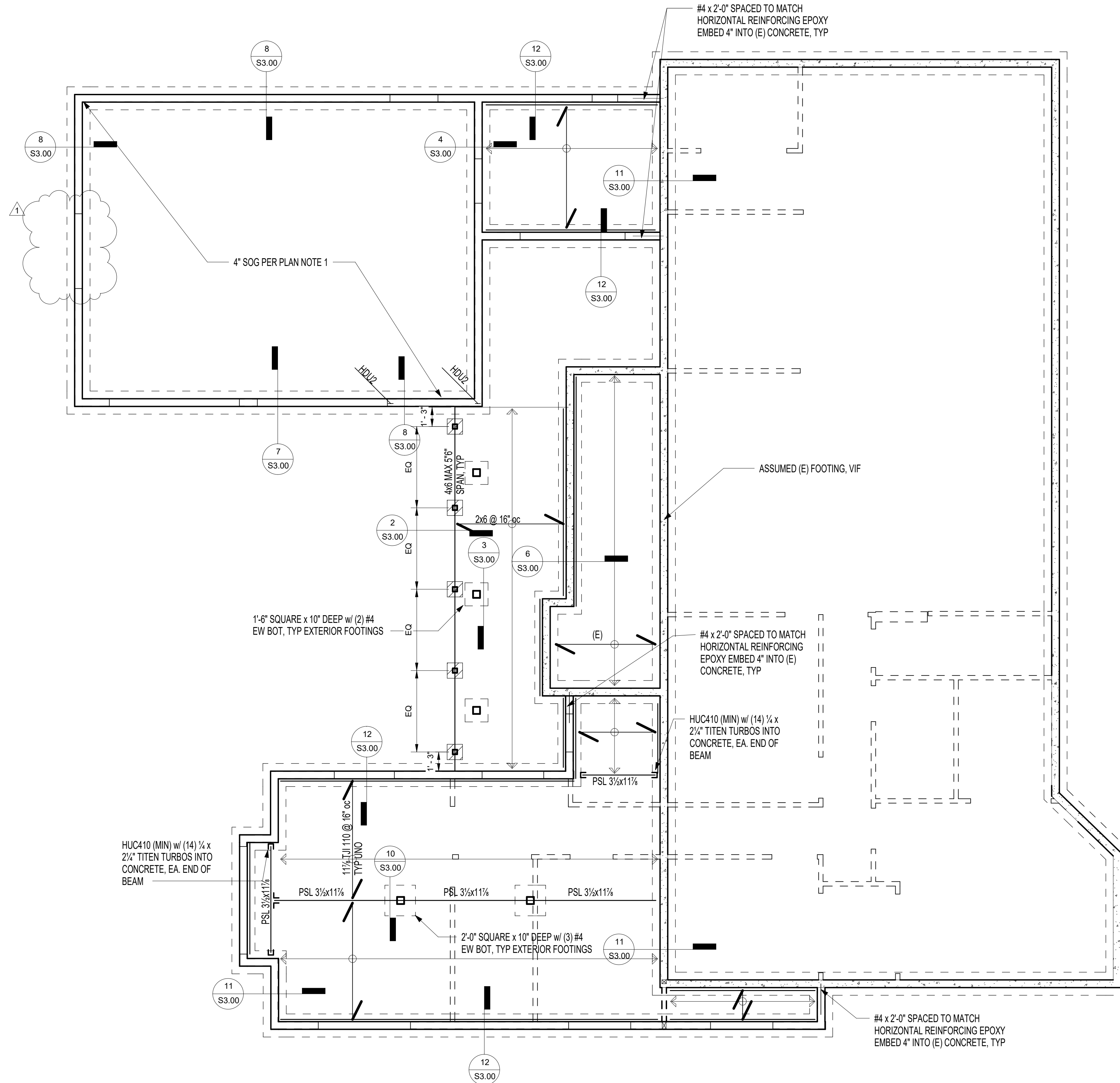
FOUNDATION PLAN NOTES

- SLABS ON GRADE SHALL BE 4" THICK WITH 6x6 W1.4xW1.4 WWM CENTERED, U.N.O. PREPARED SOILS AND PROVIDE MINIMUM 6-MIL VISQUEEN VAPOR BARRIER UNDER ALL SLABS.
- REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS AND TOP OF SLAB ELEVATIONS.
- CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES
- AT ABU POST BASES, EPOXY EMBED 5/8" Ø THREADED ROD 7" MIN INTO (E) CONCRETE
- AT HOLDDOWNS, PROVIDE THE FOLLOWING ANCHOR BOLTS AND STUD STACKS

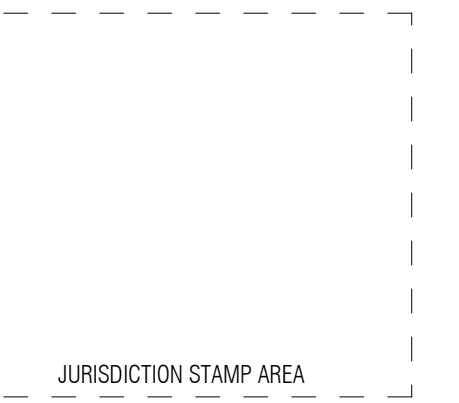
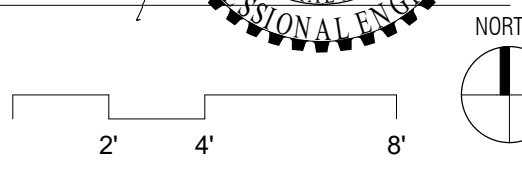
HOLDOWN	ANCHOR	STUD STACK
HDU2	SSTB16	(2)2x6

FOUNDATION PLAN LEGEND

- ABRUPT CHANGE IN SLAB/FRAMING ELEVATION
- INDICATES DETAIL X ON SHEET SX.XX
- HOLD DOWN AT ENDS OF SHEARWALL
- INDICATES (E) CONCRETE FOUNDATIONS, VIF



1 FOUNDATION
1/4" = 1'-0"



REVISION	DATE	DESCRIPTION
1	10/18/2024	Permit Comments #1

ISSUANCES

DATE	DESCRIPTION
07/31/2024	PERMIT SET
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 ORIGINAL SHEET SIZE: 8 1/2" x 11"
 BOARD & VELLUM PROJECT #: 2022079.00
 JURISDICTION PROJECT #:
 PLOT DATE: 10/01/2024

Foundation Plan
 SHEET NO.:

S2.00

TYPICAL WOOD FRAMING PLAN NOTES

1. FLOOR SHEATHING SHALL BE 23/32" APA RATED T&G STRUCTURAL SHEATHING WITH PANEL INDEX 48/24. ATTACH TO FRAMING WITH 10d NAILS AT 6" oc AT FRAMED PANEL EDGES AND WALLS AND 12" oc AT INTERMEDIATE FRAMING UNO. PROVIDE BLOCKING AND PANEL EDGE NAILING AT ALL PANEL EDGES. REFER TO DETAIL 8/S6.00 FOR ADDITIONAL INFORMATION.

2. ROOF SHEATHING SHALL BE 19/32" APA RATED STRUCTURAL SHEATHING WITH PANEL INDEX 40/20. ATTACH TO FRAMING WITH 8d NAILS AT 6" oc AT FRAMED PANEL EDGES AND WALLS AND 12" oc AT INTERMEDIATE FRAMING UNO. PROVIDE BLOCKING AND PANEL EDGE NAILING AT ALL PANEL EDGES. REFER TO DETAIL 8/S6.00 FOR ADDITIONAL INFORMATION.

3. xSWx INDICATES SHEAR WALL PER 12/S6.00.

4. ALL HEADERS AT INTERIOR WALLS SHALL BE (2) 2x8 UNO. REFER TO NOTE 5 FOR TYPICAL SUPPORT REQUIREMENTS.

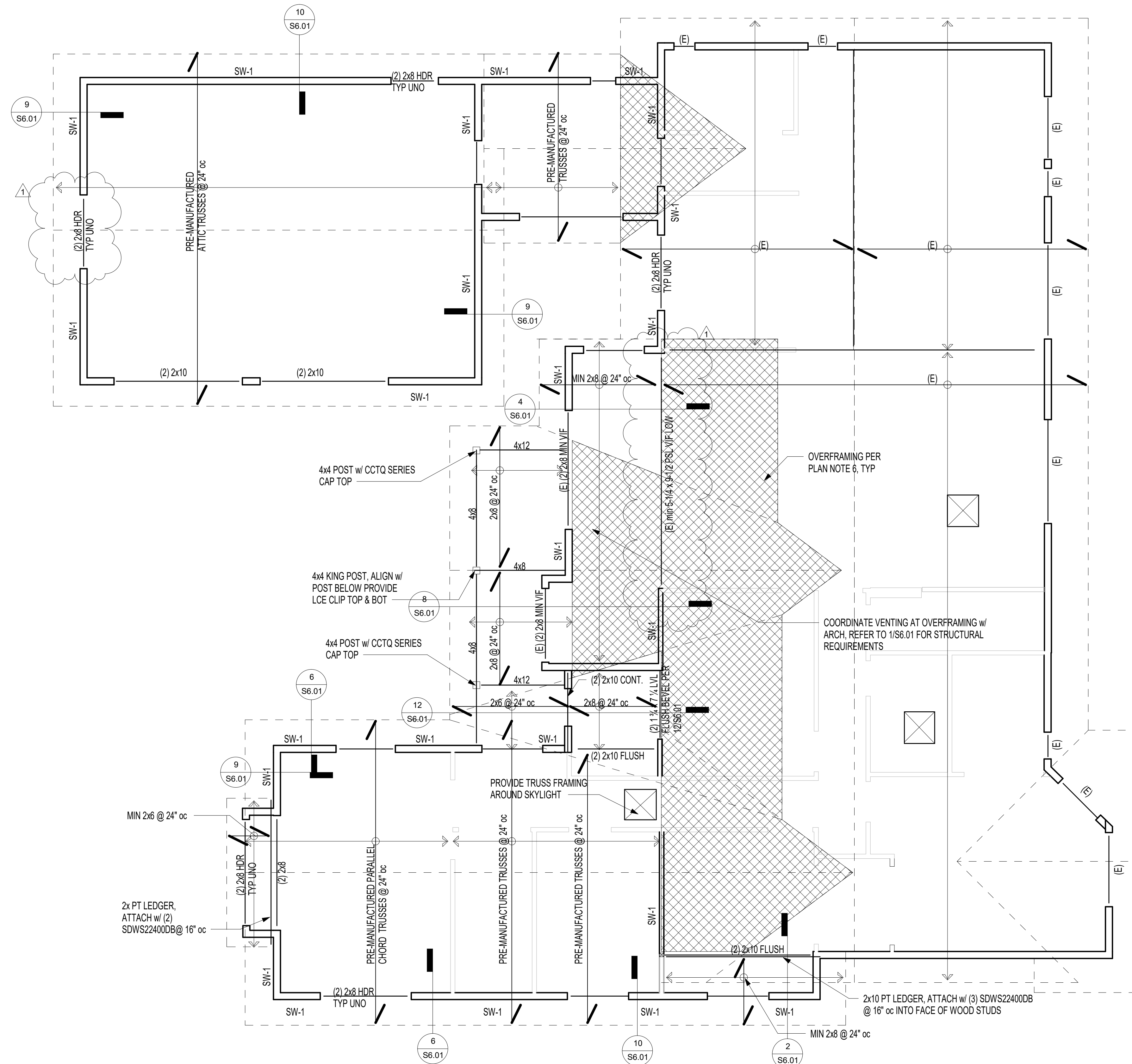
5. COLUMNS, STUD STACKS, AND TRIMMERS SHALL BE AS FOLLOWS UNO. BEAMS/HEADERS SHALL BEAR FULLY ON STUDS.

SUPPORTED ELEMENT	MINIMUM STUD STACK
HEADER	(2)2x
3/4" WIDTH BEAM	(3)2x
5/4" WIDTH BEAM	(4)2x
7" WIDTH BEAM	(5)2x

6. AT OVERFRAMING PROVIDE 2x RAFTERS @ 24" oc SUPPORTED WITH 2x RISERS @ 24" oc BEARING ON THE EXISTING ROOF FRAMING. ALL FRAMING SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE.

