

SAZEI DESIGN GROUP, LLC
 6608 110TH AVE. N.E.
 KIRKLAND, WA. 98033
 TEL. (425) 212-2280
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Site Plan
THOMAS AND ANDREA SHORT DUPLEX
 13404 NE 100TH ST REDMOND, WA

VICINITY MAP



ADDRESS

13404 NE 100th ST
 REDMOND, WASHINGTON 98033

PARCEL NUMBER

1246700231

SITE/LEGAL DESCRIPTION

THE WEST 75 FEET OF THE SOUTH 125 FEET IN BLOCK 159 OF BURKE AND FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 1 AS PER PLAT RECORDED IN VOL. 25 OF PLATS, PAGE 26 INCLUSIVE, RECORDS OF KING COUNTY.

LOT COVERAGE

STRUCTURES	PERCENTAGE
LOT AREA:	9,499.40 S.F.
HOUSE/GARAGE AREA:	2,924.00 S.F.
TOTAL AREA:	2,924.00 S.F.
	= 30.78%
	35% ALLOWED

IMPERVIOUS AREA

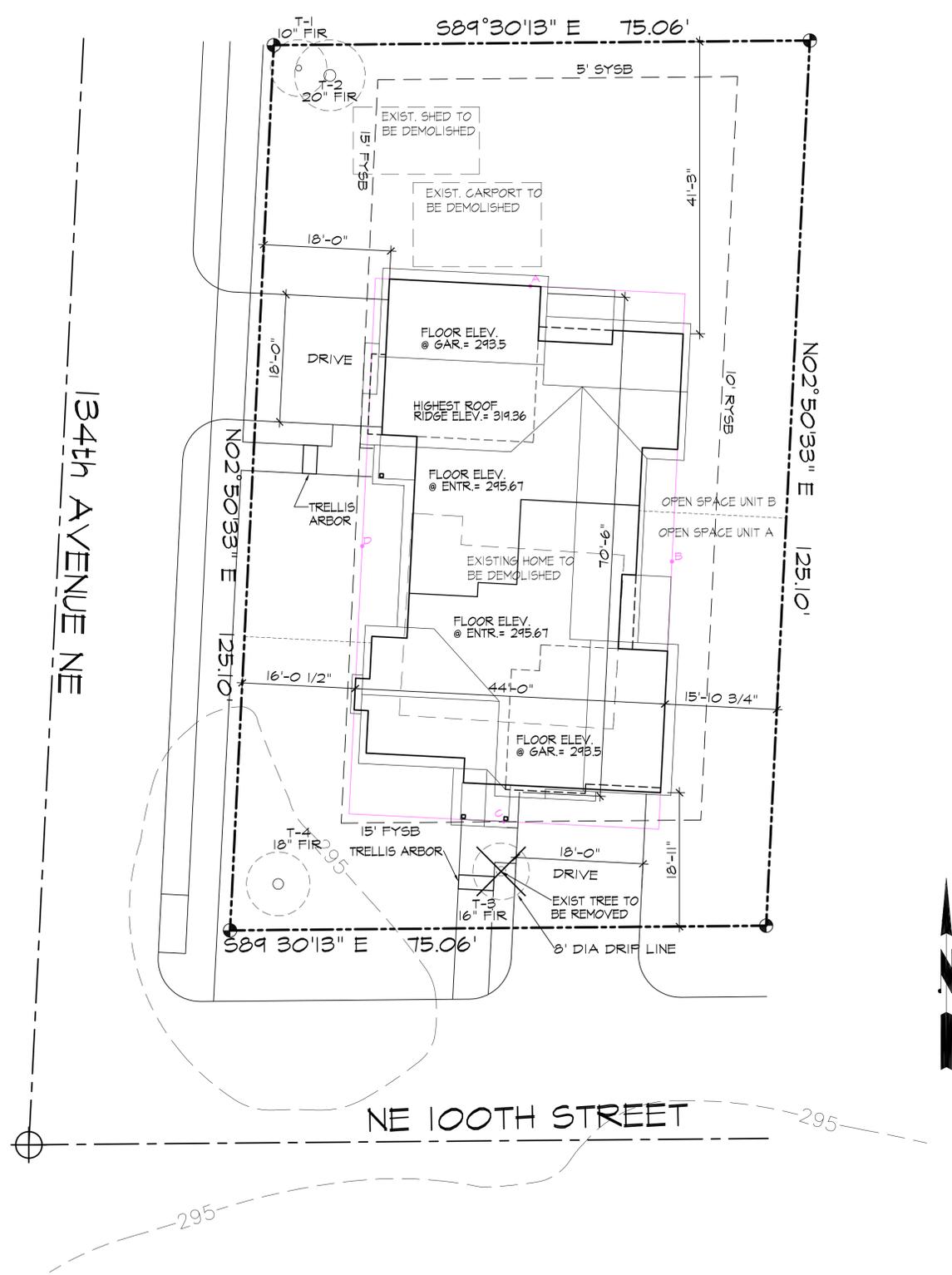
LOT AREA:	9,499.40 S.F.
HOUSE/GARAGE AREA:	2,924.00 S.F.
PORCH/PATIO/DECK AREA:	35.00 S.F.
DRIVEWAY/WALK AREA:	783.00 S.F.
TOTAL AREA:	3,742.00 S.F.
	= 39.39%
	60% ALLOWED

OPEN SPACE

LOT AREA:	9,499.40 S.F.
OPEN SPACE REQ (20%):	1,899.90 S.F.
OPEN SPACE, UNIT A:	2,205.00 S.F.
OPEN SPACE, UNIT B:	3,948.00 S.F.

F.A.R.

BUILDING AREA	
MAIN FLOOR:	1,598.00 S.F.
UPPER FLOOR:	1,734.00 S.F.
GARAGE:	573.00 S.F.
TOTAL FLOOR AREA:	4,205.00 SF
GROSS FLOOR AREA	
TOTAL LOT AREA:	9,499.40 S.F.
ALLOWABLE GROSS FLOOR AREA (50%):	4,749.70 S.F.
PROPOSED GROSS FLOOR AREA:	4,205.00 SF
PERCENTAGE OF LOT AREA:	44.27%



TOM SHORT Duplex
 13404 NE 100th Street, Redmond, WA. 98033

SIGNIFICANT TREES					
No.	DIAMETER	SPECIES	TREES WITHIN SITE INTERIOR		
			WEIGHING FACTOR	WEIGHTED DIAMETER	TREES SAVED
T-1	10"	Doug Fir	1.0	10"	10"
T-2	20"	Doug Fir	1.0	20"	20"
T-3	16"	Doug Fir	1.0	16"	X
T-4	18"	Doug Fir	1.0	18"	18"
TOTAL				64"	48"

Total Trees removed (X) = 16" / 64" = 25.00%
 Trees "saved" = 48" / 64" = 75.00%

HEIGHT CALCULATION

WALL SEGMENT	WALL LENGTH	MIDPOINT ELEVATION	PRODUCT
A	44.00	295.00	12980.00
B	71.83	295.00	21189.85
C	44.00	295.00	12980.00
D	71.83	295.00	21189.85
TOTALS:	231.66	1180.00	68339.70

AVERAGE EXG GRADE = TOTAL PRODUCTS / TOTAL WALL LENGTHS:
 68339.7 / 231.66 = 295.00 AVG. BLDG ELEV.
 MAX HT. ALLOWABLE = 25.00
 MAX ELEVATION @ RIDGE = 320.00
 PROPOSED RIDGE ELEVATION = 319.35
 PROPOSED RIDGE = 0.64 BELOW HT. LIMIT

EXISTING GRADE AT MIDPOINT OF ALL SIDES IS AT 295.00' (FLAT SITE) AVERAGE EXISTING GRADE IS 295.00'

SITE PLAN

SCALE: 1" = 10'-0"

BLDG-2015-08536

Revisions

Drawn	DSF	Checked	
Date	OCTOBER 30, 2015	Sheet	
Scale		Job	
1/4" = 1'-0"		15007	

A1

UNIT 'A'

SIMPLE HEATING SYSTEM SIZE

This heating system sizing is based on the Prescriptive Requirements of the 2012 Washington State Energy Code. This is for heating only. ACCA procedures for sizing cooling systems should be used to determine cooling.

