

Construction Notes

ALL CONSTRUCTION SHALL COMPLY WITH THE 2006 INTERNATIONAL RESIDENTIAL CODE. THE CONTRACTOR SHALL HAVE KNOWLEDGE OF GENERAL CONSTRUCTION REQUIREMENTS OF THE 2006 INTERNATIONAL RESIDENTIAL CODE, SECTION 23. ALL SEWER ELECTRICAL, PLUMBING, & MECHANICAL CONSTRUCTION TO CONFORM TO ALL APPLICABLE LOCAL, STATE, & NATIONAL CODES & ORDINANCES.

DO NOT SCALE DRAWING GENERAL CONTRACTOR MUST VERIFY DIMENSIONS PRIOR TO STARTING WORK. CONSULT THE OWNER/DEVELOPER REGARDING ERRORS, OMISSIONS, OR CHANGES PRIOR TO PROCEEDING W/ CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A WEATHER-TIGHT BUILDING INCLUDING ALL NECESSARY SEALANTS AND FLASHINGS. THESE DRAWINGS ARE BID-DESIGN DOCUMENTS. THE OWNER/DEVELOPER & CONTRACTOR SHALL ASSUME RESPONSIBILITY & LIABILITY FOR COORDINATION OF RELATED BID-DESIGN WORK, INCLUDING BUT NOT LIMITED TO ELECTRICAL, PLUMBING, HEATING, & VENTILATION. **THE DOCUMENT DRAFTER/DESIGNER IS NOT LIABLE FOR CHANGES/CORRECTIONS MADE BY THE OWNER ON SITE INSPECTION DURING THE COURSE OF CONSTRUCTION**

THE CONTRACTOR SHALL UTILIZE CONSTRUCTION TECHNIQUES & PRACTICES STANDARD & ACCEPTABLE TO THE CONSTRUCTION INDUSTRY. THE DOCUMENT DRAFTER DOES NOT ASSUME LIABILITY OR RESPONSIBILITY FOR METHODS OF CONSTRUCTION OR CONSTRUCTION DETAILS NOT INCLUDED IN THESE CONTRACT DOCUMENTS.

THE DOCUMENT DRAFTER/DESIGNER HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND/OR CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES OR PROCEDURES REQUIRED FOR THE CONTRACTOR TO PERFORM REQUIRED WORK.

THE UNDERTAKING OF PERIODIC SITE VISITS BY THE DOCUMENT DRAFTER/DESIGNER SHALL NOT BE CONSTRUED AS SUPERVISION OF ACTUAL CONSTRUCTION NOR MAKE HIM RESPONSIBLE FOR PROVIDING A SAFE PLACE FOR PERFORMANCE OF WORK BY THE CONTRACTOR OR THE CONTRACTOR'S EMPLOYEES OR EMPLOYEES OF SUPPLIERS OF SUBCONTRACTOR'S OR FOR ACCESS, VISITS, USE, WORK, TRAVEL, OR OCCUPANCY BY ANY PERSON.

Design without Construction

Phase Services

IT IS UNDERSTOOD AND AGREED THAT THE DESIGN PROFESSIONAL'S BASIC SERVICES UNDER THIS AGREEMENT DO NOT INCLUDE PROJECT OBSERVATION OR REVIEW OF THE CONTRACTOR'S PERFORMANCE OR ANY OTHER CONSTRUCTION PHASE SERVICES, AND THAT SUCH SERVICES WILL BE PROVIDED BY THE CLIENT. THE CLIENT ASSUMES ALL RESPONSIBILITY FOR INTERPRETATION OF THE CONTRACT DOCUMENTS AND FOR CONSTRUCTION OBSERVATION AND SUPERVISION AND WAIVES ANY CLAIMS AGAINST THE DESIGN PROFESSIONAL THAT MAY BE IN ANY WAY CONNECTED THERETO.

IN ADDITION, THE CLIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD THE DESIGN PROFESSIONAL HARMLESS FROM ANY LOSS, CLAIM OR COST, INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS OF DEFENSE, ARISING OR RESULTING FROM THE PERFORMANCE OF SUCH SERVICES BY OTHER PERSONS OR ENTITIES AND FROM ANY AND ALL CLAIMS ARISING FROM MODIFICATIONS, CLARIFICATIONS, INTERPRETATIONS, ADJUSTMENTS OR CHANGES MADE TO THE CONTRACT DOCUMENTS TO REFLECT CHANGES FIELD OR OTHER CONDITIONS, EXCEPT FOR CLAIMS ARISING FROM THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF THE DESIGN PROFESSIONAL.

IF THE CLIENT REQUESTS IN WRITING THAT THE DESIGN PROFESSIONAL PROVIDE ANY SPECIFIC CONSTRUCTION PHASE SERVICES AND IF THE DESIGN PROFESSIONAL AGREES IN WRITING TO PROVIDE SUCH SERVICES, THEN THEY SHALL BE COMPENSATED FOR AS ADDITIONAL SERVICES PROVIDED IN ADDITIONAL SERVICES OF THE CONTRACT.

Mechanical/Energy

SECURE ALL WATER HEATERS FOR RESISTANCE TO EARTHQUAKE FORCES. WATER HEATERS SHALL BE LABELED FOR CONFORMANCE TO THE 1981 NATIONAL APPLIANCE ENERGY CONSERVATION ACT. ALL ELECTRIC WATER HEATERS IN UNHEATED SPACES OR ON CONCRETE FLOORS SHALL BE PLACED ON AN INCOMPRESSIBLE INSULATED SURFACE WITH A MINIMUM THERMAL RESISTANCE OF R-10.

