BUILDING DEPARTMENT

FIRE DEPARTMENT

PUBLIC WORKS DEPARTMENT



CITY OF KIRKLAND

MyBuildingPermit.com

Building Application #556785 - Harley and Rita Lang Residence



CITY OF KIRKLAND

MyBuildingPermit.com

Building Application #556785 - Harley and Rita Lang Residence

Project Conta	Project Contact			
Company Name Name: Address:	: Horner Design Associate Ed Horner 12114 SE May Creek Par Newcastle WA 98056-26	s, Inc. Em rk Drive Pho 78	ail: ed@hornerdesign one #: 4252268281	i.net
Project Type		Activity T	уре	Scope of Work
Single Family Re	sidential	New Cons	truction	Residence
Project Name:Harley and Rita Lang ResidenceDescription of Work:Replace existing dwelling and garage with new 4,512 SF dwelling and 1067 SF Garage. Provide roof top deck, Upper FI Deck and Main FI deck totaling 1198 SF.				dwelling and 1067 SF Garage. taling 1198 SF.
Project Detail	S			
Project Structur Single Family I Project Informat Square Feet - Square Feet -	es Dwelling ion Basement Finished Deck		802 1,198	
Square Feet - Floor 1			1,654	
Square Feet - Floor 2 Square Feet - Floor 3 Square Feet - Garage Attached			1,417 639 1,067	
Utility Information	on			
Difference in elevation between meter and highest fixture - feet above meter:		30		
Difference in el fixture - feet be	levation between meter and low meter:	d highest	2.5	
Distance from meter to the most remote outlet (ft) The property is served by public sewer.		109		
Additional Proje	ct Information			
Building Height		29.9		
Valuation Fair Market Value of Construction Work		\$846,383		

BUILDING PERMIT

OF KIRK
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POHINOTO

City of Kirkland 123 Fifth Avenue Kirkland WA 98033 425-587-3600

Permit Number: BSF19-01341 Type: Building Single Family - BSF Work Class: New

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Permit Information		Pla	ans Location: Electronic	
Job Address:	Project:			
6304 LAKEVIEW DR	Parcel:	0825059195	Application Date:	02/25/2019
	Valuation:	\$846,383.00	Issue Date:	04/03/2020
	Sprinklered:	NFPA - 13D	Expiration Date:	04/03/2022
	Dwelling Units:	1	Code Edition:	2015 IRC

Scope of Work

Lang New SFR: Construct new 4,512 SF dwelling and 1,067 SF Garage. Provide roof top deck, Upper FI Deck and Main FI deck. *sprinklers required*

Public Works: NSF, new curb gutter planter strip and sidewalk, Driveway. LID= amended soils only

Contacts

<u>Type</u> Contractor	Name ARCHITEXTURE DESIGN BUILD LLC	<u>Address</u> 6304 LAKEVIEW DR KIRKLAND, WA 98033	Phone B: 425-922-7821 C:
Electrical Contractor	SNOHOMISH VALLEY ELECTRIC HEAT & AC	PO BOX 2277 SNOHOMISH, WA 98291	B: 425-583-6414 C:
Owner	HARLEY & RITA LANG	6304 LAKEVIEW DR KIRKLAND, WA 98033	B: 425 922-7821 C:

General Conditions

1. The issuance of this permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinances of the jurisdiction.

2. The approved plans shall not be changed, modified, or altered without authorization from the building official.

3. This permit, inspection record and approved plans are required to be on the job site at all times.

4. All development activity and heavy equipment operation is restricted to 7:00 a.m. to 8:00 p.m., Monday through Friday, and 9:00 a.m. to 6:00 on Saturdays. No development activity or heavy equipment operation may occur on Sundays or holidays observed by the City.

5. All work is subject to field inspection. Do not cover any work until approved by a City inspector.

6. Inspection(s) required - Schedule on http://MyBuildingPermit.com

7. Contact the Building Division at 425-587-3600 with any questions.

SEE ATTACHED SHEET FOR SPECIFIC CONDITIONS

The City approved plans, Any sales tax reported to the S I certify that the information fu	permit and inspection record must remain on the job site tate in association with this project should be coded to t rnished by me is true and correct to the best of my know	e for use by City inspection personnel. he City of Kirkland tax location code 1716. vledge and the applicable City of Kirkland
× –	requirements will be met.	4/2/2020
Owner or Agent	nita Lang	4/3/2020
(Check one)	(Print Name)	Date
_) (Signature)	

Public Works Department Conditions:

within 30 days after the initial trench is made. All streets which require asphalt overlays (see Public Works Policy R-7) shall be overlaid within 120 days after the permanent patching is complete, or prior to completion of the project, whichever occurs first.

- 49. 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.
- 50. Replace Street Improvements: Remove and replace sidewalks, driveways, and/or curbs along 18th ave and 1st St. fronting the proposed site. The replacement is required due to existing damage, deterioration, or to bring the street improvements to the current standards.
- 51. LED Street Lights Required: Street lights are required per Puget Power design and City of Kirkland approval. Refer to the Plans by PSE.
- 52. Roadway Compaction Tests: Compaction tests on roadway subgrade are required. The minimum compaction for roadway subgrade shall be 95% of maximum relative density. The number of tests shall be at the discretion of the Public Works inspector.
- 53. Maintenance of Existing Street Signs: The contractor is responsible for removing, storing and reinstalling all signs in the right-of-way which must be relocated. Any signs which are damaged in any way by the contractor will be replaced with new signs which meet the standards of the Public Works Department.
- 54. Curb and Sidewalk Form Inspection: Curb and sidewalk forms & subgrade inspection required prior to pour.
- 55. Street Pavement Overlay Required: Three or more patches in the asphalt roadway within 150 feet of each other triggers a grind and overlay street. Other overlay criteria may apply. Refer to Public Works Policy R-7.
- 56. Street Trees and Utility Structures: Street trees shall not be planted within 10 feet of any storm or sanitary sewer structure.
- 57. Pedestrian and Bicycle Route Maintenance: Unless an approved pedestrian or bicycle lane detour route has been approved by the City, all sidewalks and bicycle lanes shall be temporarily repaired at the end of each day according to the following (see Public Works Policy G-6 for a list of street classifications):
- A) Arterial and Collector type streets: Sidewalks and bicycle lanes shall be restored temporarily at the end of each day with a cold-mix asphalt or steel plates.
- B) Neighborhood Access type streets: Sidewalks can be restored temporarily at the end of each day with a crushed rock surface. A crushed rock restoration will be allowed for up to three working days. After three working days, if the sidewalk is not repaired permanently, a cold-mix asphalt surface must be installed as a temporary measure. Bicycle lanes shall be restored temporarily at the end of each day with a cold-mix asphalt or steel plates.
- C) Sidewalks and bicycle lanes shall be restored permanently within 20 working days from the date of the original excavation. However, this is a minimum standards, and the City may request that sidewalks and bicycle lanes be restored permanently in less than 20 days. Sidewalks and bicycle lanes shall never be used for storage of construction vehicles, equipment, or materials. Traffic control equipment such as signs, barricades, cones, etc., shall not block sidewalks or bicycle lanes unless a pedestrian or bicycle lane detour route has been approved by the City.
- D) A sidewalk shall never be closed without a City-approved pedestrian detour route.
- 58. Tree Trimming by a Certified Arborist: A certified arborist is required to do any tree pruning on trees in the public right-of-way. Also, notify the adjacent property owner of tree pruning prior to the work being done.



TBM "A" SCRIBED SQUARE ON TOP BACK OF CURB CUT FOR WHEEL CHAIR RAMP AT CROSS WALK ELEVATION = 69.19'



TREE INVENTORY				
EXIST. TREE NO.	SPECIES			
	LIQUIDAMBAR STYRACIFLUA 18"		NO	
2	SYRINGAE VULGARIS	10"	YES	
3	PRUNUS LAUROCERACUS	9"	YES	
4	PRUNUS LAUROCERACUS	6"	YES	
5	ILEX AQUAFOLIUM	11''	NO	
 (6)	ILEX AQUAFOLIUM	15"	NO	
۲	PRUNUS LAUROCERACUS	ד"	YES	
В	THUJA PLICATA	32"	YES	
# 83Ø4	FRAXINUS ANGUSTIFOLIA	12 "	YES	
# 83Ø5	UNKNOWN DECID.	12 "	YES	
e	LABURNUM ANAGAROIDES	8"	YES	
Q	ACER MACROPHYLLUM	18"	YES	
	CRATAGUS MONOGYNA	8"	YES	
	ACER MACROPHYLLUM	54"	YES	
(12)	PSEUDOTSUGA MENZEISII	12 "	YES	
ІЗ	PSEUDOTSUGA MENZEISII	16"	YES	
	PICEA SITCHENSIS	14"	YES	
(15)	PICEA SITCHENSIS	8"	YES	
(16)	PRUNUS (DEAD)	12 "	YES	
	PRUNUS (DEAD)	10'	YES	
8	ACER MACROPHYLLUM	Э,	YES	
el	ALNUS RUBRA	6"	YES	
20	PRUNUS SSP.	15"	YES	
21	METASEQUOIA GLYPTOSTROBOI	DES 33"	YES	
22	POPULUS TRICOCARPA	43"	CY	
23	THUJA PLICATA	22"	YES	
24	THUJA PLICATA	22"	YES	
25	CHAMAECYPARIS SSP.	27"	YES	
26	ALNUS RUBRA	8"	YES	
27	PINUS VAR.	19"	YES	
28	PINE	1Ø"	YES	
#83Ø8	PINUS VAR.	8"	YES	
# 83Ø9	PSEUDOTSUGA MENZIESII	26"	YES	
30 31	PAPER BARK OR IVORY SIL JAPANESE TR	NAPLE K Zee lilac	REPLACEM'I TREES FOR STREET TREE	

AVERAGE EXISTING GRADE CALC. (HOME)		
SEGMENT	ELEV.	TOTAL
A - 40' - 0''	75.4	3016.00
B-50'-4"	J.	3875.664
C-40'-0''	78.Ø	3120.00
D-50'-4"	75.Ø	3774.998
TOTAL	180.667	13786.662
ABE = 180.667/13786.662 = 76.30996321		
ACTUAL BLDG. HT. @ HIGHEST PEAK OF ROOF = 106.07' MAX. HEIGHT=76.31+30'=106.31'		

MAXIMUM LOT COVERAGE (50% MAX	<u><.)</u>	
PROPOSED HOME W/ OVERHANGS DRIVE STAIRS AND FRONT WALK PATIO HEAT PUMP PAD	2297 57Ø 131 287.5 18	SQ. FT. SQ. FT. SQ. FT. SQ. FT. SQ. FT.
TOTAL	33Ø3.5	SQ. FT.
LOT SQUARE FOOTAGE PERCENTAGE OF COVERAGE	17,099 19.3 %	SQ. FT.
FLOOR AREA RATIO (F.A.R.)		
LOWER FLOOR GARAGE (CL'G 6' OR GREATER A.F.C MAIN FLOOR STAIR CREDIT UPPER FLOOR UPPER FLOOR PORCH PENTHOUSE FLOOR PORTION OF DECK W/ LIVING ABOVE	477 427 1689 -100 1449 182 677 5	SQ. FT. SQ. FT. SQ. FT. SQ. FT. SQ. FT. SQ. FT. SQ. FT. SQ. FT. SQ. FT.
TOTAL	4,816	5 SQ. FT.
LOT SQUARE FOOTAGE	17,099	SQ.FT
FLOOR AREA RATIO: 4816/17,0	99 = 28	3.1%
GROSS FLOOR AREA INSIDE OF WAL	LS	
LOWER FLOOR GARAGE MAIN FLOOR UPPER FLOOR PORTION OF DECK W/ LIVING ABOVE PENTHOUSE FLOOR	733 973 1566 1338 5 15 622	SQ. FT. SQ. FT. SQ. FT. SQ. FT. SQ. FT. SQ. FT. SQ. FT.
TOTAL	5,24	1 SQ. FT.
LOT SQUARE FOOTAGE	17,099	SQ. FT
FLOOR AREA RATIO: 5247/17,0	99 = 30	0.7%

MUST REMAIN ON JOB SITE

FIRE SPRINKLERS REQUIRED DUE TO SIZE OVER 5000 SQ. FT.

SITE PLAN

SCALE 1"=10'-0" 6304 LAKEVIEW DR. NE KIRKLAND, WA 98033

PARCEL #082505-9195

ZONING: RM 3.6

LEGAL DESCRIPTION:

POR OF GL 4 IN SEC 8-25-5 DAF BEG SW COR OF LOT 3 BLK 3 FRENCH'S HOMESTEAD VILLA TH ELY ALG SLY LN SD BLK DIST 290 FT TH SLY PLW ELY MGN 102ND AVE NE DIST 60 FT TH WLY PLW SLY LN SD BLK DIST 290 FT TO ELY MGN SD 102ND AVE NE TH NLY ALG SD ELY MGN 60 FT TO POB LESS 5 4.21 FT OF N 60 FT OF E 10.40 FT OF W 190.40 FT OF THAT POR 5D GL 4 LY S OF SD PLAT & E OF SD 102ND AVE NE AKA PAR 1 KIRK LLA #K431 W NACHIEM- LEITZKE-JOHNSON REC #8305020669

SQUARE FOOTAG	E SUM	MARY
LOWER FLOOR MAIN FLOOR UPPER FLOOR PENTHOUSE FLR.	8Ø2 1651 1411 639	SQ. FT. SQ. FT. SQ. FT. SQ. FT.
TOTAL	4,5Ø3	SQ, FT,
MAIN FLR. DECK UPPER FLR. DECK ROOF DECK	184 190 754	SQ. FT. SQ. FT. SQ. FT.

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 Building Department as a revision to the building 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).



City of Kirkland

01/28/2020

8"P

7011

, 16"∭ ∖7,025

Reviewed by R Braur

7028

48"CW

22"C 7015

Geotechnical Engineer required to be onsite during foundation grading and excavation prior to concrete placement.

SHEET	INDEX
SHEET Ø1 1 OF 2 2 OF 2 1 OF 5 2 OF 5 3 OF 5 4 OF 5 5 OF 5	 SITE PLAN SURVEY SURVEY CIVIL COVER SHEET CIVIL T.E. AND S.C. PLAN CIVIL SITE IMPROVEMENT PLAN CIVIL CITY STANDARDS DETAILS CIVIL CITY STANDARDS DETAILS
A1 A2 A3 A4 A5 A6 A7 D1	 LOWER FLOOR PLAN MAIN FLOOR PLAN UPPER FLOOR PLAN ROOF DECK PLAN ELEVATIONS ELEVATIONS GECTIONS DETAILS
51 52 53 54 55 56 57 GN	 FOUNDATION PLAN MAIN FLOOR FRAMING PLAN UPPER FLOOR & LOWER ROOF FRAMING PLAN DECK FLOOR & ROOF FRAMING PLAN ROOF FRAMING PLAN STRUCTURAL DETAILS WGW 1 & GWS 4 GENERAL NOTES

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

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

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REVISED: 6/28/19 1/17/19 9/6/19 10/21/19

JOB





City of Kirkland **Reviewed by R Braun** 01/28/2020

Vertical Fenestration (Windows and doors)





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DECK RAIL DETAIL

City of Kirkland **Reviewed by R Braun** 01/28/2020

ENERGY CREDITS (DEBITS) SEE RESIDENTIAL ENERGY EFFICIENCY SHEET ATTACHED

SQUARE FOOTAG	E SUMI	MARY
LOWER FLOOR MAIN FLOOR UPPER FLOOR PENTHOUSE FLR.	8Ø2 1651 1411 639	SQ. FT. SQ. FT. SQ. FT. SQ. FT.
TOTAL	4,5Ø3	SQ.FT.
MAIN FLR. DECK UPPER FLR. DECK ROOF DECK GARAGE	184 190 754 1013	6Q. FT. 6Q. FT. 6Q. FT.

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JOB # 17-6 (17Ø28)







City of Kirkland Reviewed by R Braun 01/28/2020

HARLEY AND RITA LANG 0304 LAKEVIEW DR. NE KIRKLAND, WA

JOB # 17-6 (17028)



Date	May 24	I, 2019 Job I.D.			Lang Residence	
Customer	Harley	and Rita Lang	Job Address	s 6304 Lakevi	ew Dr NE	
Address			City	Kirkland	ZIP	
City, ST Zip			Phone			
Phone			Email		House SQFT:	
			EQ	UIPMENT		
Туре	QTY	Brar	nd		Model	Location
Recessed Ductless	1	Mitsub	oishi		MLZKA09NA-U1	Bed
Recessed Ductless	1	Mitsub	oishi		MLZKA09NA-U1	Bed
Ductless Head	1	Mitsub	Mitsubishi		MSZGL12NA-U1	Loft
Recessed Ductless	1	Mitsubishi			MLZKA09NA-U1	Office
Recessed Ductless	1	Mitsubishi			MLZKA09NA-U1	M.Closet
Recessed Ductless	1	Mitsub	oishi		MLZKA09NA-U1	Master
Recessed Ductless	1	Mitsub	oishi		MLZKA09NA-U1	Office
Recessed Ductless	1	Mitsub	oishi		MLZKA12NA-U1	Living
Recessed Ductless	1	Mitsub	Mitsubishi		MLZKA12NA-U1	Main Floor
Heat Pump	1	Mitsub	oishi		MXZ5C42NA2-1	
Heat Pump	1	Mitsub	oishi		MXZ5C42NA2-1	
Thermostat	7	Mitsub	oishi		MHK1	
Hot Water Tank	1	Rhee	em	RHEE-	PROPH80-T2-RH350 HP HWT	
Exhaust Fan	6	Panas	onic		FV0511VK1	
Exhaust Fan	2	Panas	sonic		FV11VHL2	





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8'-Ø"



ROOF DECK PLAN \sim SCALE: 1/4" = 1" - 0"

XX SEE GENERAL NOTES SHEET

EFFICIENT WATER HEATING 5a:

NC

All showerhead and kitchen sink faucets installed in the house shall be rated at 1.75 GPM or less. All other lavatory faucets shall be rated at 1.0 GPM or less.c

City of Kirkland **Reviewed by R Braun** 01/28/2020



JOB # 17-6 (17Ø28)

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DATE: 3/30	/18	SHEE		
SCALE	· · · · · · · · · · · · · · · · · · ·	\bigwedge	4	
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OTE: VERIFY ALL DIM

94# SACK OF CEMENT.

OR OTHER SPECIAL CONDITIONS.

ANCHOR BOLTS

REINFORCING STEEL

LARGER.

MINIMUM 5-1/2 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE, AND A MAXIMUM OF 6-3/4 GALLONS OF WATER PER NO SPECIAL INSPECTION IS REQUIRED.

ANCHOR BOLTS FOR SILL PLATES SHALL BE 5/8" DIAMETER WITH A MINIMUM EMBED OF 7".

ANCHOR BOLTS SHALL BE SPACED AT A MAXIMUM OF 4'-0 ON CENTER, UNLESS SPECIFIED ELSEWHERE FOR SHEAR WALLS INSTALL SILL PLATE ANCHORS WITH A 3" SQUARE x .229" WASHER.

DEFORMED REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 40 FOR #4 BARS AND GRADE 60 FOR #5 AND

ALL REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH IBC REQUIREMENTS AND CRSI MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION.

ALL REINFORCING BAR BENDS SHALL BE MADE COLD AND HAVE A MINIMUM BEND RADIUS OF 6 BAR DIAMETERS. LAP ALL BAR SPLICES A MINIMUM OF 48 BAR DIAMETERS UNLESS NOTED OTHERWISE ON PLANS. PROVIDE THE FOLLOWING COVER FOR REINFORCING STEEL, UNLESS NOTED OTHERWISE ON PLANS: CONCRETE CAST AGAINST EARTH 3 INCHES

- FLOOR SHEATHING SHALL BE GLUED TO THE JOISTS, AND TONGUE AND GROOVE JOINT, WITH APPROVED STRUCTURAL ADHESIVE.
- ROOF: SHEATHING SHALL BE APA RATED, 3/4" (DECK) 7/16" STRUCTURAL PANEL MINIMUM THICKNESS, SPAN RATING 32/16. INSTALL SHEATHING WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS. PANEL END JOINTS SHALL OCCUR AT A SUPPORT MEMBER.
- NAIL PANEL WITH 8d COMMON NAILS AT 4" O.C. AT PANEL EDGES AND 12" O.C. FIELD NAILING. WALL SHEATHING SHALL BE APA RATED, 7/16" MINIMUM THICKNESS, SPAN RATING 24/0.
- PANEL EDGES SHALL BE BLOCKED WITH FULL DEPTH 2X MEMBERS UNLESS LARGER MEMBER IS REQUIRED PER SHEAR WALL SCHEDULE OR OTHER SPECIAL CONDITION. NAIL PANEL WITH 8d COMMON NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. FIELD NAILING UNLESS NOTED OTHERWISE FOR SHEAR WALLS OR OTHER SPECIAL CONDITIONS.

City of Kirkland

TRUSS MANUFACTURER SHALL PROVIDE FABRICATION DRAWINGS AND CALCULATIONS STAMPED BY A WASHINGTON STATE LICENSED ENGINEER.

DISCREPANCIES / FIELD CHANGES

THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER. ALL STRUCTURAL FIELD CHANGES SHALL BE APPROVED BY THE ENGINEER PRIOR TO IMPLEMENTATION. ANY SUBSTITUTIONS TO BEAM SIZES / TYPES / GRADE, OR OTHER DEVIATION FROM STRUCTURAL DETAILS SHALL BE APPROVED BY THE ENGINEER. DO NOT SCALE STRUCTURAL DRAWINGS AND DETAILS.