Indoor Design Temperature	70
Outdoor Design Temperature	24
Design Temperature Difference	
Indoor - Outdoor Design Temp	46
Conditioned Floor Area	1606
Conditioned Volume	14761
Glazing	
Sum of UA from Glazing Schedule	81.5
Attic	
R-49	U-Factor X Area = UA
0.026	936 = 24.34
Other:	
Single Rafter or Joist Vaulted Ceilings	
R-38	U-Factor X Area = UA
0.026	0
Other:	
Above Grade Walls	
R-21 + R-10 HEADERS	U-Factor X Area = UA
0.056	2426 = 135.86
Other:	
Floors	
R-30	U-Factor X Area = UA
0.029	793 = 23.00
Other:	
Below Grade Walls	
2' Depth Walls	U-Factor X Area = UA
0.042	
5.5' Depth Walls	0.041
9' Depth Walls	0.037
Other:	
Slab Below Grade	
2' Depth	F-factor X Length = UA
0.59	
5.5' Depth	0.64
9' Depth	0.57
Other:	
Slab on Grade	
R-10 2' perimeter	F-factor X Length = UA
0.54	
R-10 Full - Heated	0.55
Other:	
Sum of UA	
	264.74
Envelope Heat Load	
Sum of UA X Design Temperature Difference	12178 Btu / Hour
Air Leakage Heat Load	
((Volume X 0.6) X Design Outdoor Temp) X 0.018)	7333 Btu / Hour
Building Design Heat Load	
Air Leakage + Envelope Heat Loss	19511 Btu / Hour
Building and Duct Heat Load	
1	19511 Btu / Hour
Use 1.15 if ducts are located in unconditioned space: Sum of Building Heat Loss X 1.15	
Use 1 if ducts are located in conditioned space: Sum of Building Heat Loss X 1	
Maximum Heat Equipment Output	
150%	29267 Btu / Hour
Building and Duct Heat Loss X 1.50	

UNIT 'A'

FOUNDATION VENTILATION

Conditioned Area:	825 s.f.	396 s.f. Req'd
Ventilation Required:	825 s.f. / 300 =	
Use:	14" x 7" Foundation Vents	
Vent Area =	98 s.f. - 25% reduct., 1/4" mesh =	73.5 s.f.
Vents Required =	396 s.f. / Vent Area =	5.39 s.f.
Provide:	6 14" x 7" Vents. Area =	441 s.f.
Ventilation Provided =	441.00 s.f. Is Greater than	396 s.f. Req'd
Use:	6 14" x 7" Foundation Vents	

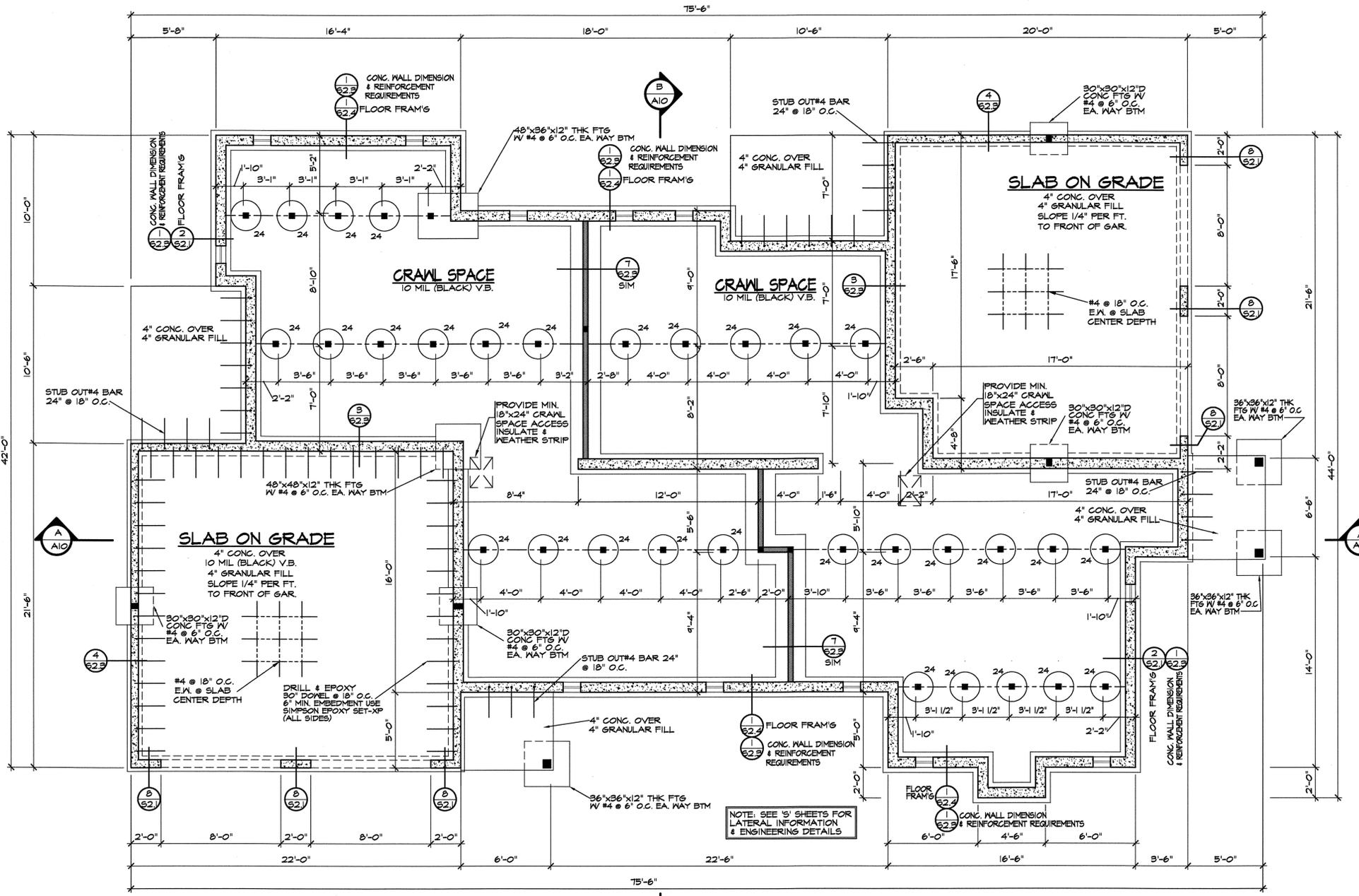
* FOUNDATION VENTS SHALL NOT INTERFERE WITH DIRECT LOAD PATH OF COLUMNS
 * INSTALL 1/8" MIL BLACK POLYETHYLENE VAPOR RETARDER GROUND COVER
 * LOCATE ONE VENT WITHIN 3 FEET OF EACH CORNER OF THE BUILDING, EXCEPT ONE SIDE OF THE BUILDING SHALL BE PERMITTED TO HAVE NO VENTS.