FRAMING PLAN LEGEND

- WALLS BELOW
- COLUMNS BELOW
- HANGER
- ABRUPT CHANGE IN SLAB/FRAMING ELEVATION
- INDICATES DETAIL X ON SHEET SX.XX
- FRAMING SPAN AND EXTENTS
- HOLD DOWN AT ENDS OF SHEAR WALL



1 Roof Framing
1/4" = 1'-0"

JURISDICTION STAMP AREA

WONG RESIDENCE

PROJECT ADDRESS:
7544 173RD AVENUE NE
KIRKLAND, WA 98033

OWNER:
SIMON WONG & VILCITA WIRANTANA

REVISION	DATE	DESCRIPTION
1	10/18/2024	Permit Comments #1

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07/31/2024	PERMIT SET
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ORIGINAL SHEET SIZE: 8 1/2" x 11"

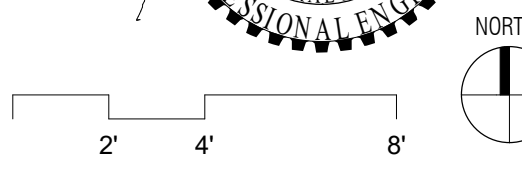
BOARD & VELLUM PROJECT #: 2022079.00
JURISDICTION PROJECT #:

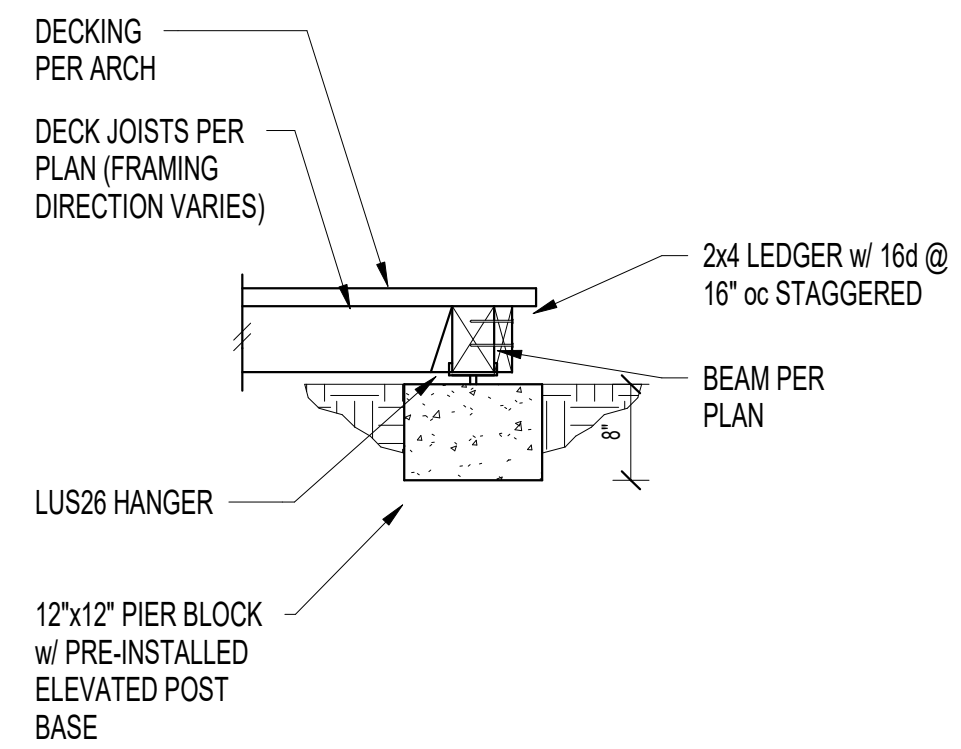
PLOT DATE: 10/01/2024

Roof Framing Plan

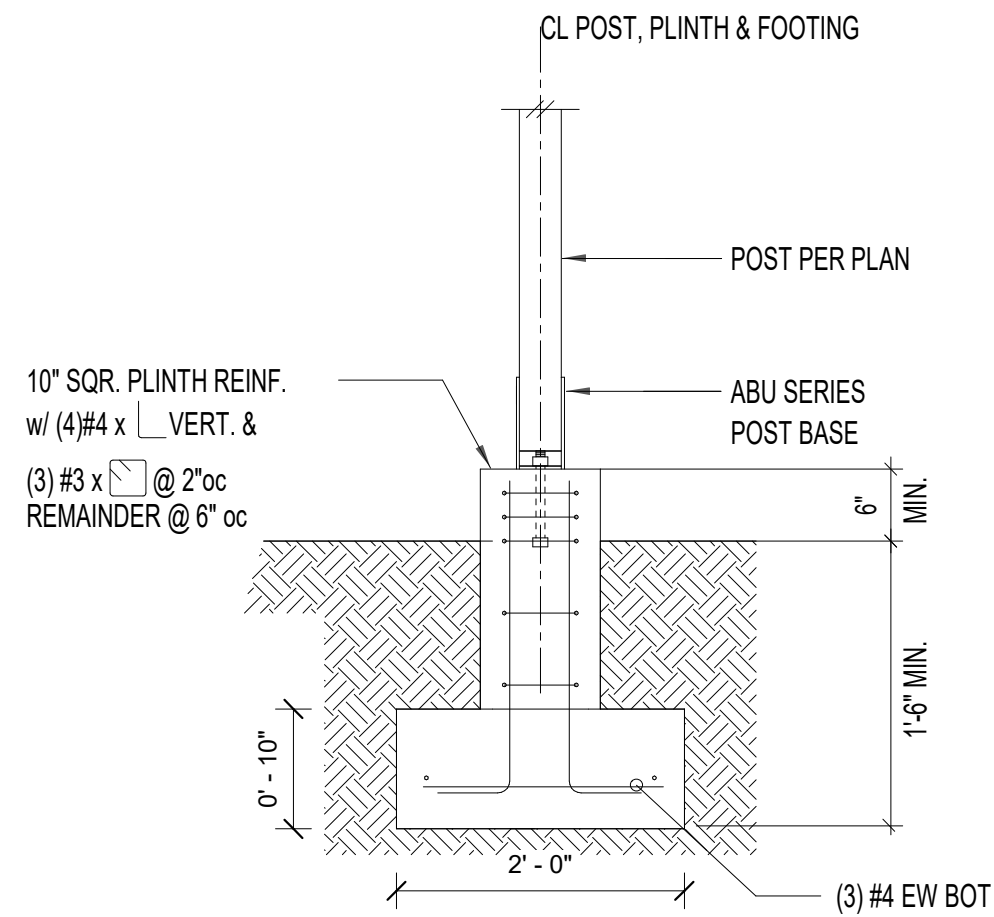
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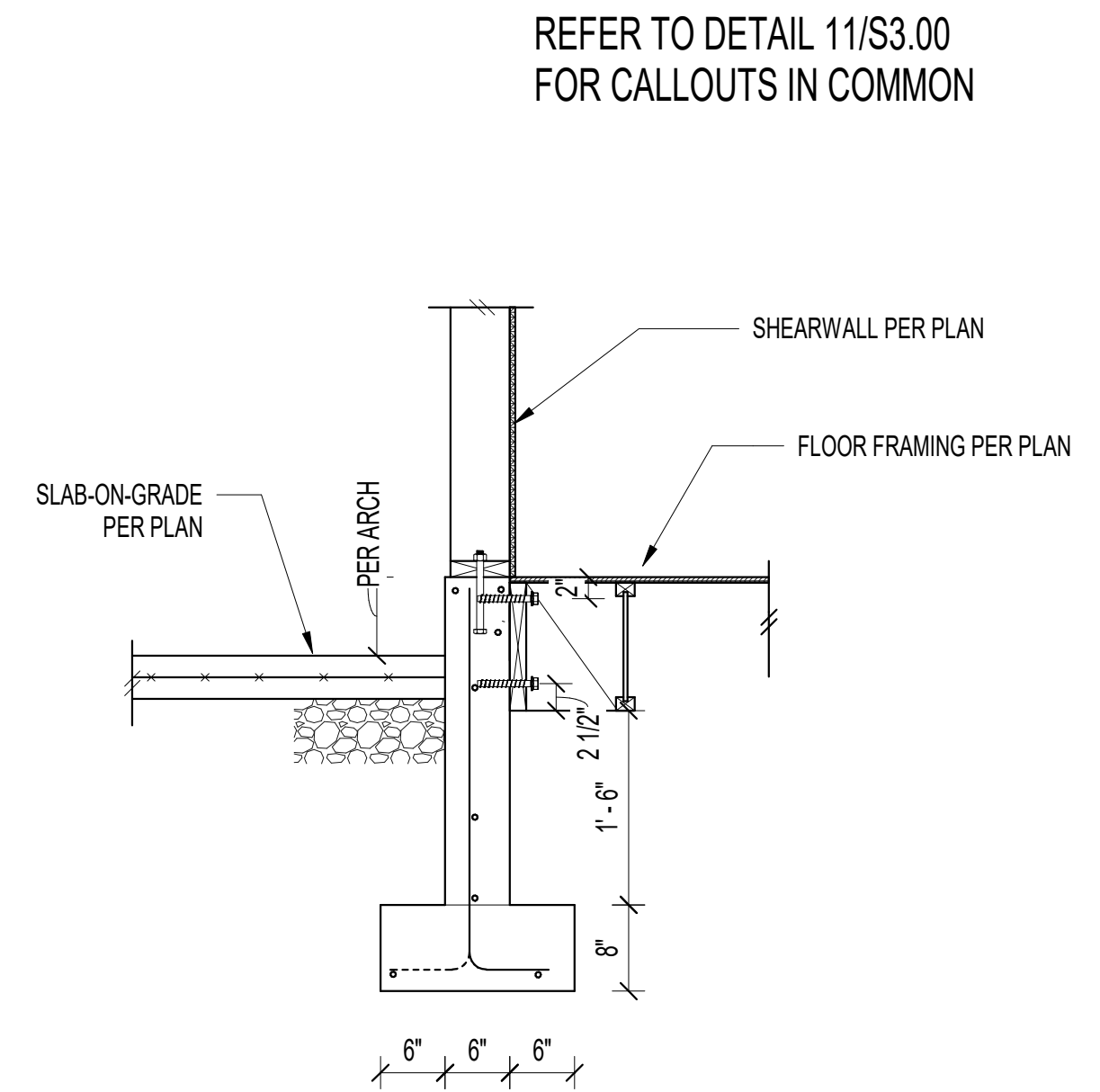




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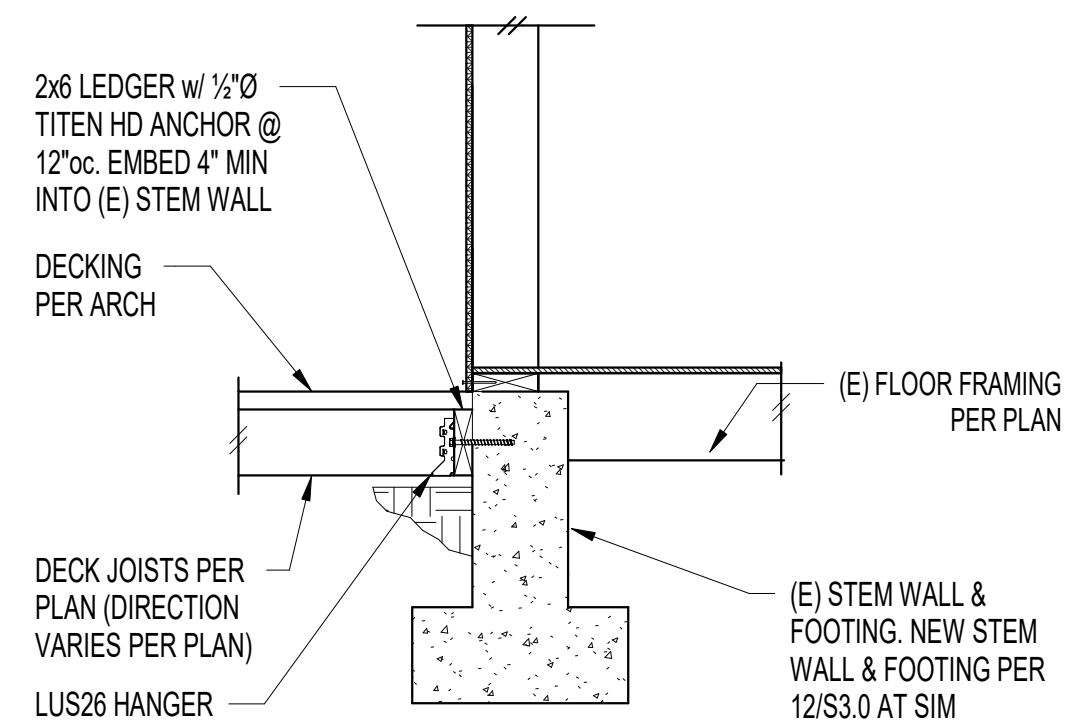


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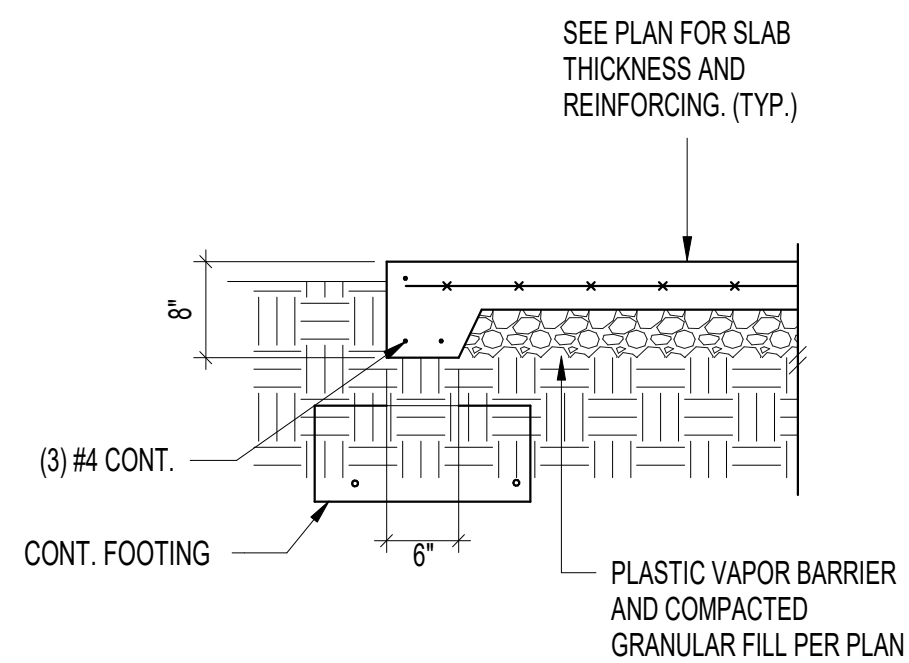