ALL THERMOSTATS SHALL HAVE TEMPERATURE CONTROL PER SECTION 903.9, USEC.

ENERGY REQUIREMENTS PER SECTION 602 AND TABLE 6-1 OPTION IV OF THE 2009 WASHINGTON STATE ENERGY CODE SHALL BE AS FOLLOWS:

- GLAZING % UNLIMITED
- GLAZING, HORIZONTAL U-VALUE 0.40
- GLAZING, HORIZONTAL U-VALUE 0.58
- DOORS U-VALUE 0.20
- CEILING R-38
- VAULTED CEILING R-30
- WALL ABOVE GRADE R-21
- WALL INT BELOW GRADE R-21
- WALL EXT BELOW GRADE R-10
- FLOOR R-30
- SLAB-ON-GRADE R-10

INSULATE ALL HOT WATER PIPES, PER TABLE 5-12. INSULATE ALL DUCTS PER TABLE 5-11.

FIREPLACES SHALL DRAW OUTSIDE AMBIENT AIR WITH A MINIMUM DUCT DIAMETER OF 4 INCHES AND AIR INLET SHALL ORIGINATE AT A POINT BELOW THE FIREBOX. FIREPLACES SHALL HAVE TIGHT FITTING METAL OR CERAMIC GLASS DOORS.

LAVATORY OUTLETS/SHOWER HEADS SHALL BE EQUIPPED WITH FLOW CONTROL DEVICES OR SHALL LIMIT TOTAL FLOW RATE AS SET FORTH IN CHAPTER 51-56 WASHINGTON STATE ADMINISTRATIVE CODE.

BATHROOM, KITCHEN AND CLOTHES DRYER EXHAUSTS SHALL BE VENTED TO OUTSIDE THROUGH METAL DUCTS WITH SMOOTH INTERIOR SURFACES. VERIFY MAXIMUM LENGTH AND NUMBER OF 90° TURNS OF DRYER VENT WITH MANUFACTURER. KITCHEN SHALL BE VENTED SEPARATELY FROM BATH AND DRYER. NOTE: WHOLE HOUSE VENTILATION SYSTEM SHALL COMPLY WITH 2009 INTERNATIONAL MECHANICAL CODE. PROVIDE MINIMUM 0.35 AIR CHANGES PER HOUR, BUT NOT LESS THAN 15 CU. FT./MIN./BEDROOM PLUS AN ADDITIONAL 15 CU. FT./MIN. MAX. 0.5 AIR CHANGES PER HOUR ALLOWED UNDER NORMAL OPERATING CONDITIONS. PROVIDE FRESH AIR INTAKE DUCT AND SIZE FOR FORCED AIR FURNACE, AS WELL AS COMBUSTION AIR, PER 2009 INTERNATIONAL MECHANICAL CODE.

Zoning Notes

ZONE:	RA-5
ENVIRONMENTALLY SENSITIVE:	NO
LOT AREA:	6.55 ACRE (2849455SF)
BUILDING HEIGHT ALLOWED HEIGHT:	40'-0"
PROPOSED HEIGHT:	22'1" (22.25'-02.83'-03.25'-02.75'-9.208'4'-22.11')
IMPERVIOUS SURFACE ALLOWED:	10200 SF
PROPOSED:	14,413 SF OR 5% (14,413.02843455+105) SEE A100 FOR CALCULATION
SETBACKS:	
NORTH SIDE, REQ'D:	10'-0"
NORTH SIDE, PROV'D:	5'-0"
EAST FRONT, REQ'D:	30'-0"
EAST FRONT, PROV'D:	283'-1"
SOUTH SIDE, REQ'D:	10'-0"
SOUTH SIDE, PROV'D:	94'-1"
WEST REAR, REQ'D:	10'-0"
WEST REAR, PROV'D:	1422'-0"
SETBACK FROM STREAM REQUIRED:	165'-0"
PROVIDED:	287'-3"

Corrosive Metals

ALL FRAMING FASTENERS SHALL BE GALVANIZED INCL. NAILS, SCREWS, BOLTS, WASHERS, LAG SCREWS, NAIL PLATES ETC. ALL VENTILATION SCREENING AND VENTING INCL. DUCTS SHALL BE GALVANIZED. TRUSS PLATES SHALL BE STAINLESS OR POWDER COATED METAL. RAILINGS SHALL BE STAINLESS OR POWDER COATED ALUMINUM. NO EXPOSED STEEL ALLOWED UNLESS STAINLESS, HOT DIPPED GALVANIZED OR FACTORY COATED ENAMEL FINISH.

Fire Safety

PROVIDE SMOKE DETECTORS AT ALL SLEEPING ROOMS AND WHERE SHOWN ON 1/4" FLOOR PLANS PER THE IRC 2009 907.2.10.2

PROVIDE AN EGRESS WINDOW IN EVERY SLEEPING ROOM WITH A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. MINIMUM CLEAR HEIGHT 24" AND MINIMUM CLEAR WIDTH 20", AND A MAXIMUM SILL HEIGHT OF 44" ABOVE THE FLOOR.