UNIT 'B'

FOUNDATION VENTILATION

Conditioned Area:	782 s.f.	375.36 s.f. Req'd
Ventilation Required:	782 s.f. / 300 =	
Use:	14" x 7" Foundation Vents	
Vent Area =	98 s.f. - 25% reduct., 1/4" mesh =	73.5 s.f.
Vents Required =	375.36 s.f. / Vent Area =	5.11 s.f.
Provide:	6 14" x 7" Vents. Area =	441 s.f.
Ventilation Provided =	441.00 s.f. Is Greater than	375.36 s.f. Req'd
Use:	6 14" x 7" Foundation Vents	

* FOUNDATION VENTS SHALL NOT INTERFERE WITH DIRECT LOAD PATH OF COLUMNS
 * INSTALL 1/8" MIL BLACK POLYETHYLENE VAPOR RETARDER GROUND COVER
 * LOCATE ONE VENT WITHIN 3 FEET OF EACH CORNER OF THE BUILDING, EXCEPT ONE SIDE OF THE BUILDING SHALL BE PERMITTED TO HAVE NO VENTS.



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

FOUNDATION NOTES

- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- ALL FOOTINGS TO HAVE A MINIMUM DEPTH OF 18" BELOW FINISH GRADE.
- STEP FOUNDATIONS PER SITE CONDITIONS.
- ALL CONCRETE FOOTINGS TO REST ON FIRM UNDISTURBED EARTH WITH MINIMUM 2,000 PSF BEARING PRESSURE (REFER TO SOILS REPORT WHEN REQUIRED).
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY OR EXPOSED TO EARTH OR WEATHER TO BE PRESURE TREATED.
- VERIFY ALL DIMENSIONS AND FIELD CONDITIONS.
- PROVIDE TEMPORARY BRACING AS REQUIRED UNTIL ALL PERMANENT CONNECTIONS AND STIFFENING HAVE BEEN INSTALLED.
- PROVIDE DOUBLE LVL/JOIST OR BLOCKING AT PARTITIONS ABOVE.
- DNOTES BEARING POINT IN 2X4 PONY WALL, PROVIDE MIN. (2) 2X4 STUDS @ INDICATED POINT UNLESS NOTED OTHERWISE.
- ALL BEAMS TO BE 4X10 DF #2 U.N.O.
- ALL POSTS TO BE 4X4 (4X6 AT BEAM SPLICES) TYPICAL UNLESS NOTED OTHERWISE. TYP @ ISOLATED BEAM RUNS.
- ALL ISOLATED SPREAD FOOTINGS TO BE 24"X24"X10" THICK WITH (2) #4 BARS BOTTOM EACH WAY, UNLESS NOTED OTHERWISE.
- FOUNDATION ANCHOR BOLTS REQUIRE A MINIMUM 3"X3"X1/4" PLATE WASHERS.
- BELOW GRADE FOUNDATION WALLS THAT ENCLOSE HABITABLE OR USABLE SPACE TO BE WATERPROOFED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE PER R401.6
- ALL METAL CONNECTORS, INCLUDING NAILS, SCREWS, JOIST HANGERS, STAPLES, BOLTS, ETC. SHALL BE PROVIDED HOT DIPPED GALVANIZED OR STAINLESS STEEL.
- 7"X14" SCREENED FOUNDATION VENTS (16) REQUIRED

FOOTING SCHEDULE

- 18" DIAMETER X 10" THICK CONCRETE FOOTING WITH (2) #4 BARS EACH WAY.
- 24" DIAMETER X 10" THICK CONCRETE FOOTING WITH (2) #4 BARS EACH WAY.
- 30" DIAMETER X 12" THICK CONCRETE FOOTING WITH (3) #4 BARS EACH WAY.
- 36" DIAMETER X 12" THICK CONCRETE FOOTING WITH (3) #4 BARS EACH WAY.

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Foundation Plan
THOMAS AND ANDREA SHORT DUPLEX
 13404 NE 100TH ST REDMOND, WA

Revisions
 1
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Drawn: DSJ Checked: []
 Date: OCTOBER 30, 2015
 Sheet: []

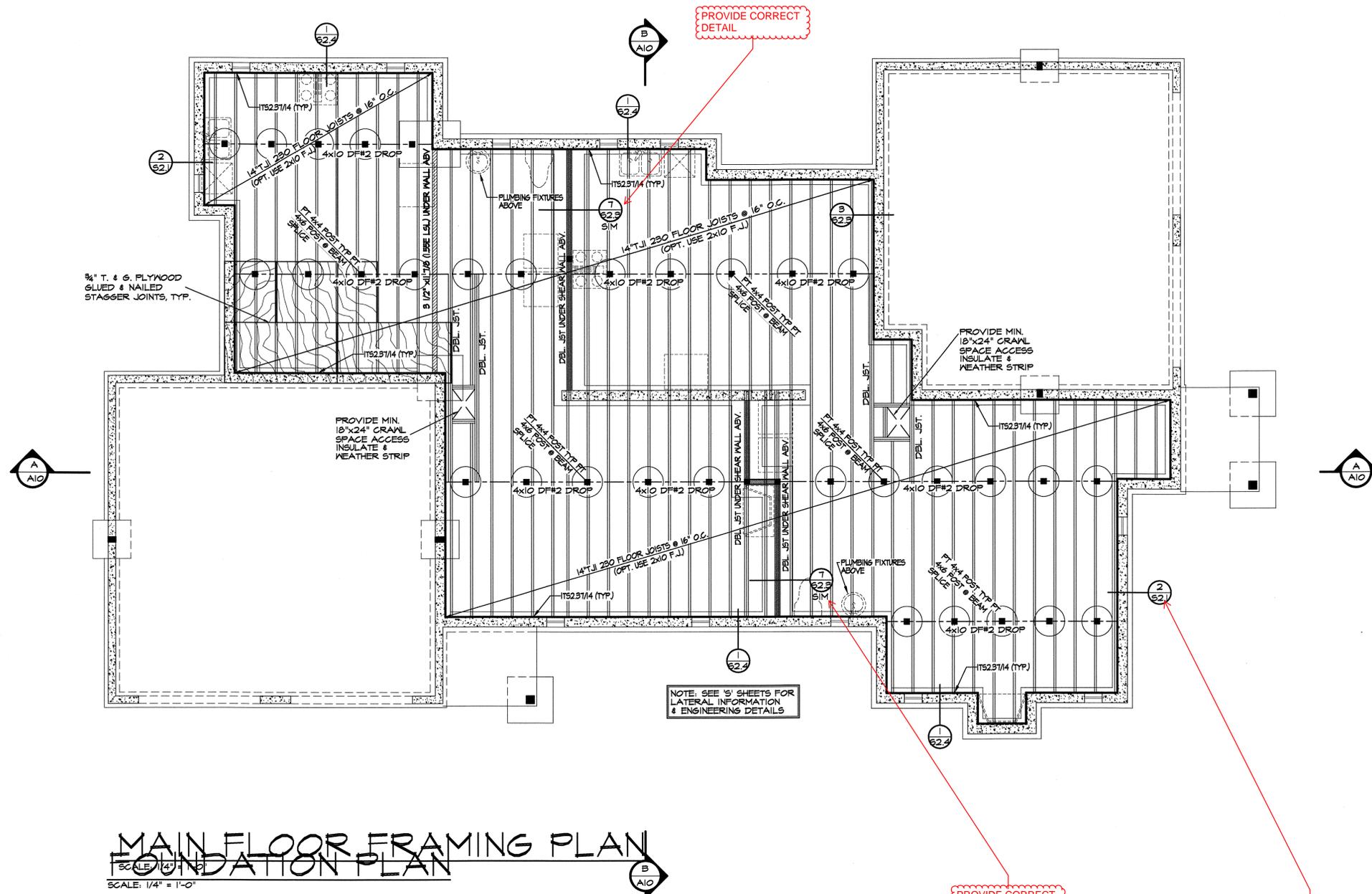
A2
 Scale: 1/4" = 1'-0" Job: 15007

UNIT 'B'

SIMPLE HEATING SYSTEM SIZE

This heating system sizing is based on the Prescriptive Requirements of the 2012 Washington State Energy Code. This is for heating only. ACCA procedures for sizing cooling systems should be used to determine cooling.