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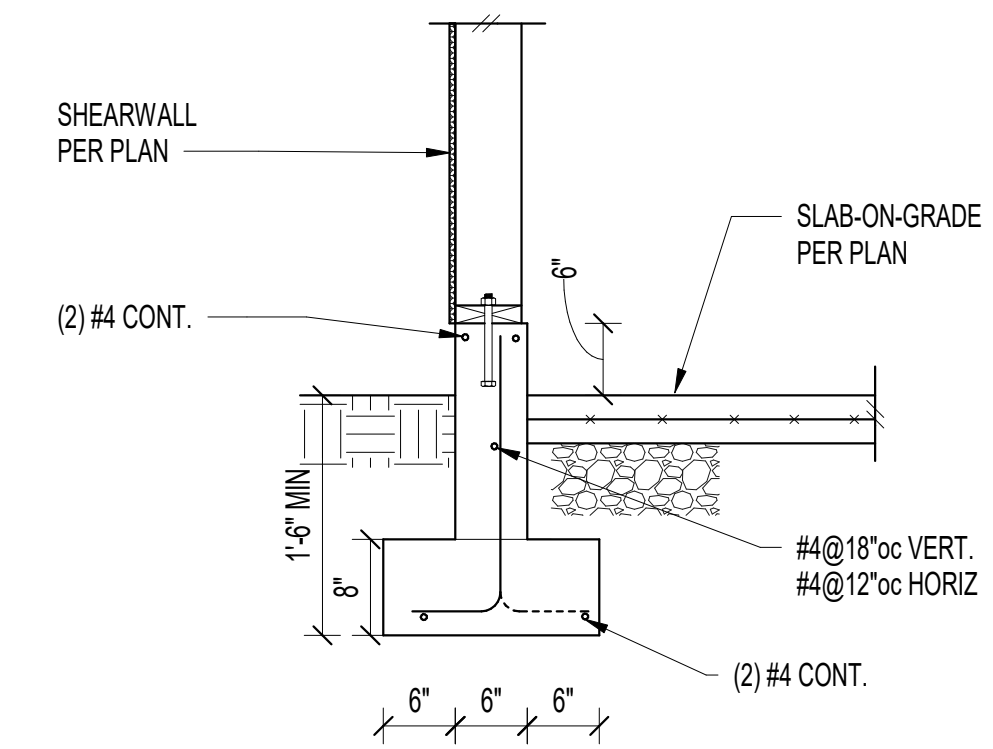
REFER TO DETAIL 11/S3.00 FOR CALLOUTS IN COMMON



5

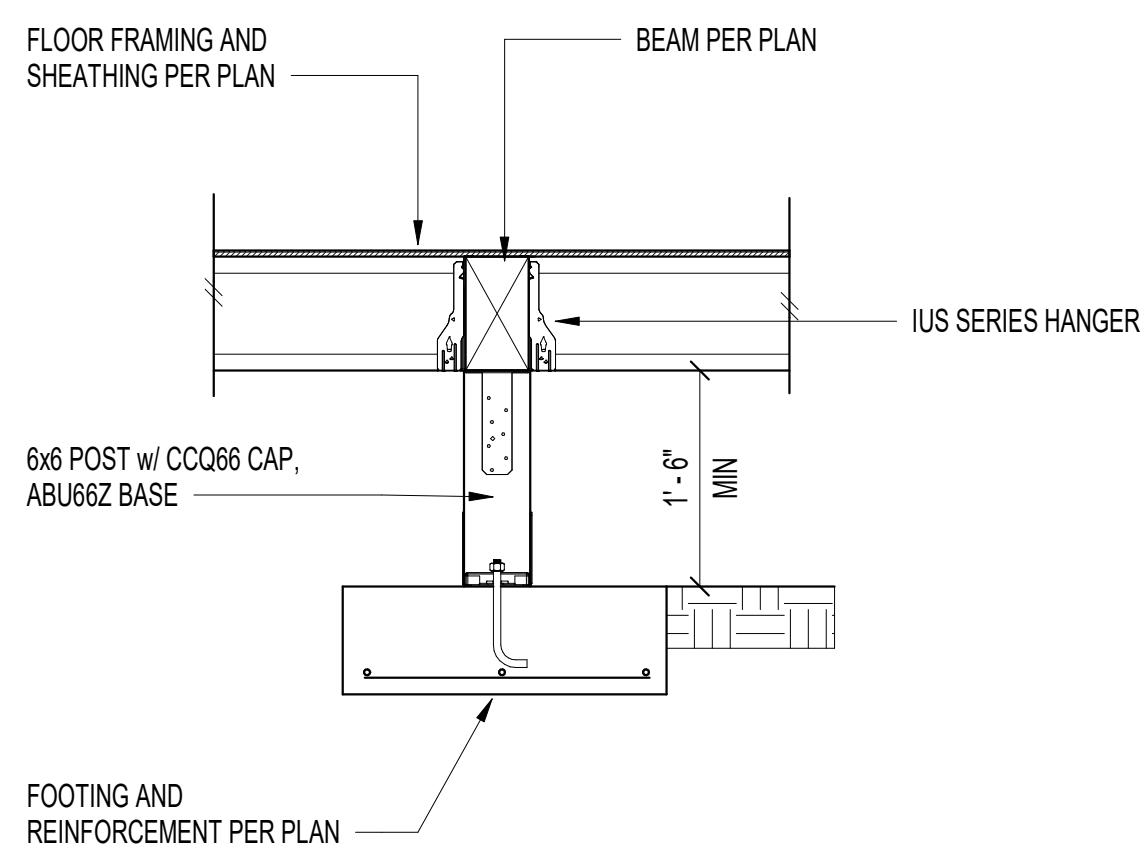


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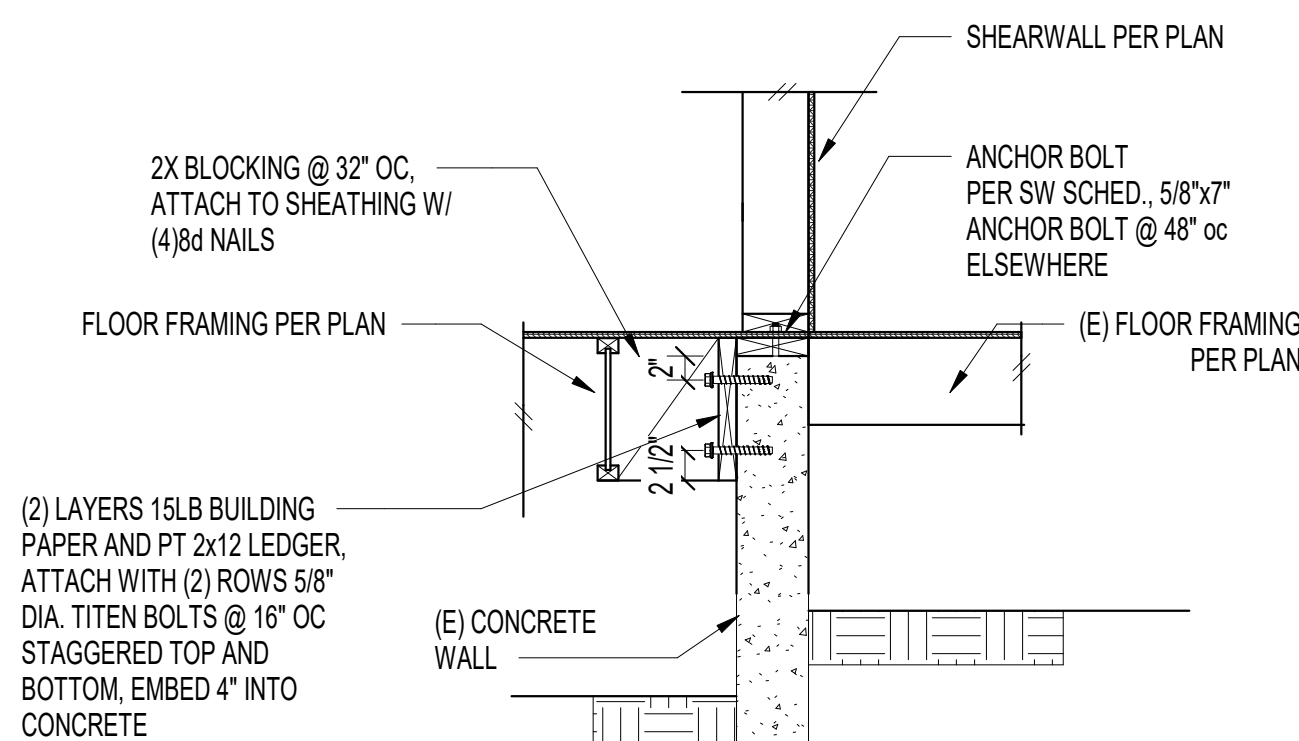