Waterproofing

THESE DRAWINGS ARE INTENDED FOR PERMIT SUBMITTAL AND DO NOT INCLUDE DETAILS OF EVERY CONSTRUCTION CONDITION. THE OWNER/ DEVELOPER SHALL RETAIN THE SERVICES OF A REPUTABLE WATERPROOFING CONSULTANT TO REVIEW DETAILS, PREPARE SPECIFICATIONS, REVIEW SUB-CONTRACTS, AND SUPERVISE CONSTRUCTION FOR THE FOLLOWING:

- BELOW GRADE WALLS AND SLABS
- ABOVE GRADE SLABS, DECKS, AND DRIVES
- EXTERIOR BUILDING CLADDING
- ROOFING MEMBRANE AND RELATED FLASHINGS
- WINDOW AND WINDOW INSTALLATION
- EXTERIOR RAILINGS AND FLASHINGS
- VENT FLASHINGS
- CAULKING

THE CONTRACTOR SHALL DELIVER WATERPROOF CONSULTANT'S FINAL REPORT REGARDING INSTALLATIONS AND PRODUCTS TO THE OWNER. CONTRACTOR SHALL PROVIDE WRITTEN WARRANTIES TO OWNER.

Treated Lumber

CONTRACTOR SHALL VERIFY TYPE OF PRESSURE TREATED WOOD TO BE USED IN PROJECT AND PROVIDE FASTENERS IN ACCORDANCE WITH IBC, IRC OR PROVIDE ISOLATION OF WOOD/METAL CONTACT. NOTE: MOST GALVANIZED FASTENERS AND CONNECTORS ARE NOT HOT DIPPED GALVANIZED. CONTRACTOR SHALL VERIFY THAT ALL CONNECTORS AND FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD ARE "HOT DIPPED" OR STAINLESS STEEL AS REQ'D IN SEC R013.3 OF THE IRC.

Project Data

PROPERTY ADDRESS:	13305 409TH AVENUE SE NORTH BEND, WA 98045
OWNER:	MITCH MASSEY 409TH AVENUE SE NORTH BEND, WA 98045 425.888.9010
SURVEYOR:	ABHL 2215 NORTH 30TH STREET, 1500 TACOMA, WA 98403 253.5832472
SEPTIC SYSTEM ENG.:	LEAH KUNT HARD SEPTIC DESIGN 209 MAIN AVENUE S, SUITE 112 NORTH BEND, WA 98045 425.8311781 PHONE 425.888.2866 FAX
STRUCTURAL ENG.:	STONEY POINT ENGINEERING 12033 SE 40TH LANE BELLEVUE, WA 98036 425.644.9500

Legal Description

THE NORTH HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 23 NORTH, RANGE 8 EAST OF W1/4, KING COUNTY, WASHINGTON.

ASSESSOR'S PARCEL # 16230092066



Vicinity Map

Index of Drawings

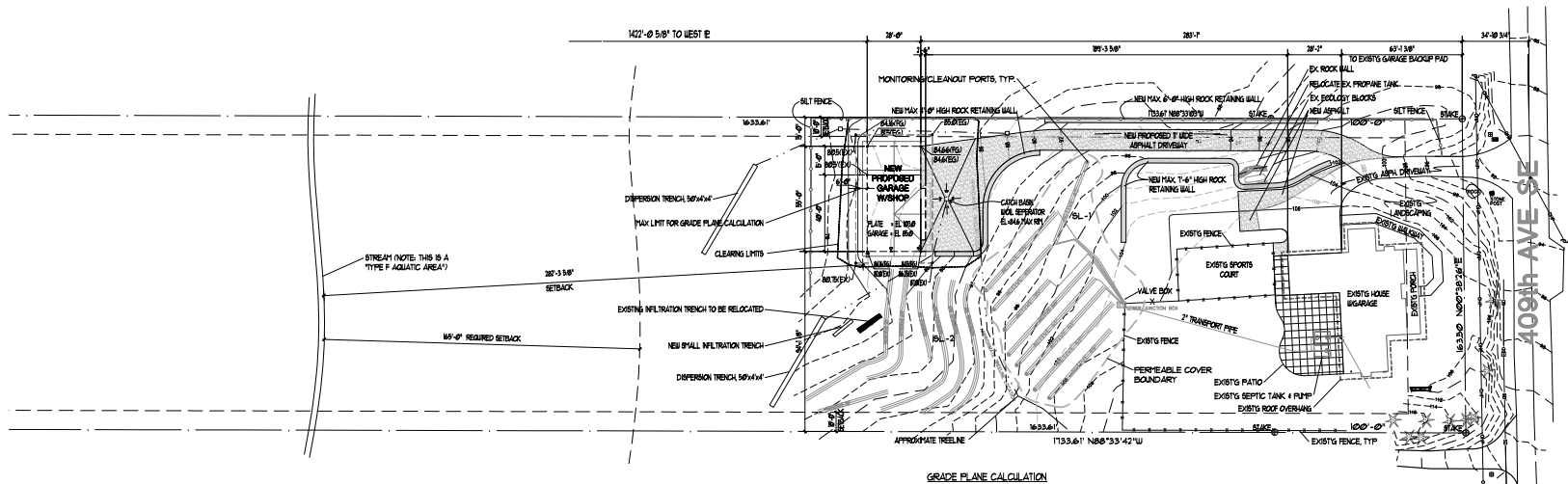
A000	GENERAL NOTES
A100	PARTIAL SITE PLAN / REDUCED SITE PLAN / IMPERVIOUS SURFACE CALCS.
A200	FOUNDATION PLAN
A201	GARAGE PLAN W/ ROOF FRAMING
	4 DOOR SCHEDULE
A300	ELEVATIONS
A301	SECTIONS & ASSEMBLIES