Indoor Design Temperature			70
Outdoor Design Temperature			24
Design Temperature Difference			46
Indoor - Outdoor Design Temp			46
Conditioned Floor Area			1707
Conditioned Volume			14934
Glazing			
Sum of UA from Glazing Schedule			81.2
Attic	U-Factor	X Area	= UA
R-49	0.026	925	24.05
Other:			
Single Rafter or Joist Vaulted Ceilings	U-Factor	X Area	= UA
R-38	0.026	281	7.31
Other:			
Above Grade Walls	U-Factor	X Area	= UA
R-21 + R-10 HEADERS	0.056	2464	137.98
Other:			
Floors	U-Factor	X Area	= UA
R-30	0.029	782	22.68
Other:			
Below Grade Walls	U-Factor	X Area	= UA
2' Depth Walls	0.042		
5.5' Depth Walls	0.041		
9' Depth Walls	0.037		
Other:			
Slab Below Grade	F-factor	X Length	= UA
2' Depth	0.59		
5.5' Depth	0.64		
9' Depth	0.57		
Other:			
Slab on Grade	F-factor	X Length	= UA
R-10 2' perimeter	0.54		
R-10 Full - Heated	0.55		
Other:			
Sum of UA			273.18
Envelope Heat Load			12566 Btu / Hour
Sum of UA X Design Temperature Difference			12566
Air Leakage Heat Load			7419 Btu / Hour
(Volume X 0.6) X Design Outdoor Temp X .018)			7419
Building Design Heat Load			19986 Btu / Hour
Air Leakage + Envelope Heat Loss			19986
Building and Duct Heat Load			19986 Btu / Hour
Use 1.15 if ducts are located in unconditioned space: Sum of Building Heat Loss X 1.15			19986
Use 1 if ducts are located in conditioned space: Sum of Building Heat Loss X 1			19986
Maximum Heat Equipment Output	150%		29979 Btu / Hour
Building and Duct Heat Loss X 1.50			29979



FLOOR FRAMING NOTES:

- CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
- ALL FLOOR JOISTS TO BE 14" TJI 230 @ 16" ON CENTER TYP U.N.O.
- ALL BEAMS & HEADERS TO BE 4x10 DF#2 @ ALL WALLS U.N.O.
- PROVIDE SOLID BLOCKING OVER SUPPORTS.
- PROVIDE FIRE BLOCKING @ ALL PLUMBING PENETRATIONS.
- BEARING WALLS ARE SHADED.
- PLUMBING AND MECHANICAL FIXTURES ARE DASHED.
- INDICATES POINT LOAD SUPPORTED BY (2) STUDS, U.N.O.
- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
- SEE SHEET A1 FOR ADDITIONAL NOTES.
- PSL BEAMS TO BE 2.0E TYP U.N.O.
- GLB BEAMS TO BE 24F-V4 TYP U.N.O.

BLDG-2015-08536

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Main Floor Framing Plan
THOMAS AND ANDREA SHORT DUPLEX
 13404 NE 100TH ST REDMOND, WA

Revisions	
Drawn	DSF
Checked	
Date	OCTOBER 30, 2015
Sheet	A3
Scale	1/4" = 1'-0"
Job	15007

UNIT 'A'

GLAZING SCHEDULE														
CONDITIONED FLOOR AREA:											1606	SUM OF UA FOR HEATING SYSTEM SIZING:	81.5	
SUM OF ALL GLAZING AREAS FROM BELOW:											211			
GLAZING TO FLOOR AREA RATIO:											13.1%			
EXTERIOR DOORS														
ROOM	TYPE	REF	MODEL FRAME	GAS	LO-E	LAYERS	U-VAL	GLAZED	QTY	W	H	AREA	DOOR	DOOR
STAIRWELL	DOOR	WSEC	WOOD				0.48	0%	1	3.00	6.67	0.00	20.01	9.20
FOYER	ONE EXEMPT SWINGING DOOR (MAX 24 S.F.)						0.48	0%	1	3.00	7.00	0.00	21.00	9.68
SUM OF GLAZING AREA, DOOR AREA, AND UA (does not include exempt door):											0.0	20.0	9.2	
AREA WEIGHTED U = UA/AREA:												0.46		
SUM OF AREA AND UA FOR HEATING SYSTEM SIZE ONLY (include exempt door):											41.0	18.9		
VERTICAL GLAZING														
(ALL WINDOWS ARE DOUBLE GLAZED)														
ROOM	TYPE	REF	MODEL FRAME	GAS	LO-E	E PKG	U-VAL	SPCRS	QTY	W	H	AREA	UA	
UPPER FLOOR PLAN														
MBR	SLIDER	MILGARD	8120	VNYL	ARGON	YES	3D MAX	0.30	E. MAX	1	6.00	4.00	24.00	7.20
BED2	SLIDER	MILGARD	8120	VNYL	ARGON	YES	3D MAX	0.30	E. MAX	1	5.00	4.00	20.00	6.00
BED3	SLIDER	MILGARD	8120	VNYL	ARGON	YES	3D MAX	0.30	E. MAX	1	5.00	4.00	20.00	6.00
MAIN FLOOR PLAN														
PDR	CASE	MILGARD	8520	VNYL	ARGON	YES	3D	0.29	EDGE	1	2.50	2.50	6.25	1.81
KIT	CASE	MILGARD	8520	VNYL	ARGON	YES	3D	0.29	EDGE	1	2.50	3.00	7.50	2.18
DIN	S.G.D.	MILGARD	8520	VNYL	ARGON	YES	3D	0.30	EDGE	1	6.00	6.67	40.02	12.01
LIV	PICTURE	MILGARD	8320	VNYL	ARGON	YES	3D	0.30	EDGE	1	4.00	2.00	8.00	2.40
LIV	PICTURE	MILGARD	8320	VNYL	ARGON	YES	3D	0.30	EDGE	1	4.83	2.00	9.66	2.90
LIV	CASE	MILGARD	8520	VNYL	ARGON	YES	3D	0.29	EDGE	2	2.00	4.00	16.00	4.64
LIV	CASE	MILGARD	8520	VNYL	ARGON	YES	3D	0.29	EDGE	2	2.50	6.00	30.00	8.70
LIV	PICTURE	MILGARD	8320	VNYL	ARGON	YES	3D	0.30	EDGE	1	4.50	2.00	9.00	2.70
LIV	PICTURE	MILGARD	8320	VNYL	ARGON	YES	3D	0.30	EDGE	2	2.50	2.00	10.00	3.00
ENTRY	PICTURE	MILGARD	8320	VNYL	ARGON	YES	3D	0.30	EDGE	1	1.50	7.00	10.50	3.15
SUM OF AREA AND UA:											210.93	62.68		
AREA WEIGHTED U = UA/AREA:												0.30		
OVERHEAD GLAZING														
ROOM	TYPE	REF	MODEL FRAME	GAS	LO-E	LAYERS	U-VAL	QTY	W	H	AREA	UA		
	SKYLIGHT	MILGARD	790	ALUM	ARGON	YES	DBL	0.49			0.00	0.00		
SUM OF AREA AND UA:											0.00	0.00		
AREA WEIGHTED U = UA/AREA:												0.00		

UNIT 'B'