City of Kirkland Reviewed by R Braun 01/28/2020

JOB # 17-6 (17028)

REVIS 6/28/	<u>SED:</u> 19				
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	م		(425)	/ creek Pk. Dr.	L DIMENS
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CO DATE: 3/30/ SCALE N.T.S.	P YR ′18 :	IGHT S	- 20 HEE -	19 T	NOTE: \

			SF	HEAR WALL SC	HEDULE	
GNATION	NAIL SIZE	NAIL SI EDGE	PACING FIELD	BLOCKING Y / N	BOTTOM PLATE ANCHORAGE	DESIGN LOAD (PLF)
P1-6	8d	6"	12"	YES	(2) 16d AT 6" O.C. OR 5/8" BOLTS AT 32" O.C.	242
P1-4	8d	4"	12"	YES	(2) 16d AT 6" O.C. OR 5/8" BOLTS AT 24" O.C.	353
P1-3	8d	3"	12"	YES	(3) 16d AT 5" O.C. OR 5/8" BOLTS AT 24" O.C.	456
P1-2	8d	2"	12"	YES	(3) 16d AT 5" O.C. OR 3/4" BOLTS AT 24" O.C.	595
P2-6	8d	6"	12"	YES	(2) 16d AT 5" O.C. OR 5/8" BOLTS AT 24" O.C.	484
P2-4	8d	4"	12"	YES	(3) 16d AT 5" O.C. OR 3/4" BOLTS AT 24" O.C.	707
P2-3	8d	3"	12"	YES	(4) 16d AT 5" O.C. OR 3/4" BOLTS AT 20" O.C.	911
P2-2	8d	2"	12"	YES	(4) 16d AT 4" O.C. OR 3/4" BOLTS AT 16" O.C.	1190

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E	MST37	3,815		
F	MGT48	4,460		WOOD TO WOOD CONNECTION
G	MST6Ø	5,800		
		6"WALL	8" WALL	
н	LSTHD8	1,695	1,695	CONCRETE STRAP (BASED ON 2000 PSI CONC.)
ĸ	STHDIØ	3,185	3,725	
ρ	HDU5-SDS2.5	5,645 (5/8"	BOLT)	BOLTED TO CONCRETE
				NAILED TO STUDS
	** DIMENSION SH	OWN IS IN DIRE	CTION PARALLEL TO	0 SDS SCREWS, DIMENSION
	** DIMENSION SH PERPENDICULA	IOWN IS IN DIREC R TO SCREWS (U	CTION PARALLEL TO JALL THICKNESS) IS	0 6D6 6CREWS, DIMENSION 3 1/2" MINIMUM.

NOTE: STRUCTURAL BOLTING AND WELDING WILL BE SPECIAL INSPECTED

City of Kirkland
Reviewed by R Braun
01/28/2020

			Sł	HEAR WALL SC	HEDULE	
DESIGNATION	NAIL SIZE	NAIL SI EDGE	PACING FIELD	BLOCKING Y / N	BOTTOM PLATE ANCHORAGE	DESIGI LOAD (PLF)
P1-6	8d	6"	12"	YES	(2) 16d AT 6" O.C. OR 5/8" BOLTS AT 32" O.C.	242
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P2-4	8d	4"	12"	YES	(3) 16d AT 5" O.C. OR 3/4" BOLTS AT 24" O.C.	707
P2-3	8d	3"	12"	YES	(4) 16d AT 5" O.C. OR 3/4" BOLTS AT 20" O.C.	911
P2-2	8d	2"	12"	YES	(4) 16d AT 4" O.C. OR 3/4" BOLTS AT 16" O.C.	1190
SHEAR WALL S 1. P1 SHEAR W SIDE P2 SHEAR W SIDES	SCHEDUL (ALL TO F	LE NOTES HAVE 7/10 HAVE 7/10	6" A.P.A. 6" A.P.A. 6" A.P.A.	RATED PLYWOOL	O OR ORIENTED STRAND BOARD (O.S.B.) ON O OR ORIENTED STRAND BOARD (O.S.B.) ON	ONE BOTH

2. FOR P1-3 THROUGH P2-4 WALLS, 3X STUDS ARE REQUIRED AT ALL PANEL EDGES 3. NAILS ARE COMMON IN THE SIZE INDICATED 4. FOR DOUBLE SIDED SHEAR WALLS (P2-X), SEAMS SHALL BE STAGGERED ON EACH SIDE (NO TWO SEAMS 5. PANEL EDGES TO BE BLOCKED WITH FULL WIDTH 2X NOMINAL FRAMING FOR P1-6 AND P1-4 WALLS. PANEL EDGES FOR P1-3 THROUGH P2-4 WALLS SHALL BE BLOCKED WITH 3X NOMINAL FRAMING. PANELS MAY BE INSTALLED EITHER VERTICALLY OR HORIZONTALLY. 6. ANCHOR BOLTS SHALL BE EMBEDED IN CONCRETE A MINIMUM OF 7", AND SHALL BE INSTALLED WITH 3" SQUARE X 0.229" WASHERS.

KEY TO LATERAL ENGINEERING SKETCHES

- E Designates Hold-Down Location
 - See schedule on following page for hold-down type

Ч Л Д Л Д ШZ ų k 1 \square Ē AKEVIEW ND, WA AND H ARLEY しく

JOB # 17-6 (17Ø28)

REVISED: 6/28/19 10/21/19 12/9/19 1/6/19 C 0, 20 \sim Φœ (CDN \sim \subseteq ·-• с 25) С С 04 S ΟΨ \mathbf{O} S \square <u>ـ م</u> م -COPYRIGHT 2019 SHEET 52 3/30/18 SCALÉ:

1/4"-1'-

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DESIGNATION	DESCRIPTION	ALLOWABLE		
E	MST37	3,815		
F	MST48	4,46Ø		WOOD TO WOOD CONNECTION
G	MST6Ø	5,800		
		6" WALL	8" WALL	
H	LSTHD8	1,695	1,695	CONCRETE STRAP (BASED ON 2000 PSI CONC.)
к	STHDIØ	3,185	3,725	
ρ	HDU5-SDS2.5	5.645 (5/8"	BOLT)	BOLTED TO CONCRETE
				NAILED TO STUDS
	** DIMENSION SF PERPENDICULA	HOWN IS IN DIREC R TO SCREWS (U	CTION PARALLEL T VALL THICKNESS) IS	O SDS SCREWS, DIMENSION 3 1/2" MINIMUM,

HOLDOWN SCHEDULE

			Sł	HEAR WALL SC	HEDULE	
DESIGNATION	NAIL SIZE	NAIL SI EDGE	PACING FIELD	BLOCKING Y / N	BOTTOM PLATE ANCHORAGE	DESIGN LOAD (PLF)
P1-6	8d	6"	12"	YES	(2) 16d AT 6" O.C. OR 5/8" BOLTS AT 32" O.C.	242
P1-4	8d	4"	12"	YES	(2) 16d AT 6" O.C. OR 5/8" BOLTS AT 24" O.C.	353
P1-3	8d	3"	12"	YES	(3) 16d AT 5" O.C. OR 5/8" BOLTS AT 24" O.C.	456
P1-2	8d	2"	12"	YES	(3) 16d AT 5" O.C. OR 3/4" BOLTS AT 24" O.C.	595
P2-6	8d	6"	12"	YES	(2) 16d AT 5" O.C. OR 5/8" BOLTS AT 24" O.C.	484
P2-4	8d	4"	12"	YES	(3) 16d AT 5" O.C. OR 3/4" BOLTS AT 24" O.C.	707
P2-3	8d	3"	12"	YES	(4) 16d AT 5" O.C. OR 3/4" BOLTS AT 20" O.C.	911
P2-2	8d	2"	12"	YES	(4) 16d AT 4" O.C. OR 3/4" BOLTS AT 16" O.C.	1190

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HOLDOWN SCHEDULE

NC

- \$6

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CS-PF SINGLE Portal frame -

18" WALL ONE END (SEE DETAIL)

NOTE: STRUCTURAL BOLTING AND WELDING WILL BE SPECIAL INSPECTED

City of Kirkland
Reviewed by R Braun
01/28/2020

SHEAR WALL SCHEDULE								
DESIGNATION	NAIL SIZE	NAIL SI EDGE	PACING FIELD	BLOCKING Y / N	BOTTOM PLATE ANCHORAGE	DESIGN LOAD (PLF)		
P1-6	8d	6"	12"	YES	(2) 16d AT 6" O.C. OR 5/8" BOLTS AT 32" O.C.	242		
P1-4	8d	4"	12"	YES	(2) 16d AT 6" O.C. OR 5/8" BOLTS AT 24" O.C.	353		
P1-3	8d	3"	12"	YES	(3) 16d AT 5" O.C. OR 5/8" BOLTS AT 24" O.C.	456		
P1-2	8d	2"	12"	YES	(3) 16d AT 5" O.C. OR 3/4" BOLTS AT 24" O.C.	595		
P2-6	8d	6"	12"	YES	(2) 16d AT 5" O.C. OR 5/8" BOLTS AT 24" O.C.	484		
P2-4	8d	4"	12"	YES	(3) 16d AT 5" O.C. OR 3/4" BOLTS AT 24" O.C.	707		
P2-3	8d	3"	12"	YES	(4) 16d AT 5" O.C. OR 3/4" BOLTS AT 20" O.C.	911		
P2-2	8d	2"	12"	YES	(4) 16d AT 4" O.C. OR 3/4" BOLTS AT 16" O.C.	1190		

SHEAR WALL SCHEDULE NOTES

1. P1 SHEAR WALL TO HAVE 7/16" A.P.A. RATED PLYWOOD OR ORIENTED STRAND BOARD (O.S.B.) ON ONE SIDE P2 SHEAR WALL TO HAVE 7/16" A.P.A. RATED PLYWOOD OR ORIENTED STRAND BOARD (O.S.B.) ON BOTH

SIDES 2. FOR P1-3 THROUGH P2-4 WALLS, 3X STUDS ARE REQUIRED AT ALL PANEL EDGES 3. NAILS ARE COMMON IN THE SIZE INDICATED 4. FOR DOUBLE SIDED SHEAR WALLS (P2-X), SEAMS SHALL BE STAGGERED ON EACH SIDE (NO TWO SEAMS

ON SAME STUD). 5. PANEL EDGES TO BE BLOCKED WITH FULL WIDTH 2X NOMINAL FRAMING FOR P1-6 AND P1-4 WALLS. PANEL EDGES FOR P1-3 THROUGH P2-4 WALLS SHALL BE BLOCKED WITH 3X NOMINAL FRAMING. PANELS MAY BE INSTALLED EITHER VERTICALLY OR HORIZONTALLY. 6. ANCHOR BOLTS SHALL BE EMBEDED IN CONCRETE A MINIMUM OF 7", AND SHALL BE INSTALLED WITH 3" SQUARE X 0.229" WASHERS.

KEY TO LATERAL ENGINEERING SKETCHES

- **E** Designates Hold-Down Location See schedule on following page for hold-down type

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REVISED:

COPYRIGHT 2019 SHEE 3/30/1 \frown SCALE: 5

10/28/2019

DESIGNATION DESCRIPTION ALLOWABLE DESIGN LOAD (1b) E MST31 3,815 F MST48 4,460 G MST60 5,800 H LSTHD8 1,695 1,695 K STHD10 3,185 3,125 P HDU5-SDS2.5 5,645 (5/8" BOLT) BOLTED TO CONCRETE NUMBER ** DIMENSION SHOWN IS IN DIRECTION PARALLEL TO SDS SCREWS. DIMENSION PERPENDICULAR TO SCREWS (WALL THICKNESS) IS 3 1/2" MINIMUM.					
E MST31 3,815 WOOD TO WOOD CONNECTION F MST48 4,460 CONNECTION G MST60 5,800 CONNECTION H LSTHD8 1,695 1,695 CONCRETE STRAP (BASED ON 2000 PSI CONC.) K STHDIØ 3,85 3,725 BOLTED TO CONCRETE NAILED TO CONCRETE NAILED TO STUDS P HDU5-SDS2.5 5,645 (5/8" BOLT) BOLTED TO CONCRETE NAILED TO STUDS ··· DIMENSION SHOWN IS IN DIRECTION PARALLEL TO SDS SCREWS, DIMENSION PERPENDICULAR TO SCREWS (WALL THICKNESS) IS 3 1/2" MINIMUM.	DESIGNATION	DESCRIPTION	ALLOWABLE	DESIGN LOAD (I	(طا (
F MST48 4,460 WOOD TO WOOD CONNECTION G MST60 5,800 CONNECTION H LSTHD8 1,695 1,695 K STHD10 3,185 3,725 P HDU5-SDS2.5 5,645 (5/8" BOLT) BOLTED TO CONCRETE NAME ** DIMENSION SHOWN IS IN DIRECTION PARALLEL TO SDS SCREWS, DIMENSION PERPENDICULAR TO SCREWS (WALL THICKNESS) IS 3 1/2" MINIMUM.	E	MST37	3,815		
GMST605,800HLGTHD86" WALL 1,6958" WALL 1,695CONCRETE GTRAP (BAGED ON 2000 PGI CONC.)KSTHDI03,1853,725PHDU5-SDG2.55,645 (5/8" BOLT)BOLTED TO CONCRETE 	F	MST48	4,460		WOOD TO WOOD CONNECTION
H LSTHD8 6" WALL 1/695 8" WALL 1/695 CONCRETE STRAP (BASED ON 2000 PSI CONC.) K STHD10 3,185 3,725 P HDU5-SDS2.5 5/645 (5/8" BOLT) BOLTED TO CONCRETE NAILED TO STUDS ** DIMENSION SHOWN IS IN DIRECTION PARALLEL TO SDS SCREWS. DIMENSION PERPENDICULAR TO SCREWS (WALL THICKNESS) IS 3 1/2" MINIMUM.	G	MST6Ø	5,800		
H LSTHD8 1,695 I,695 CONCRETE STRAP (BASED ON 2000 PSI CONC.) K STHDI0 3,185 3,725 P HDU5-SDS2.5 5.645 (5/8" BOLT) BOLTED TO CONCRETE NAILED TO STUDS ** DIMENSION SHOWN IS IN DIRECTION PARALLEL TO SDS SCREWS. DIMENSION PERPENDICULAR TO SCREWS (WALL THICKNESS) IS 3 1/2" MINIMUM.			6" WALL	8" WALL	
K STHDIØ 3,185 3,725 P HDU5-SDS2.5 5.645 (5/8" BOLT) BOLTED TO CONCRETE NAILED TO STUDS ** DIMENSION SHOWN IS IN DIRECTION PARALLEL TO SDS SCREWS, DIMENSION PERPENDICULAR TO SCREWS (WALL THICKNESS) IS 3 1/2" MINIMUM.	H	LSTHD8	1,695	1,695	CONCRETE STRAP (BASED ON 2000 PSI CONC.)
P HDU5-SDS2.5 5.645 (5/8" BOLT) BOLTED TO CONCRETE NAILED TO STUDS ** DIMENSION SHOWN IS IN DIRECTION PARALLEL TO SDS SCREWS, DIMENSION PERPENDICULAR TO SCREWS (WALL THICKNESS) IS 3 1/2" MINIMUM.	ĸ	STHDIØ	3,185	3,725	
** DIMENSION SHOWN IS IN DIRECTION PARALLEL TO SDS SCREWS, DIMENSION PERPENDICULAR TO SCREWS (WALL THICKNESS) IS 3 1/2" MINIMUM.	P	P HDU5-6D62.5		BOLT)	BOLTED TO CONCRETE
** DIMENSION SHOWN IS IN DIRECTION PARALLEL TO SDS SCREWS, DIMENSION PERPENDICULAR TO SCREWS (WALL THICKNESS) IS 3 1/2" MINIMUM.					NAILED TO STUDS
		** DIMENSION S PERPENDICULA	TO SDS SCREWS, DIMENSION) IS 3 1/2" MINIMUM.		

HOLDOWN SCHEDULE

XX SEE GENERAL NOTES SHEET

SCALE: 1/4" = 1' - Ø"

ND

ROOF FRAMING PLAN

NOTE: STRUCTURAL BOLTING AND WELDING WILL BE SPECIAL INSPECTED

City of Kirkland
Reviewed by R Braun
01/28/2020

SHEAR WALL SCHEDULE						
DESIGNATION	NAIL SIZE	NAIL SI EDGE	PACING FIELD	BLOCKING Y / N	BOTTOM PLATE ANCHORAGE	DESIG LOAE (PLF
P1-6	8d	6"	12"	YES	(2) 16d AT 6" O.C. OR 5/8" BOLTS AT 32" O.C.	242
P1-4	8d	4"	12"	YES	(2) 16d AT 6" O.C. OR 5/8" BOLTS AT 24" O.C.	353
P1-3	8d	3"	12"	YES	(3) 16d AT 5" O.C. OR 5/8" BOLTS AT 24" O.C.	456
P1-2	8d	2"	12"	YES	(3) 16d AT 5" O.C. OR 3/4" BOLTS AT 24" O.C.	595
P2-6	8d	6"	12"	YES	(2) 16d AT 5" O.C. OR 5/8" BOLTS AT 24" O.C.	484
P2-4	8d	4"	12"	YES	(3) 16d AT 5" O.C. OR 3/4" BOLTS AT 24" O.C.	707
P2-3	8d	3"	12"	YES	(4) 16d AT 5" O.C. OR 3/4" BOLTS AT 20" O.C.	911
P2-2	8d	2"	12"	YES	(4) 16d AT 4" O.C. OR 3/4" BOLTS AT 16" O.C.	1190
 SHEAR WALL SCHEDULE NOTES 1. P1 SHEAR WALL TO HAVE 7/16" A.P.A. RATED PLYWOOD OR ORIENTED STRAND BOARD (O.S.B.) ON ONE SIDE P2 SHEAR WALL TO HAVE 7/16" A.P.A. RATED PLYWOOD OR ORIENTED STRAND BOARD (O.S.B.) ON BOTH SIDES 2. FOR P1-3 THROUGH P2-4 WALLS, 3X STUDS ARE REQUIRED AT ALL PANEL EDGES 3. NAILS ARE COMMON IN THE SIZE INDICATED 4. FOR DOUBLE SIDED SHEAR WALLS (P2-X), SEAMS SHALL BE STAGGERED ON EACH SIDE (NO TWO SEAMS ON SAME STUD). 5. PANEL EDGES TO BE BLOCKED WITH FULL WIDTH 2X NOMINAL FRAMING FOR P1-6 AND P1-4 WALLS. PANEL EDGES FOR P1-3 THROUGH P2-4 WALLS SHALL BE BLOCKED WITH 3X NOMINAL FRAMING. PANELS MAY BE INSTALLED EITHER VERTICALLY OR HORIZONTALLY. 6. ANCHOR BOLTS SHALL BE EMBEDED IN CONCRETE A MINIMUM OF 7", AND SHALL BE INSTALLED WITH 3" SQUARE X 0.229" WASHERS. 						