STRUCTURAL DRAWINGS
S1 - NOTES, SCHEDULES & DETAILS

Building Code

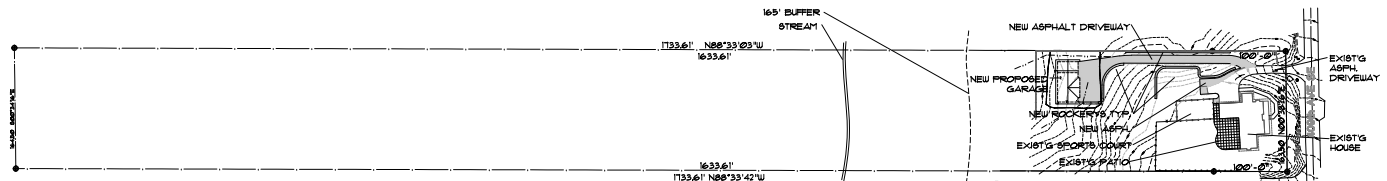
BUILDING CODE:	2006 IRC
TYPE OF CONSTRUCTION:	ACCESSORY TO EXIST'G DWELLING
STORIES:	2 STORY GARAGE W/SHOP ABOVE
1ST FLOOR	U-1
	112.0
	42.0
TOTAL SF	154.0
BUILDING HEIGHT:	
ALLOWED:	40'
PROPOSED:	19'-5 1/2"

Mitch Massey
Detached Garage w/Shop Addition
Northbend, WA

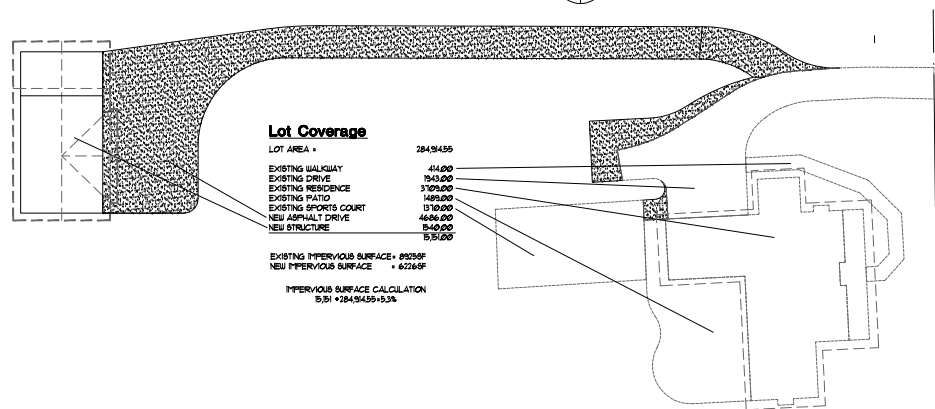


GRADE PLANE CALCULATION
 NORTH: (805 + 846 1/2) / 2 = 825.75
 WEST: (803 + 807.5) / 2 = 805.25
 SOUTH: (805 + 862.5) / 2 = 833.75
 EAST: (862.5 + 846 1/2) / 2 = 854.375
 AVERAGE GRADE PLANE = 333.91748195

Partial Site Plan
 SCALE: 1" = 30'-0"



Site Plan
 SCALE: 1" = 80'-0"