GLAZING SCHEDULE														
CONDITIONED FLOOR AREA:											1707	SUM OF UA FOR HEATING SYSTEM SIZING:	81.2	
SUM OF ALL GLAZING AREAS FROM BELOW:											208			
GLAZING TO FLOOR AREA RATIO:											12.2%			
EXTERIOR DOORS														
ROOM	TYPE	REF	MODEL FRAME	GAS	LO-E	LAYERS	U-VAL	GLAZED	QTY	W	H	AREA	DOOR	DOOR
STAIRWELL	DOOR	WSEC	WOOD				0.48	0%	1	3.00	7.00	0.00	21.00	9.68
FOYER	ONE EXEMPT SWINGING DOOR (MAX 24 S.F.)						0.48	0%	1	3.00	7.00	0.00	21.00	9.68
SUM OF GLAZING AREA, DOOR AREA, AND UA (does not include exempt door):											0.0	21.0	9.7	
AREA WEIGHTED U = UA/AREA:												0.46		
SUM OF AREA AND UA FOR HEATING SYSTEM SIZE ONLY (include exempt door):											42.0	19.3		
VERTICAL GLAZING														
(ALL WINDOWS ARE DOUBLE GLAZED)														
ROOM	TYPE	REF	MODEL FRAME	GAS	LO-E	E PKG	U-VAL	SPCRS	QTY	W	H	AREA	UA	
UPPER FLOOR PLAN														
BED2	SLIDER	MILGARD	8120	VNYL	ARGON	YES	3D MAX	0.30	E. MAX	1	5.00	4.00	20.00	6.00
BED3	SLIDER	MILGARD	8120	VNYL	ARGON	YES	3D MAX	0.30	E. MAX	1	5.00	4.00	20.00	6.00
BA2	CASE	MILGARD	8520	VNYL	ARGON	YES	3D	0.29	EDGE	1	2.00	3.00	6.00	1.74
MBR	SLIDER	MILGARD	8120	VNYL	ARGON	YES	3D MAX	0.30	E. MAX	1	6.00	4.00	24.00	7.20
MBR	PICTURE	MILGARD	8320	VNYL	ARGON	YES	3D	0.30	EDGE	2	2.00	4.00	16.00	4.80
MAIN FLOOR PLAN														
DIN	S.G.D.	MILGARD	8621	VNYL	ARGON	YES	3D	0.30	EDGE	1	6.00	6.67	40.02	12.01
KIT	CASE	MILGARD	8520	VNYL	ARGON	YES	3D	0.29	EDGE	1	2.50	3.00	7.50	2.18
PDR	CASE	MILGARD	8520	VNYL	ARGON	YES	3D	0.29	EDGE	1	2.50	3.00	7.50	2.18
LIV	CASE	MILGARD	8520	VNYL	ARGON	YES	3D	0.29	EDGE	2	2.00	5.00	20.00	5.80
LIV	PICTURE	MILGARD	8320	VNYL	ARGON	YES	3D	0.30	EDGE	1	4.00	5.00	20.00	6.00
LIV	PICTURE	MILGARD	8320	VNYL	ARGON	YES	3D	0.30	EDGE	2	2.00	2.00	8.00	2.40
LIV	PICTURE	MILGARD	8320	VNYL	ARGON	YES	3D	0.30	EDGE	1	4.00	2.00	8.00	2.40
ENTRY	PICTURE	MILGARD	8320	VNYL	ARGON	YES	3D	0.30	EDGE	1	1.50	7.00	10.50	3.15
SUM OF AREA AND UA:											207.52	61.85		
AREA WEIGHTED U = UA/AREA:												0.30		
OVERHEAD GLAZING														
ROOM	TYPE	REF	MODEL FRAME	GAS	LO-E	LAYERS	U-VAL	QTY	W	H	AREA	UA		
	SKYLIGHT	MILGARD	790	ALUM	ARGON	YES	DBL	0.49			0.00	0.00		
SUM OF AREA AND UA:											0.00	0.00		
AREA WEIGHTED U = UA/AREA:												0.00		

UNIT 'A'

VENTILATION SCHEDULE	
2012 IRC SECTION M1507	
SYMBOL	LOCATION
A	Bath, Powder, Laundry
B	Kitchen
C	Whole House Fan

UNIT 'B'

VENTILATION SCHEDULE	
2012 IRC SECTION M1507	
SYMBOL	LOCATION
A	Bath, Powder, Kitchen
B	Laundry
C	Whole House Fan

ALARM SCHEDULE

2012 IRC SECTIONS R314 & R315		
SYMBOL	DESCRIPTION	REQUIREMENTS
(SA)	Smoke Alarm	*110 V interconnected w/ battery backup *installed on each floor, in each sleeping area, and outside each separate sleeping area *listed in accordance with UL 217 and installed per the household fire warning equipment provisions of NFPA 72
(SA/CM)	Combination Smoke Alarm & Carbon Monoxide Alarm	*installed on each floor and outside of each separate sleeping area in the immediate vicinity of the bedrooms *smoke alarm requirements per above *carbon monoxide alarms listed as complying with UL 2075 and installed per manufacturer's installation instructions

BLDG-2015-08556

FLOOR PLAN NOTES:

- CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
- WINDOWS & DOORS ARE SHOWN & NOTED AS NOMINAL SIZES.
- EXTERIOR WALLS TO BE 2x6 STUDS @ 16" O.C. U.N.O.
- INDICATES POINT LOAD SUPPORTED BY (2) STUDS, U.N.O.
- PROVIDE STAIRWAY ILLUMINATION PER I.R.C. R303.6
- FURNACE HAS A MINIMUM AFUE OF 92%
- PROVIDE A VENTED WINDOW IN EACH HABITABLE ROOM, BATHROOMS, TOILET ROOMS, CLOSETS, HALLS, STORAGE OR UTILITY SPACES AND SIMILAR AREAS ARE NOT CONSIDERED HABITABLE ROOMS.
- ALL WOOD LOCATED WITHIN 2" OF EXPOSED CONCRETE SLAB SHALL BE PROTECTED FROM DEGAY AS REQUIRED BY IRC R301.2
- ALL SPOUTHEADS AND KITCHEN SINK FAUCETS SHALL BE RATED AT 1.75 GPM OR LESS, ALL OTHERS AT 1.0 GPM OR LESS WHEN TESTED IN ACCORDANCE WITH ASME A12.10/CSA B125.1.
- SEE SHEET A4 FOR VENTILATION SCHEDULE.
- SEE SHEET A4 FOR ALARM SCHEDULE.
- SEE SHEET A0 FOR ADDITIONAL NOTES.

AREA SUMMARY

UNIT 'A' MAIN FLOOR:	806 S.F.
UNIT 'A' UPPER FLOOR:	807 S.F.
UNIT 'A' TOTAL FINISHED AREA:	1,613 S.F.
UNIT 'A' GARAGE:	415 S.F.
UNIT 'B' MAIN FLOOR:	792 S.F.
UNIT 'B' UPPER FLOOR:	427 S.F.
UNIT 'B' TOTAL FINISHED AREA:	1,219 S.F.
UNIT 'B' GARAGE:	458 S.F.