KEY TO LATERAL ENGINEERING SKETCHES

- E Designates Hold-Down Location See schedule on following page for hold-down type

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JOB # 17-6 (17Ø28)

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			d e s d t e s i d t e s i n c. (425) 226-8281 i n c. (425) 226-8281	d e s i g n d s s o c i d t e s i n c. (425) 226–8281 12114 se may creek Pk. Dr. newcastle, wa 98056

City of Kirkland Reviewed by R Braun 01/28/2020

> HARLEY AND RITA LANG 0304 LAKEVIEW DR. NE KIRKLAND, WA

JOB # 17-6 (17Ø28)

REVISED: 6/28/19 10/14/19

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STRONG-WALL[®] WOOD SHEARWALL TENSION ANCHORAGE SCHEDULE 2,500, 3,000 AND 4,500 PSI

WSW PANEL MODEL	MODEL NO.	DIAMETER	LENGTH	le
	WSW-AB7/8x24	7/8"	24"	20"
	WSW-AB7/8x24HS	7/8"	24"	20"
	WSW-AB7/8x30	7/8"	30"	26"
	WSW-AB7/8x30HS	7/8"	30"	26"
	WSW-AB7/8x36HS	7/8"	36"	32"
	WSW-AB1x24	1"	24"	20"
	WSW-AB1x24HS	1"	24"	20"
WSW24	WSW-AB1x30	1"	30"	26"
	WSW-AB1x30HS	1"	30"	26"
	WSW-AB1x36HS	1"	36"	32"

WSW ANCHOR BOLTS

	WSW	ANCHORAGE SO	LUTIONS FOR	3000 PSI CON(CRETE		
		WSW-AB7/8 ANCHOR BOLT			WSW-AB1 ANCHOR BOLT		
CONCRETE CONDITION	ANCHOR STRENGTH	ASD ALLOWABLE TENSION (lb.)	W (in.)	d _e (in.)	ASD ALLOWABLE TENSION (lb.)	W (in.)	d _e (in.)
		12,300	26	9	16,000	31	11
	STANDARD	13,100	28	10	17,100	33	11
CRACKED	HIGH	25,200	41	14	32,700	48	16
	STRENGTH	27,100	43	15	35,300	51	17
		12,000	22	8	16,300	27	9
	STANDARD	13,100	24	8	17,100	28	10
UNCRACKED	HIGH STRENGTH	25,300	36	12	32,700	42	14
		27,100	38	13	35,300	44	15
	STANDARD	5,000	13	6	5,600	14	6
		8,800	19	7	10,200	21	7
		13,100	25	9	17,100	30	10
CRACKED	HIGH	15,700	28	10	20,100	33	11
		19,200	32	11	25,300	38	13
	STRENGTH	23,200	36	12	32,300	44	15
		27,100	40	14	35,300	47	16
		5,500	12	6	6,200	13	6
	STANDARD	8,500	16	6	12,800	21	7
		13,100	22	8	17,100	26	9
UNCRACKED		16,600	25	9	21,800	30	10
	HIGH	19,700	28	10	25,200	33	11
	STRENGTH	24,000	32	11	31,700	38	13
		27,100	35	12	35,300	41	14

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	WSW	ANCHORAGE SO	LUTIONS FOR	4500 PSI CON	CRETE			
	WSW-AB7/8 ANCHOR BOLT			BOLT	WSW-AB1 ANCHOR BOLT			
CONCRETE CONDITION	ANCHOR STRENGTH	ASD ALLOWABLE TENSION (Ib.)	W (in.)	d _e (in.)	ASD ALLOWABLE TENSION (Ib.)	W (in.)	d _e (in.)	
		12,600	23	8	16,000	27	9	
	STANDARD	13,100	24	8	17,100	29	10	
CRACKED	HIGH	24,800	36	12	32,100	42	14	
	STRENGTH	27,100	38	13	35,300	45	15	
		12,700	20	7	15,700	23	8	
	STANDARD	13,100	21	7	17,100	25	9	
UNCRACKED	HIGH STRENGTH	24,600	31	11	32,500	37	13	
		27,100	34	12	35,300	39	13	
	STANDARD	5,400	12	6	6,800	14	6	
		8,300	16	6	11,600	20	7	
		13,100	22	8	17,100	26	9	
CRACKED	HIGH STRENGTH	15,300	24	8	21,400	30	10	
		19,300	28	10	25,800	34	12	
		23,600	32	11	31,000	38	13	
		27,100	36	12	35,300	42	14	
		6,800	12	6	6,800	12	6	
	STANDARD	9,400	15	6	12,400	18	6	
		13,100	19	7	17,100	23	8	
UNCRACKED		16,800	22	8	21,600	26	9	
	HIGH	20,300	25	9	26,700	30	10	
	STRENGTH	24,100	28	10	32,200	34	12	
		27,100	31	11	35,300	36	12	

WSW PANEL MODEL	MODEL NO.	DIAMETER	LENGTH	l _e
WSW12	WSW-HSR7/8x24KT	7/8"	24"	22
AND WSW18	WSW-HSR7/8x36KT	7/8"	36"	34
	WSW-HSR1x24KT	1"	24"	22
VVSVV24	WSW-HSR1x36KT	1"	36"	34

WSW ANCHOR BOLT EXTENSION

		onic
		SEISMIC
MODEL	L _t OR L _h (in.)	SHEAR REINFORCEMENT
WSW12	101⁄4	(1) #3 HAIRPIN
WSW18	15	(1) #3 HAIRPIN
WSW24	19	(2) #3 HAIRPINS
NOTES:		

City of Kirkland

Reviewed by R Braun

STRONG-WALL WOOD SHEARWALL DOUBLE PORTAL ASSEMBLY

MODEL NO.	H CURB	ROUGH OPENING HEIGHT
WSW12x7	5½"	6'-11½"
WSW24x7	6"	7'-0"
WSW12x7.5 WSW18x7.5 WSW24x7.5	0"	7'-1½"
WSW12x8	5½"	8'-2 ³ ⁄4"
WSW24x8	6"	8'-3 ¹ ⁄4"

1. IF REQUIRED ROUGH OPENING HEIGHT EXCEEDS TABLE VALUE, SPECIFY NEXT TALLER PANEL AND TRIM AS NECESSARY. THE STRONG-WALL[®] WOOD SHEARWALL MAY BE TRIMMED TO A MINIMUM HEIGHT OF 741/2". 2. FURRING DOWN GARAGE HEADER MAY BE REQUIRED FOR CORRECT ROUGH OPENING

REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS

WSW DESIGNED TO PROVIDE $\frac{1}{8}"$ GAP BETWEEN LSL AT BASE OF WSW AND CONCRETE. ENSURE CONCRETE IS LEVEL AND SMOOTH BENEATH PANEL. GRIND OR FILL AS NECESSARY.

> 3 \ TO / 5 WSW4

REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

GARAGE HEADER ROUGH OPENING HEIGHT ROUGH

MODEL NO.	H CURB	OPENING HEIGHT
WSW12x7	5½"	6'-11½"
WSW16x7 WSW24x7	6"	7'-0"
WSW12x7.5 WSW18x7.5 WSW24x7.5	0"	7'-1½"
WSW12x8	5½"	8'-2¾"
WSW1888 WSW24x8	6"	8'-3¼"
NOTES:		

1. IF REQUIRED ROUGH OPENING HEIGHT EXCEEDS TABLE VALUE, SPECIFY NEXT

TALLER PANEL AND TRIM AS NECESSARY. THE STRONG-WALL[®] WOOD SHEARWALL MAY BE TRIMMED TO A MINIMUM HEIGHT OF 74¹/₂". 2. FURRING DOWN GARAGE HEADER MAY BE

REQUIRED FOR CORRECT ROUGH OPENING HEIGHT.

WSW DESIGNED TO PROVIDE ¹/₈" GAP BETWEEN LSL AT BASE OF WSW AND CONCRETE. ENSURE CONCRETE IS LEVEL AND SMOOTH BENEATH PANEL. GRIND OR FILL AS NECESSARY.

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WSW2

FURRING FOR 3 1/8" HEADER

2 NOTES

BSF19-01341 Enclosure 21

GENERAL CONSTRUCTION SPECIFICATIONS AND CODE COMPLIANCE REFERENCE: 2015 INTERNATIONAL RESIDENTIAL CODE (IRC)

WAC 51-51 & 51-11R

1.0 Approved numbers or addresses shall be provided for all new buildings in such a position as to be plainly visible and crawl spaces if the crawl space has a concrete slab floor with a free passage of flame and products of combustion. egible from the street or road fronting the property. R319.1 1.1 Provide Blue 18 AWG tracer wire at non-metal water service piping per UPC 604.8.

1.2 Manufacturer's installation instructions, as required by this inspection, R106.1.2 HABITABLE SPACE (ROOM) is space in a building for living,

steeping, eating, or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility space and similar areas are not considered habitable spaces. Section R202, IRC. Minimum height. Habitable space, hallways and portions of

rooms shall have a ceiling height of not less than 6'- 8".

than 50 percent of the required floor area shall have a ceiling height of not less than 7'.

2. The ceiling height above bathroom and toilet room fixtures showerhead shall have a ceiling height of not less than 6'-8"

above an area of not less than 30° by 30° at the showerhead. 3. Beams, girders, ducts or other obstructions in basements containing habitable space shall be permitted to project to within 6'-4" of the finished floor

R305.1.1 Basements. Portions of basements that do not of not less than 6'-8".

Exception: At beams, girders, ducts or other obstructions, the ceiling height shall be not less than 6'-4" from the finished floor, R305.1, IRC

2.0 LIGHT All habitable rooms within a dwelling unit shall be provided with natural light by means of exterior glazed areas with an area not less than 8% of the fl. area of such rooms. The glazed areas need not be installed in rooms where illumination of 6 footcandles (65 lux) over the area of the room at a height of 30" above the floor level. R303.1, IRC

3.0 Minimum ventilation performance. Dwelling units shall be equipped with local exhaust and whole house ventilation exposed ground. systems designed and installed as specified in Section M1507. R303.4

4.0 Range hoods shall discharge to the outdoors through a duct. The duct serving the hood shall have a smooth interior duct. The duct serving the nood shall be air tight, shall be equipped with a back-draft shall be air tight, shall be equipped with a back-draft foundation wall. EXCEPTION: The ground cover may be a foundation w damper and shall be independent of all other exhaust systems. Ducts serving range hoods shall not terminate in an attic or crawl space or areas inside the building. M1503.1

5.0 Domestic clothes dryer exhaust duct shall terminate on the outside of the building and shall be equipped with a back-draft damper. Screens shall not be installed at the duct termination Exhaust duct joints shall be sealed in accordance with Section M1601.4.1 and shall be mechanically fastened. Ducts shall not be joined with screws or similar fasteners that protrude more than 1/8" into the inside of the duct. Do not connect to gas vent or chimney. Do not extend into or through ducts or plenums. Unless otherwise permitted or required by the dryer manufacturer's instructions and approved by the building official, 4" dia. domestic dryer moisture exhaust ducts shall not exceed a total combined horizontal and vertical length of 35', 5' feet shall be deducted for each additional 90-degree elbow. Install ductwork (smooth, rigid, galvanized steel or aluminum, no plastic or aluminum flex) prior to insulation and framing inspection. Sect. M1502, G2439 IRC

6.0 Water closet compartment minimum 30" wide with 21" clear snace in front. Section R307.1, IRC.

7.0 Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6' above the floor. R307.2. and shower areas and wall panels in shower areas shall be of to grain per the supplement to the 2015 National Design instructions and R703.8. Written installation instructions shall drainage. materials listed in Table R702.4.2, and installed in accordance with the manufacturer's recommendations. R702.4.2, IRC DRAINAGE

8.0 Surface drainage shall be diverted to a storm sewer

conveyance or other approved point of collection so as to not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6" within the first 10', Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6" of fall within 10', the final grade shall slope away from the foundation at a minimum slope of 5 % and the water shall be directed to drains or swales to ensure drainage away from the structure. Swales shall be sloped a minimum of 2 % when located within 10' of the building foundation. Impervious surfaces within 10' of the building foundation shall be sloped a minimum of 2 percent away from the building. R401.3 IRC.

FOUNDATIONS 8.1 Footings and foundations, unless otherwise approved by the building official, shall be constructed of masonry, concrete, or treated wood in conformance with Sect. R402 & 403, IRC and in all cases shall extend below the frost line (18") and 12"

below undisturbed ground level. Sect. R403.1.4, IRC steeper than 2 horizontal to 1 vertical unless substantiating data justifying steeper slopes are submitted. Deviation from the foregoing limitations for slopes shall be permitted only upon the Jack studs, trimmer studs and cripple studs at openings in presentation of a soil investigation report acceptable to the wills that comply with Tables R602.7(2). R602.3 34.0 Stress analysis and drawings/details shall be stamped by resentation of a soil investigation report acceptable to the wills that comply with Tables R602.7(2). R602.3 34.0 Stress analysis and drawings/details shall be installed in 503.11. Washington Registered Engineer building official.

10.0 Foundation setbacks from ascending and descending slopes shall comply with Sect. R403.1.7, IRC. footings, if design not provided use Table R403.1 (1) & Figure

R403.1(1), IRC. 12.0 Vertical stub steel from footing to wall shall be #4 bar @ 48" o/c with standard hook 3" clear of soil and extending 14" above top of footing, otherwise match vertical steel spacing of wall. Minimum foundation wall reinforcement: provide one #4 shall not be offset from supporting girders, walls or partitions permanently affixed to each truss shall contain the following: bar continuous horizontal in top 12" of wall and one #4 bars in more than the joist depth unless such joists are of sufficient 1) Identification of the truss manufacturing company; footing (min. 3" clear from soil) typ. UNO. Sect. R403.1.3.2,

13.0 Monolithic cast footing/ slab supporting bearing walls shall extend a min. depth of 12" below top of slab. R403.1.3.4, IRC 14.0 Step footings for all buildings where the surface of the ground slopes more than 1 foot in 10 feet. Top of footing shall be level. Sect. R403.1.5. IRC

15.0 Foundation plates or sills shall be bolted to the foundation or foundation wall with not less than 5/8" dia. steel bolts embedded at least 7" into the concrete and spaced not more than 48" apart, U.N.O. There shall be a minimum of two bolts per piece over 24" with one bolt located within 12" of the end of each piece. Properly sized nut and washer shall be permitted on wall lines without BWP and tightened on each bolt to the plate. Use 3"X3" X.229" plate washers in seismic zone D2 at braced Wall Lines unless approved anchor straps are used. Foundation plates and sill shall be Min. 2X4 pressure treated wood or foundation redwood, U.N.O. Sect. R403.1.6

16.0 Wood columns shall be approved wood of natural decay resistance or approved pressure-preservative-treated wood. Except columns exposed to the weather or in basements when supported by concrete piers or metal pedestals projecting 1 above a concrete floor or 6" above exposed earth and the earth is covered by an approved impervious moisture barrier. Columns in enclosed crawl spaces or unexcavated areas located within the periphery of the building when supported by a concrete pier or metal pedestal at a height more than 8 above exposed earth and the earth is covered by an approved impervious moisture barrier. 4X4 min, secured at base against lateral displacement. Sect. R317.1.4 & R407.3, IRC.

17. Metal column base brackets shall be approved for the loads imposed. 18.0 Provide 18" minimum crawl space under wood joists and 12" under wood girders. Sect. R317.1, IRC.

19.0 Crawl space unobstructed access, minimum 18" by 24". Sect. R408.4, IRC. Must have fire protection of opening if in 20.0 Crawl space ventilation, minimum net area of 1 square

foot for each 300 square feet of under-floor area, 1 sf/ 1500 sf if Class 1 vapor retarder on ground and a radon vent is installed. A ground cover of six mil 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.

baffle. The openings shall be covered with 1/4" with Section R302.7. shall comply with R408.3, WAC.

materials. Sect. R406.1, IRC.

over 6 mil. poly. vapor barrier on 4" base course. R506 IRC. FRAMING

structural glued-laminated timber, end-jointed lumber, 30.0 Columns and posts, framed to true end bearing 40.1 Solid sheathed decks and roofs shall be sloped a min. conform to the applicable standards or grading rules specified Sect. R407.3. IRC 1. For rooms with sloped ceilings, the required floor area of the Certificate of Inspection issued by an approved agency. All subfloor-underlayment floor systems shall comply with R503, room shall have a ceiling height of not less than 5' and not less components required to be treated under Sect. R318 shall be IRC. Wood structural panels, combination identified by the quality mark of an inspection agency. R502.1, subfloor-underlayment to have approved tongue & groove 41.1 Shake & shingle roofs require metal valley with diverter rib R602.1. R802.1. IRC.

shall be such that the fixture is capable of being used for its (2), IRC. Fasteners and connectors in contact with framed garage floor (refer to APA Research Report 139). Exceptions:

1. ½" diameter or larger steel bolts. 55 minimum.

locations by the use of naturally durable wood or wood that is 1-1/2" wide fastened across a plate with not less than (8) 16d 42.1 Unvented attic assemblies shall conform to R806.4, IRC preservative treated in accordance with AWPA U1 for the nails at each side or equiv. R602.6.1, IRC species, product, preservative and end use. Preservatives 32.2 Load-bearing headers are not required in interior or continuous ridge vent or roof jacks. shall be listed in Section 4 of AWPA U1.

within the periphery of the building foundation.

2. All wood framing members that rest on concrete or above the header. masonry exterior foundation walls and are less than 8" from the 33.0 Structures located in Seismic Design Categories D0, D1

direct contact with the ground unless separated from such slab Spacing shall not exceed 25' o/c., except 35' permitted for one M1305.1.3 for access requirements where mechanical 67.0 No warm-air furnace shall be installed in a closet or 11. Glass unit masonry panels complying with Section R610. by an impervious moisture barrier.

sides and ends.

a building having a clearance of less than 6" from the ground joints in braced wall panels shall occur over, and be fastened exterior cover. Sect. R701.2, IRC or less than 2" from horizontal concrete.

concrete or masonry slabs, unless separated from such floors be designed and constructed in accordance with accepted vertical joints. Sect. R703.2. On Portland cement stucco walls or roofs by an impervious moisture barrier.

concrete walls below grade except where an approved vapor members. framino members.

accordance with AWPA M4, Sect. R317, IRC.

R602.10.1, Sect. R602.9, R602.10.2.2, IRC. See R602.11.3, fastening per Table R602.3(1), R602.10.8 IRC IRC for stepped foundations.

25.2 Headers or lintels shall have a min. end bearing of 1-1/2" for 4x material, 3" for 6x material UNO. 25.3 When a girder is spliced over a support, an adequate tie

shall be provided.

Tables R602.7(1), R602.7(2) and R602.7(3). R502.5, IRC

Sect. R502.6.2, IRC

long & for each tail joist more than 12' long. Sec. R502.10, recommendations to achieve the design pressure specified. R802.9, IRC.

at the sole plate to a support at the top plate to resist loads engineering practice. R609.7.1 IRC 9.0 Cut slopes for permanent excavations and fills shall be not perpendicular to the wall. The support shall be a foundation or 33.6 Mullions shall be tested by an approved testing laboratory accordance with accepted engineering practice. Exception: with accepted engineering practice. R609.8, IRC.

sheathing. Lap floor jsts 3" and face nail w/ (8) 10d. 11.0 Minimum requirements for foundations, including isolated 26.0 Joists under parallel bearing partitions shall be of 34.1 Girder and field-assembled truss: Engineered stress adequate size to support the load. Double joists, sized to analysis and details shall be submitted to Building Official for adequately support the load, that are separated to permit the approval. installation of piping or vents shall be full depth solid blocked 34.2 Use approved/ applicable truss support hangers. size to carry the additional load. Sect. R502.4, IRC

27.0 Cutting notching and boring. Notches on end of joists, 3) The truss spacing. beams shall not exceed 1/6th the depth and not longer than R502.11.3 & Fig. R502.8, R802.7, IRC.

Any stud in an exterior wall or bearing partition may be cut or notched to a depth not exceeding 25 percent of its width. Studs 35.0 Rafters shall be framed to ridge board or to each other in nonbearing partitions may be notched to a depth not to with a gusset plate as a tie. Ridge board shall be at least 1" exceed 40 percent of a single stud width.

Any stud may be bored or drilled, provided that the diameter of rafter. Provide valley or hip rafters not less than 2" nominal the resulting hole is no more than 60 percent of the stud width, thickness and not less in depth than the cut end of the rafter. the edge of the hole is no more than 5/8" to the edge of the R802.3, IRC. recommendations.

Engineer, Sect. R602.6, IRC

headers at cantilevered sections. 28.0 Provide 1-1/2 inches solid blocking min. over bearing rafters are not parallel, fastened as required. R802.3.1, IRC.

partitions, walls, and beams. Bridging/ solid blocking/ cross bracing per Sect. R502.4, IRC. 29.0 Provide fireblocking in the following locations:

furred spaces and parallel rows of studs or staggered studs; as in length. R802.5.1, IRC. follows: 1.1. Vertically at the ceiling and floor levels.

Horizontally at intervals not exceeding 10'. See R302.11.1.1 For alternatives.

horizontal spaces such as occur at soffits, drop or cove framing including decking, railings, joists, beams, and posts 59.0 A floor or min 36" deep landing is required on each side of

Openings shall be located within 3' of corners w/ one side 3. In concealed spaces between stair stringers at the top and 39.0 Guards shall be located along open-sided walking exempt. Locate below insulation or provide water resistant bottom of the run. Enclosed spaces under stairs shall comply surfaces, including stairs, ramps and landings, that are located 60.0 Solid fuel burning devices. No new or used solid fuel whirlpools, saunas, steam rooms, bathtubs and showers or spaces are required to be insulated to provide a thermal

corrosion-resistant .035 wire mesh or other approved vent. 4. At openings around vents, pipes, ducts, cables and wires at any point within 36" horizontally to the edge of the open unless such device is U.S. Environmental Protection Agency pools, hot tubs and spas within 60" horizontally of the water's mono-pours, between the slab edge and the exterior. Sect. R408.1 & 2, IRC. The ground cover may be omitted in at ceiling and floor level, with an approved material to resist the side. Provide guards not less than 36" high with intermediate certification by the United States edge. This shall apply to single glazing and all panes in Inside foundation: R-10 insulation from top of slab extending minimum thickness of two inches. Unvented crawl spaces 5. For the fireblocking of chimneys and fireplaces, see R1003.19.

21.0 Unless otherwise approved by the building official, Fireblock Construction shall consist of 2" nominal lumber, or one laver of 3/4" type 2-M particle board with joints backed with Table R301.5 & R502.2.2, IRC. avosum board, cement fiber board, batts or blankets of mineral with the manufacturer's instructions. R317.4. & R507.3 IRC listing or on the rating plate. R1004.1, IRC or glass fiber or other approved materials installed in such a 40.0 Plywood roof sheathing exposed on the underside shall 62.0 For provisions regarding the installation of masonry All lumber, wood structural panel sheathing, particleboard, manner as to be securely retained in place. R302.11, IRC.

inints, or he supported between joists with blocking

22.0 Frame nailing to be in compliance with Table R602.3 (1) & 31.1 Wood structural panel grade and thickness for wood

of hot-dipped zinc-coated galvanized steel, stainless steel, installed to provide overlapping at corners and intersections least 24". Joints in plates need not occur over studs. Plates that at least 50% and not more than 80% of the required calculation methodologies. M1401.3 IRC Fasteners other than nails and timber rivets shall be least equal to the width of the studs. See Exception R602.3.2 contain habitable space or hallways shall have a ceiling height with coating weights in accordance with ASTM B 695, Class when cut by more than 50% of its width, unless the entire side in winter side of the insulation. The openings shall be covered of the wall with the cut is covered by structural sheathing, shall with corrosion-resistant metal mesh with mesh openings of 1/4" unless otherwise approved in accordance with M1302.1 23.0 Protection from decay shall be provided in the following have a galvanized metal tie of not less than .054" thick and or as otherwise permitted. R806. IRC.

exterior nonbearing walls. A single flat 2X4 member may be 43.1 At juncture of the roof and vertical surfaces, flashing and artificial light is provided capable of producing an average exposed ground in crawl spaces or unexcavated area located nailing surface above is not more than 24". For such less than 0.019 in. (No. 26 ga. Galv. sheet) corrosion-resistant of the equipment's approval. M1305, IRC nonbearing headers, no cripples or blocking are required

> and D2 shall have exterior and interior Braced Wall Lines. be located in a corridor, hallway or other readily accessible 3. Sills and sleepers on a concrete or masonry slab that is in Sect. R602.10.1, R602.10.3 & Table R602.10.1.3, IRC. location and have at least 30" head room. R807, IRC. See and electric resistance equipment. room. 4'-0" Braced Wall Panels shall be located not further 4. The ends of wood girders entering exterior masonry or than 10'-0" from corners and not more than 25'-0" o/c each R602.10.6.1, IRC. All vertical joints of panel sheathing shall installed until adequate weather protection for the installation is M1305.1, IRC to, common blocking of a minimum 11/2 thickness. Where a 45.1 Min. 15 lb. asphalt or Type 1 felt or other approved water 68.0 Liquefied petroleum gas-burning appliances shall not be 2. Outside each separate sleeping area in the immediate E15 Seals and Weather-stripping: See Table R402.4.1.1. on

engineering practice. Wood furring strips or other wood framing members 33.1 Sill plates and framing members receiving edge nailing for Sect. R703.7.2.1 & R703.7.3, IRC

24.0 Foundation cripple walls shall be framed of studs not less wall lines above, blocking shall be provided under and in line Section R702.7 of this code, Sect. R703.1.1, IRC. EXTERIOR WINDOWS AND GLASS DOORS

have not less than 1-1/2 inches of bearing on wood or metal, operable window is located more than 72" above the finished both sides under stucco copings. a 1x4 ribbon strip nailed to adjoining stud. Sect. R502.6, IRC. the window shall be a min. of 24" above the finished floor of the room in which the window is located. Glazing between the floor sphere cannot pass. Exceptions as allowed in R312.2, IRC.