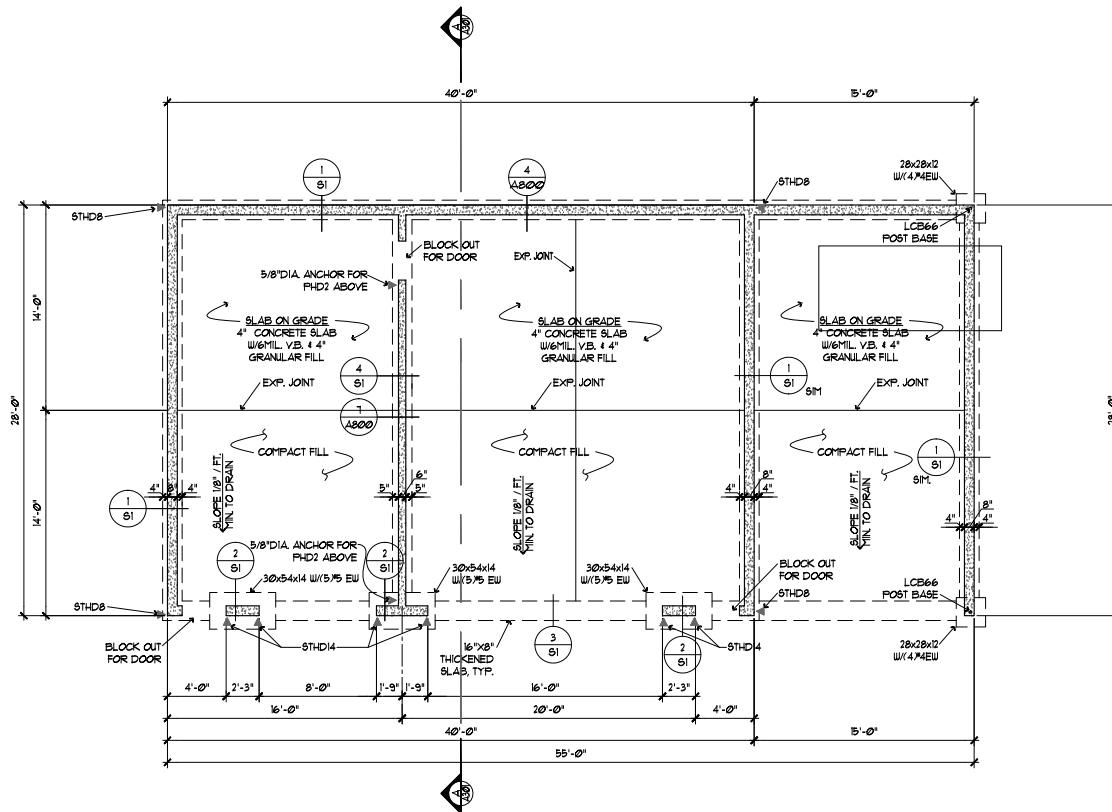


Lot Coverage

LOT AREA	284,945.5
EXISTING WALKWAY	44.00
EXISTING DRIVE	753.00
EXISTING RESIDENCE	3709.00
EXISTING PATIO	1499.00
EXISTING SPORTS COURT	1310.00
NEW ASPHALT DRIVE	466.00
NEW STRUCTURE	5,510.00

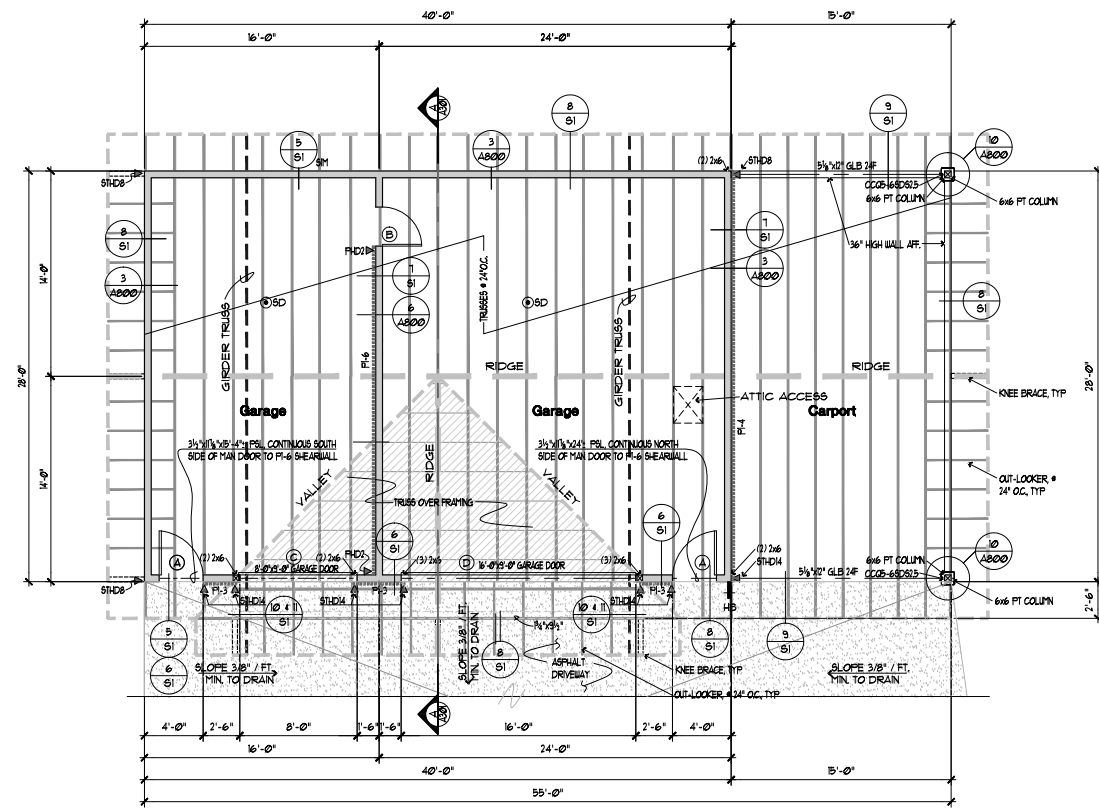
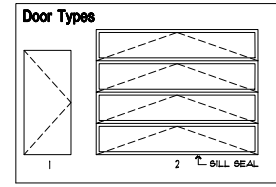
EXISTING IMPERVIOUS SURFACE = 8928.00
 NEW IMPERVIOUS SURFACE = 6726.00
 IMPERVIOUS SURFACE CALCULATION
 5.91 = 284,945.5 * 5.3%

Impervious Surface Calc.
 SCALE: 1" = 20'-0"



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

Door Schedule						
NO.	SIZE	TYPE	REF.	MATERIAL	FINISH	REMARKS
A	3'-0" x 6'-0" x 3/4"	FLUSH	1	METAL	PAINT	PRIME DOOR W/ SHOP
B	2'-0" x 6'-0" x 3/4"	FLUSH	2	METAL	PAINT	SELF-CLOSING, 30 MIN. RATED
C	16'-4" x 8'-0"	GARAGE	2	WOOD	PAINT	PROVIDE U-DR., SEALS & WEATHERSTRIPPING PER SEC 560.4.3
D	8'-4" x 8'-0"	GARAGE	2	WOOD	PAINT	PROVIDE U-DR., SEALS & WEATHERSTRIPPING PER SEC 560.4.3