Revisions

1	AS	Checked
2	AS	Checked
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Date: OCTOBER 30, 2015

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

Job: 15007

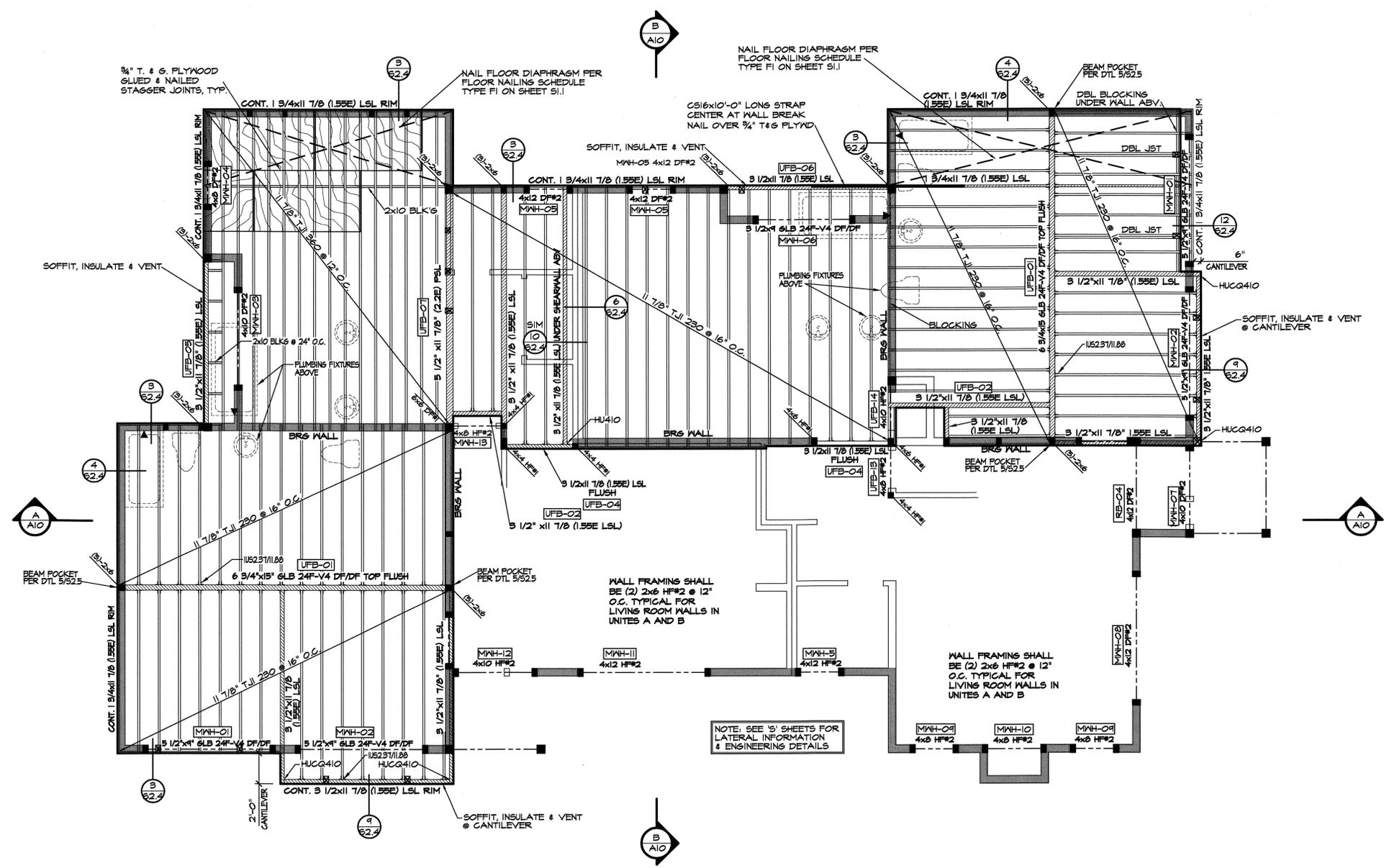
SAZEI DESIGN GROUP, LLC
6608 110TH AVE. N.E.
KIRKLAND, WA, 98033
TEL: (425) 212-2280
FAX: (425) 889-6887

THOMAS AND ANDREA SHORT DUPLEX
13404 NE 100TH ST REDMOND, WA

Main Floor Plan

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Upper Floor Framing Plan
THOMAS AND ANDREA SHORT DUPLEX
 13404 NE 100TH ST REDMOND, WA



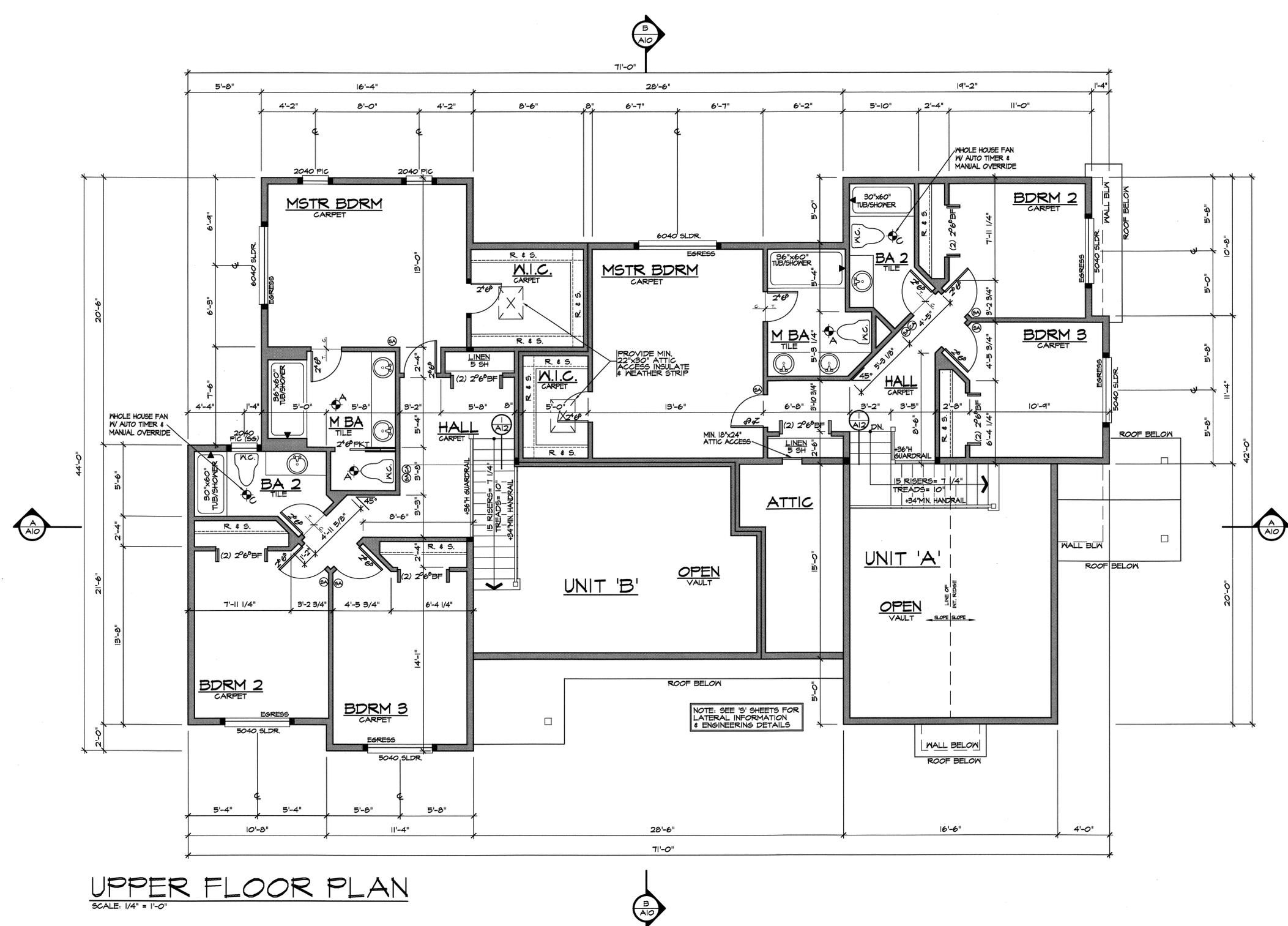
UPPER FLOOR FRAMING PLAN
 SCALE: 1/4" = 1'-0"

BEAM SCHEDULE	
PLAN VIEW	DESCRIPTION
---	DROPPED BEAM DESIGNATED ON FLOOR PLANS.
---	DROPPED BEAM DESIGNATED ON FRAMING PLANS.
▨	FLUSH AND TOP FLUSH BEAM DESIGNATED ON FRAMING PLANS.
▨	UPPER BEAM DESIGNATED ON FRAMING PLANS.