Exterior windows and sliding doors shall be tested by an 6. At wall and roof intersections. 25.4 The allowable spans of girders and headers fabricated of approved independent laboratory, and bear a label identifying 7. At built-in gutters. Sect. R703.4, IRC dimension lumber shall not exceed the values set forth in manufacturer, performance characteristics and approved inspection agency to indicate compliance with 47.0 Shall comply with the provisions of Sect. R703.8, IRC. NOTE: BUILDING ENVELOPE. The elements of a building 25.5 Joists framed into the side of a wood girder shall be AAMA/WDMA/CSA 101/I.S.2/A440. Exterior side-hinged doors Verify footing size with additional dead load of anchored supported by framing anchors or min. 2"X2" nom. ledger strip. shall be tested and labeled as conforming to AAMA/

WDMA/CSA 101/I.S.2/A440 or comply with R609, IRC. 25.6 Trimmer and header joists shall be doubled when span 33.5 Window and glass door assemblies shall be anchored in at base, 3/16" round weep holes 33" o.c., 15 lb. felt over 73.1 Outside combustion air required for both listed and exceeds 4 ft. Provide framing anchors for header joists over 6' accordance with the published manufacturer's Substitute anchoring systems used for substrates not specified 25.7 Stud size, height and spacing shall conform to Table by the fenestration manufacturer shall provide equal or greater 48.1 One tie for ea. 2.67sq. ft., max. 2' horizontal & vertical R602,3,1(5), IRC UNO. Studs shall be continuous from support anchoring performance as demonstrated by accepted

floor, ceiling or roof diaphragm or shall be designed in in accordance with AAMA 450, or be engineered in accordance 49.0 Masonry shall not be supported by wood members except TRUSSES

25.8 Provide solid blocking over floor joist bearing and where an approved State of Washington Registered Engineer. required. Provide solid blocking to bearing at point loads under (Drawings/ details shall be on job site for framing inspection.) R502.11.4, R802.10, IRC

with lumber not less than 2" in nominal thickness spaced not 34.3 Field identification of light metal plate-connected trusses more than 48" o/c. Bearing partitions perpendicular to joists is required. Information branded, marked, or otherwise

2) The design load;

rafters & sawn lumber beams shall not exceed 1/4th of the joist 34.4 Engineering data and details shall be approved by the depth. Notches in the top or bottom of the joist & sawn lumber building official before any field cuts or truss alterations.

1/3rd of the depth of the member and shall not be located in 34.5 All roof trusses shall be so framed and tied into the the middle third of the span. Holes bored in members shall not framework and supporting walls so as to form an integral part be within 2" of the top or bottom of the member, and the of the whole building. Roof trusses shall have joints well fitted diameter of any such hole shall not exceed 1/3rd the depth of and shall have all tension members well-tightened before any nom, thickness shall not be notched except at the ends. Sect. be used to brace all roof trusses. R502.11.2, R802.10.3 IRC. 34.6 Install roof truss clips @ interior non-bearing partitions.

> ROOF FRAMING nominal thickness and not less in depth than the cut end of the

stud, and the hole is not located in the same section as a cut or 35.1 Roof framing members and ceiling joists having a notch. Studs located in exterior walls or bearing partitions depth-to-thickness ratio exceeding 5 to 1 based on nominal drilled over 40 percent and up to 60 percent shall also be dimensions shall be provided with lateral support at points of be less than 6" at the clear width of the stair. R311.7.5.2.1, be used where the slope of the ceiling is not more than 3:12 F2 Hot water tank. Provide listed and recognized seismic doubled with no more than two successive doubled studs bearing to prevent rotation. For roof rafters with ceiling joists clear opening width shall be 20". Where openings are provided IRC. bored. Exception: Use of approved stud shoes is permitted attached per Table R602.3(1), the depth-thickness ratio for the as a means of escape or rescue, they shall have a finished sill as a means of escape or rescue, they shall be installed in Straps shall circle tank from both sides and be anchored to when they are installed in accordance with the manufacturer's total assembly shall be determined using the combined thickness of the rafter plus the attached ceiling joist. Rafters 55.1 Rescue or escape openings located below grade shall Manufactured Glu-laminated beams may not be notched, cut and ceiling joists having a depth-to-thickness ratio exceeding 6 or bored without submission and approval of substantiating to 1 based on nominal dimensions shall be supported laterally the window to be fully opened and provide a min. accessible R308, IRC, and be so labeled to identify compliance. The calculations from a Washington State licensed Structural by solid blocking, diagonal bridging (wood or metal) or a net clear opening of 9 s.f., with a min. dimension of 36". Wells following shall be considered specific hazardous locations: continuous 1"X3" wood strip nailed across the rafters or ceiling with a vertical depth if more than 44" shall be equipped with an 1. Glazing in all fixed and operable panels of swinging, driven moisture Section 402.2.3. 27.1 Provide min. two floor joists under cripples for window joists at intervals not exceeding 8', R802.8, IRC. 36.0 2x4 rafter ties maximum 4' o.c. where ceiling joists and

36.1 Purlins to be at least equal to size of supported rafters 56.0 If the finished floor level directly above a basement is 3. Glazing in an individual fixed or operable panel with area of compression and to be braced by 2x4 struts at 48" o/c at not less than 45 In concealed spaces of stud walls and partitions, including degrees to a bearing wall. Unbraced struts shall not exceed 8 ft 37.0 Roof sheathing shall be in accordance with Table No.

R503.2.1.1(1), IRC for wood structural panels. No spaced 57.0 All corridors shall be not less than 36" wide. R311.6, IRC. lumber sheathing allowed. R803.2, IRC. 2. At interconnections between concealed vertical and 38.0 All wood exposed to weather, such as wood used for deck shall be pressure treated or of wood with natural resistance to decay per R317.1.3, IRC

metal, R905.2.8, IRC

attached directly to the interior of exterior masonry walls or shear walls exceeding 350#/lin. ft. shall be 3X nominal 46.0 The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of retarder is applied between the wall and the furring strips or 33.2 Braced Wall Line sole plates shall be fastened to the floor water within the wall assembly by providing a water-resistant framing and top plates shall be connected to the framing above barrier behind the exterior veneer as required by Section Field-cut ends, notches and drilled holes of in accordance with Table R602.3(1). Sills shall be fastened to R703.2 and a means of draining water that enters the preservative-treated wood shall be treated in the field in the foundation or slab in accordance with Sections R403.1.6 assembly to the exterior. Protection against condensation in 69.1 A furnace supported from the ground shall rest on a alarm required by Section R314.3. and R602.11.1. Where joists are perpendicular to the braced the exterior wall assembly shall be provided in accordance with

in size than the studding above with a minimum length of 14 with the braced wall panels. Where joists are perpendicular to 46.1 Approved corrosion-resistant flashing shall be applied inches, or constructed of solid blocking. When exceeding 48" in braced wall lines below, blocking shall be provided over and in shingle-fashion in such a manner to prevent entry of water into height, such walls shall be framed of studs having the size line with the braced wall panels. Where joists are parallel to the wall cavity or penetration of water to the building structural requirements for an additional story. Brace cripple walls with braced wall lines above or below, a rim joist or other parallel framing components. The flashing shall extend to the surface 71.0 Appliances having an ignition source shall be elevated wiring and be equipped with a battery backup. The detector E17 Building Air Leakage Testing: See Residential Energy wood structural panels. Walls > 48" brace per Table framing member shall be provided at the wall to permit of the exterior wall finish. Approved corrosion-resistant flashings shall be installed at all of the following locations: 1. Exterior window and door openings. Flashing at exterior 25.0 Wood member end bearing shall have sufficient bearing 33.4 Windows and doors shall be installed and flashed in window and door openings shall extend to the surface of the extend to a neight of not less than b above the monthalition of ducts in exterior walls, floors or accordance with the manufacturer's written installation of ducts in exterior walls, floors or accordance with the manufacturer's written installation of ducts in exterior walls, floors or accordance with the manufacturer's written installation of ducts in exterior walls, floors or accordance with the manufacturer's written installation of ducts in exterior walls, floors or accordance with the manufacturer's written installation of ducts in exterior walls, floors or accordance with the manufacturer's written installation of ducts in exterior walls, floors or accordance with the manufacturer's written installation of ducts in exterior walls, floors or accordance with the manufacturer's written installation of ducts in exterior walls, floors or accordance with the manufacturer's written installation of ducts in exterior walls, floors or accordance with the manufacturer's written installation of ducts in exterior walls, floors or accordance with the manufacturer's written installation of ducts in exterior walls, floors or accordance with the manufacturer's written installation of ducts in exterior walls, floors or accordance with the manufacturer's written installation of ducts in exterior walls, floors or accordance with the manufacturer's written installation of ducts in exterior walls, floors or accordance with the manufacturer's written installation of ducts in exterior walls, floors or accordance with the manufacturer's written installation of ducts in exterior walls, floors or accordance with the manufacturer's written installation of ducts in exterior walls, floors or accordance with the manufacturer's written installation of ducts in exterior walls, floors or accordance with the manufacturer's written installation of ducts in exterior walls, floors or accordance with the manufacturer's written installation of ducts in exterior walls, floors or accordance with the written installation of the written installatio

Specifications, Tables 2A, 4A, 4B, 4C, 4D, 4E, 5A, 5B & 5C. be provided by the manufacturer for each window or door. 2. At the intersection of chimneys or other masonry 72.0 Air ducts passing through the wall, floor, or ceiling recommendations. Where a fuel burning appliance is located Building cavities may not be used as ducts. Ducts shall be leak 25.1 For conventional construction, the ends of each joist shall Window sills: In dwelling units, where the opening of an construction with frame or stucco walls, with projecting lips on nor less than 3 inches on masonry except where supported on grade or surface below, the lowest part of the clear opening of 3. Under & at the ends of masonry, wood or metal copings &

4. Continuously above all projecting wood trim. and 24" shall be fixed or have openings through which a 4" dia. 5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.

> ANCHORED VENEER 47.1 Stone & masonry veneer. 1" air space, approved flashing W.S.E.C.

GARAGE/CARPORT ENERGY CONSERVATION 77.0 Not used. These Prescriptive Requirements are applicable only to All electric water heaters in unheated spaces or on concrete 50.0 The garage shall be separated from the residence and its DUCTWORK attic area by not less than 1/2" GWB applied to the garage side. 78.0 Duct systems shall be of metal as set forth in Table No. low-rise residential buildings which are designed under the floors shall be placed on an incompressible, insulated surface Garages beneath habitable rooms shall be separated from all M1601.1.1(2) or factory-made air ducts complying with CH.16, 2015 W.S.E.C. See Table R402.1.1 for insulation values. habitable rooms above by not less than 5/8" Type X GWB or IRC. Joints of duct systems shall be made substantially airtight INSULATION equivalent. Where the separation is a floor-ceiling assembly, by means of tapes, mastics, liquid sealants, gasketing or other EO All insulation materials including facings such as vapor V1 Each dwelling unit or guestroom shall be equipped with a the structure supporting the separation shall also be protected approved closure systems. Stud wall cavities and the spaces barriers or breather papers installed within floor/ceiling ventilation system complying with Section M1507.3.4, by not less than 1/2" GWB or equivalent. Protect column between solid floor joists shall not be used as air plenums, assemblies, roof/ceiling assemblies, walls, crawl spaces, or M1507.3.5, M1507.3.6 or M1507.3.7. Compliance is also fire-resistive covering from vehicular damage (1/2" plywood to Installation of ducts shall comply w/ Sect. M1601, IRC attics shall have a flame-spread rating not to exceed 25 and a permitted to be demonstrated through compliance with the 78.1 Ducts shall not be installed within 4" of the ground. smoke density not to exceed 450 when tested in accordance International Mechanical Code or ASHRAE Standard 62.2. 36" or equiv.). R302.6 & Table R302.6; IRC 51.0 Openings between the garage and residence shall be M1601.4.7, IRC with ASTM E 84. Sect. R303.10, IRC. EXCEPTIONS: a. Foam plastic insulation shall comply with Sect. R316. IRC. equipped with solid wood doors not less than 1-3/8" in STAIRWAYS b. When such materials are installed in concealed spaces, the ventilation system operation description. Controls for all thickness, solid or honeycomb core steel doors not less than Provide stairway illumination per R303.6 & 7, IRC 79.0 Usable space under stairs shall have walls and soffits (on flame-spread and smoke-developed limitations do not apply to ventilation systems shall be readily accessible by the occupant. 1-3/8" thick, or 20-minute fire-rated doors. R302.5.1, IRC. 52.0 In areas where motor vehicles are stored or operated, the enclosed side) protected w/ 1/2" GWB, R302.7, IRC the facing, provided that the facing is installed in substantial M1507.3.2.1 floor surfaces shall be of approved non-combustible materials 80.0 Fireblock stairs: Between stair stringers at top and bottom contact with the unexposed surface of the ceiling, floor, or wall V2 Local exhaust fans shall be provided in each kitchen, and sloped for drainage. R309, IRC finish

threshold, R311, IRC. nore than 6", R310.2, IRC

landing. R311.2, IRC

be bonded with exterior glue (Exposure 1). R803.2.1.1, IRC fireplaces see R1001, IRC drain(s) and/or scupper(s) shall be installed. R903.4, IRC

accordance with Sect. R905, IRC. Wood shingle or shake application- See Table R905.8.6, IRC

min. 15 lb. felt. R905.7.6, IRC.

ATTIC VENTILATION

vents with the balance being provided by the eave or cornice case of pilot or ignition failure.

43.0 Cathedral roofs & roofs framed to side of wall shall have a

44.0 All attic spaces with 30" or more vertical height shall be equipment is located in attics.

EXTERIOR WALL

use 2 layers type 'D' building paper and provide weep screed.

sheathing, Sec. R703.8.5&6, IRC. 48.0 Veneer shall support no load other than its own weight

and the vertical dead load of veneer above. Sect. 703.8.3, IRC. 7/8" or, if of wire, shall be a min. of No. 9 ga., R703.8.4, IRC

as provided for in Sect. R703.8.1, IRC. (Interior) 49.1 Non-combustible, non-corrosive lintels per Table

U.N.O. & 4" min. bearing.

EXITS REQUIRED

have at least one operable emergency escape and rescue See R311.7.5.3, IRC for tread nosing profile.

height not more than 44" above the floor. R310.1, IRC. approved permanently affixed ladder or stairs that are sliding and bifold doors.

than 12' above finish grade at any point, it shall be considered floor and one or more walking surfaces within 36" horizontally a story above grade plane. R312.2, IRC.

58.0 All rooms comprising a dwelling unit shall have access through an interior door to other parts of the dwelling unit.

an exterior door, not more than 7-3/4" below threshold. On doors that swing in, max. two 7 3/4" risers are allowed without a

SOLID-FUEL BURNING APPLIANCES

members spaced such that a sphere 4" in diameter cannot Environmental Protection Agency and conforms with RCW multiple glazing. of 200 lbs. applied at right angle to the top rail). R312, IRC 61.0 Wood stoves shall be approved by the building official for 36" horizontally of a walking surface. instructions attached to the appliance. Clearances of listed tread.

MECHANICAL SYSTEMS

in the IRC and shall be so identified by the grade mark or a 31.0 Structural sub-flooring, plank flooring, and combined 41.0 Application of roof-covering materials shall be in Design criteria, size and type of apparatus and equipment, perpendicular to the plane of the door in a closed position, or between conc. slab and wall. R402.2.8 to fuel burning appliances, and other pertinent data to indicate a closet or storage area 3' or less in depth. conformance with the requirements of this code.

spaces shall be not less than 1/150 of the area of each space sized based on building loads calculated in accordance with 11/2 "in height. silicon bronze or copper. For coating weights see R317.3.1. with bearing partitions. End joints in top plates shall be offset at to be ventilated, except that the area may be 1/300, provided ACCA Manual J or other approved heating and cooling / 5. Outboard panes in insulating glass units and other multiple be those values approved for use by the 2015 WSEC.

permitted to be of mechanically deposited zinc- coated steel 32.1 Drilling or notching of the top plates of bearing walls, vents, or if a class I or II vapor barrier is installed on the warm 64.0 Appliances regulated by this code shall be listed and surface adjacent to the glass exterior.

appliances on which shall appear, in legible lettering, the surface that provides a continuous backing support. manufacturer's name or trademark, the model number, a serial 8. Safety glazing in Sect. R308.4, Items 7 & 8, is not required E12 Roof/ Ceilings- Where the ventilation space above the

provided with an access opening 22" by 30". The opening shall or in any enclosed space with access only through such room same horizontal load as the a guard.

alcove less than 12 inches wider than the furnace or furnaces

furnace, M1305.1, IRC

6. Wood structural members supporting moisture-permeable building, or portion thereof, does not comply with one or more resistant barrier shall be applied over studs or sheathing on all installed in a pit, an under floor space, below grade or similar vicinity of the bedrooms. containment or disposal of the vapors or fuel is provided.

> shall be provided with sufficient access to allow inspection, shall suffice for the adjacent lower level provided that the lower envelope and all other openings in between units shall be maintenance and replacement without removing permanent level is less than one full story below the upper level.

floor in garages and shall not be installed in a location subject R.A. R314, IRC to vehicle damage except where protected by approved 83.1 Carbon monoxide alarms in dwelling units shall be E18 DUCT CONSTRUCTION. All heating ducts in barriers, M1307.3

above and behind furnace prior to installation.

have no openings into the garage. R309.1.1. IRC. VENTING AND COMBUSTION AIR

73.0 All fuel burning equipment shall be provided with listed in accordance with UL 2034 and UL 217. R315 combustion air and meet the provisions of M1701 & M1801, located within the Building Envelope shall be thermally isolated R308.6.2. For curb above roof plane see R308.6.8, IRC. from the heated area unless direct vent design.

unlisted appliances. Sect. M1701, IRC 74.0 Every appliance designed to be vented shall be installation instructions. R1004.2, IRC connected to a venting system complying with Ch. 18 & 24,

of sheet metal, shall have a min. size of No. 22 U.S. gauge by vent, or Type BW gas vent shall be installed in accordance IRC with the terms of its listing, manufacturer's instructions, and the 89. The termination of every chimney shall extend 2' above shall be equipped with flow control devices to limit the total applicable provisions of Chapter 18 &24, IRC.

area in which the appliance is located and shall be connected accordance with the manufacture's installation instructions. clearance to combustibles per Sect. 1803, IRC.

and along run between studs. Sec. 708.2.1, IRC. 81.0 Maximum rise 7.75"; minimum run 10"; headroom E1 Access doors from conditioned spaces to unconditioned spa, and other rooms where water vapor or cooking odor is 54.0 Provide one side hinged egress door with dimensions of minimum 6'- 8 "; minimum width 36 ". Provide handrail on stairs spaces (e.g., attics and crawl spaces) shall be produced & shall be controlled by manual switches, the member. The tension side of timber beams of 4" or greater load is placed upon the truss. Diagonal and sway bracing shall of four or more risers. Handrails shall not project more than weather-stripped and insulated to a level equivalent to the debuildistats, timers, or other approved means. These fans doors shall be readily openable from the side from which 4.5" on either side. Handrails to have ends returned and placed insulation on the surrounding surfaces. Access shall be shall have a minimum fan flow rating not less than 50 cfm at egress is to be made without the use of a key or special minimum 34", maximum 38 " above tread nosing (one side provided to all equipment which prevents damaging or 0.25 inches water gauge for bathrooms, laundries, or similar knowledge or effort. The door may open at a min. 36" landing min.). The handgrip portion of circular handrails shall be not compressing the insulation. A wood framed or equivalent baffle rooms and 100 cfm at 0.25 inches water gauge for kitchens. that is not more than 7 3/4" lower than the floor level provided less than 1-1/4" nor more than 2" in cross-sectional dimension or retainer must be provided when loose fill insulation is Manufacturers' fan flow ratings shall be determined as per HVI the door does not swing over the landing. The landings of the (see R311.7.7.3 for other sizes). The handgrip portion of installed. Sect. R402.2.4.

opening. Escape or rescue openings shall have a minimum net 81.1 Winding stairs. Required 10" tread depth to be provided at through installation of a permanent retainer.