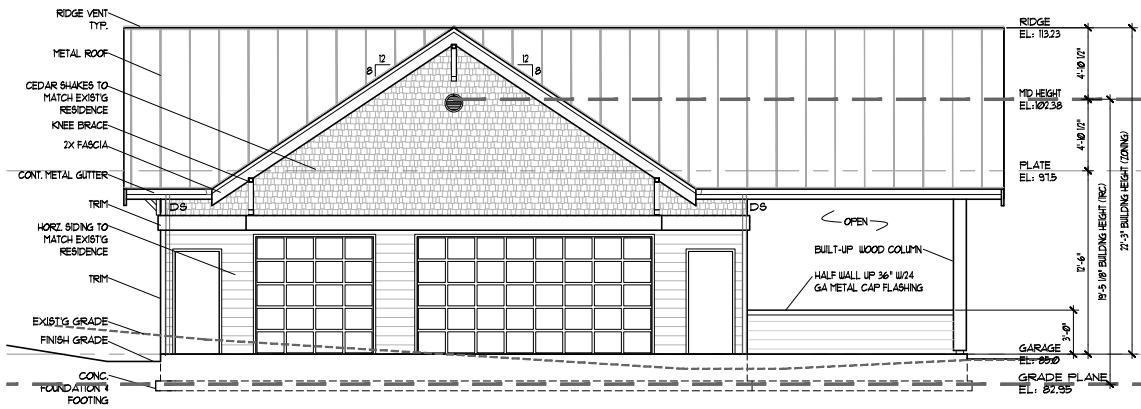
- SHEARWALL NOTES
1. ALL EXTERIOR WALLS TO BE F1-6 (NO)
 2. _____ DENOTES EXTENT OF SHEARWALL
 3. F1-X DENOTES SHEARWALL MARK IS ON SIDE OF WALL TO BE SHEATHED (NO)
 4. ALL JOINTS HOLD IN PER PLAN
 5. SEE SHEET S1 FOR SHEARWALL TABLE 4 TYPICAL DETAILS.

- NOTE:
1. ALL HEADERS NOT CALLED OUT ON THE PLANS SHALL BE (7)2x6 DOUGLAS-FIR/LARCH 2' PER STRUCTURAL NOTES.

Garage Plan & Roof Framing

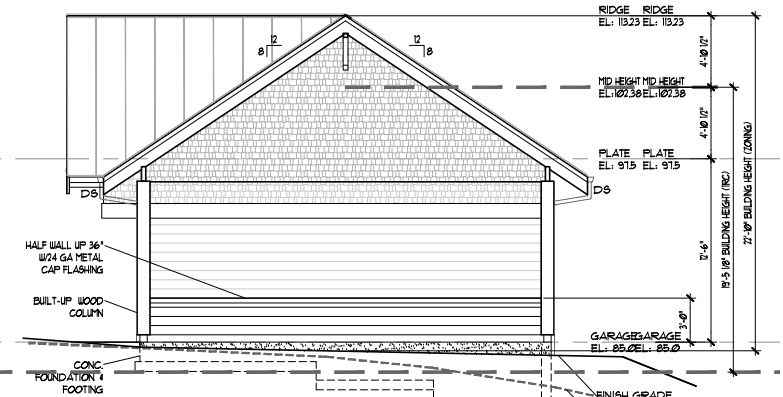
SCALE : 1/4"=1'-0"

NOTE: TRUSS MANUFACTURE WILL PROVIDE REQUIRED SHOP DRAWINGS & CALCULATIONS TO BUILDING DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION



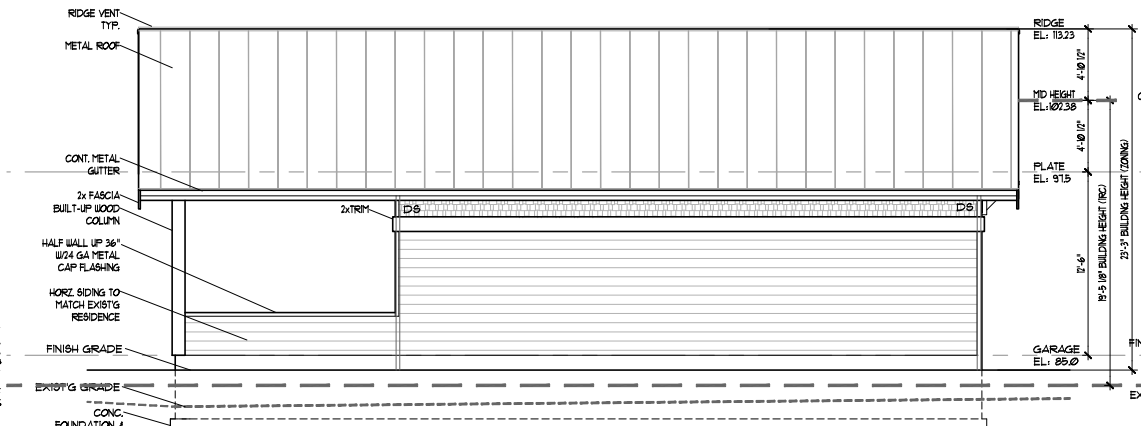
East Elevation

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



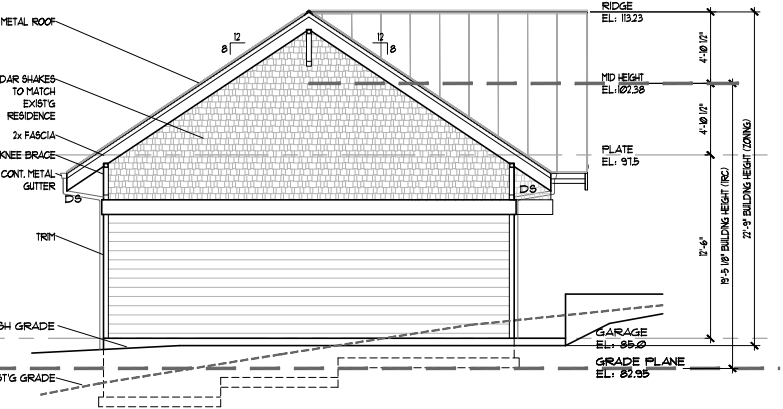
North Elevation

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



West Elevation

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

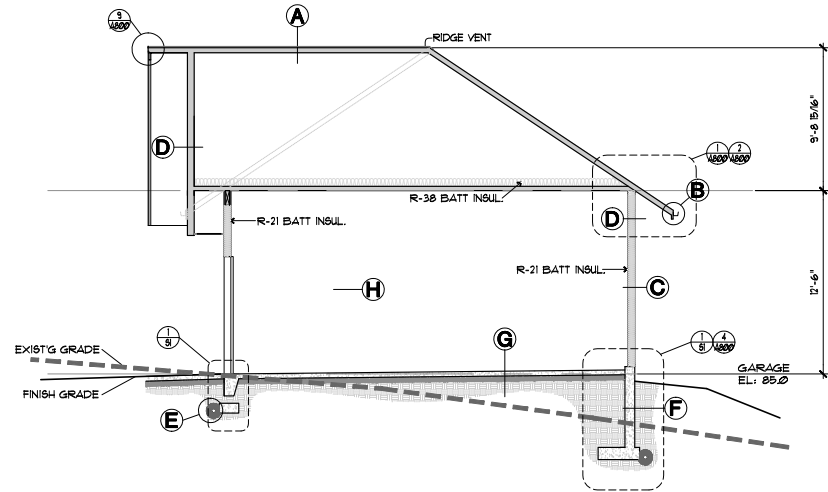


South Elevation

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

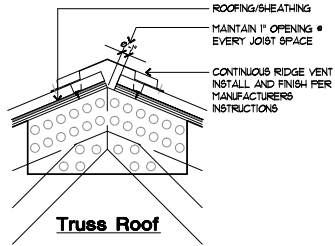
- A Roof Assembly**
STANDING SEAM METAL ROOFING OVER 30" ASPHALT SATURATE FELT OVER 5/8" CDX 1/4" PLYWOOD, SLOPED 8" PER FOOT OVER ROOF TRUSSES AT 24" O.C. WITH R-38 FIBERGLASS BATT INSULATION.
- B Gutters, Conductors, Downspouts, Leaders**
CONTINUOUS ALUMINUM GUTTER (1/2" LINE) W/ 2"x3" ALUMINUM DOWNSPOUTS. PRE FINISHED BAKED ENAMEL FINISH. COORDINATE DESIGN W/ ALL TRIM, WINDOWS & DOORS. STRUCTURAL MEMBERS, MECHANICAL & ELECTRICAL COMPONENTS, CONNECT TO STORM DRAINAGE SYSTEM. PROVIDE 2" CONT. SCREENED VENT, NON-CORROSIVE MESH & 1/4" CEDAR SOFFIT.
- C Exterior Wall Assembly - Wood Siding**
HORZ. CEDAR SIDING TO MATCH EXIST'G HOUSE OVER BREATHER TYPE BUILDING WRAP (VAPROSHIELD) ON 1/2" CDX PLYWOOD PER STRUCTURAL, ON 2X6 STUDS @ 16" O.C., R-21 FIBERGLASS BATT INSULATION IF HEATED, 1/2" GIB, VAPOR RETARDANT PAINT, FIRESTOP ALL WALLS AT 8'-0" IF OVER 10'-0". (SEE ELEVATIONS FOR MATERIAL LOCATIONS)
- D Exterior Wall Assembly - Cedar Shingles**
SHINGLES TO MATCH EXIST'G HOUSE OVER BREATHER TYPE BUILDING WRAP (VAPROSHIELD) ON 1/2" CDX PLYWOOD PER STRUCTURAL, ON 2X6 STUDS @ 16" O.C., R-21 FIBERGLASS BATT INSULATION IF HEATED, 1/2" GIB, VAPOR RETARDANT PAINT, FIRESTOP ALL WALLS AT 8'-0" IF OVER 10'-0". (SEE ELEVATIONS FOR MATERIAL LOCATIONS)
- E Foundation Drain**
4" AND/OR 6" DIAMETER PERFORATED WRAPPED PLASTIC FOOTING DRAIN WITH CLEANOUTS, TS AND LS, AS REQUIRED. BACKFILL WITH 12" MIN OF 3/8" WASHED GRAVEL. PROVIDE RIGID PVC WHEN SITE IS LOCATED IN DESIGNATED ENVIRONMENTALLY SENSITIVE AREA. CONNECT FOUNDATION DRAIN TO CITY APPROVED STORM DRAINAGE SYSTEM.