Typical Slab Edge 7

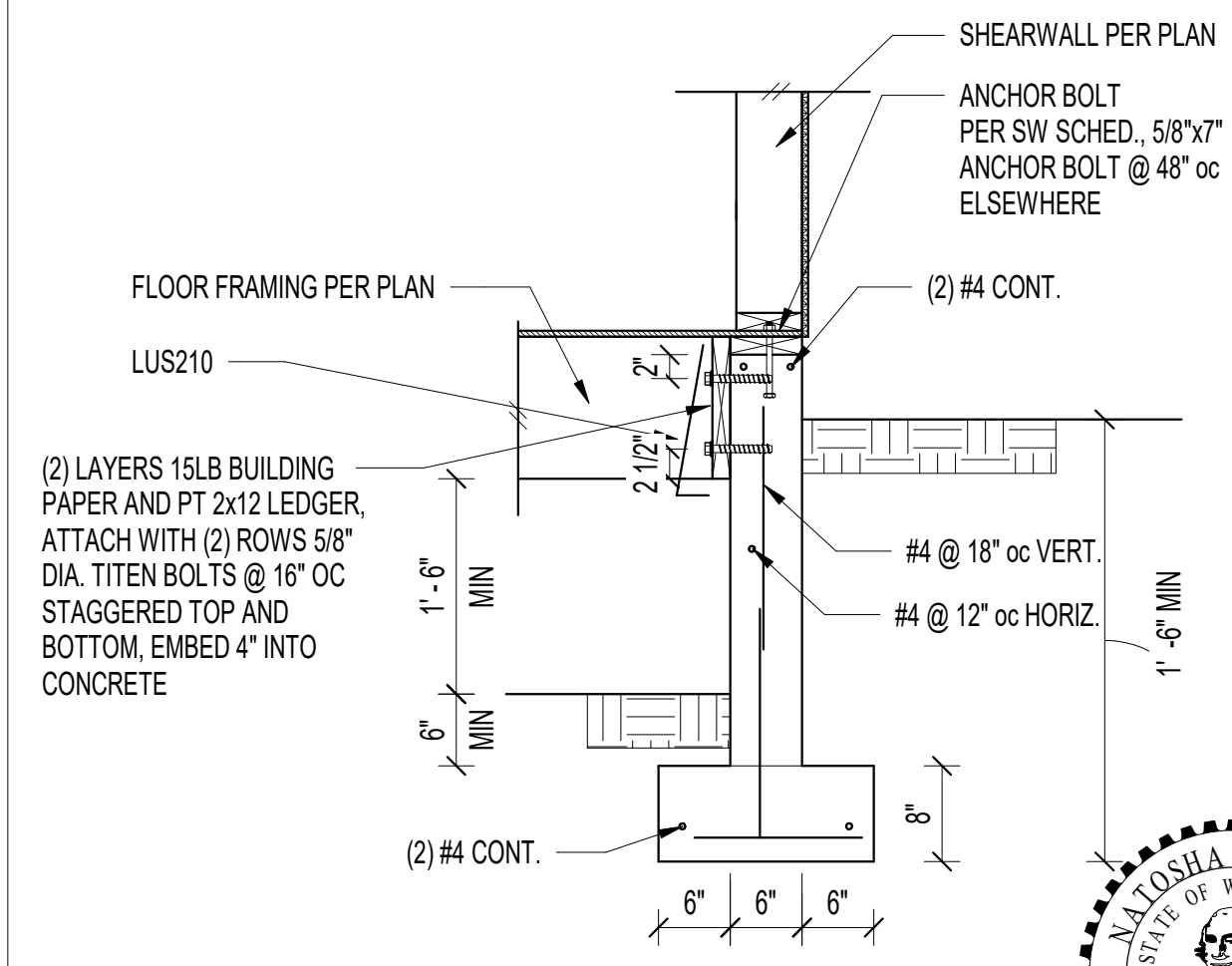
Exterior Footing @ Slab 8



9

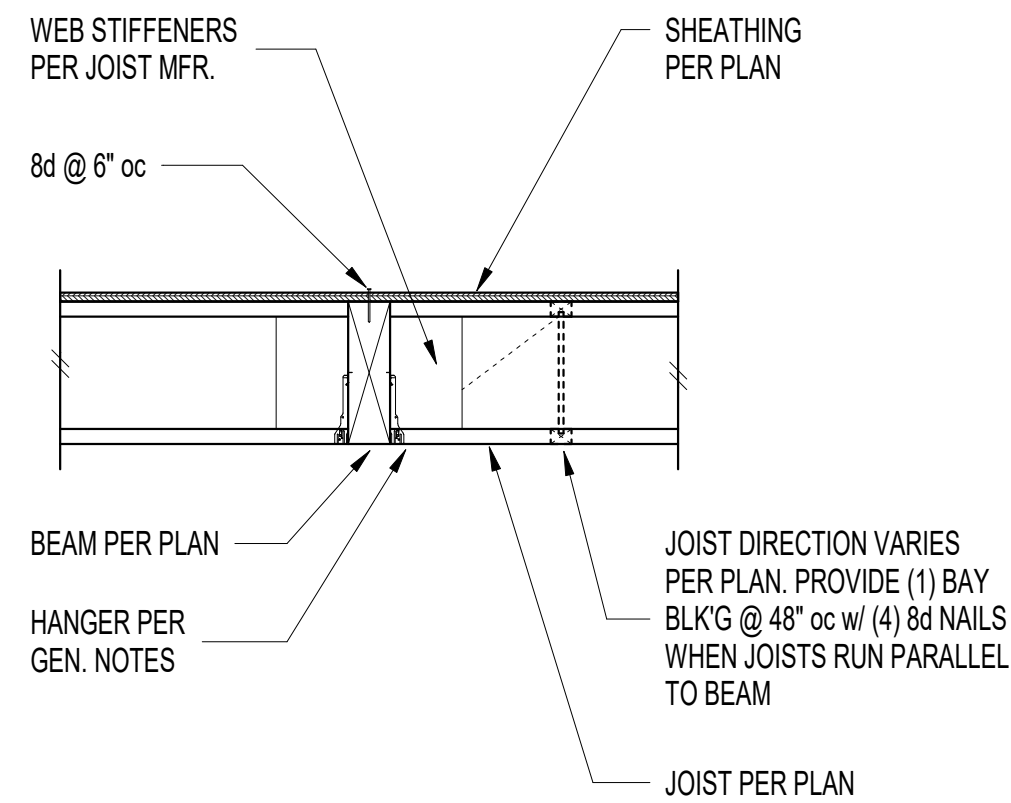


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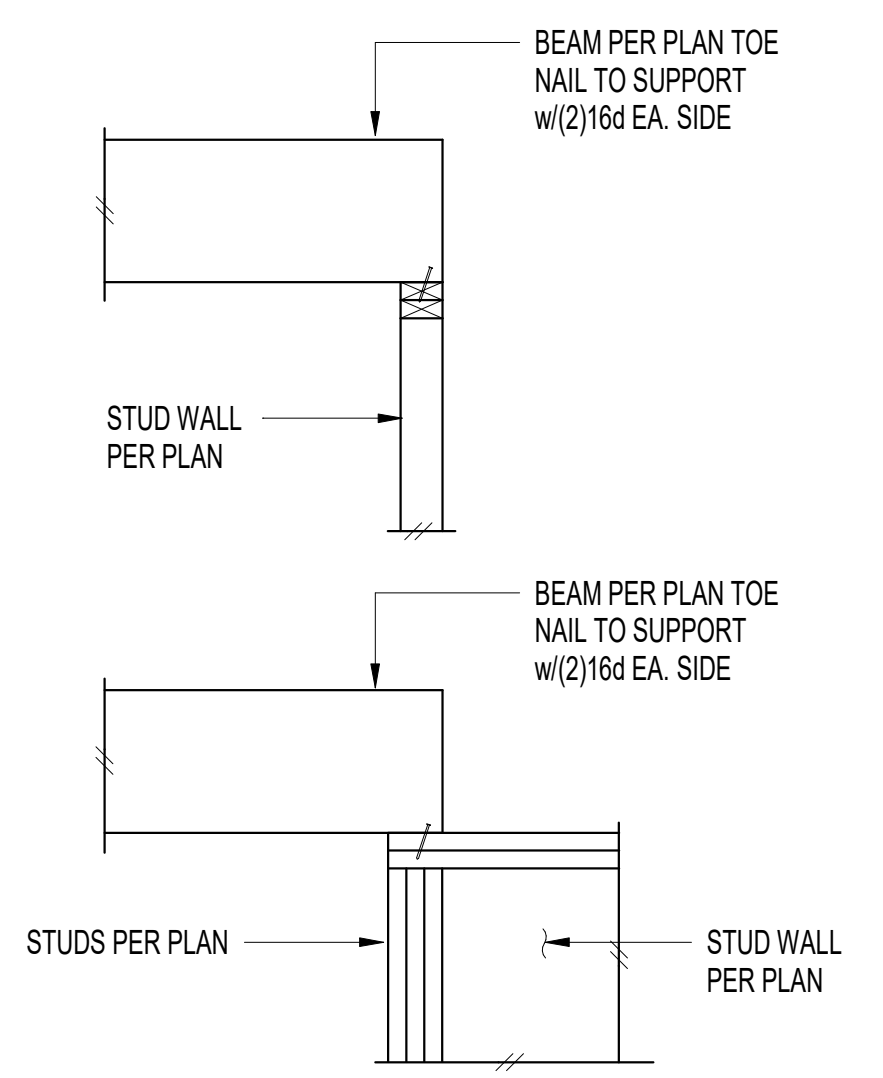


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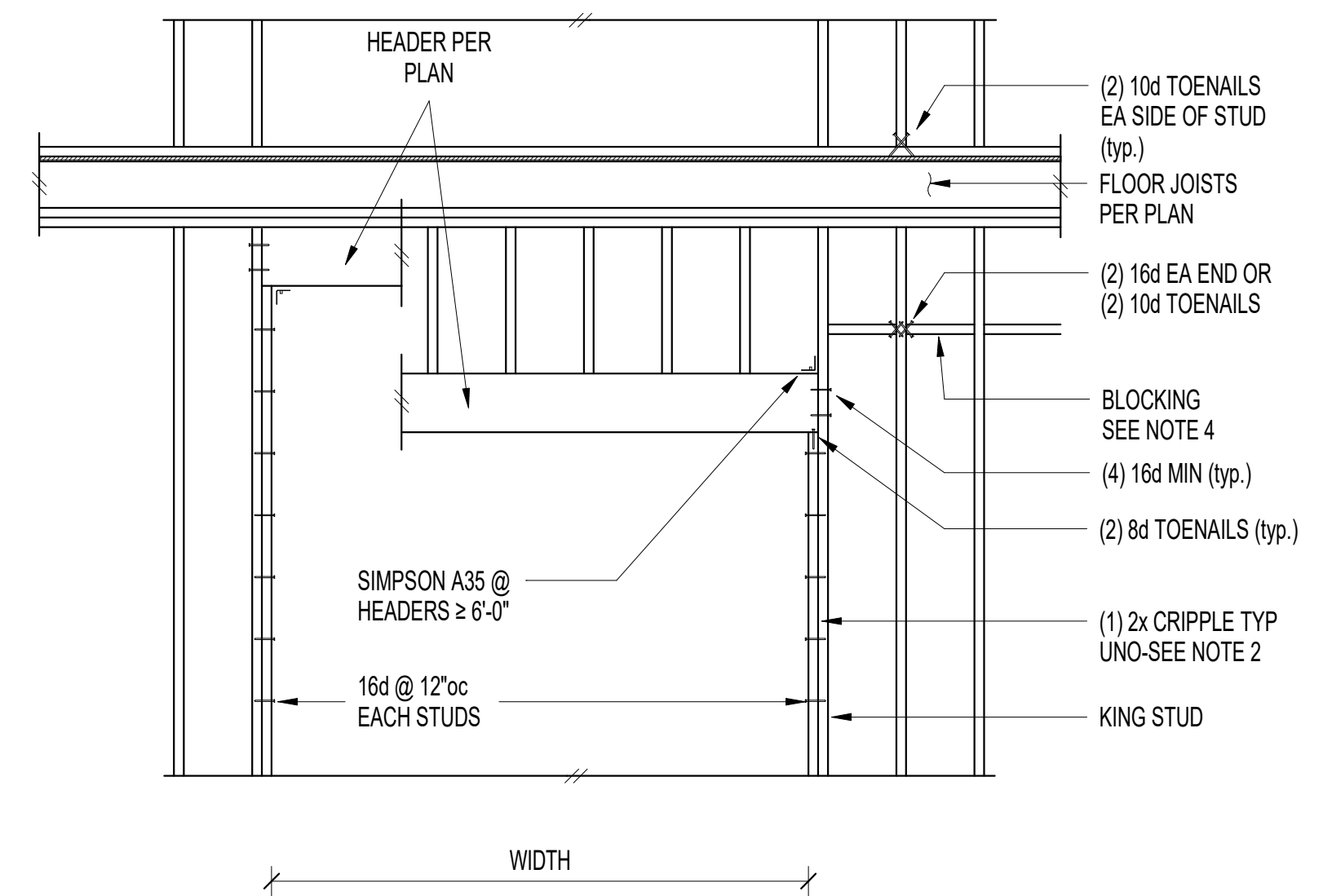




Typical Beam 1



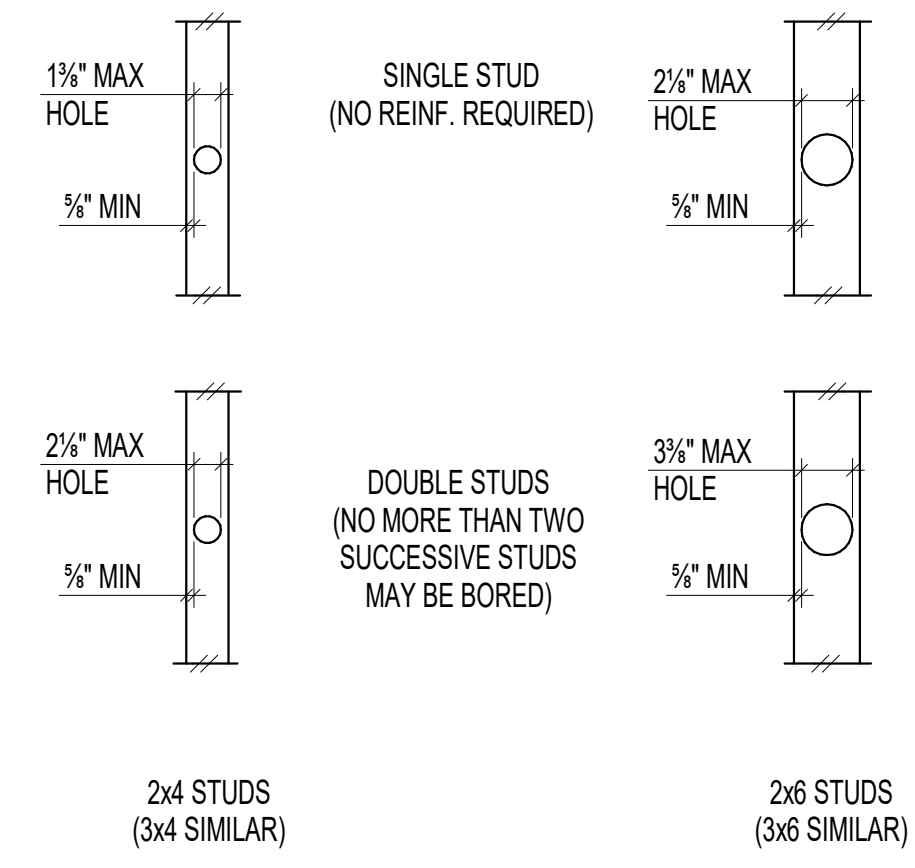
Typical Beam To Stud Connection 2



- NOTES:
1. HEADERS PER PLAN
 2. PROVIDE (1) 2x CRIPPLE STUDS MINIMUM TYPICAL, U.O.N.
 3. SEE ARCHITECTURAL DRAWINGS FOR OPENING SIZES AND LOCATIONS
 4. 2x SOLID BLOCKING REQUIRED AT CEILING LINE, ALL PANEL EDGES, AND @ 8'-0"oc MAX.

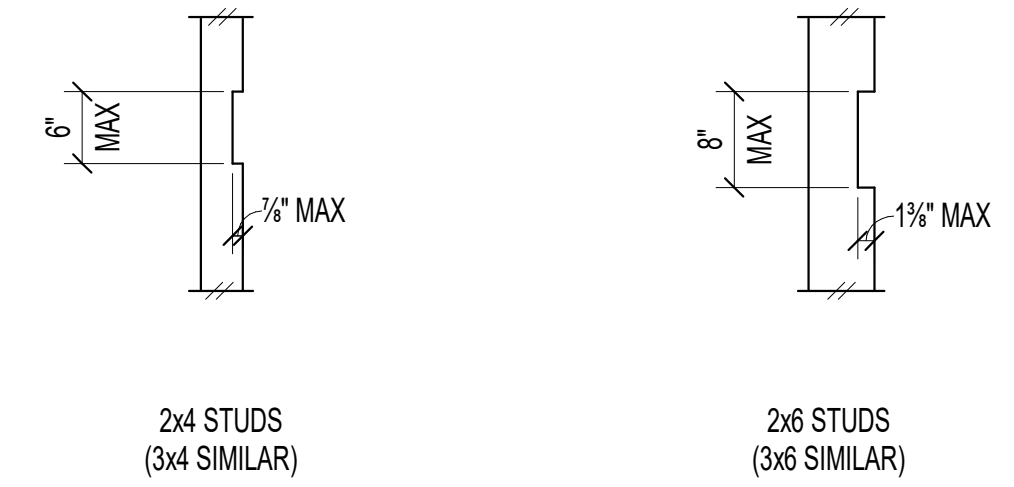
Typical Wall Opening Framing Elevation 4

NOTE: BORED HOLES SHALL NOT BE LOCATED @ THE SAME SECTION OF STUD AS A NOTCH.