6'-6" headroom. 26" clear walking width. R311.7.10.1. IRC. SAFETY GLAZING

door in a closed position. more than 6 feet above grade plane or more than 6 ft. above an individual pane larger than 9 square feet, bottom edge less finish grade for more than 50% of the total perimeter or is more than 18" above the floor, top edge more than 36" above the

of the glazing 4. All glazing in railings regardless of area or height above a are placed in the insulation cavity, a permanent moisture EXCEPTIONS: 1. Floor assemblies located directly over a

nonstructural infili panels.

39.1 Deck framing to be designed for 40 lb. per sq. ft. Live safe use or comply with applicable nationally recognized 8. Glazing adjacent to stairways within 60" horizontally of the or frost line (18" below finish grade). For perimeter insulation, foundation walls enclosing interior space below finished grade two layers of 1" nominal lumber with broken lap joints, or one Load. Piers to be poured in place concrete with metal standards as evidenced by the listing and label of an approved bottom tread of a stairway in any direction when the exposed only water-resistant material, such as extruded polystyrene, 1.2 Internationation installation installati

exempt from the above hazardous locations:

2. Decorative glass in Items 1, 2 or 3.

of min. 28 gage galv. or corrosion resistant metal applied over 63.1 Each dwelling unit shall be provided with heating facilities horizontal rail is installed on the accessible side(s) of the Above grade insulation shall be protected. shall be such that the lixture is capable of being used for its term of the linear foot without contacting the glass and be a minimum of below-grade floor level and be continuous.

> glazed panels in Section R308.4, Item 3, when the bottom E9.1 Insulation of hot water piping shall be R3 min. R403.4.2. shall be not less than 2" nominal thickness and have a width at ventilating area is located at least 3ft. above eave or cornice 63.2 Provide heating appliances with listed shut-off device in edge of the glass is 25' or more above grade, a roof, walking

> > requirements of Section R308.2.

panel extends from the plane of the adjacent walking surface assemblies. 66.0 No fuel-burning equipment shall be installed in a room to 34" to 38" above the walking surface and the construction at E13 Walls shall have a vapor retarder installed. One or used or designed to be used as a bedroom, bathroom, closet, the top of that wall or panel is capable of withstanding the combinations of the following are acceptable:

or space, except direct vent equipment, enclosed furnaces, 10. Glazing in Sect. 308.4, Items 2,5,6,7 & 8 whose bottom b. Unfaced friction fit batt insulation with 4 mil. poly. or low edge is 60" or greater above the floor or walking surface.

FIRE-WARNING SYSTEMS installed therein with a minimum clear working space less than 83.0 All smoke alarms shall be listed in accordance with UL be lapped 12" min. at the joints and shall extent to the

and the household fire warning equipment provisions of NFPA omitted in crawl spaces if the crawl-space has a concrete slab 5. Wood siding, sheathing and wall framing on the exterior of occur over, and be fastened to, common studs. Horizontal provided. Exterior sheathing shall be dry before applying 67.1 At least 30" working space to be provided in front of 72. Smoke alarms shall be installed in the following locations: floor with a minimum thickness of 2". 1. In each sleeping room.

floors or roofs that are exposed to the weather, such as of the bracing requirements in this section, those portions shall exterior walls, lap not less than 2" at horizontal joints and 6" at location where vapors or fuel might unsafely collect unless an 3. On each additional story of the dwelling, including a Exterior joints around windows and door frames, openings approved method for the safe collection, removal and basements and habitable attics. In dwellings or dwelling units between walls and foundation, between walls and roof and wall with split levels and without an intervening door between the panels; openings at penetrations of utility services through 69.0 Equipment requiring routine inspection or maintenance adjacent levels, a smoke alarm installed on the upper level walls, floors and roofs; and all other openings in the building

> construction or other equipment or disabling the function of 4. Smoke alarms shall be installed not less than 3' horizontally leakage. Other exterior joints and seams shall be similarly required fire-resistant construction. Furnace installations in from the door or opening of a bathroom that contains a bathtub treated, or taped, or covered with moisture vapor permeable attic and crawl spaces shall comply with Sect. M1305, IRC or shower unless this would prevent placement of a smoke housewrap (Air Barrier).

concrete slab projecting 3" above adjoining grade. M1305,1.4.1 When more than one smoke alarm is required to be installed unheated area shall be weather-stripped to limit leakage 70.0 Appliances designed to be in a fixed position shall be within an individual dwelling unit the alarm devices shall be around their perimeter when in a closed position. securely fastened in place. Supports for appliances shall be interconnected in such a manner that the actuation of one c. Site built windows are exempt from testing but shall be made designed and constructed to sustain vertical and horizontal alarm will activate all of the alarms in the individual unit. The tight fitting. R402.4 loads within the stress limitations in the building code. M1307.1 required detectors shall receive their power from the building E16 Not Used such that the source of ignition is not less than 18" above the shall emit a signal when batteries are low. Locate 2' clear of Efficiency sheet.

installed outside of each separate sleeping area in the unconditioned spaces shall be insulated to a min. of R-8. dwelling and in accordance with the manufacturer's ceilings shall not displace required envelope insulation. separating a dwelling from a garage shall be constructed of within a bedroom or its attached bathroom, a carbon monoxide tested in accordance with RS-33, using the maximum duct min. 0.019 inch (No. 26 gage) galvanized sheet metal and alarm shall be installed within the bedroom. Carbon monoxide leakage rates specified in R403.2.2. All ducts, air handlers, alarms shall be listed in accordance with UL 2034. filter boxes, and building cavities used as ducts shall be Combination carbon monoxide and smoke alarms shall be seated Joints and seams shall comply with Section M1601.3

SKYLIGHTS IRC. Appliances located within the building envelope shall 84.0 Glazing installed on slopes 15 degrees or more from the affidavit documenting the test results shall be provided to the obtain combustion air from outdoors. Heating equipment vertical plane shall be constructed with Safety Glazing per jurisdiction having authority by the testing agent. When

Factory Built Fireplaces and Chimneys 86. Factory built fireplaces and chimneys shall be listed and verified by either of the following: Post-construction test or which enclose conditioned spaces through which thermal installed in accordance with the terms of its listing and Rough-in test. See R403.2.2 for exceptions. energy may be transferred to or from the exterior. Section 202, manufacturer's instructions. The manufacturer's instructions E19 Temperature Control: The primary space conditioning must be left on site for the framing inspection. R1004, R1005 system within each dwelling unit shall be provided with at least

> 87. Hearth extensions shall conform to the conditions of listing temperature. See R403.1.1 for specifications. 88. Metal chimneys shall be anchored at each floor level with E21 All piping shall be thermally insulated in accordance with

two 1-1/2" X 1/8" metal straps looped around the chimney and R403. Cold water pipes outside the conditioned space shall distance. Masonry ties shall be corrosion resistant, and if made 75.0 Every factory-built chimney, Type L vent, Type B gas nailed with not less than six 8d nails at each joist. Sect. 3102.6, be insulated in accordance with the Plumbing Code.

> any roof within 10'. 76.0 Vent connectors shall be installed within the space or 90. Vented decorative appliances shall be installed in

accordance with manufacturer's installation instructions.

egress door that swing out shall not be more than 1 1/2" below handraits shall have a smooth surface with no sharp corners. E2 When required, insulation shall be installed with clearances hood or down draft exhaust fan is used to satisfy the local Handrails projecting from a wall shall have a space of not less according to manufacturer's specifications. Insulation shall be exhaust requirements for kitchens, the range hood or down 55.0 Basements, habitable attics & every sleeping room shall than 1-1/2" between wall and handrail, R311.7.5.1 & 2, IRC. installed so that required ventilation is unobstructed. For blown draft exhaust shall not be less than 100 cfm at 0.10 inches or poured loose fill, insulation clearances shall be maintained water gauge. Table M1507.4, M1507.4 & M1507.4.1, IRC

clear opening of 5.7 s.f., (5 s.f. at ground floor opening). The 12" out from the narrow side, and in no case shall width of run E3 CEILING AND ROOF SECTIONS. Loose fill insulation may and installation specs. and there is more than 30" from the top of the ceiling framing to strapping located at the middle thirds of the tank vertically. ceilings/attics to maintain 1" ventilation and extend 6" vertically studs with ¼" X 2-1/2" lag bolts. Provide pressure relief valve above batts or 12" vertically above loose fill. When eave vents and expansion tank. Drain out, no trapping, and of pipe less have a window well with clear horizontal dimensions allowing 82.0 Glazing subject to human impact shall comply with Sect. are installed, baffling of the vent openings shall be provided so than 2' above ground, pointing down. M1307.2, IRC insulation. Baffles shall be rigid material, resistant to wind F4 Wood paneling to be backed with 1/2" GWB or if 7/16" or

E4 EXTERIOR ABOVE GRADE WALLS. All wall insulation an intumescent coating. accessible with the window fully open. The ladder shall not 2. Glazing in an individual fixed or operable panel adjacent to shall fill the entire cavity. Exterior wall cavities isolated during F5 Concrete porch, walkway, steps or landing shall not be encroach into the required dimensions of the window well by a door where the nearest vertical edge is within a 24" arc of the framing shall be fully insulated to the levels of surrounding poured against wood framing. Provide flashing. walls. All faced insulation shall be face stapled to avoid F6 Fire protection of floors. Floor assemblies, not required

> permanent manner in substantial contact with the surface membrane, 5/8-inch (16 mm) wood structural panel being insulated. Insulation supports shall be installed so membrane, or equivalent on the underside of the floor framing spacing is no more than 24" on center. When foundation vents member, R501.3 walking surface. Included are structural baluster panels and resistant baffle shall be installed at an angle of 30 degrees space protected by an automatic sprinkler system in from the horizontal to divert air flow below the lower surface of accordance with Section P2904, NFPA 13D, or other approved the floor insulation. R402.2.7.

5, 6. Glazing in enclosures for or walls facing hot tubs, E6 SLAB PERIMETER- edges within 24" of grade in heated more than 30" measured vertically to the floor or grade below burning device shall be installed in new or existing buildings walls and fences adjacent to indoor or outdoor swimming break between the slab and the foundation wall or, for downward or downward and then horizontally for a total pass through (4 3/8" at stairs) (to withstand a horizontal force 70.94.011, 70.94.450, 70.94.453, and 70.94. 457. R303.9.3 7. Glazing adjacent to stairways, landings and ramps within distance of 24". Outside foundation or monolithic stab R-10 insulation installed from top of slab downward to top of footing protected against damage and covered or coated to prevent 21.1 Concrete slab-on-grade floors shall be min. 3-1/2" conc. the same thickness material. Fireblocks may also be of 39.2 Wood/ Plastic composites shall be specified in the Exception: The following products, materials and uses are exposure to daylight. Rigid, opaque & weather resistant protective covering to Min 6" below grade. R303.2.1 1.Openings in doors through which a 3" sphere is unable to E7 RADIANT SLABS- thermally isolate entire area of slab from soil with a minimum of R-10 insulation. The insulation shall be an approved product for its intended use. R402.2.9.1. minimum neight rabitable space, hallways and politions of the sine adequately anchored at top and bottom, with a positive direct 1/4" per foot. When decks or roofs are not sloped to drain over 63.0 The plans and specifications shall show in sufficient detail 3. Glazing in Section R308.4, Item 2, when there is an EB BELOW GRADE (BASEMENT) WALLS- See Table of not less than 7 feet. Bathrooms, toilet rooms and laundry structurally), piles and poles regulated by R317, IRC shall connection to assure against uplift and lateral displacement. deck or roof edges, roof drains in combination with overflow pertinent data and features of the materials, equipment and intervening wall or other permanent barrier between the door R402.1.1 for required insulation in finished and unfinished systems as herein governed, including, but not limited to: and the glazing or glazing in walls on the latch side of and conditioned living space. Provide R5 rigid board thermal brake systems and equipment controls, provisions for combustion air glazing adjacent to a door where access through the door is to a) Below grade exterior wall insulation (cold) side of the wall shall extent from the top of the below grade wall to the top 4. Glazing in Section R308.4, Items 3 and 7, when a of the footing and shall be approved for below-grade use. capable of maintaining 68 degrees F at a point 36" above the glazing 33" to 38" above the walking surface. The rail shall be b) Insulation used on the interior (warm side of the wall) floor in all habitable rooms when the outside temperature is as capable of withstanding a horizontal load of 50 pounds per shall extend from the top of the below-grade wall to the E9 GLAZING AND DOORS- Glazing and door U-values shall

> MOISTURE CONTROL surfaces, or other horizontal [within 45 degrees of horizontal E10 Vapor retarder shall be installed on the warm side (in winter) of the insulation separating conditioned space from labeled for the application in which they are installed and used, 6. Louvered windows and jalousies complying with the unconditioned space as specified in the following cases. E11 Floors shall have a vapor retarder installed as in E13 A permanent factory-applied nameplate(s) shall be affixed to 7. Mirrors and other glass panels mounted or hung on a below. Note: Exterior grade T&G plywood meets this

number and the seal or mark of the testing agency. A label where the side of a stairway, landing or ramp has a guardrail or insulation is less than an average of 12", a vapor retarder shall shall also include such data as required in M1303.1. IRC. handrail, including balusters or in-fill panels, complying with the be installed as in E13 below. Single rafter joist vaulted ceiling 1. Wood joists or the bottom of a wood structural floor when used as a header in interior or exterior nonbearing walls for counterflashing shall be provided per the roofing 65.0 Equipment shall be located as required in Sect. M1305, provisions of Sect. R311.7.6 & R312 IRC; and the plane of the cavities shall be of sufficient depth to allow a minimum 1" closer than 18" or wood girders when closer than 12" to the openings up to 8" in width if the vertical distance to the parallel manufacturer's instructions and, when of metal, shall not be specific requirements elsewhere in the IRC and the conditions glass is more than 18" from the railing; or when a solid wall or vented air space above the insulation except in unvented attic

AIR SEALING

Residential Energy Efficiency sheet

a. Face-stapled batt insulation with a </= 1 perm rating.</p>

permipaint vapor retarder with a dry cup rating </= 1 perm. E14 Groundcover of a 6 mill black polyethylene or approved equal shall be laid over the ground in crawl spaces and shall

sealed, caulked, casketed or weather-stripped to limit air

b. All exterior doors or doors serving as access to an enclosed

of the IRC or Sect. 603.9 of the IMC. Duct tightness testing shall be conducted to verify that the ducts are sealed. A signed required by the building official, the test shall be conducted in the presence of department staff. Duct tightness shall be

one programmable thermostat for the regulation of E20 Heat Pump Controls – See R403.1.2.

E23 Showers and lavatories used for other than safety reasons water flow to 2.5 GPM. Toilets 1.6 gal./flush (max.). 504.8.1. E24 Swimming pools (Sect 504) shall have: Readily accessible ON/OFF switch. Pool cover & Piping insulated to Section

E25 Domestic water heating equipment shall comply with the applicable efficiencies listed in Tables 14-1A through 14-1G.

with a minimum thermal resistance of R-10. R403.4.3. VENTILATION AND INDOOR AIR QUALITY M1507.3.1. Installers shall provide the manufacturer's installation, operating instructions, and a whole-house

bathroom, water closet, laundry room, indoor swimming pool,

916 (April 1995) or AMCA 210. EXCEPTION: Where a range

F1 Hot tubs /spa, show back flow device, gate valves, drainage

thicker, may be installed separately provided it is finished with

elsewhere in this code to be fire-resistance rated, shall be

4. Wood floor assemblies using dimensional lumber or structural composite lumber with a cross sectional area equal to or greater than 2-inch by 10-inch nominal dimension, or other approved floor assemblies demonstrating equivalent fire performance.