BLDG-2015-08536

- FLOOR FRAMING NOTES:**
- CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
 - ALL FLOOR JOISTS TO BE 11 7/8" T.J.I. 280 @ 16" ON CENTER UNLESS NOTED OTHERWISE (U.N.O.).
 - ALL EXTERIOR RIMS TO BE 3 1/4"x11 7/8" TS LSL (1.55E) U.N.O.
 - ALL BEAMS & HEADERS TO BE 4x10 DF#2.
 - PROVIDE SOLID BLOCKING OVER SUPPORTS.
 - PROVIDE FIRE BLOCKING @ ALL PLUMBING PENETRATIONS.
 - TOP OF DOORS/WINDOWS @ 6'-8" ABOVE FINISHED FLOOR @ MAIN FLOOR & UPPER FLOOR U.N.O.
 - WINDOW AND DOOR HEADERS TO BE TIGHT TO TOP PLATE U.N.O.
 - BEARING WALLS ARE SHADED.
 - PLUMBING AND MECHANICAL FIXTURES ARE DASHED.
 - INDICATES POINT LOAD SUPPORTED BY (2) STUDS (1 CRIPPLE & 1 KING), U.N.O.
 - ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
 - ALL METAL FRAMING ANCHORS AND HANGERS SHOWN ON DRAWINGS SHALL BE STRONG TIE CONNECTORS AS MANUFACTURED BY SIMPSON COMPANY OR APPROVED EQUAL.
 - SEE SHEET A1 FOR ADDITIONAL NOTES.

Revisions
 Drawn: DSG
 Checked: []
 Date: OCTOBER 30, 2015
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 Scale: 1/4"=1'-0" Job: 1500T



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

BLDG-2015-08536

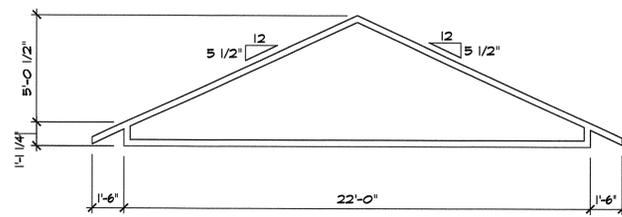
- FLOOR PLAN NOTES:**
1. CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
 2. WINDOWS & DOORS ARE SHOWN & NOTED AS NOMINAL SIZES.
 3. EXTERIOR WALLS TO BE 2x6 STUDS @ 16" O.C. U.N.O.
 4. ■ INDICATES POINT LOAD SUPPORTED BY (2) STUDS, U.N.O.
 5. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. R303.6
 6. FURNACE HAS A MINIMUM AFUE OF 92%
 7. PROVIDE A VENTED WINDOW IN EACH HABITABLE ROOM, BATHROOMS, TOILET ROOMS, CLOSETS, HALLS, STORAGE OR UTILITY SPACES AND SIMILAR AREAS ARE NOT CONSIDERED HABITABLE ROOMS.
 8. ALL WOOD LOCATED WITHIN 2" OF EXPOSED CONCRETE SLAB SHALL BE PROTECTED FROM DECAY AS REQUIRED BY IRC R311 ITEM 5.
 9. SEE SHEET A4 FOR VENTILATION SCHEDULE.
 10. SEE SHEET A4 FOR ALARM SCHEDULE.
 11. SEE SHEET A0 FOR ADDITIONAL NOTES.

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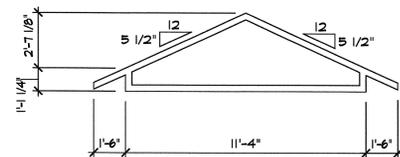
THOMAS AND ANDREA SHORT DUPLEX
 13404 NE 100TH ST REDMOND, WA

Upper Floor Plan

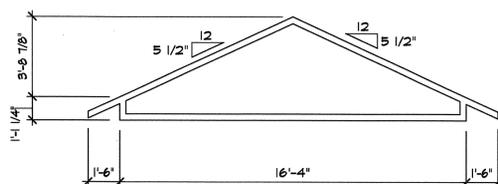
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Drawn	Checked
D5F	
Date	OCTOBER 30, 2015
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A6	
Scale	Job
1/4"=1'-0"	1500T



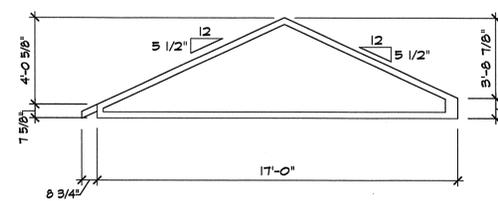
TRUSS PROFILE 'A'
SCALE: 1/4" = 1'-0"



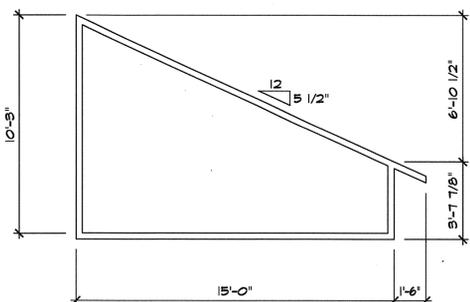
TRUSS PROFILE 'B'
SCALE: 1/4" = 1'-0"



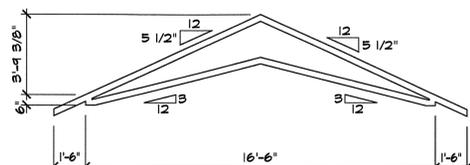
TRUSS PROFILE 'C'
SCALE: 1/4" = 1'-0"



TRUSS PROFILE 'D'
SCALE: 1/4" = 1'-0"



TRUSS PROFILE 'E'
SCALE: 1/4" = 1'-0"