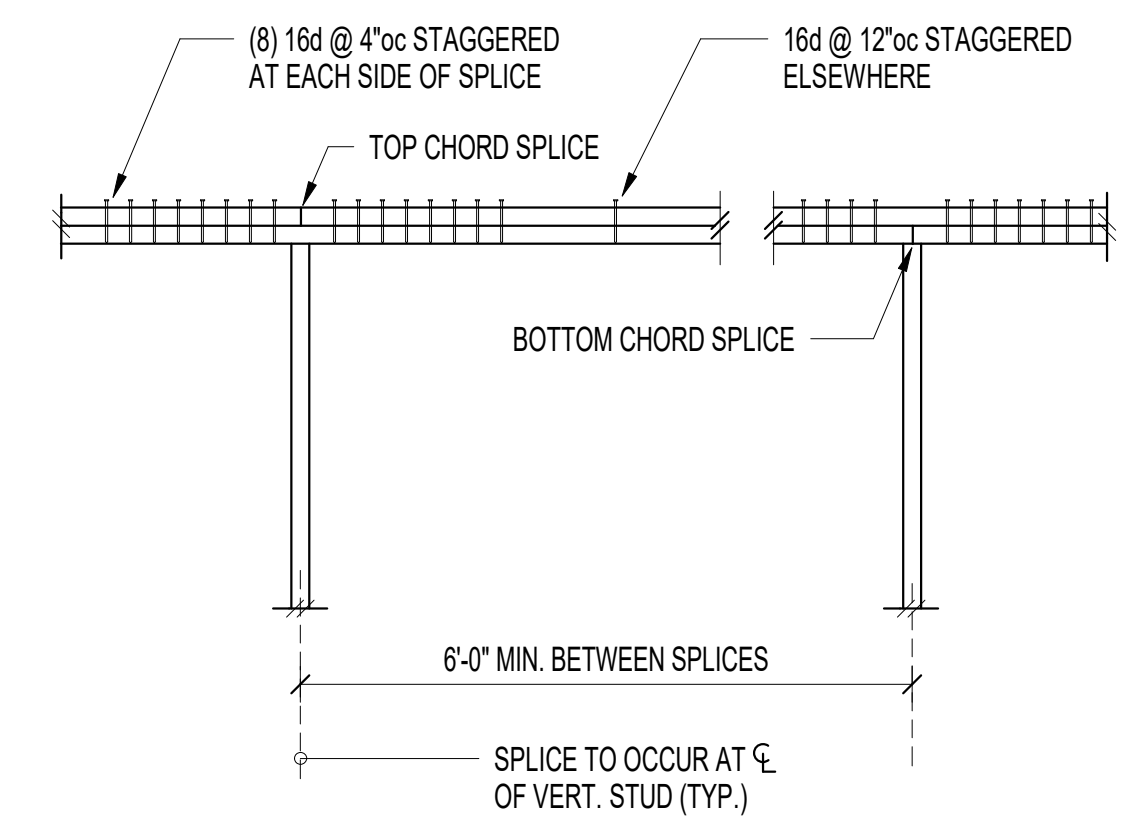


Holes Allowed Through Studs 5

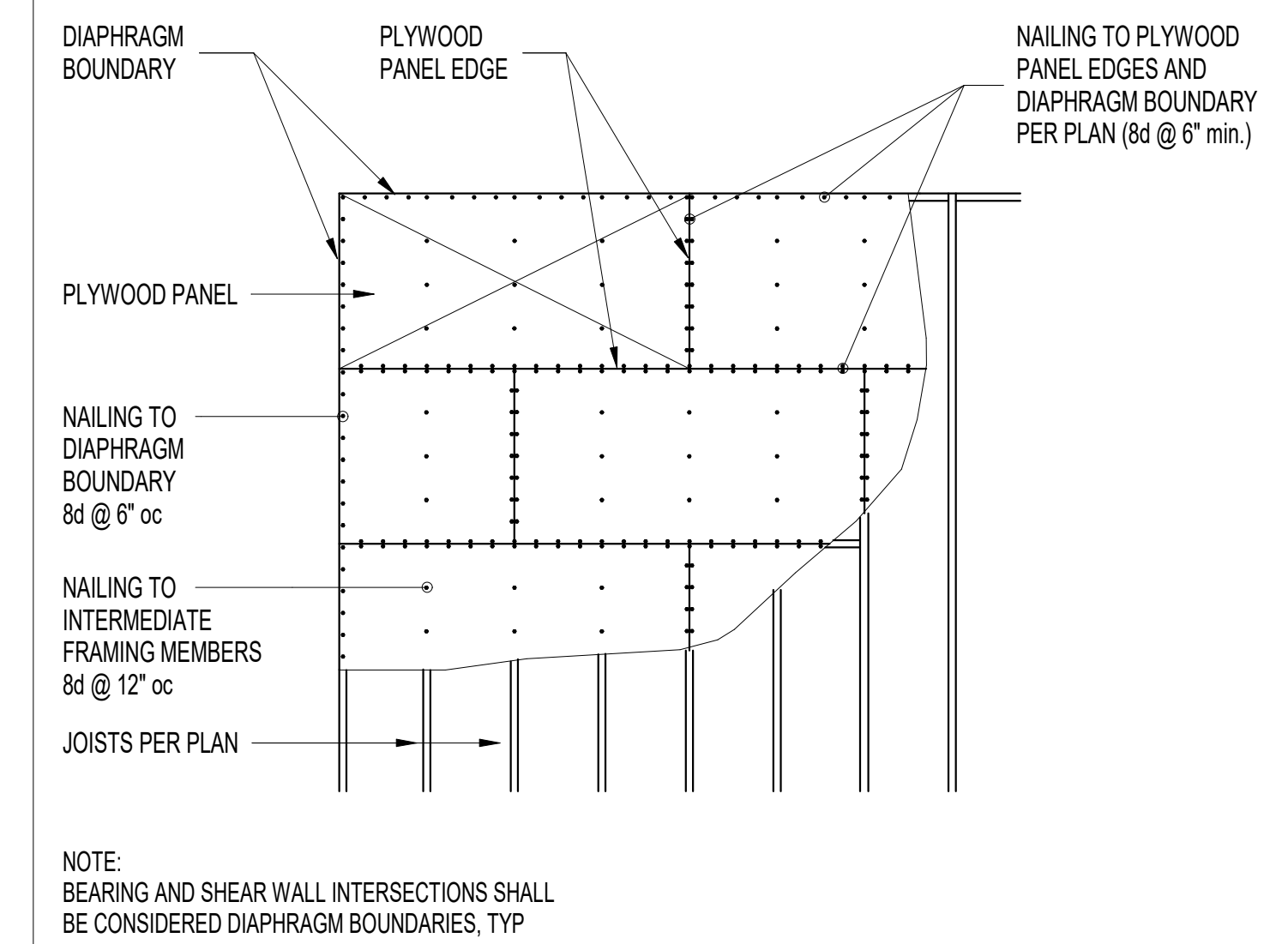
NOTE: NOTCHES SHALL NOT OCCUR IN MORE THAN (2) SUCCESSIVE STUDS



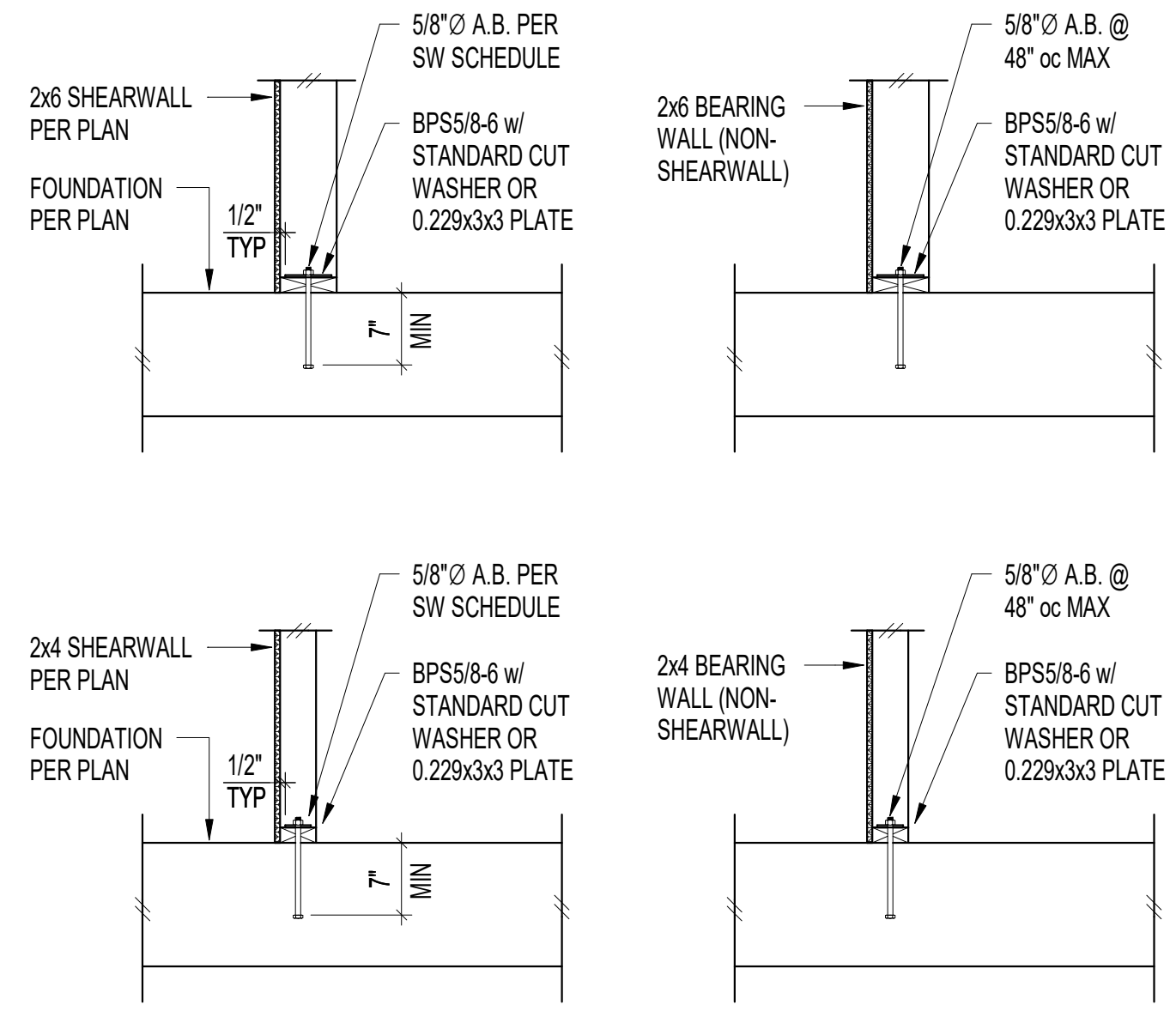
Allowable Notches In Studs 6



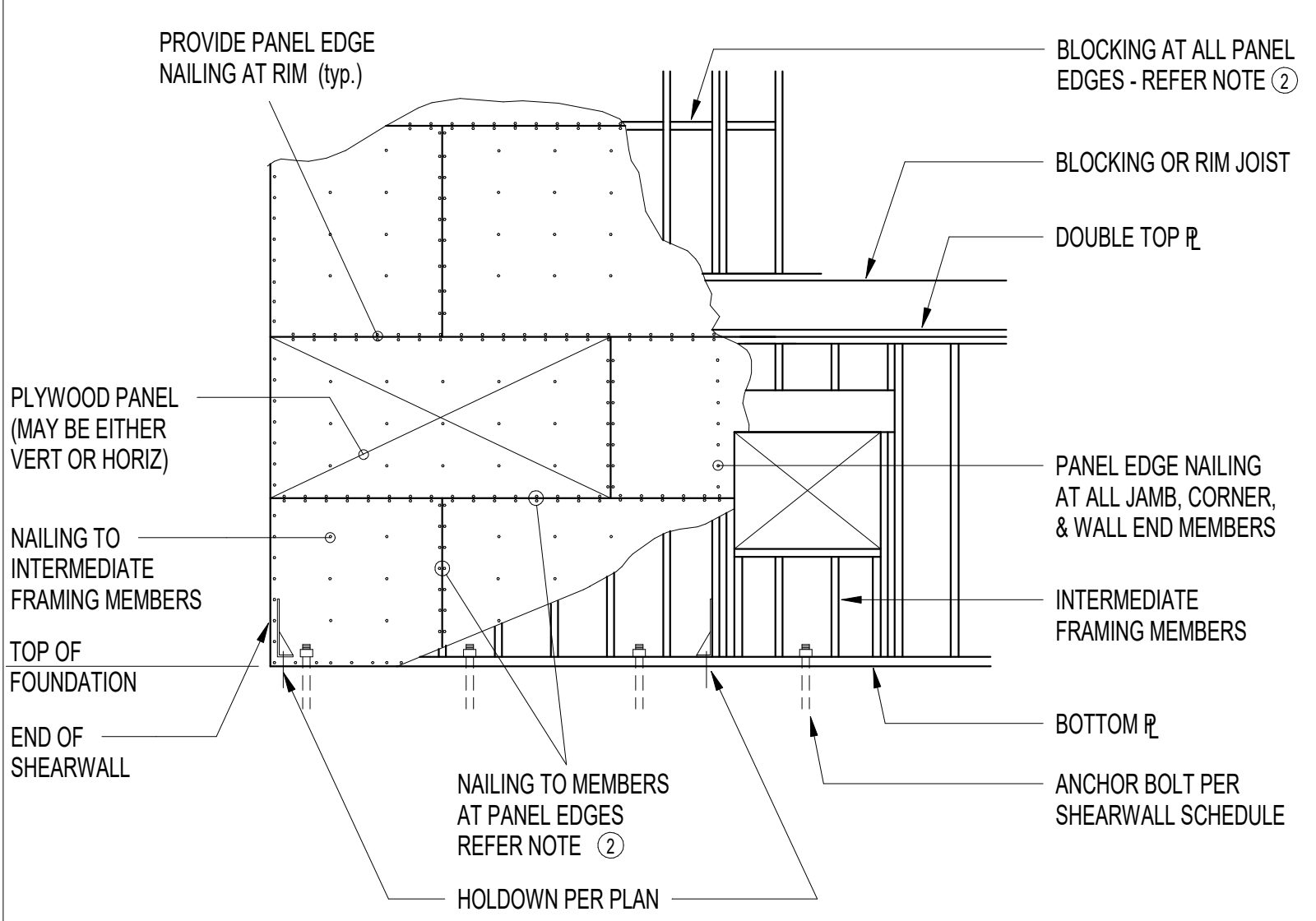
Typical Top Plate Splice - Side View 7



Typical Un-Blocked Plywood Roof/Floor Sheathing Layout 8



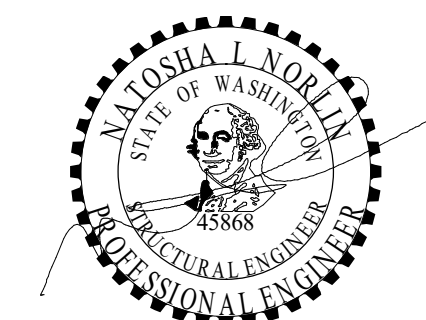
Typical Wood Bearing Plate 9



Typical Shearwall Panel Elevation

#/S#	SHEATHING	BLOCKING	PANEL EDGE NAILING	ATTACHMENT TO TOP PLATE	BOTTOM PLATE ATTACHMENT			CAPACITY (plf) SEISMIC
					LSL RIM JOIST REQ'D	FACENAILING TO WOOD BELOW	ANCHOR BOLTING TO CONC. BELOW	
1SW1	15/32" APA RATED SHEATHING	YES	8d @ 4"oc	CLIP @ 16"oc	1 1/2" LSL	NAILS @ 4 1/2"oc	5/8" @ 48"oc	355 PLF