- F Foundation/Concrete Walls**
2 COATS WATER PROOF MEMBRANE/GRAYWALL OR APPROVED) OVER CONCRETE WALLS. PER STRUCTURAL DRAWINGS. PROVIDE WATER STOPS (PARAMOUNT SUPERSTOPS BENTONITE OR APPROVED SUBSTITUTE) @ CONCRETE JOINT. INSTALL UP MEMBRANE UNDER OBSERVATION OF APPROVED WATERPROOF CONSULTANT.
- G Concrete Slab**
4" CONCRETE (PER STRUCTURAL) 4" FREE DRAINING GRAVEL BASE, 20% POLYETHYLENE, PROVIDE 24" WIDE R-10 INSULATION UNDER SLAB PERIMETER AT HEATED SPACE.
- H Interior Wall**
5/8" GIB 2"x4" OR 2"x6" STUDS AT 16" O.C. (SEE FRAMING PLANS). FIRESTOP ALL WALLS AT 8'-0" IF OVER 10'-0". *NOTE: PROVIDE 3/8" TYPE "X" AT GARAGE WALLS COMMON TO DWELLING

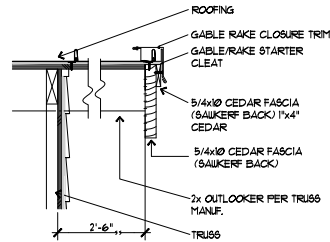


Section

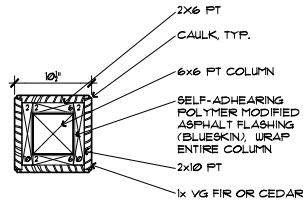
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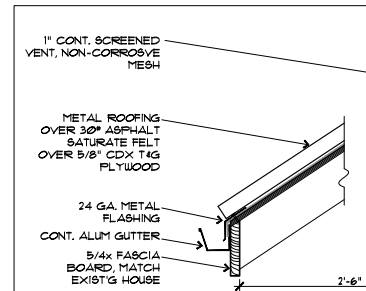
8 RIDGE VENT
SCALE: 1-1/2"=1'-0"



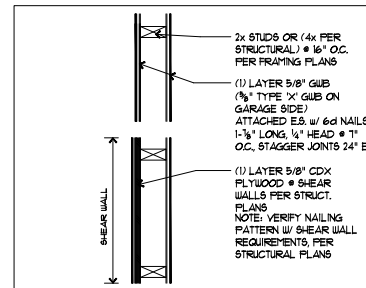
9 RAKE
SCALE: 1-1/2"=1'-0"



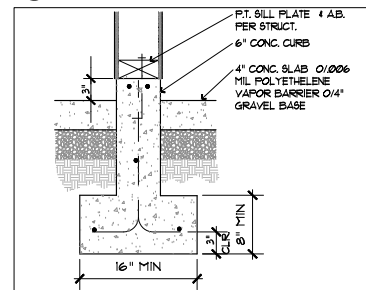
10 COLUMN
SCALE: 1-1/2"=1'-0"



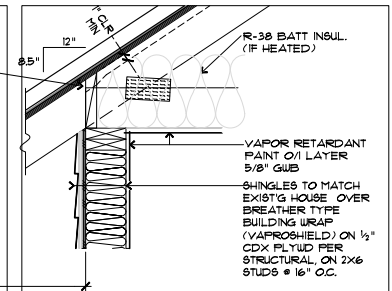
5 FASCIA
SCALE: 1-1/2"=1'-0"



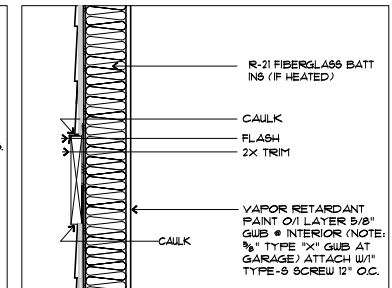
6 INT. WALL
SCALE: 1-1/2"=1'-0"



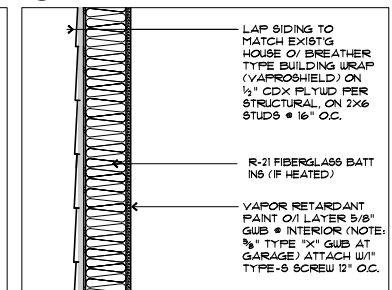
7 INT. FOOTING/CURB
SCALE: 1-1/2"=1'-0"



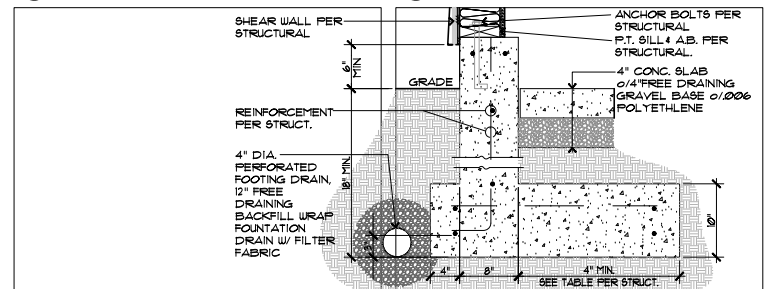
1 EXT. WALL @ EAVE
SCALE: 1-1/2"=1'-0"



2 EXT. WALL & TRIM
SCALE: 1-1/2"=1'-0"



12 EXT. WALL
SCALE: 1-1/2"=1'-0"



4 CONC. FOOTING
SCALE: 1-1/2"=1'-0"