equivalent sprinkler system

ITEM	DESCRIPTION OF BUILDING ELEMENT	S	NUMBER AND TYPE OF FASTENER ^{a, b, c}	SPACING AN	DLOCATION					
1	Blocking between ceiling joists or rafters to top	plate	4-8d box $(2^{1}/_{2}$ " × 0.113 ") or 3-8d common $(2^{1}/_{2}$ " × 0.131 "); or 3-10d box $(3$ " × 0.128 "); or 3-3 " × 0.131 "nails	Toe nail City of Kirkla Reviewed by					id R Bra	aun
2	Ceiling joists to top plate		4-8d box $(2^{1}/_{2} \times 0.113^{\circ})$; or 3-8d common $(2^{1}/_{2} \times 0.131^{\circ})$; or 3-10d box $(3^{\circ} \times 0.128^{\circ})$; or 3-3 " × 0.131 " nails	Per joist	, toe nail	01/28/	202	20		
3	Ceiling joist not attached to parallel rafter, laps partitions [see Sections R802.3.1, R802.3.2 a R802.5.1(9)]	over nd Table	4-10d box (3 " \times 0.128 "); or 3-16d common (3 ¹ / ₂ " \times 0.162 "); or 4-3 " \times 0.131 " nails	Face	nail					
4	Ceiling joist attached to parallel rafter (heel join (see Sections R802.3.1 and R802.3.2 and Ta (R802.5.10)	Table R802.5.1(9)	Face	e nail						
5	Collar tie to rafter, face nail or $1^{1/4}$ " × 20 ga. rid	ge strap to	4-10d box (3 " × 0.128); or 3-10d common (3 " × 0.148 '); or	Face nail	each rafter					
6	Rafter or roof truss to plate		4-3 " × 0.131 " nails 3-16d box nails $(3^{1}/_{2}$ " × 0.135 '); or 3-10d common nails $(3^{n} \times 0.148^{n})$; of 4-10d box $(3^{n} \times 0.128^{n})$; or 4-3 " × 0.131 " nails	2 toe nails on one on opposite side o truss ¹	side and 1 toe f each rafter o	nail r				
7	Roof rafters to ridge, valley or hip rafters or roo to minimum 2" ridge beam	of rafter	4-16d $(3^{1}/_{2} \times 0.135^{\circ})$; or 3-10d common $(3^{1}/_{2} \times 0.148^{\circ})$; or 4-10d box $(3 \times 0.128^{\circ})$; or 4-3 " $\times 0.131^{\circ}$ "nails 3-16d box $3^{1}/_{2} \times 0.135^{\circ}$); or	Toe	nail	······	*			
			2-16d common (3 ¹ / ₂ " × 0.162 "); or 3-10d box (3 " × 0.128 "); or 3-3 " × 0.131 "nails Wall	End	nail					
8	Stud to stud (not at braced wall panels)	·	$\frac{164 \text{ common } (37_2 \times 0.162)}{104 \text{ box } (3 \times 0.128); \text{ or } (37 \times 0.131) \text{ mails}}$	24 o.c. 16 ″o.c.	face nail					
9	Stud to stud and abutting studs at intersecting w (at braced wall panels)	vall corners	$3'' \times 0.131$ mails 16d common $(3'/_2" \times 0.162")$	12 "o.c. 16 "o.c.	face nail face nail					
10	Built-up header (2" to 2" header with $1/2$ " space	r)	16d common (3 ¹ / ₂ "× 0.162 ") 16d box (3 ¹ / ₂ "× 0.135 ")	16 "o.c. each 12 "o.c. each	edge face nail edge face nail					
11	Continuous header to stud		5-8d box (2 ¹ / ₂ " × 0.113 "); or 4-8d common (2 ¹ / ₂ " × 0.131 "); or 4-10d box (3 " × 0.128 ")	Toe	nail					
12	Top plate to top plate		16d common (3 ¹ / ₂ " × 0.162 ") 10d box (3 " × 0.128 "); or 3 " × 0.131 " nails	16 ° o.c. 12 ° o.c.	face nail face nail		AN	AM	-	
13	Double top plate splice for SDCs A-D, with sei wall line spacing < 25'	smic braced	8-16d common (3 ¹ / ₂ "× 0.162); or 12-16d bex (3 ¹ / ₂ "× 0.135); or 12-10d box (3 "× 0.128); or 12-3 "× 0.131 "nails	Face nail on each (minimum 24 "Iap	side of end jo splice length	int each	R MI		-	
	Double top plate splice SDCs D_0 , D_1 , or D_2 ; and line spacing $\ge 25'$	braced wall	12-16d (3 ¹ / ₂ " × 0.135 ")	side of end joint)			AB	ION	-	
14	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d comm 16d box (3 " x 0 131	non (3 ¹ / ₂ " × 0.162 ") 3 ¹ / ₂ " × 0.135 "); or " nails	16 °o.c. 12 °o.c.	face nail face nail		LOOD	VZARDS		
15	Bottom plate to joist, rim joist, band joist or blocking (at braced wall papel)	3-16d box 2-16d con	$(3^{1}/_{2} \times 0.135)$; or amon $(3^{1}/_{2} \times 0.162)$; or	3 each 16 " 2 each 16 "	o.c. face nail o.c. face nail		a tr	¥	4	
		4-3 " × 0.1 4-8d box	31 "nails (2 ¹ / ₂ " × 0.113 "); or - (3 ¹ / ₂ " × 0.135 "); or	4 each 16 "		BARRIE	QUIRED'			
16	3-1 4-8 4-1 4-3		$(0.7)^{-1} \times 0.131^{-1}$; or $(3^{-1} \times 0.123^{-1})$; or $(3^{-1} \times 0.123^{-1})$; or	Too		INDE	æ		S	
10	1 of or bolloni plate to stud	$(3^{1})_{2}^{*} \times 0.135^{*}$; or mon $(3^{1})_{2}^{*} \times 0.162^{*}$; or $(3^{*} \times 0.128^{*})$; or	Enc		WINTER	TEMP		ς		
17	Top plates, laps at corners and intersections	3-3 " × 0.1 3-10d box 2-16d con	31 "nails (3 "× 0.128 "); or mon (3 ¹ / ₂ "× 0.162 "); or 31 "nails	Fac	e nail	CRITERIV	MO	ermite		Ç
18	1 "brace to each stud and plate	3-8d box 1 2-8d com 2-10d box	$(2^{1}/_{z} \times 0.113); \text{ or}$ non $(2^{1}/_{z} \times 0.131); \text{ or}$ $(3 \times 0.128); \text{ or}$	Fac	e ກລາມ	2(1) 2 DESIGN	AMAGE FR	4 4		L
	$L^{*} \times S^{*}$ showing to each bearing	2 staples 1 3-8d box (2-8d com	³ / ₄ " (2 ¹ / ₂ " × 0.113 '); or non (2 ¹ / ₂ " × 0.131 '); or	r		LE R301.5 GRAPHIC	ECT TO D/	dep		
	1 × 0 snestning to each bearing	2-10d box 2 staples. 3-8d box ((3×0.128) ; or 1 "crown, 16 ga., 1 ³ / ₄ "long $(2^{1}/_{2} \times 0.113)$; or	Fac	e nail	ND GEOC	SUBJI	Weatherin		
20	3-8d c 3-8d c 3-10d 3 stapi		non (2 ¹ / ₂ "× 0.131); or (3 "× 0.128); or 1 "crown, 16 ga., 1 ³ / ₄ " long		MATIC A	SMIC	EGORY			
20	1 × 6 and wider shearing to each bearing	Wider that 4-8d box (3-8d com 3-10d box 4 staples,	n 1 \times 8 $(2^{1}/_{2} \times 0.113);$ or non $(2^{1}/_{2} \times 0.131);$ or $(3 \times 0.128);$ or 1 "crown, 16 ga., $1^{3}/_{4}$ "long	Fac	- naii	CL	SE SE DE	s zone ^m CAT		
21	Joist to sill, top plate or girder	4-8d box (3-8d comr 3-10d box 3-3 ° x 0 1	Floor $2^{1/2}$ " × 0.113 "); or non ($2^{1/2}$ " × 0.131 "); or (3 " × 0.128 "); or 31 " nails	Toe	nail		vind Wind	on' debri		
22	Rim joist, band joist or blocking to sill or top	8d box (2 ^t 8d commo	/2 [*] × 0.113 [*]) m (2 ¹ /2 [*] × 0.131 [*]); or	4 ″o.c.	toe nail		DESIGN Special	regi		L
	plate (roof applications also)	10d box (3 3 " × 0.131 3-8d box (3 "× 0.128 "); or "nails 2 ¹ /, "× 0.113 "); or	6 " o.c.	toe nail		WINI Graphic	ects ⁴		
23	$1\ "\times 6\ "$ subfloor or less to each joist	2-8d comm 3-10d box 2 staples, 1	non $(2^{1}/_{2} \times 0.131)$; or (3 " × 0.128); or L "crown, 16 ga., 1 ³ /, "long	Face	e nail		Topo	e		
24	2 "subfloor to joist or girder	3-16d box 2-16d com	(3 ¹ / ₂ " × 0.135); or mon (3 ¹ / ₂ " × 0.162 ")	Blind and	face nail		Speed	(կժա)		
25	2 "planks (plank & bearn-floor & roof)	3-16d box 2-16d com	$(3^{1}/_{2} \times 0.135)$; or mon $(3^{1}/_{2} \times 0.162)$ mon $(3^{1}/_{2} \times 0.162)$	At each beari	ng, face nail		ROUND	LOAD		
26	Band or rim joist to joist	4-10 box (3 4-3 " × 0.13 4-3 " × 14 g	3 "× 0.128 "), or 11 "nails; or 13 staples, ⁷ / ₁₆ "crown	End	nail				ŝ.	
		20d comme	on (4 " × 0.192 "); or	Nail each layer as f at top and bottom a	ollows: 32 " o. nd staggered.	c.				
27	Built-up girders and beams, 2-inch lumber layers	3 " × 0.131 And:	"nails	staggered on oppos	ite sides	·····				
		2-20d com 3-10d box 3-3 " × 0.13	mon (4 "× 0.192"); or (3 "× 0.128"); or 1 "nails	Face nail at ends ar	id at each splie	ce				
28	Ledger strip supporting joists or rafters	4-16d box 3-16d com 4-10d box 4-3 " × 0.13	(3 ¹ / ₂ "× 0.135); or mon (3 ¹ / ₂ "× 0.162 "); or (3 "× 0.128 "); or 1 " nails	At each joist or r	after, face nai	1 1				
29	Bridging to joist		2-10d (3 "× 0.128")	Each end, SPACING OF I	toe nail ASTENERS	~	L	C	ഗ	$\tilde{\mathbf{x}}$
ITEM	DESCRIPTION OF BUILDING ELEMENTS		NUMBER AND TYPE OF FASTENER ^{a, b, c}	Edges (inches) ^h	Intermediat supports ^{e.} (inches)	e =	a)		Ð	8-
30	Wood structural panels, subfloor, roof and [see Table R602.3(3) for v	interior wall wood structur 6d commor	sheathing to framing and particleboard w al panel exterior wall sheathing to wall fr $1 (2^{\circ} \times 0.113^{\circ})$ nail (subfloor, wall) ¹	atl sheathing to frami aming) 6	ng 12 ^r		Ŭ	O)	<u>ب</u>	26-
31	$\frac{19}{32} - 1^{n}$	8d commor	$\frac{12 r_2}{2} \times 0.131 \text{ J nail (rool)}$ $\frac{12 r_2}{2} \times 0.131 \text{ J nail (rool)}$ $\frac{12 r_2}{2} \times 0.148 \text{ J nail or}$	6	12 ^r			•		2
32	1 ¹ / ₈ ⁻ - 1 ¹ / ₄ ⁻	8d {2 ³ / ₂ " x Other	0.131) deformed nail wall sheathings	6	12		ı		C	(2)
33 "	 ⁷2 structural cellulosic fiberboard sheathing ²⁵/₃₂ "structural cellulosic 	$1^{1/2}$ galvar diameter, o $1^{3/2}$ galvar	nized roofing nail, ⁷ / ₁₆ "head r 1 "crown staple 16 ga., 1 ¹ / ₄ " long nized roofing nail. ⁷ / ₁ , "head diama	3	6		`	(U)	0	(42)
34 35	fiberboard sheathing	ter, or 1 "cr 1 ¹ / _z "galvar	own staple 16 ga., 1^{1}_{4} "long lized roofing nail; staple galvanized,	3	6		0	e	ഗ	Ċ
36	⁵ / ₈ "gypsum sheathing ⁴	$1^{3}/_{4}$ "galvan $1^{3}/_{4}$ " galvan $1^{5}/_{8}$ " long: 1	1274 screws. Type W or S 122ed roofing nail; staple galvanized, 15% "screws, Type W or S	7	7				S	
37	Wood structural p	anels, combine	nation subfloar underlayment to framing d (2 " \times 0.120 ") nail; or	6	12		C	σ	σ	•
38	7/ ₈ "~ 1 "	ou common 8d common 8d deforme	$1 (2^{7}_{2} \times 0.131^{\circ}) \text{ nail}$ ($2^{1}/_{2}$ " $\times 0.131^{\circ}$) nail; or d ($2^{1}/_{2}$ " $\times 0.120^{\circ}$) nail	6	12					
39	$1^{1}/_{g}^{-n} - 1^{1}/_{4}^{-n}$	10d commo 8d deforme	on (3 "× 0.148 ") nail; or d ($2^{1/2}$ "× 0.120 ") nail	6	12	D	ATE:		S	HEE

TABLE R602.3(1

FASTENING SCHEDULE

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BSF19-01341

Enclosure 21

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a. Nails are smooth common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less. b. Staples are 16 gage wire and have a minimum $T_{\rm uc}$ inch on diameter crown width

c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater

WILLAMETTE MERIDIAN. IN KING COUNTY WASHINGTON, DESCRIBED AS

THENCE WESTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID BLOCK, A DISTANCE OF 290.00 FEET TO THE EASTERLY LINE OF 10

EXCEPT THE SOUTH 4.27 FEET OF THE NORTH 60.00 FEET OF THE

			BSF19-01341 Enclosure 21
	PROJECT SITE OWNER: HARLEY SITE ADDRESS: TAX ACCT. NO.'S.: TOTAL LOT AREA: PROJECT CONT	Image: Constraint of the second state of the second sta	NO. DATE APPR. BY REVISION APPR. NO. DATE APPR. BY REVISION APPR. APPR. BY BR REVISION APPR. APPR. APPR. BY BR APPR. APPR. APPR. APPR. APPR. APPR. APPR. APPR. APPR. </th
C SCALE 0 10 20 IN FEET 20'	OWNER/DEVELOPER: CIVIL ENGINEER: SURVEYOR: UTILITY CONTA	HARLEY & RITA LANG 6304 LAKEVIEW DRIVE N.E. KIRKLAND, WA 98033 CONTACT: RITA LANG PITTMAN ENGINEERING 12819 SE 38TH STREET #159 BELLEVUE, WA 98006 CONTACT: JOHN J. PITTMAN, PE PHONE: (425) 562–7226 TRIAD 20300 WOODINVILLE SNOHOMISH RD. N.E., STE. A WOODINVILLE, WA 98072 PHONE: (425) 415–2000	AN ENGINEERING INGINEERING AND CONSULTING N, P.E. 12819 SE 38TH STREET, #159 BELLEVUE, WA 98006 (425) 562-7226
	SANITARY SEWER:	CITY OF KIRKLAND PUBLIC WORKS DEPT. 123 FIFTH AVENUE KIRKLAND, WA 98033 CITY OF KIRKLAND PUBLIC WORKS DEPT. 123 FIFTH AVENUE KIRKLAND, WA 98033	DITTM/ CIVILE JOHN J. PITTMA
	ELECTRIC: GAS TELEPHONE:	PUGET SOUND ENERGY PHONE: 1-800-321-4123 PUGET SOUND ENERGY PHONE: 1-800-321-4123 VERIZON CONTACT: MIKE FESKENS PHONE: 425-710-4111	1341 NG WASHINGTON
	BASIS OF BEAF NORTH 01°43'47" EA STREET & LAKEVIEW STREET & LAKEVIEW DATUM HORIZONTAL – NADA NAVIGATION SATELLI PROVIDED BY THE V VERTICAL – NAVD & BENCHMARK ORIGINATING BENCHM TOP OF 1–1/2" BRA INTERSECTION OF NE ELEVATION 31.077' <u>TBM "A"</u> SCRIBED SQUARE OF CROSS WALK. ELEVATION = 69.19'	AST BETWEEN THE CALCULATED INTERSECTION OF NE 60TH O DRIVE AND THE CALCULATED INTERSECTION OF NE 64TH O DRIVE. 33–2011 EPOCH 2010.00 – BASED ON GLOBAL TE SYSTEM (GNSS) OBSERVATIONS WITH CORRECTIONS VASHINGTON STATE REFERENCE NETWORK (WSRN). 38 MARK: CITY OF KIRKLAND BENCH LOOP #98 ASS DISC ON 4"X4" CONC. MON. IN CASE DOWN 0.75' AT E 60TH ST. AND LAKE WASHINGTON BLVD.	LANG RESIDENCE BSF 19-01 COVER SHEET HARLEY & RITA LA 6304 LAKEVIEW DRIVE NE KIRKLAND
, S CH'S N)2ND IE	TBM "B" CHISELED SQUARE II E-W SIDEWALKS. ELEVATION = 71.81'	N BACK OF WALK AT INTERSECTION LINES OF N-S AND SHEET INDEX 1 COVER SHEET 2 T.E. & S.C. PLAN 3 SITE IMPROVEMENT PLAN 4 CITY STANDARD DETAILS 5 CITY STANDARD DETAILS PROJECT REF:	FOR: HARLEY & RITA LANG 6304 LAKEVIEW DRIVE NE KIRKLAND, WA 98033
EAST	all 2 Working Days Before You	THESE PLANS ARE APPROVED FOR CONFORMANCE WITH THE CITY OF KIRKLAND'S ENGINEERING REQUIREMENTS.	DESIGN BY: GLB DRAWN BY: GLB SCALE: AS NOTED

APPROVED BY:

DATE APPROVED:

DATE: 4-11-18

1 of 5

1-800-424-5555

Utilities Underground Location Center

(ID,MT,ND,OR,WA)

EROSION & SEDIMENT CONTROL NOTES 1. THE APPROVED CONSTRUCTION SEQUENCE SHALL BE AS FOLLOWS: a. CONDUCT PRE-CONSTRUCTION MEETING.	'ORTION	С
 c. POST SIGN WITH NAME AND PHONE NUMBER OF TESC SUPERVISOR. d. INSTALL CATCH BASIN PROTECTION IF REQUIRED. e. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S). f. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.). g. CONSTRUCT SEDIMENT PONDS AND TRAPS. h. GRADE AND STABILIZE CONSTRUCTION ROADS. i. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT. j. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF KIRKLAND STANDARDS AND MANUFACTURERS RECOMMENDATIONS. k. RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CITY TESC MINIMUM REQUIREMENTS. l. COVER ALL AREAS WITHIN THE SPECIFIED TIME FRAME WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, CRUSHED ROCK OR EQUIVALENT. m. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN 7 DAYS. n. SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS. o. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED IF APPROPRIATE. 2. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF KIRKLAND STANDARDS AND SPECIFICATIONS. 3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE SET BY SURVEY AND CLEARLY FLAGGED IN THE FIELD BY A CLEARING CONTROL FEROL LIMITS SHOWN ON THIS PLAN SHALL BE SET BY SURVEY AND CLEARLY FLAGGED IN THE FIELD BY A CLEARING CONTROL FEROL LIMITS SHOWN ON THIS PLAN SHALL BE SET BY SURVEY AND CLEARLY FLAGGED IN THE FIELD BY A CLEARING CONTROL FEROLE PRIOR TO CONSTRUCTION. DURING THE CONTROL THE FLACCED CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE SET BY SURVEY AND CLEARLY FLAGGED IN THE FIELD BY A CLEARING CONTROL FEROLEPHICE TON DEFINICE. 		
THE FLAGGING SHALL BE MAINTAINED BY THE PERMITTEE/CONTRACTOR FOR THE DURATION OF CONSTRUCTION. 4. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.). 5. THE IMPLEMENTATION OF THIS ESC PLAN AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED. 6. A COPY OF THE APPROVED ESC PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. 7. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS. WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL. 8. THE ESC FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS ON THE APPROVED LOCATIONS MAY BE MOVED TO SUIT FIELD CONDITIONS, SUBJECT TO APPROVAL BY THE ENGINEER AND THE CITY OF KIRKLAND INSPECTOR. 9. THE ESC FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS ON THE APPROVED LOCATIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED (E.G., ADDITIONAL SUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.) AS NEEDED FOR UNEXPECTED STORM EVENTS. ADDITIONALLY, MORE ESC FACILITIES MAY BE REQUIRED TO ENSURE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES OVER AND ABOVE THE MINIMUM REQUIREMENTS AS MAY BE NEEDED. 10. THE FEOCE FACILITIES SHALL BE INSPECTED BY THE PERMITTEE/CONTRACTOR DAILY DURING NON-RAINEAL PERIODS. EVERY HOUR (DAYLIGHT)		
DURING A RAINFALL EVENT, AND AT THE END OF EVERY RAINFALL, AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. IN ADDITION, TEMPORARY SILTATION PONDS AND ALL TEMPORARY SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED, PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION HAS PASSED. WRITTEN RECORDS SHALL BE KEPT DOCUMENTING THE REVIEWS OF THE ESC FACILITIES IN THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 48 HOURS FOLLOWING A STORM EVENT. 12. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT. 13. ALL DENUDED SOILS MUST BE STABILIZED WITH AN APPROVED TESC METHOD (E.G. SEEDING, MULCHING, PLASTIC COVERING, CRUSHED ROCK) WITHIN THE FOLLOWING TIMELINES: MAY 1 TO SEPTEMBER 30 – SOILS MUST BE STABILIZED WITHIN 7 DAYS OF GRADING. OCTOBER 1 TO APRIL 30 – SOILS MUST BE STABILIZED WITHIN 2 DAYS OF GRADING. STABILIZE SOILS AT THE END OF THE WORKDAY PRIOR TO A WEEKEND, HOLDDAY, OR PREDICTED RAIN EVENT. 14. WHERE SEEDING FOR TEMPORARY EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROPRIATE RATE (EXAMPLE: ANNUAL OR PERENNIAL RYE APPLIED AT APPROXIMATELY 80 POUNDS PER ACRE). 15. WHERE STRAW MULCH IS REQUIRED FOR TEMPORARY EROSION CONTROL, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2".	₩ ₩ ₩ GV	
 ALL LOTS ADJOINING OR HAVING ANY NATIVE GROWTH PROTECTION EASEMENTS (NGPE) SHALL HAVE A 6' HIGH TEMPORARY CONSTRUCTION FENCE (CHAIN LINK WITH PIER BLOCKS) SEPARATING THE LOT (OR BUILDABLE PORTIONS OF THE LOT) FROM THE AREA RESTRICTED BY THE NGPE AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR CLEARING AND REMAIN IN PLACE UNTIL THE PLANNING DEPARTMENT AUTHORIZES REMOVAL. CLEARING LIMITS SHALL BE DELINEATED WITH A CLEARING CONTROL FENCE. THE CLEARING CONTROL FENCE SHALL CONSIST OF A 6-FT. HIGH CHAIN LINK FENCE ADJACENT THE DRIP LINE OF TREES TO BE SAVED, WETLAND OR STREAM BUFFERS, AND SENSITIVE SLOPES. CLEARING CONTROL FENCES ALONG WETLAND OR STREAM BUFFERS OR UPSLOPE OF SENSITIVE SLOPES SHALL BE ACCOMPANIED BY AN EROSION CONTROL FENCE. IF APPROVED BY THE CITY, A FOUR-FOOT HIGH ORANGE MESH CLEARING CONTROL FENCE MAY BE USED TO DELINEATE CLEARING LIMITS IN ALL OTHER AREAS. OFF-SITE STREETS MUST BE KEPT CLEAN AT ALL TIMES. IF DIRT IS DEPOSITED ON THE PUBLIC STREET SYSTEM, THE STREET SHALL BE IMMEDIATELY CLEANED WITH POWER SWEEPER OR OTHER EQUIPMENT. ALL VEHICLES SHALL LEAVE THE SITE BY WAY OF THE CONSTRUCTION ENTRANCE AND SHALL BE CLEANED OF ALL DIR THAT WOULD BE DEPOSITED ON THE PUBLIC STREETS. ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF 1' AND MUST MEET THE FOLLOWING SPECIFICATIONS: 4"-8" ROCK/40%-70% PASSING; 2"-4" ROCK/30%-40% PASSING; AND 1"-2" ROCK/10%-20% PASSING, RECYCLED CONCRETE SHALL NOT BE USED FOR EROSION PROTECTION, INCLUDING CONSTRUCTION ENTRANCE OR TEMPORARY STABILIZATION ELSEWHERE ON THE SITE. IF ANY PART(S) OF THE CLEARING LIMIT BOUNDARY OR TEMPORARY EROSION/SEDIMENTATION CONTROL PLAN IS/ARE DAMAGED, IT SHALL BE REPAIRED IMMEDIATELY. 	M	ID AVE. NE
 ALL PROPERTIES ADJACENT TO THE PROJECT SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND RUNOFF. AT NO TIME SHALL MORE THAN 1' OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED IMMEDIATELY FOLLOWING REMOVAL OF EROSION CONTROL BMPS. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM. ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE PERMANENT FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION OR DISPERSION SYSTEM, THE FACILITY SHALL NOT BE USED AS A TEMPORARY SETTLING BASIN. NO UNDERGROUND DETENTION TANK, DETENTION VAULT, OR SYSTEM WHICH BACKS UNDER OR INTO A POND SHALL BE USED AS A TEMPORARY SETTLING BASIN. ALL EROSION/SEDIMENTATION CONTROL PONDS WITH A DEAD STORAGE DEPTH EXCEEDING 6" MUST HAVE A PERIMETER FENCE WITH A MINIMUM HEIGHT OF 3'. THE WASHED GRAVEL BACKFILL ADJACENT TO THE FILTER FABRIC FENCE SHALL BE REPLACED AND THE FILTER FABRIC CLEANED IF IT IS NONFUNCTIONAL BY EXCESSIVE SILT ACCUMULATION AS DETERMINED BY THE CITY OF KIRKLAND. ALSO, ALL INTERCEPTOR SWALES SHALL BE CLEANED IF SILT ACCUMULATION EXCEEDS ONE-QUARTER DEPTH. PRIOR TO THE OCTOBER 1 OF EACH YEAR (THE BEGINNING OF THE WET SEASON), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. THE IDENTIFIED DISTURBED AREAS SHALL BE SUBMITTED TO THE WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. THE IDENTIFIED DISTURBED AREAS SHALL BE SUBMITTED TO THE PUBLIC WORKS CONSTRUCTION INSPECTOR. THE INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE 		NE (102N
 WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES. 27. ANY AREA TO BE USED FOR INFILTRATION OR PERVIOUS PAVEMENT (INCLUDING A 5-FOOT BUFFER) MUST BE SURROUNDED BY SILT FENCE PRIOR TO CONSTRUCTION AND UNTIL FINAL STABILIZATION OF THE SITE TO PREVENT SOIL COMPACTION AND SILTATION BY CONSTRUCTION ACTIVITIES. 28. IF THE TEMPORARY CONSTRUCTION ENTRANCE OR ANY OTHER AREA WITH HEAVY VEHICLE LOADING IS LOCATED IN THE SAME AREA TO BE USED FOR INFILTRATION OR PERVIOUS PAVEMENT, 6" OF SEDIMENT BELOW THE GRAVEL SHALL BE REMOVED PRIOR TO INSTALLATION OF THE INFILTRATION FACILITY OR PERVIOUS PAVEMENT, 6" OF SEDIMENT BELOW THE GRAVEL SHALL BE REMOVED PRIOR TO INSTALLATION OF THE INFILTRATION FACILITY OR PERVIOUS PAVEMENT (TO REMOVE FINES ACCUMULATED DURING CONSTRUCTION). 29. ANY CATCH BASINS COLLECTING RUNOFF FROM THE SITE, WHETHER THEY ARE ON OR OFF THE SITE, SHALL HAVE ADEQUATE PROTECTION FROM SEDIMENT. CATCH BASINS DIRECTLY DOWNSTREAM OF THE CONSTRUCTION ENTRANCE OR ANY OTHER CATCH BASIN AS DETERMINED BY THE CITY INSPECTOR SHALL BE PROTECTED WITH A "STORM DRAIN PROTECTION INSERT" OR EQUIVALENT. 30. IF A SEDIMENT POND IS NOT PROPOSED, A BAKER TANK OR OTHER TEMPORARY GROUND AND/OR SURFACE WATER STORAGE TANK MAY BE REQUIRED DURING CONSTRUCTION, DEPENDING ON WEATHER CONDITIONS. 31. DO NOT FLUSH CONCRETE BY-PRODUCTS OR TRUCKS NEAR OR INTO THE STORM DRAINAGE SYSTEM. IF EXPOSED AGGREGATE IS FLUSHED INTO THE STORM SYSTEM, IT COULD MEAN RE-CLEANING THE ENTIRE DOWNSTREAM STORM SYSTEM, OR POSSIBLY RE-LAYING THE STORM LINE. 32. CONSTRUCTION DEWATERING DISCHARGES SHALL ALWAYS MEET WATER QUALITY GUIDELINES LISTED IN COK POLICY E-1. SPECIFICALLY, DISCHARGES TO THE PUBLIC STORMWATER DRAINAGE SYSTEM MUST BE BELOW 25NTU, AND NOT CONSIDERED A PROHIBITED DISCHARGE (PER MOLT THE PUBLIC STORMWATER DRAINAGE SYSTEM MUST BE BELOW 25NTU, AND NOT CONSIDERED A PROHIBITED DISCHARGE (PER MOLT 15 POSOL) THE PUBLIC STORMWATER DRAINAGE SYSTEM MUST BE BELOW 25NTU, AND NOT CONSIDERED A PROHIBI		IEW DR.
WASTE PROGRAM (206-263-3000) AND NOTIFICATION TO THE PUBLIC WORKS CONSTRUCTION INSPECTOR. 33. RECYCLED CONCRETE SHALL NOT BE STOCKPILED ON SITE, UNLESS FULLY COVERED WITH NO POTENTIAL FOR RELEASE OF RUNOFF.	× ·	LAKEV
C	SD ≩ ₩V	
SURVEY NOTE:	¥wv ≰	W
EXISTING SURVEY FEATURES, BOUNDARY AND TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, PITTMAN ENGINEERING CANNOT ENSURE THE ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF DATA/INFORMATION PROVIDED BY OTHERS, OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT. ADDITIONAL SURVEY NOTF:		
TOPOGRAPHY NOTE: THE ON-SITE TOPOGRAPHICAL MAPPING WAS PROVIDED BY TRIAD (FEBRUARY, 2018) SEE SURVEY FOR SECTION BREAKDOWN.		
EXISTING UTILITY NOTE:		
ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED		

WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

APPROVED BY:

DATE APPROVED:

Utilities Underground Location Center (ID,MT,ND,OR,WA)

DATE: 4-11-18

- ALL NEW SIGNS REQUIRED IN THE PUBLIC RIGHT-OF-WAY MUST BE PURCHASED FROM, AND INSTALLED BY, THE CITY OF KIRKLAND PUBLIC WORKS DEPARTMENT. WHEN INSTALLING NEW SIDEWALK, THE AREA BEHIND THE SIDEWALK MUST BE GRADED SO THAT THE YARD DRAINAGE DOES NOT DRAIN OVER THE SIDEWALK. ANY EXISTING PUBLIC IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED PRIOR TO FINAL INSPECTION. 21. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL PUBLIC STREETS FREE FROM MUD AND DEBRIS AT ALL THE CONTRACTOR SHALL BE PREPARED TO USE POWER SWEEPERS OR OTHER PIECES OF EQUIPMENT NECESSARY TO KEEP THE ROADWAYS CLEAN. 22. BACKFILL IN ALL STREET CUTS ON ARTERIALS WILL BE CONTROL DENSITY FILL (CDF). CONTRACTOR MUST PROVIDE STEEL PLATING NECESSARY TO ALLOW THE CDF TO CURE. 23. WHEN CONSTRUCTING NEW CURB AND GUTTER WHICH DOES NOT ALIGN WITH THE EXISTING EDGE OF PAVEMENT, THE ROADWAY MUST BE TAPERED FROM THE ENDS OF THE NEW CURB AND GUTTER TO MATCH THE EXISTING PAVEMENT. THE ENTRY TAPER INTO THE NEW IMPROVEMENTS SHALL BE 5:1, AND LEAVING THE NEW IMPROVEMENTS SHALL BE 10:1. WHEN AN EXISTING ROADWAY IS TO BE WIDENED, THE EXISTING PAVEMENT MUST BE SAW CUT AT LEAST ONE FOOT FROM THE EDGE TO PROVIDE A PROPER MATCH BETWEEN NEW AND EXISTING ASPHALT. HOWEVER, WHEN THE EXISTING PAVEMENT CONTAINS ALLIGATORED AREAS, THOSE AREAS MUST BE REMOVED PRIOR TO WIDENING. ALL SAW CUTS SHALL BE PARALLEL OR PERPENDICULAR TO THE RIGHT-OF-WAY CENTERLINE. 25. ALL ROCKERIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE MOST CURRENT GUIDELINES OF THE ASSOCIATION. GENERAL NOTES

- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
- 1. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION.
- 3. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH WSDOT/APWA STANDARD PLANS, STANDARD SPECIFICATIONS, CITY OF KIRKLAND
- STANDARD, LATEST AMENDMENTS TO SPECIAL PROVISION AND THE PLANS. 4. A COPY OF THE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. 5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE TRAFFIC CONTROL TO ENSURE TRAFFIC SAFETY DURING CONSTRUCTION
- ACTIVITIES; THEREFORE, THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE PUBLIC WORKS DEPARTMENT PRIOR TO STARTING ANY WORK IN THE RIGHT OF ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL
- 6. ANY EXISTING PUBLIC IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED PRIOR TO FINAL INSPECTION.
- OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). 7. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL PUBLIC STREETS FREE OF MUD AND DEBRIS AT ALL TIMES. THE CONTRACTOR SHALL BE PREPARED TO USE POWER SWEEPERS OR OTHER PIECE OF EQUIPMENT NECESSARY TO KEEP THE ROADWAYS CLEAN.
- 3. EXISTING SIGNAL SYSTEM TO BE OPERATIONAL UNTIL SWITCH OVER. SEE SPECIAL PROVISIONS FOR REMOVAL INFORMATION

- 9. ALL SIGNAL SYSTEM COORDINATION WITH KIRKLAND TRAFFIC SHALL BE DONE THROUGH KIRKLAND CIP REPRESENTATIVE. 10. ANY ROADWAY/INTERSECTION SIGN/MARKING REMOVED OR TEMPORARILY MOVED BY THE CONTRACTOR SHALL BE RESTORED BY THE END OF DAY AS TO COMPLY WITH THE CURRENT CITY OF KIRKLAND STANDARDS. RELOCATED SIGNS SHALL BE INSTALLED ON NEW GALVANIZED PIPE PER COK PLAN CK-R.43 EXCEPT BUS SIGNS. 12. WHEN AN EXISTING ROADWAY IS TO BE WIDENED. THE EXISTING PAVEMENT MUST BE SAWCUT AT LEAST ONE FOOT FROM THE EDGE TO
- PROVIDE A PROPER MATCH BETWEEN NEW AND EXISTING ASPHALT, HOWEVER WHEN EXISTING PAVEMENT CONTAINS ALLIGATORED AREAS. THOSE AREAS MUST BE REMOVED PRIOR TO WIDENING. ALL SAWCUTS MUST BE PARALLEL OR PERPENDICULAR TO THE RIGHT OF WAY CENTERLINE. 13. BACKFILL IN ALL STREET CUTS ON ARTERIALS WILL BE CONTROL DENSITY FILL (CDF). CONTRACTOR MUST PROVIDE STEEL PLATES TO ALLOW
- 14. WHEN INSTALLING NEW SIDEWALKS, THE AREA BEHIND THE SIDEWALK MUST BE GRADED SO THAT THE YARD DRAINAGE DOES NOT DRAIN OVER THE SIDEWALK. 15. SIDEWALK AND CURB AND GUTTER CANNOT BE POURED MONOLITHICALLY. THERE MUST BE A COLD JOINT OR FULL-DEPTH EXPANSION JOINT BETWEEN THEM.
- 16. ALL CONCRETE FOR SIDEWALKS AND CURBS AND GUTTERS MUST BE 4000 PSI MINIMUM

- . 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. SPECIFICATIONS.
- ALL ROADWAY WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH THE CURRENT APWA AND CITY OF KIRKLAND STANDARDS AND

I. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR

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

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

4. ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL, ALL CHANGES SHALL BE SUBMITTED TO THE CITY.

ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SIMILARLY STABILIZED TO THE SATISFACTION OF THE CITY OF KIRKLAND

SHALL BE A TYPE II CATCH BASIN. TYPE II CATCH BASINS EXCEEDING FIVE FEET (5') IN DEPTH SHALL HAVE A STANDARD LADDER INSTALLED.

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

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

13. CONSTRUCTION OF DEWATERING DISCHARGES SHALL ALWAYS MEET WATER QUALITY GUIDELINES LISTED IN COK POLICY E-1. SPECIFICALLY,

14. ISSUANCE OF A BUILDING OR LAND SURFACE MODIFICATION PERMIT BY THE CITY OF KIRKLAND DOES NOT RELIEVE THE OWNER OF THE

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. NO FINAL CUT OR FILL SLOPE SHALL EXCEED SLOPES OF TWO (2) HORIZONTAL TO ONE (1) VERTICAL WITHOUT STABILIZATION BY ROCKERY OR BY A

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. THE UNDERGROUND UTILITY LOCATION SERVICE

SHALL BE CONTACTED FOR FIELD LOCATION OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. THE OWNER OR HIS REPRESENTATIVE SHALL BE CONTACTED IF A UTILITY CONFLICT EXISTS. FOR UTILITY LOCATION IN KING COUNTY, CALL 1-800-424-5555. THE CONTRACTOR IS RESPONSIBLE T

20. ALL INLET, MANHOLE, AND CATCH BASIN FRAMES AND GRATES SHALL NOT BE ADJUSTED TO GRADE UNTIL IMMEDIATELY PRIOR TO FINAL

ROCK AND MECHANICALLY COMPACTED (UNLESS OTHERWISE APPROVED BY THE CITY). FOR STREETS CLASSIFIED AS ARTERIALS OR COLLECTORS,

22. 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

BACKFILL FOR CROSSINGS SHALL BE CDF. CUTS INTO THE EXISTING ASPHALT SHALL BE NEAT LINE CUT WITH SAW OR JACKHAMMER IN A

23. GROUT ALL SEAMS AND OPENINGS IN ALL INLETS, CATCH BASINS, AND MANHOLES, JETSET GROUT IS NOT ALLOWED.

19. 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

21. OPEN CUT ROAD CROSSINGS FOR UTILITY TRENCHES ON EXISTING TRAVELED ROADWAY SHALL BE BACKFILLED ONLY WITH 5/8" MINUS CRUSHED

CONTINUOUS LINE. A TEMPORARY COLD MIX PATCH MUST BE PLACED IMMEDIATELY AFTER BACKFILL AND COMPACTION. A PERMANENT HOT MIX PATCH

24. WHEN WIDENING AN EXISTING ROADWAY WHERE AN EXISTING TYPE I CATCH BASIN WILL REMAIN IN THE TRAVEL LANE, THE EXISTING FRAME AND COVER SHALL BE REPLACED WITH A ROUND, LOCKING FRAME AND COVER. 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.

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

17. ALL MANHOLE LADDERS SHALL BE FIRMLY ATTACHED AND EXTEND TO WITHIN 1' OF THE BOTTOM OF THE STRUCTURE.

ACCEPT ANY OBLIGATION FOR THE PROPER FUNCTIONING AND MAINTENANCE OF THE SYSTEM DURING OR FOLLOWING CONSTRUCTION EXCEPT AS

DISCHARGES TO THE PUBLIC STORMWATER DRAINAGE SYSTEM MUST BE BELOW 25NTU, AND NOT CONSIDERED A PROHIBITED DISCHARGE (PER KMC 15.52.090). TEMPORARY DISCHARGES TO SANITARY SEWER REQUIRE PRIOR AUTHORIZATION AND PERMIT FROM KING COUNTY INDUSTRIAL WASTE

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

CONTINUING LEGAL OBLIGATION AND/OR LIABILITY CONNECTED WITH STORM SURFACE WATER DISPOSITION. FURTHER, THE CITY OF KIRKLAND DOES NOT

ALL TRENCH BACKFILL SHALL BE COMPACTED TO 95 PERCENT DENSITY IN ROADWAYS, ROADWAY SHOULDERS, ROADWAY PRISM AND DRIVEWAYS, AND 85 PERCENT DENSITY IN UNPAVED AREAS. ALL PIPE ZONE COMPACTION SHALL BE 95 PERCENT. 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, CONFINED SPACE

MINIMUM COVER OVER STORM DRAINAGE PIPES IN ROW OR VEHICULAR PATH SHALL BE 18 INCHES, UNLESS OTHER DESIGN IS APPROVED.

ALL CATCH BASINS SHALL BE TYPE I UNLESS OTHERWISE NOTED. CATCH BASINS WITH A DEPTH OF OVER FIVE FEET (5') TO THE PIPE INVERT

10. ALL STORM DRAINAGE MAIN EXTENSIONS WITHIN THE PUBLIC RIGHT-OF-WAY OR IN EASEMENTS MUST BE STAKED FOR LINE AND GRADE PRIOR

11. ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF ONE

12. ALL PIPE, MANHOLES, CATCH BASINS, AND APPURTENANCES SHALL BE LAID ON A PROPERLY PREPARED FOUNDATION IN ACCORDANCE WITH THE

A COPY OF THE APPROVED STORM WATER PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

DEPARTMENT OF PUBLIC WORKS FOR THE PREVENTION OF ON-SITE EROSION AFTER THE COMPLETION OF CONSTRUCTION.

STORM DRAIN GENERAL NOTES

REQUIRED BONDS.

TO STARTING CONSTRUCTION.

SPRINGLINE OF THE PIPE.

STRUCTURAL RETAINING WALL.

STANDARD D.02.

PROJECT'S PERFORMANCE BOND.

ROAD NOTES

TEMPORARY STABILIZATION ELSEWHERE ON SITE

SECURING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.

CONSTRUCTION, PREPARED BY WSDOT AND THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA).

STEEL PIPE SHALL HAVE ASPHALT TREATMENT #1 OR BETTER INSIDE AND OUTSIDE

BOULDERS, OR ROCK. PIPE BEDDING FOR FLEXIBLE PIPES SHALL BE PEA GRAVEL TO THE

ENSURE THAT UTILITY LOCATES ARE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

PAVING. ALL CATCH BASIN GRATES SHALL BE SET 0.10' BELOW PAVEMENT LEVEL.

25. RECYCLED CONCRETE SHALL NOT BE USED AROUND STORMWATER FACILITIES.

OUTLINED IN THE CITY OF KIRKLAND PUBLIC WORKS STANDARDS.

CITY OF KIRKLAND, COMPLETE IN PLACE AND READY TO USE.

PROGRAM (206-263-3000) AND NOTIFICATION TO THE PUBLIC WORKS CONSTRUCTION INSPECTOR.

- OTHERWISE APPROVED BY THE PUBLIC WORKS DEPARTMENT.

- A COPY OF THE APPROVED ROADWAY PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- ALL PUBLIC ROADWAYS SHALL BE CONSTRUCTED OF 2" CLASS "B" AC PAVING ON 4" ASPHALT-TREATED BASE (ATB), UNLESS DENSITY TEST REPORTS WILL BE REQUIRED FOR ALL PUBLIC ROADWAYS AND ALL PRIVATE ROADWAYS WITHIN PLATS. ALL TRENCH
- BACKFILL SHALL BE COMPACTED TO 95 PERCENT DENSITY IN ROADWAYS, ROADWAY SHOULDERS, ROADWAY PRISM AND DRIVEWAYS,
- AND 85 PERCENT DENSITY IN UNPAVED AREAS. ALL PIPE ZONE COMPACTION SHALL BE 95 PERCENT.
- ALL COMMERCIAL AND RESIDENTIAL DRIVEWAYS MUST CONFORM TO THE CITY OF KIRKLAND DEPARTMENT OF PUBLIC WORKS DRIVEWAY POLICY
- ALL CONCRETE FOR SIDEWALKS AND CURB AND GUTTER MUST BE 4,000 PSI MINIMUM. (5-3/4 SACK MIX.)
- DEVELOPER/CONTRACTOR SHALL COORDINATE WITH THE U.S. POSTAL SERVICE FOR THE NEW LOCATION OF THE MAILBOX
- IN THE CASE OF NEW ROAD CONSTRUCTION OR RECONSTRUCTION REQUIRING MAILBOXES TO BE MOVED OR REARRANGED, THE STRUCTURE
- ANY ROADWAY SIGNAGE OR STRIPING REMOVED OR TEMPORARILY MOVED BY THE CONTRACTOR SHALL BE RESTORED SO AS TO MEET THE CURRENT CITY OF KIRKLAND STANDARDS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY TRAFFIC CONTROL TO ENSURE TRAFFIC SAFETY

- CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) OR AS MODIFIED BY THE TRAFFIC ENGINEER.
- DURING CONSTRUCTION ACTIVITIES. THEREFORE, THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE PUBLIC WORKS DEPARTMENT AT LEAST 48 HOURS PRIOR TO STARTING ANY WORK IN THE RIGHT-OF-WAY. ALL TRAFFIC CONTROL DEVICES SHALL WHERE A SIDEWALK IS TO BE CONSTRUCTED ABOVE A SLOPE OR ADJACENT TO A ROCKERY OR RETAINING WALL WHERE THE LOWEST FINISHED ELEVATION OF THE SLOPE, ROCKERY, OR RETAINING WALL IS TO BE THIRTY INCHES (30") OR MORE BELOW THE

- FINISHED ELEVATION OF THE SIDEWALK. A SAFETY RAILING SHALL BE REQUIRED WHEN: (A) THE PLANE OF THE WALL FACE IS LESS THAN 4' IN HORIZONTAL DISTANCE FROM THE OUTSIDE EDGE OF THE SIDEWALK; (B) THE SLOPES ADJACENT TO THE SIDEWALK AVERAGE GREATER THAN TWO TO ONE.
- THE MAXIMUM GRADE FOR PRIVATE ROADWAYS SHALL BE TWENTY PERCENT (20%), OR FIFTEEN PERCENT (15%) IF USED FOR FIRE ACCESS. FOR PUBLIC ROADWAYS, THE MAXIMUM GRADE SHALL BE FIFTEEN PERCENT (15%).
- DEAD-END STREETS SHALL BE APPROPRIATELY SIGNED AND BARRICADED. SEE MOST CURRENT EDITION OF THE MUTCD.

BEEN STRIPPED OF NATURAL VEGETATION OR HAVE A POTENTIAL FOR EROSION.

PLANED AT THE EDGE OF BOTH GUTTERS. SEE CITY OF KIRKLAND STANDARD DETAIL NO. R.13.

NEWLY-CREATED PUBLIC ROADWAYS AND EXISTING ROADWAYS.

- SIDEWALK AND CURB AND GUTTER CANNOT BE POURED MONOLITHICALLY. THERE MUST BE A COLD JOINT OR FULL-DEPTH
- EXPANSION JOINT BETWEEN THEM. MEASURES SHALL BE TAKEN BY THE DEVELOPER TO PROVIDE GROUND COVER IN AREAS WITHIN THE RIGHT-OF-WAY WHICH HAVE

THE DEVELOPER SHALL COORDINATE WITH PUGET POWER FOR THE DESIGN AND INSTALLATION OF STREET LIGHTS ON ALL

WHEN AN EXISTING ROADWAY IS TO RECEIVE A HALF-STREET OVERLAY, THE EXISTING ROADWAY MUST BE COLD PLANED AT THE

EDGE OF THE GUTTER AND CENTERLINE. WHEN THE EXISTING ROADWAY IS TO RECEIVE A FULL-STREET OVERLAY, IT MUST BE COLD

1 PROVIDE SMOOTH TRANSITION FROM NEW PAVING TO EXISTING PAVING. 2 SAWCUT EXISTING ASPHALT PAVING AT LOCATIONS SHOWN ON PLAN.

3 REMOVE EXISTING CURB & DRIVEWAYS.

SITE IMPROVEMENT NOTES

CONSTRUCTION.

CK-R.23.

REMOVE EXISTING TREE

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- CONSTRUCT CEMENT CONCRETE 5' WIDE SIDEWALK W/ PLANTER STRIP PER SD
- CONSTRUCT RETAINING WALLS AT DRIVEWAY PER ARCH./STRUCT. PLANS TO MANAGE 9 GRADE DIFFERENTIAL. SEE STRUCTURAL PLANS BY OTHERS (GREATER THAN 4' HEIGHT REQUIRES A BUILDING PERMIT). CONNECT FOOTING DRAINS TO BUILDING FOOTING DRAIN SYSTEM. PROVIDE 5' LONG SLEEVES FOR PIPES CROSSING UNDER WALL
- TRANSITION CURB & SIDEWALK TO MATCH EXISTING IMPROVEMENTS INCLUDING RAMPING 10 TOP OF NEW 6" HIGH CURB & NEW SIDEWALK TO MATCH EXISTING TOP OF CURB & SIDEWALK IN 3' (SL=5% MAX. PREF.).
 - & PLANTING LOCATIONS W/ ARCH. PER CITY STANDARDS.