1SW2	15/32" APA RATED SHEATHING	YES	8d @ 2"oc	CLIP @ 12"oc	3 1/2" LSL	(2) ROWS NAILS @ 5 1/2"oc	5/8" @ 24"oc	595 PLF

1. NAILS SHALL BE 8d COMMON. NAILING APPLIES TO ALL PANEL EDGES (BLOCK ALL UNSUPPORTED PANEL EDGES), TOP & BOTTOM PLATES AND BLOCKING. NAIL TO INTERMEDIATE FRAMING MEMBERS w/ 8d @ 12"oc. (NOTE: WHERE STUD SPACING IS 24" oc, NAIL TO INTERMEDIATE FRAMING MEMBERS w/ 8d @ 6" oc)
2. CLIP SHALL BE EITHER A35 OR LTP4
3. NAILS SHALL BE 10d COMMON (0.1480 x 3") SCREWS SHALL BE SIMPSON SDS25300 (1/4" @ x 3" MIN.)
4. REFER TO DETAIL 9/S6.0 FOR TYPICAL BEARING PLATE REQUIREMENTS



REVISION	DATE	DESCRIPTION

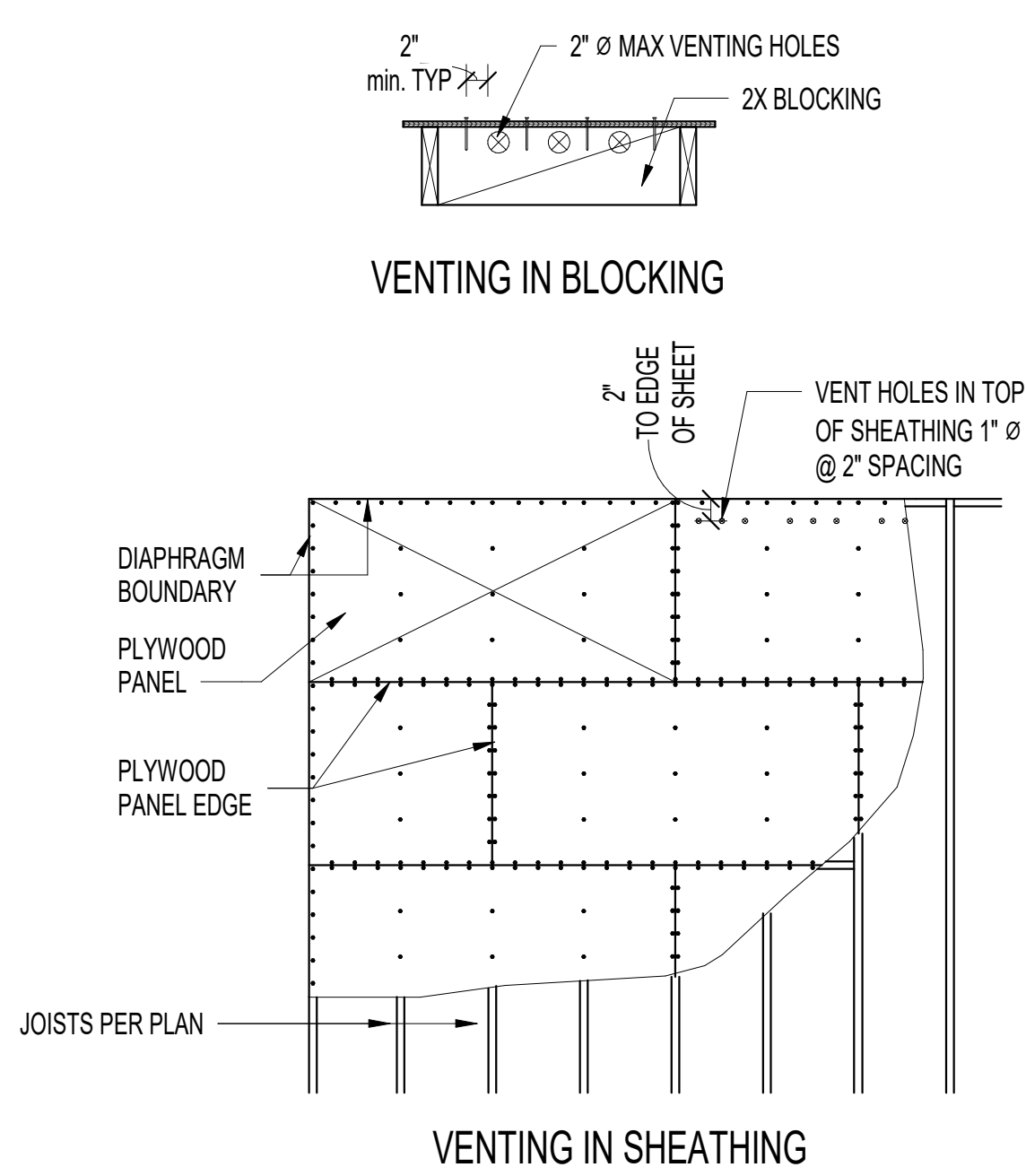
ISSUANCES

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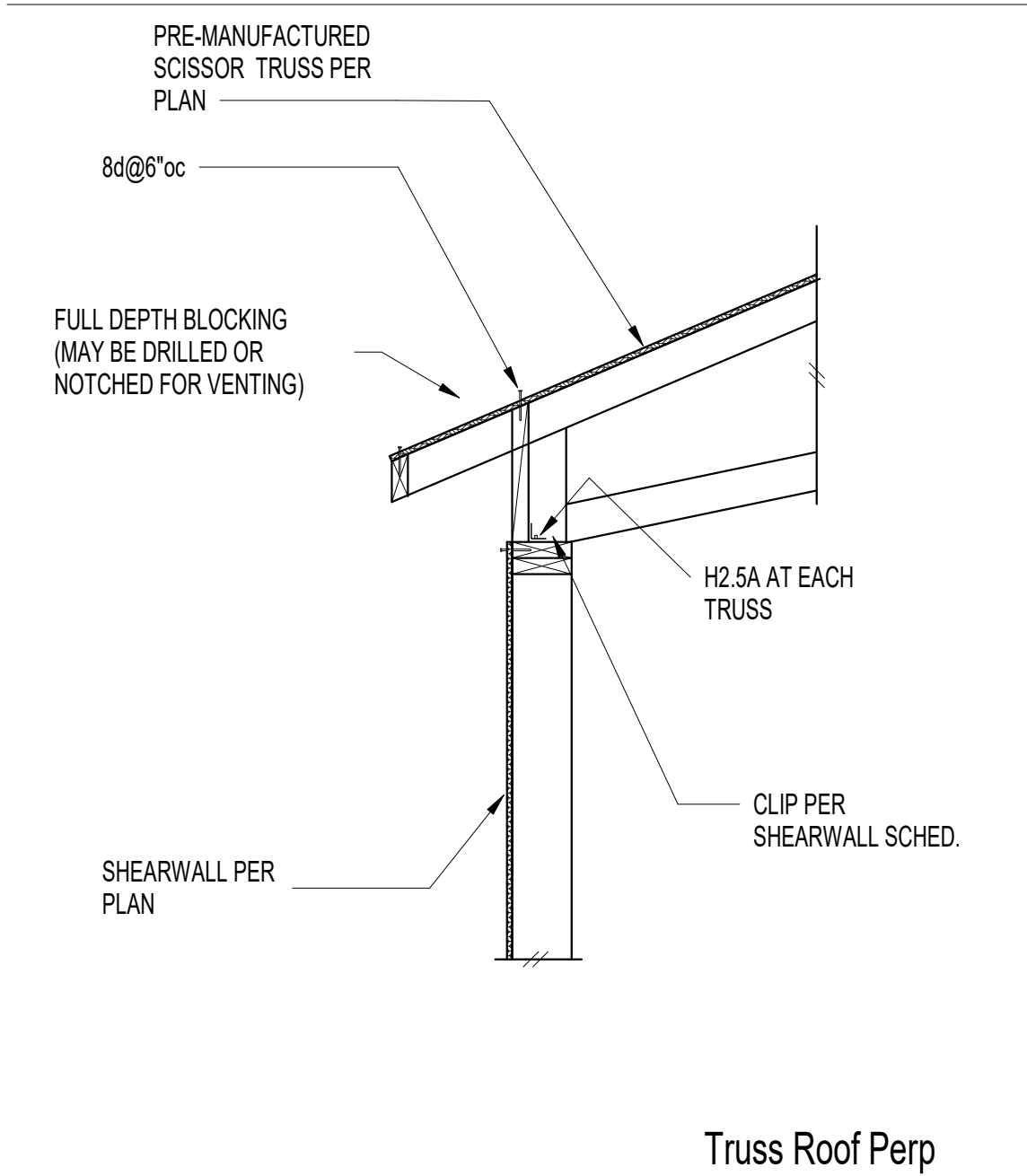
BOARD & VELLUM PROJECT #: 2022079.00
 JURISDICTION PROJECT #:

PLOT DATE: 10/01/2024
 WOOD DETAILS
 SHEET NO.:

\$6.00

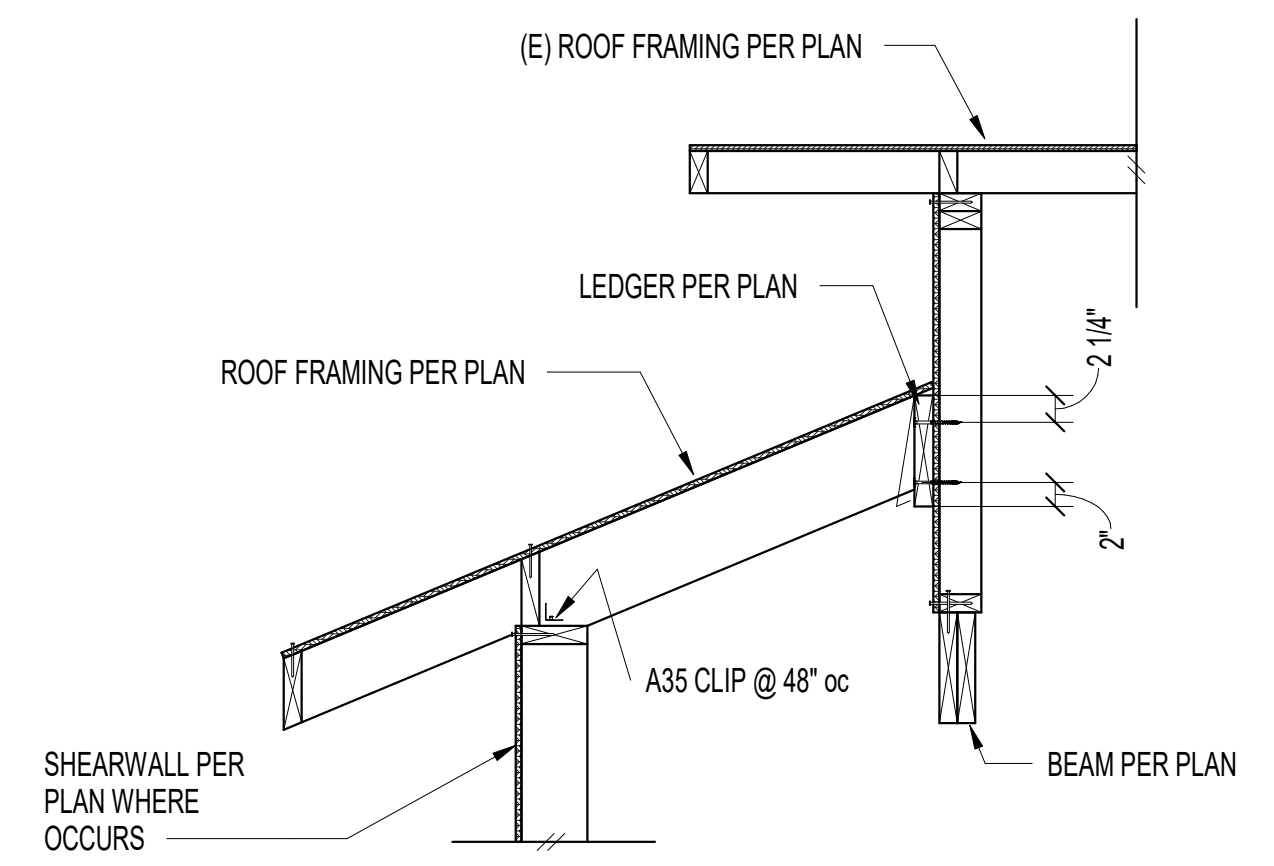


VENTING IN BLOCKING

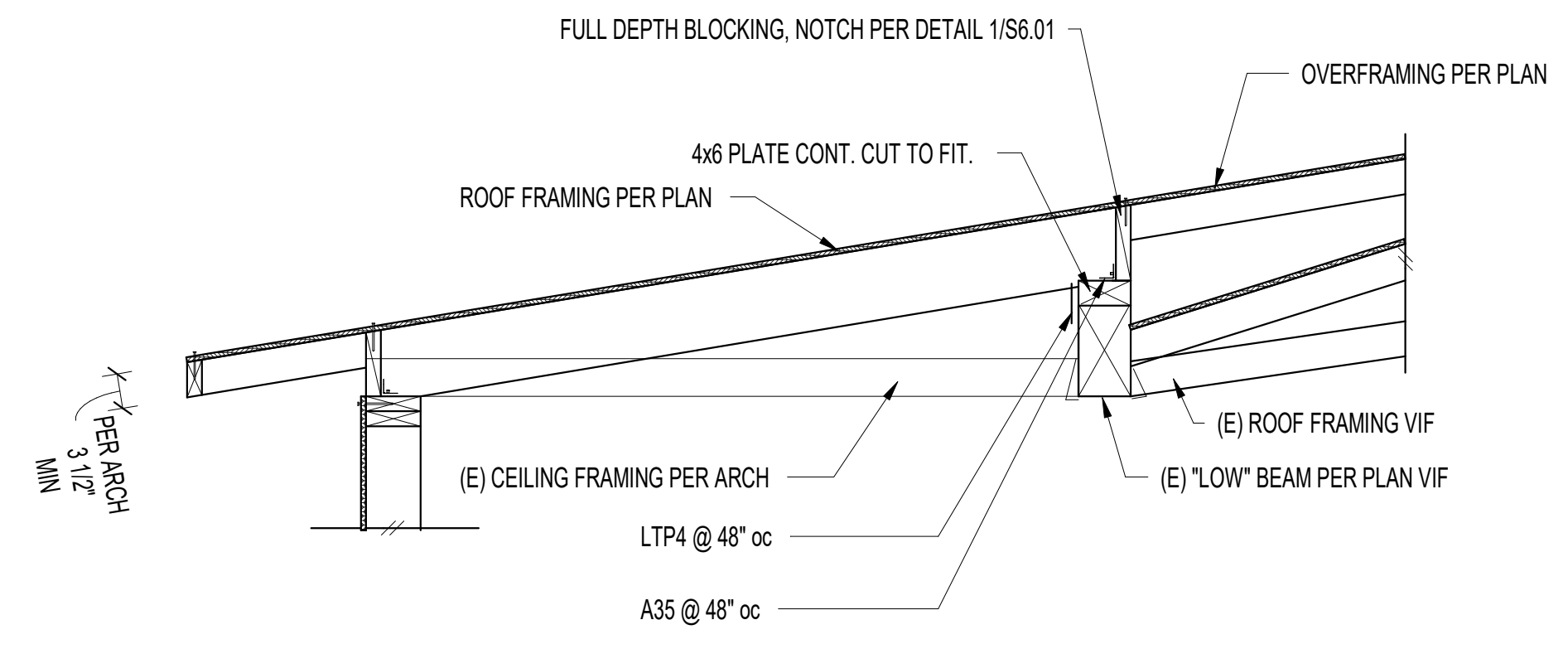


VENTING IN SHEATHING

1

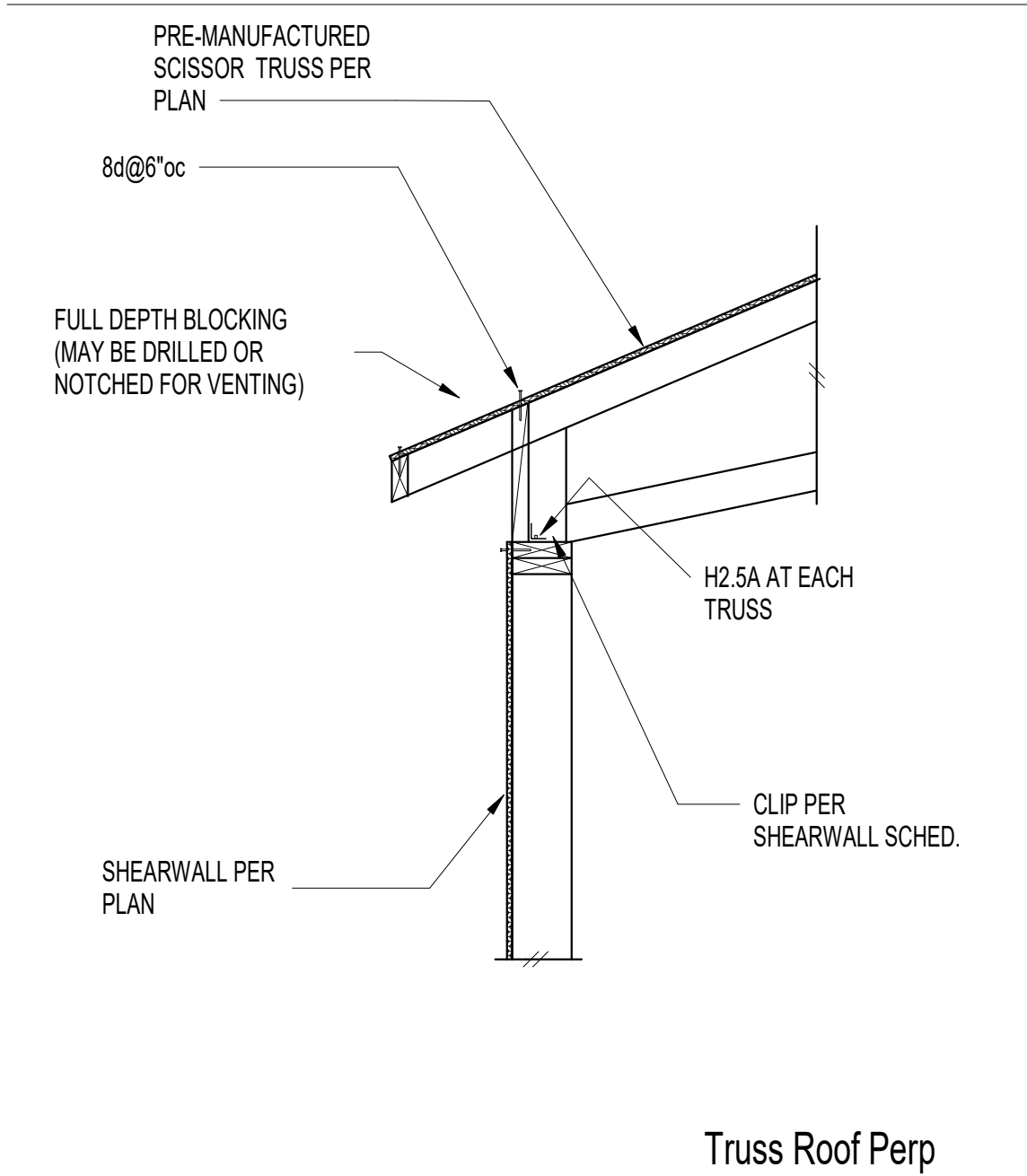


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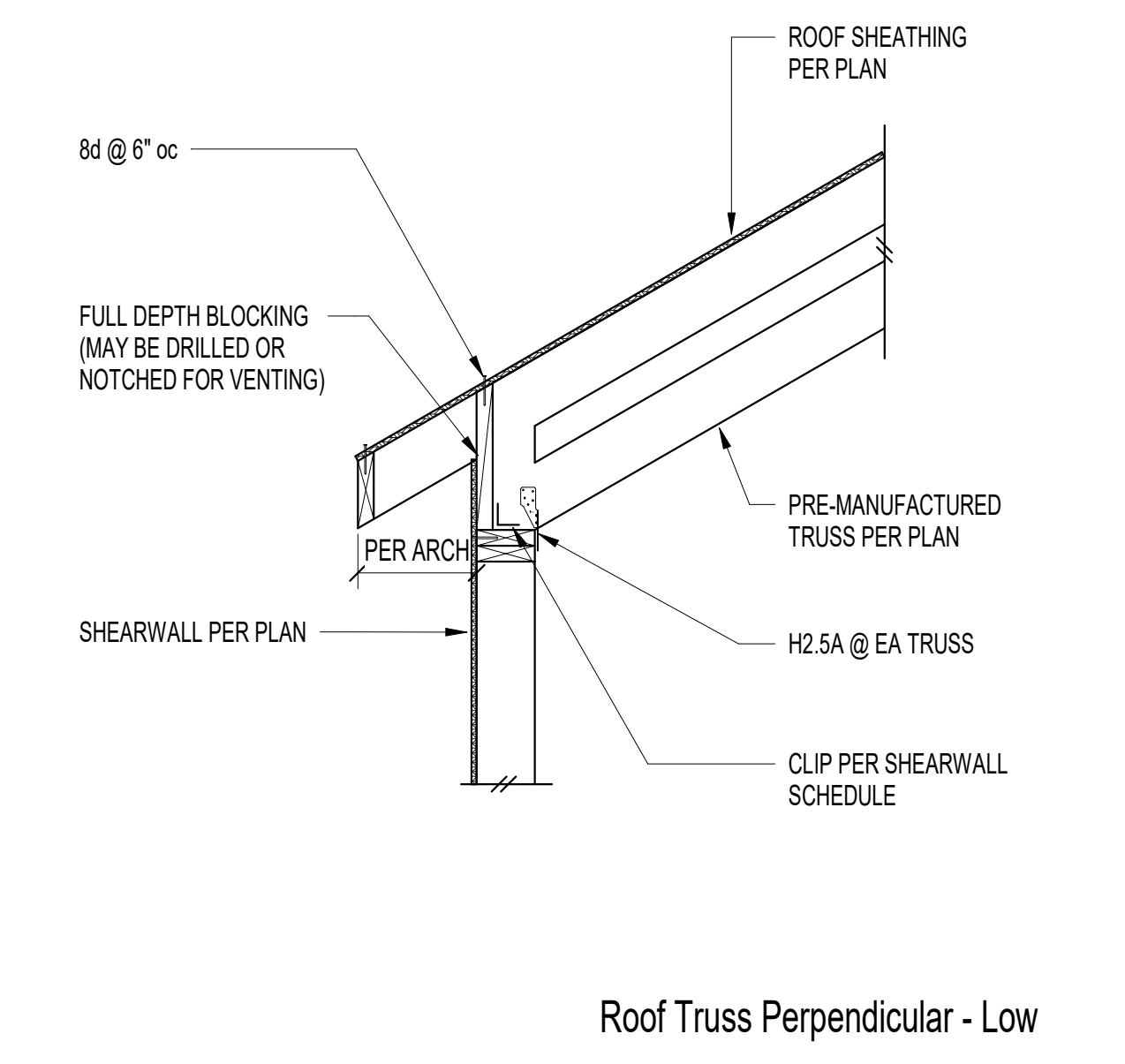
4