- BASIN (VERIFY LOCATION & INVERTS).
- ELBŐW SD CK-D.05A W/ GRATE.

- BACKWATER VALVE. GRATE & SLOTTED DRAIN AS SELECTED BY ARCH. PROVIDE SUMP PUMP SYSTEM TO PUMP DRAINAGE TO PUBLIC STORM DRAIN SYSTEM.
- & AREA DRAINS & CONVEY TO PUBLIC STORM DRAIN SYSTEM.
- CONSTRUCT 4"ø PVC PERFORATED FOOTING DRAIN A LOCATION WHERE STORM DRAIN COLLECTOR

- VERIFY LOCATION, SIZE & DEPTH. EXTEND SANITARY SIDE SEWER STANDARDS AT S = 0.0200'/' MIN. SEE "EXISTING SANITARY SIDE SEWER NOTE"

- LOCATION, PIPE SIZE & MATERIAL W/ ARCH.
- KIRKLAND STANDARDS. PAVEMENT RESTORATION PER SD CK R.-12.

NOTES

Jennifer Anderer

From: Jennifer Anderer
Sent: Thursday, June 24, 2021 7:45 AM
To: Rita Lang <ritaskip@mac.com>
Subject: BSF19-01341 - PCD Final Requirements
Hi Rita,
Here are the items/next steps toward finaling the permit for PCD.

- 1. <u>Final Height Survey</u>: The provided final height survey dated 11/20/20 confirms an ABE of 76.3' which means the maximum height for the home is 106.3' (30' height max), but the survey identifies the home at 106.5' which is over the maximum allowed height and requires revision.
- 2. <u>Tree Maintenance Agreement:</u> This is a recording document (see attached) that needs to be signed/notarized and dropped at City Hall using the drop box on the north side of the building.
- 3. <u>Geohazard Notice</u>: This is a recording document (see attached) that needs to be signed/notarized and dropped at City Hall using the drop box on the north side of the building.
- 4. <u>Geohazard Covenant</u>: This is a recording document (see attached) that needs to be signed/notarized and dropped at City Hall using the drop box on the north side of the building.
- 5. <u>Natural Greenbelt Protective Easement:</u> This is a recording document (see attached) that needs to be signed/notarized and dropped at City Hall using the drop box on the north side of the building. It requires the applicant to provide two exhibits. One with the NGPE legal description (this can be provided by your surveyor) and one of the full property.
- 6. <u>As Built Landscape Plan</u>: Please provide a site plan and chart indicating the as built landscaping on the property and within the critical area/associated buffer and a current bond quantity worksheet. This data will be used to determine the bond packet amount and creation of the monitoring report per KZC 90. I will use this to complete your packet and send that off to you once complete.

Note: A monitoring report is required for this project. This is something that you can have prepared and then peer reviewed by the City's consultant (The Watershed Company) or you can choose to have The Watershed Company prepare the initial monitoring report and save the time and money on a peer review. When you get a chance please let me know which direction you would like to go in.

Thanks,

Jennifer Anderer | Planner

Planning and Building Department

City of Kirkland

p: 425.587.3239

Planning Counter hours: 8:00 am – 5:00 pm Monday-Friday; 10:30 am – 5:00 pm Wednesdays only. Located in City Hall at 123 Fifth Avenue, Kirkland, WA 98033.

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NATURAL GREENBELT PROTECTIVE EASEMENT

Grantor:Harley and Rita Lang, owner of the hereinafter described real property, hereby grants to

Grantee: The City of Kirkland, a municipal corporation.

A natural greenbelt protective easement over and across the following described real property to wit <u>("Easement Area")</u>:

SEE EXHIBIT A

No tree trimming, tree topping, tree cutting, tree removal, shrub or brush-cutting or removal of native vegetation, application of pesticides, herbicides, or fertilizers; construction; clearing; or alteration activities shall occur within the Easement Area without prior written approval from the City of Kirkland. Application for such written approval to be made to the Kirkland Department of Planning and Community Development who may require inspection of the premises before issuance of the written approval and following completion of the activities. Any person conducting or authorizing such activity in violation of this paragraph or the terms of any written approval issued pursuant hereto, shall be subject to the enforcement provisions of Chapter 170, Ordinance 3719, the Kirkland Zoning Code. In such event, the Kirkland Department of Planning and Community Development may also require within the immediate vicinity of any damaged or fallen vegetation, restoration of the affected area by planting replacement trees and other vegetation as required in applicable sections of the Kirkland Zoning Code. The Department also may require that the damaged or fallen vegetation be removed.

It is the responsibility of the property owner to maintain critical areas and their buffers by removing non-native, invasive, and noxious plants in a manner that will not harm critical areas or their buffers and in accordance with Kirkland Zoning Code requirements for trees and other vegetation within critical areas and critical area buffers.

The City shall have a license to enter the Easement Area (and the property if necessary for access to the Easement Area) for the purpose of monitoring compliance with the terms of this easement.

Development outside of this Natural Greenbelt Protective Easement may be limited by codified standards, permit conditions, or movement of the critical area.

Each of the undersigned owners agree to defend, pay, and save harmless the City of Kirkland, its officers, agents, and employees from any and all claims of every nature whatsoever, real or imaginary, which may be made against the City, its officers, agents, or employees for any damage to property or injury to any person arising out of the existence of said Natural Greenbelt Protective Easement over said owner's property or the actions of the undersigned owners in carrying out the responsibilities under this agreement, including all costs and expenses, and recover attorney's fees as may be incurred by the City of Kirkland in defense thereof; excepting therefrom only such claims as may arise solely out of the negligence of the City of Kirkland, its officers, agents, or employees.

This easement is given to satisfy a condition of the development permit approved by the City of Kirkland under Kirkland File/Permit No. <u>BSF19-01341</u>, for construction of <u>a single family dwelling</u> <u>unit</u> upon the following described real property:

SEE EXHIBIT B

This easement shall be binding upon the parties hereto, their successors and assigns, and shall run with the land.

.

DATED at Kirkland, Washington, this day of ,

(Sign in blue ink) (*Individuals Only*) OWNER(S) OF REAL PROPERTY (INCLUDING SPOUSE)

(Individuals Only)

STATE OF WASHINGTON)) SS. County of King) ____day_of On this , before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared and to me known to be the individual(s) described herein and who executed the Natural Greenbelt Protective Easement and acknowledged that signed the same as ____ _free and voluntary act and deed, for the uses and purposes therein mentioned. WITNESS my hand and official seal hereto affixed the day and year first above written. Notary's Signature

Print No	tary's Na	me						
Notary	Públic	in	and	for	the	State	of	Washington,
Residing	at:							
Mv comi	mission e	expir	es:					

(*Partnerships Only*) OWNER(S) OF REAL PROPERTY

(Name of Partnership or Joint Venture)

By General Partner

By General Partner

By General Partner

(Partnerships Only)

STATE OF WASHINGTON)) SS.

County of King

On this _____ day of _____, ___, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared ______ and ______ to me, known

)

to be general partners of ______, the partnership that executed the Natural Greenbelt Protective Easement and acknowledged the said instrument to be the free and voluntary act and deed of each personally and of said partnership, for the uses and purposes therein set forth, and on oath stated that they were authorized to sign said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Notary's Signature

Print No	tary's Na	me						
Notary	Públic	in	and	for	the	State	of	Washington,
Residing) at:							
My com	mission e	expir	es:					

(Corporations Only) OWNER(S) OF REAL PROPERTY

(Name of Corporation)

By President

By Secretary

(Corporations Only)

STATE OF WASHINGTON)) SS.

County of King

On this day of before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared and to me, known be the President respectively, to and Secretary, of the corporation that executed the Natural Greenbelt Protective Easement and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth, and on oath stated that they were authorized to sign said instrument and that the seal affixed is the corporate seal

WITNESS my hand and official seal hereto affixed the day and year first above written.

Notary's Signature

of said corporation.

Print Notary's Name Notary Public in and for the State of Washington, Residing at: ______ My commission expires: _____

File No.:	BSF19-01341
Parcel Number:	0825059195
Project Name:	Lang New SFR
Project Address:	6304 Lakeview Dr

Declarant <u>Harley B. III and Rita Lang</u> hereby declares and agrees as follows:

- 1. Declarant is the owner of the real property described below and incorporated herein by reference, which is the "property" referred to herein.
- 2. Declarant agrees to defend, indemnify, and hold the City of Kirkland harmless from all loss, including claim made therefor, which the City may incur as a result of any landslide or seismic activity occurring on the property and for any loss including any claim made therefor resulting from soil disturbance on the "property" in connection with the construction of improvements, including but not limited to storm water retention and foundations. "Loss" as used herein means loss including claim made therefor from injury or damage incurred on or off the "property," together with reasonable expenses including attorneys fees for investigation and defense of such claim.
- 3. This hold harmless is a perpetual covenant running with the "property" and is binding upon the Declarant's successor and assigns.
- 4. The real property subject to this Agreement is situated in Kirkland, King County, Washington, and described as follows:

POR OF GL 4 IN SEC 8-25-5 DAF BEG SW COR OF LOT 3 BLK 3 FRENCH'S HOMESTEAD VILLA TH ELY ALG SLY LN SD BLK DIST 290 FT TH SLY PLW ELY MGN 102ND AVE NE DIST 60 FT TH WLY PLW SLY LN SD BLK DIST 290 FT TO ELY MGN SD 102ND AVE NE TH NLY ALG SD ELY MGN 60 FT TO POB LESS S 4.27 FT OF N 60 FT OF E 70.40 FT OF W 190.40 FT OF THAT POR SD GL 4 LY S OF SD PLAT & E OF SD 102ND AVE NE AKA PAR 1 KIRK LLA #K431 W NACHIEM- LEITZKE-JOHNSON REC #8305020669

DATED at Kirkland, Washington, this _____ day of _____, ____,

Page _____ of _____

(Sign in blue ink) (Individuals Only) OWNER(S) OF REAL PROPERTY (INCLUDING SPOUSE)

(Individuals Only)

STATE OF WASHINGTON)) SS. County of King) On this _____ day of _____, ___, before me, the undersigned, a Notary Public in and for the State of Washington, commissioned and sworn, duly personally appeared and to me known to be the individual(s) described herein and who executed the Geologically Hazardous Areas Covenant and acknowledged that ______ signed the same as ______ free and voluntary act and deed, for the uses and purposes therein mentioned. WITNESS my hand and official seal hereto affixed the day and year first above written. Notary's Signature

Print No	tary's Na	me						
Notary	Públic	in	and	for	the	State	of	Washington,
Residing	at:							
My comr	mission e	expir	es:					_
								-

Page _____ of ____

(*Partnerships Only*) OWNER(S) OF REAL PROPERTY

(Name of Partnership or Joint Venture)

By General Partner

By General Partner

By General Partner

(Partnerships Only)

STATE OF WASHINGTON)) SS.

County of King

On this _____ day of _____, ___, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared ______ and ______ to me, known

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to be general partners of ______, the partnership that executed the Geologically Hazardous Areas Covenant and acknowledged the said instrument to be the free and voluntary act and deed of each personally and of said partnership, for the uses and purposes therein set forth, and on oath stated that they were authorized to sign said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Notary's Signature

Print No	tary's Na	me						
Notary	Públic	in	and	for	the	State	of	Washington,
Residing	at:							.
My com	mission e	expir	es:					

Page _____ of _____

(Corporations Only) OWNER(S) OF REAL PROPERTY

(Name of Corporation)

By President

By Secretary

(Corporations Only)

STATE OF WASHINGTON)) SS.

County of King

On this day of , before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared and to me, known be the President respectively, to and Secretary, of , the corporation that executed the Geologically Hazardous Areas Covenant and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth, and on oath stated that they were authorized to sign said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Notary's Signature

Print Notary's Name Notary Public in and for the State of Washington, Residing at: ______ My commission expires: _____

Page _____ of _____

NOTICE OF GEOLOGICALLY HAZARDOUS AREA

File Number:	BSF19-01341
Parcel Number:	0825059195
Project Name:	Lang New SFR
Project Address:	6304 Lakeview Dr

The undersigned, being all owners of the hereinafter described real property, hereby acknowledge that pursuant to the City of Kirkland Zoning Code, Section 85.50 and as hereafter amended, the property or designated portions thereof, are potentially located in a geologically hazardous area.

This determination is based on review of the development permit application submitted to the City in File Number BSF19-01341. Contact the City of Kirkland Planning and Building Department to view available maps, obtain a copy of the geotechnical report used in the review of the development permit, or review of any other information the City has collected with regard to this file.

This Notice is for the benefit of all current owners of the real property and their heirs, successors, and assigns; and this Notice and runs with the land described as follows:

Legal Description:

POR OF GL 4 IN SEC 8-25-5 DAF BEG SW COR OF LOT 3 BLK 3 FRENCH'S HOMESTEAD VILLA TH ELY ALG SLY LN SD BLK DIST 290 FT TH SLY PLW ELY MGN 102ND AVE NE DIST 60 FT TH WLY PLW SLY LN SD BLK DIST 290 FT TO ELY MGN SD 102ND AVE NE TH NLY ALG SD ELY MGN 60 FT TO POB LESS S 4.27 FT OF N 60 FT OF E 70.40 FT OF W 190.40 FT OF THAT POR SD GL 4 LY S OF SD PLAT & E OF SD 102ND AVE NE AKA PAR 1 KIRK LLA #K431 W NACHIEM- LEITZKE-JOHNSON REC #8305020669

DATED at Kirkland, this _____ day of _____, ____.

(Sign in blue ink) (*Individuals Only*) OWNER(S) OF REAL PROPERTY (INCLUDING SPOUSE)

(Individuals Only)

STATE OF WASHINGTON)) SS.

County of King) On this _____ day of _____, ___, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared ______ and ______ to me known to

be the individual(s) described herein and who executed the Notice of Geologically Hazardous Area and acknowledged that ______ signed the same as ______free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Notary's Signature

Print Notary's Name Notary Public in and for the State of Washington, Residing at: ______ My commission expires: _____

(*Partnerships Only*) OWNER(S) OF REAL PROPERTY

(Name of Partnership or Joint Venture)

By General Partner

By General Partner

By General Partner

(Partnerships Only)

STATE OF WASHINGTON)) SS.

County of King

On this _____ day of _____, ___, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared ______ and ______ to me, known

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to be general partners of _____, the partnership that executed the Notice of Geologically Hazardous Area and acknowledged the said instrument to be the free and voluntary act and deed of each personally and of said partnership, for the uses and purposes therein set forth, and on oath stated that they were authorized to sign said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Notary's Signature

Print Notary's Name Notary Public in and for the State of Washington, Residing at: ______ My commission expires: ______

(Corporations Only) OWNER(S) OF REAL PROPERTY

(Name of Corporation)

By President

By Secretary

(Corporations Only)

STATE OF WASHINGTON)) SS.

County of King

On this day of , before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared and to me, known be the President respectively, to and Secretary, of , the corporation that executed the Notice of Geologically Hazardous Area and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth, and on oath stated that they were authorized to sign said instrument and that the seal affixed is the corporate seal

WITNESS my hand and official seal hereto affixed the day and year first above written.

Notary's Signature

of said corporation.

Print Notary's Name Notary Public in and for the State of Washington, Residing at: ______ My commission expires: _____ (LLC Only) OWNER(S) OF REAL PROPERTY

(Name of Company)

By Managing Member

By Member

(LLC Only)

STATE OF WASHINGTON)) SS. County of King)

On this day of , before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared and to me, known Member(s), to be the respectively, of the company that executed the Notice of Geologically Hazardous Area and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth, and on oath stated that they were authorized to sign said instrument and that the seal affixed is the corporate seal of said company.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Notary's Signature

Print Notary's Name Notary Public in and for the State of Washington, Residing at: ______ My commission expires: ______

Maintenance and Retention Agreement for Trees and Required Landscaping

Project Name:	Lang New SFR
Address:	6304 Lakeview Dr
Parcel No:	0825059195

This agreement is entered into between each undersigned owner of the real property and the City of Kirkland, in consideration of approval by the City of a permit under City of Kirkland Permit No. BSF19-01341 for the hereinafter described real property in Kirkland, King County, Washington.

Each undersigned owner jointly and severally hereby agrees to maintain and retain the trees and other vegetation required by the City to be planted or retained on the real property described below, in accordance with the final approved tree plan (on file in the Kirkland Department of Planning and Community Development) and pursuant to Chapter 95 of the Kirkland Zoning Code ("KZC"), for a period of five years after the aforementioned City of Kirkland building permit has received final inspection approval. This agreement shall remain in effect for an additional two years after the expiration date to cover any vegetation which is required by the City to be replaced. Thereafter, maintenance will continue pursuant to KZC requirements.

Each of the undersigned agree to defend, pay, and save harmless the City of Kirkland, its officers, agents, and employees from any and all claims of every nature whatsoever, real or imaginary, which may be made against the City, its officers, agents, or employees for any damage to property or injury to any person arising out of the maintenance of said trees and other said vegetation on said owner's property or out of the actions of the undersigned in carrying out the responsibilities under this agreement, excepting therefrom only such claims as may arise solely out of the negligence of the City of Kirkland, its officers, agents, or employees.

This Agreement shall be binding upon the heirs, successors and assigns of each of the undersigned and shall run with the land. This Agreement shall, at the expense of the undersigned, be recorded by the City of Kirkland with the King County Department of Elections and Records.

Failure to maintain and retain said trees and other said vegetation in accordance with this agreement may subject the undersigned to civil penalties as authorized by Chapter 95 of the KZC.

The real property owned by the undersigned and the subject property of this Agreement is situated in Kirkland, King County, Washington and described as follows:

POR OF GL 4 IN SEC 8-25-5 DAF BEG SW COR OF LOT 3 BLK 3 FRENCH'S HOMESTEAD VILLA TH ELY ALG SLY LN SD BLK DIST 290 FT TH SLY PLW ELY MGN 102ND AVE NE DIST 60 FT TH WLY PLW SLY LN SD BLK DIST 290 FT TO ELY MGN SD 102ND AVE NE TH NLY ALG SD ELY MGN 60 FT TO POB LESS S 4.27 FT OF N 60 FT OF E 70.40 FT OF W 190.40 FT OF THAT POR SD GL 4 LY S OF SD PLAT & E OF SD 102ND

Page _____ of _____

AVE NE AKA PAR 1 KIRK LLA #K431 W NACHIEM- LEITZKE-JOHNSON REC #8305020669

DATED at Kirkland, Washington, this _____ day of _____, ____,

Page _____ of _____

(Sign in blue ink) (*Individuals Only*) OWNER(S) OF REAL PROPERTY (INCLUDING SPOUSE)

(Individuals Only)

STATE OF WASHINGTON Ś SS. County of King On this _____ day of ____, ___, before me, the undersigned, a Notary Public in and for the State of Washington, , before me, the duly commissioned and sworn, personally appeared and to me known to be the individual(s) described herein and who executed the Maintenance and Retention Agreement for Trees and Required Landscaping and acknowledged that ______ signed the same as ______free and voluntary act and deed, for the uses and purposes therein mentioned. WITNESS my hand and official seal hereto affixed the day and year first above written. Notary's Signature

Print Notary' Notary Pul Residing at:	s Name olic in	and	for	the	State	of	Washington,
My commiss	ion expi	res:					

Page _____ of ____

(*Partnerships Only*) OWNER(S) OF REAL PROPERTY

(Name of Partnership or Joint Venture)

By General Partner

By General Partner

By General Partner

(Partnerships Only)

STATE OF WASHINGTON)
County of King)
On this <u>day of</u> , <u>before me, the</u> undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared and
to me, known to be general partners of, the partnership that executed the Maintenance and Retention Agreement for Trees and Required Landscaping and acknowledged the said instrument to be the free and voluntary act and deed of each personally and of said partnership, for the uses and purposes therein set forth, and on oath stated that they were authorized to sign said instrument.
WITNESS my hand and official seal hereto affixed the day and year first above written.

Notary's Signature

Print Not	tary's Na	me						
Notary	Public	in	and	for	the	State	of	Washington,
Residing	at:							
My comr	nission e	expire	es:					

(Corporations Only) OWNER(S) OF REAL PROPERTY

(Name of Corporation)

By President

By Secretary

(Corporations Only)

STATE OF WASHINGTON)) SS. County of King) On this _ day of , before me, the undersigned, a Notary Public in and for the State of Washington, commissioned duly and sworn, personally appeared and to me, known President respectively, to be the and Secretary, of the corporation that executed the Maintenance and Retention Agreement for Trees and Required Landscaping and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth, and on oath stated that they were authorized to sign said instrument and that the seal affixed is the corporate seal of said corporation. WITNESS my hand and official seal hereto affixed the day and year first above written.

Notary's Signature

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Notary	Públic	in	and	for	the	State	of	Washington,
Residíng	at:							5,
My comr	nission e	expire	es:					

(LLC Only) OWNER(S) OF REAL PROPERTY

(Name of Company)

By Managing Member

By Member

(LLC Only)

STATE OF WAS	SHINGTO	۱)	۱ دد		
County of King)) 55	•	
On this undersigned, a duly commi	_ day of a Notary F ssioned	Public in and	, and for sworn,	, befo the State of personally	re me, the Washington, appeared and
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to be	the	Merr	iber(s),	respectiv the co	ely, of ompany that
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Notary's Signa	ture			_	

Print No Notary Residing	tary's Na Public at:	me in	and	for	the	State	of	Washington,
My commission expires:								