REFER TO DETAIL 8/S6.1 FOR CALLOUTS IN COMMON



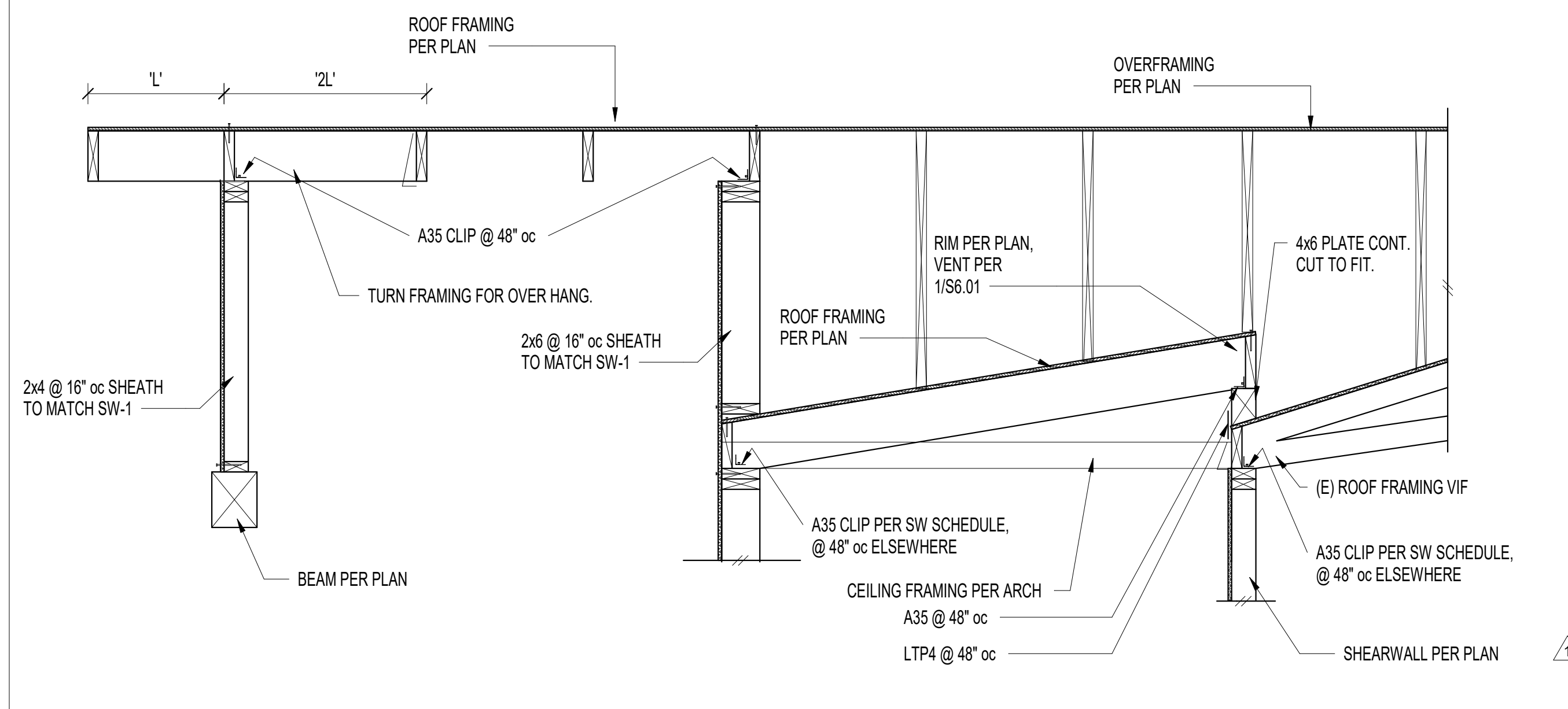
Truss Roof Perp

5



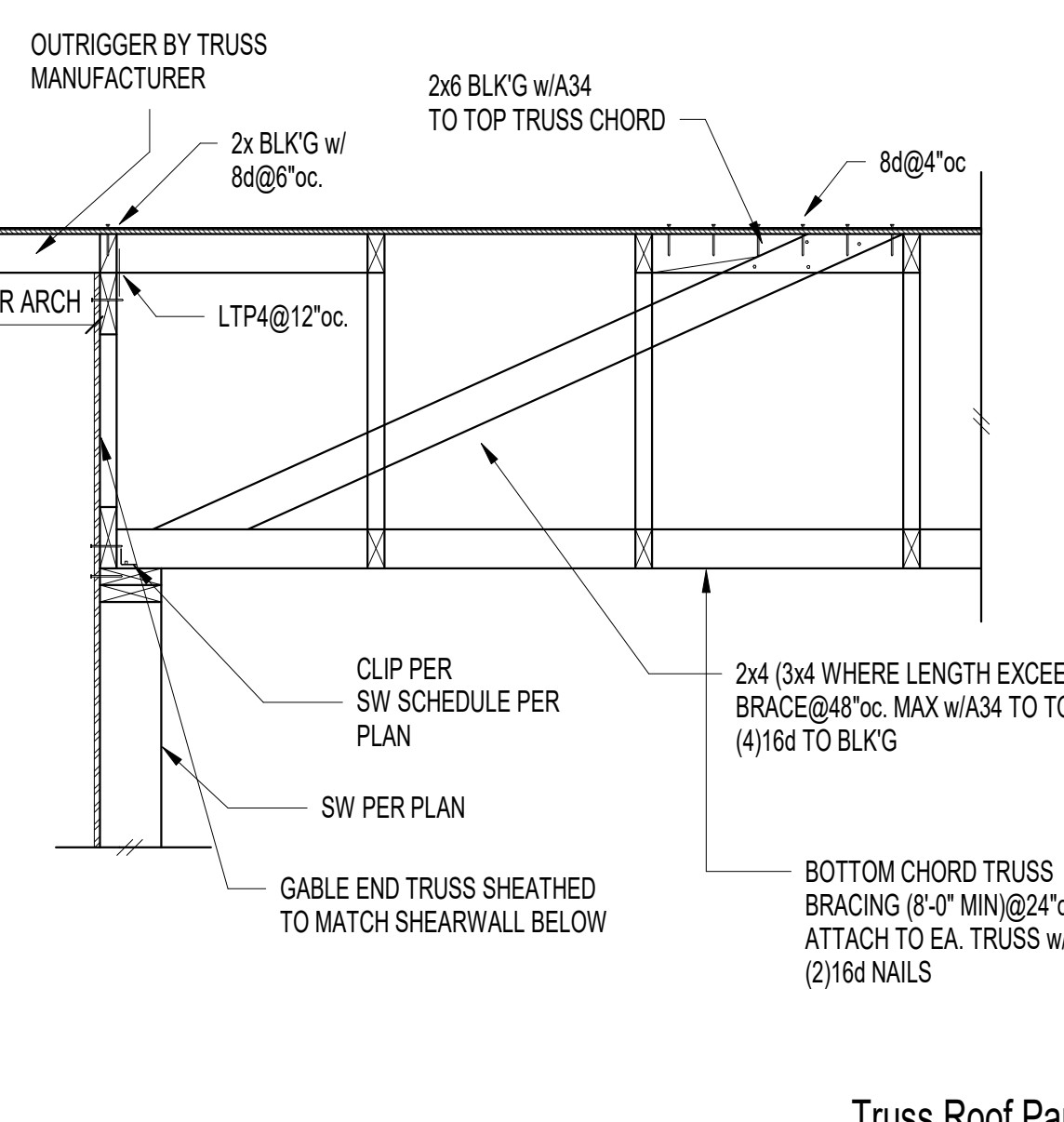
Roof Truss Perpendicular - Low

6



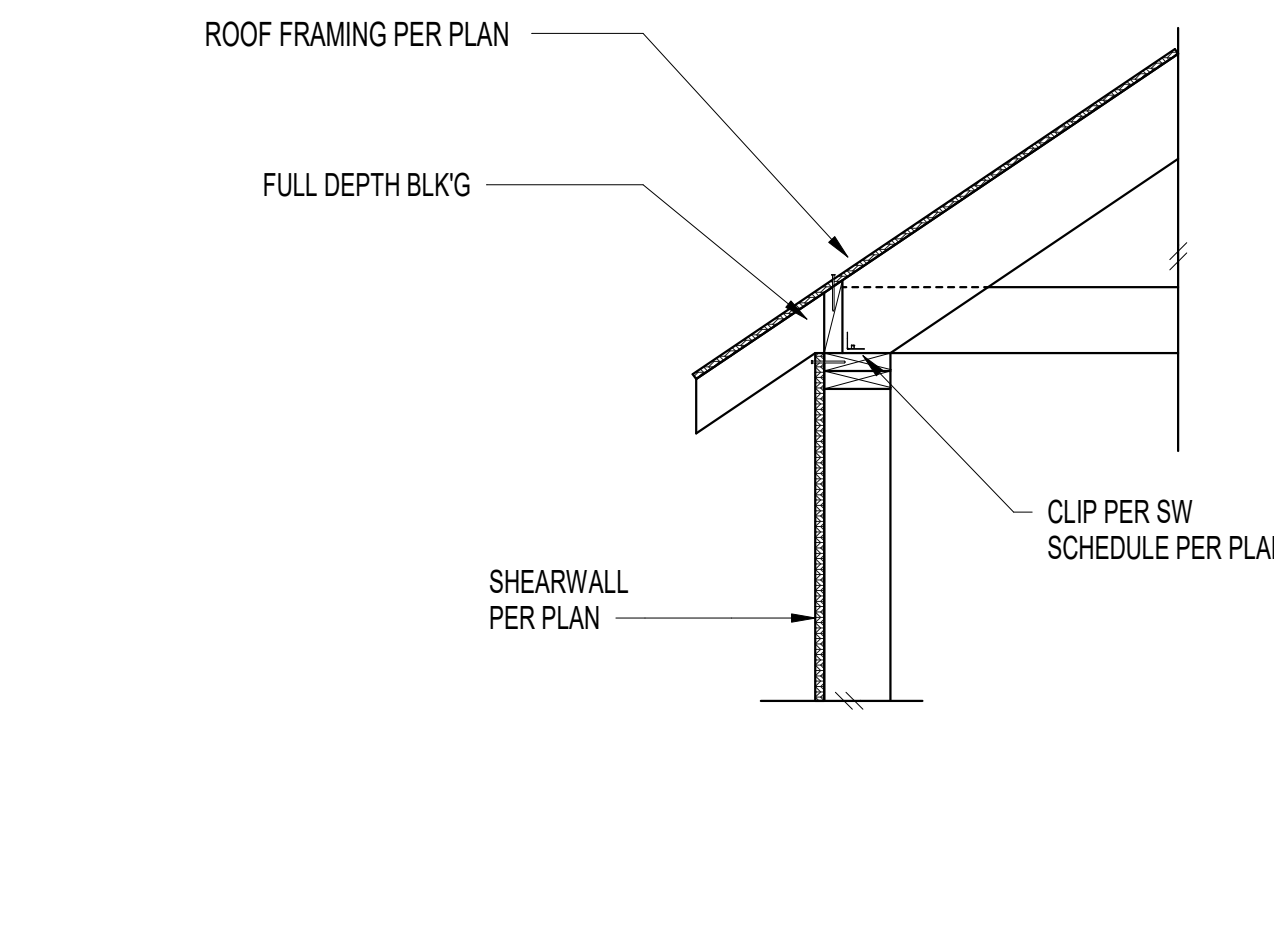
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REFER TO DETAIL 8/S6.1 FOR CALLOUTS IN COMMON

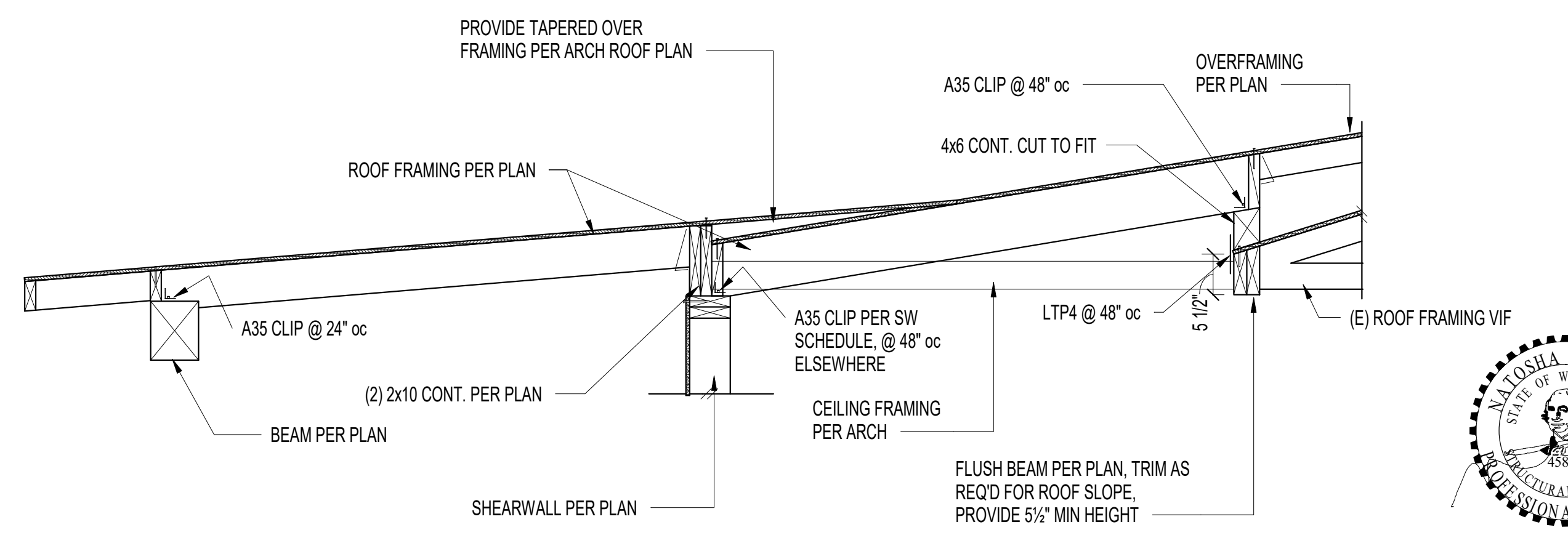


Truss Roof Parallel

9



10



12

JURISDICTION STAMP AREA

WONG RESIDENCE
 PROJECT ADDRESS:
 7544 173rd AVENUE
 KIRKLAND, WA 98033
 OWNER:
 SIMON WONG & VILCITA WIRANTANA

REVISION	DATE	DESCRIPTION
1	10/18/2024	Permit Comments #1

ISSUANCES	DATE	DESCRIPTION
	07/31/2024	PERMIT SET
	10/01/2024	CD SET

BOARD & VELLUM PROJECT #: 2022079.00
 JURISDICTION PROJECT #:

PLOT DATE: 10/01/2024
WOOD DETAILS

SHEET NO.:



S6.01