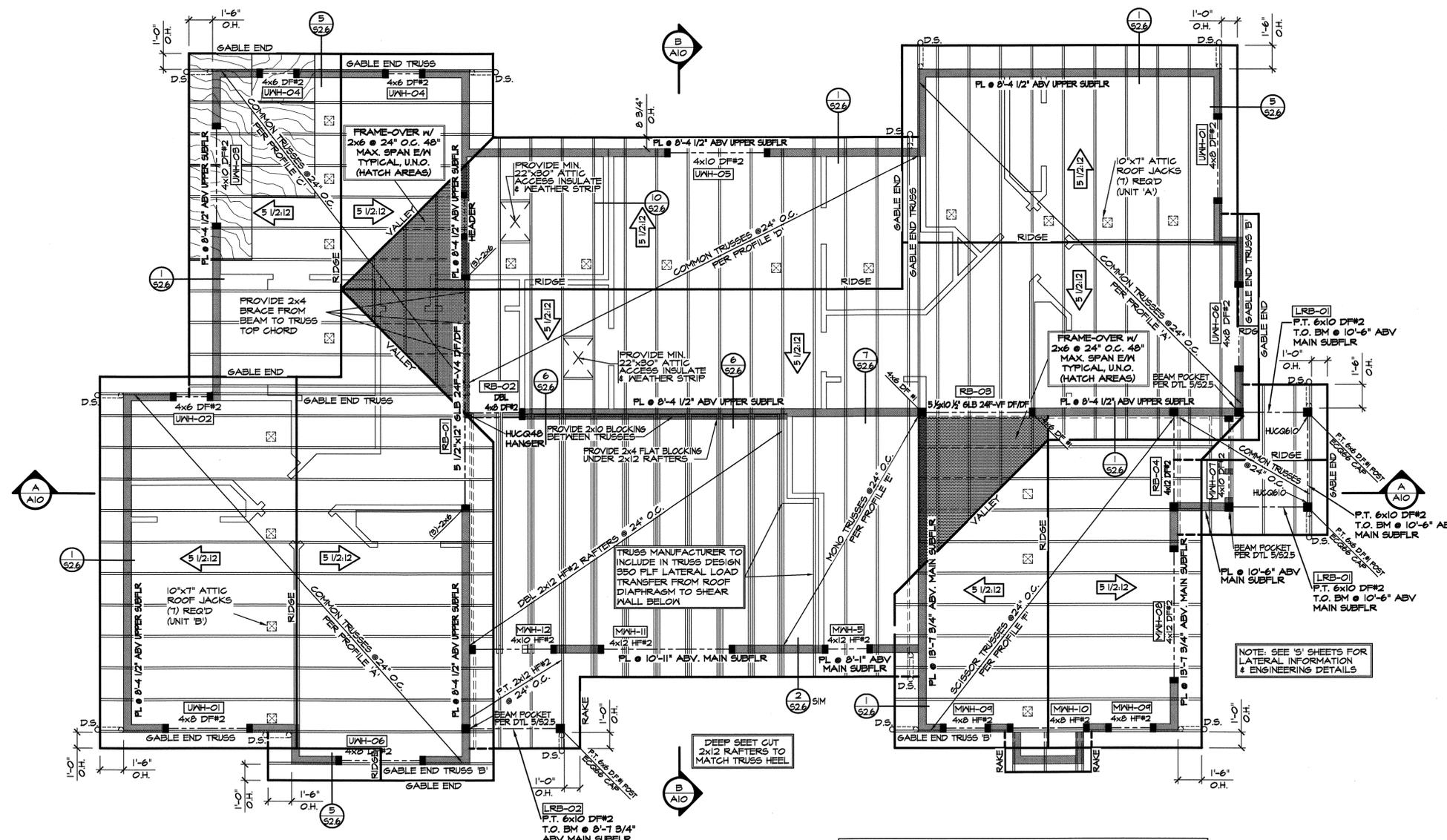


TRUSS PROFILE 'F'
SCALE: 1/4" = 1'-0"

ROOF LOAD:
LIVE - 25 PSF
DEAD - 15 PSF
TOTAL - 40 PSF

ROOF LOADS:
TOP CORD LIVE LOAD = 25 PSF
TOP CORD DEAD LOAD = 10 PSF
BOTTOM CORD LIVE LOAD = 7 PSF
BOTTOM CORD DEAD LOAD = 5 PSF
WIND UPLIFT (TOP CORD) = 15 PSF

TRUSS MANUFACTURER TO INCLUDE DRAG STRUT / COLLECTIVE LOAD IN ROOF TRUSS DESIGN WHERE TRUSSES ARE OVER INTERIOR SHEAR WALL AS SHOWN ON PLAN. XXX PLF (ABD) SEISMIC LOAD INCLUDE AS DRAG STRUT



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

NOTE: SHOP DRAWINGS FOR PRE-ENGINEERED FLOOR OR ROOF TRUSSES MUST BE ONSITE AT TIME OF FRAMING INSPECTIONS AND HAVE AN ORIGINAL WASHINGTON SEAL AND SIGNATURES OF THE DESIGNER. PROCEEDING WITH FRAMING WITHOUT APPROVED DETAILS AND PLANS IS DONE SO AT THE CONTRACTORS / APPLICANTS RISK.

ROOF FRAMING NOTES:

- CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
- ALL BEAMS & HEADERS TO BE 4x10 DF#2 @ ALL WALLS U.N.O.
- PROVIDE VENTED BLOCKING OVER SUPPORTS.
- BEARING WALLS ARE SHADED.
- TOP OF DOORS/WINDOWS @ 6'-8" ABOVE FINISHED FLOOR @ MAIN FLOOR U.N.O. 6'-8" ABOVE FINISHED FLOOR @ UPPER FLOOR U.N.O.
- ALL TRUSSES:
 - SHALL CARRY MANUFACTURER'S STAMP.
 - SHALL BE INSTALLED & BRACED TO MANUFACTURERS SPECIFICATIONS.
 - SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
 - SHALL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPARTMENT APPROVAL OF ENGINEERS CALCULATIONS.
 - TRUSS HANGERS SHALL BE SPACED BY THE TRUSS ENGINEER.
- INDICATES POINT LOAD SUPPORTED BY (2) STUDS, U.N.O.
- INSTALL SHEAR WALLS &/OR BLOCKING IN ROOF STRUCTURE BEFORE INSTALLING FINISH ROOFING.
- ALL METAL FRAMING ANCHORS AND HANGERS SHOWN ON DRAWINGS SHALL BE STRONG TIE CONNECTORS AS MANUFACTURED BY SIMPSON COMPANY OR APPROVED EQUAL. SEE SHEET AO FOR ADDITIONAL NOTES.

UNIT 'A'

ROOF VENTILATION		UPPER ROOF	
Standard Truss / Scissor Truss Roof Framing Assembly:	1270 s.f.	608.6 s.i. Req'd	
Roof Area:	1270 s.f. x 144 s.i. / s.f. / 300	608.6 s.i. Req'd	
Ventilation Required:	1270 s.f. x 144 s.i. / s.f. / 300	608.6 s.i. Req'd	
Provide between 40% & 50% of the total required ventilation no more than 3 ft below the ridge or the highest point of the space. Remainder to be installed at eave vents.			
Upper Roof Ventilation:			
AFSD Roof Jack (10" x 7")	50.00 s.i. each	5 vents	
Upper Ventilation MN. Req'd	608.6 s.i. x 0.4 / s.i. of each vent =	6 vents	
Upper Ventilation MAX. Req'd	608.6 s.i. x 0.5 / s.i. of each vent =	6 vents	
Provide:	7 - 10"x7" roof jacks. Ventilation =	350.00 s.i.	
Ventilation area remainder for eave vents =	258.60 s.i.	(Req'd vent-Upper vent)	
Eave Ventilation:			
Birdblocking (3/2" dia holes per bay =	4.71 s.i. / l.f. - 25% reduction =	3.53 s.i. / l.f.	
Eave Ventilation Req'd =	258.60 s.i. / s.i. per l.f. =	73.49 l.f.	
Provide Minimum:	74 l.f. birdblocking. Ventilation =	261.41 s.i.	
Minimum Ventilation Provided =	611.41 s.i. IS GREATER THAN:	608.6 s.i. Req'd	

UNIT 'B'

ROOF VENTILATION		UPPER ROOF	
Standard Truss / Scissor Truss Roof Framing Assembly:	1264 s.f.	606.72 s.i. Req'd	
Roof Area:	1264 s.f. x 144 s.i. / s.f. / 300	606.72 s.i. Req'd	
Ventilation Required:	1264 s.f. x 144 s.i. / s.f. / 300	606.72 s.i. Req'd	
Provide between 40% & 50% of the total required ventilation no more than 3 ft below the ridge or the highest point of the space. Remainder to be installed at eave vents.			
Upper Roof Ventilation:			
AFSD Roof Jack (10" x 7")	50.00 s.i. each	5 vents	
Upper Ventilation MN. Req'd	606.72 s.i. x 0.4 / s.i. of each vent =	6 vents	
Upper Ventilation MAX. Req'd	606.72 s.i. x 0.5 / s.i. of each vent =	6 vents	
Provide:	7 - 10"x7" roof jacks. Ventilation =	350.00 s.i.	
Ventilation area remainder for eave vents =	256.72 s.i.	(Req'd vent-Upper vent)	
Eave Ventilation:			
Birdblocking (3/2" dia holes per bay =	4.71 s.i. / l.f. - 25% reduction =	3.53 s.i. / l.f.	
Eave Ventilation Req'd =	256.72 s.i. / s.i. per l.f. =	72.87 l.f.	
Provide Minimum:	73 l.f. birdblocking. Ventilation =	257.87 s.i.	
Minimum Ventilation Provided =	607.87 s.i. IS GREATER THAN:	606.72 s.i. Req'd	

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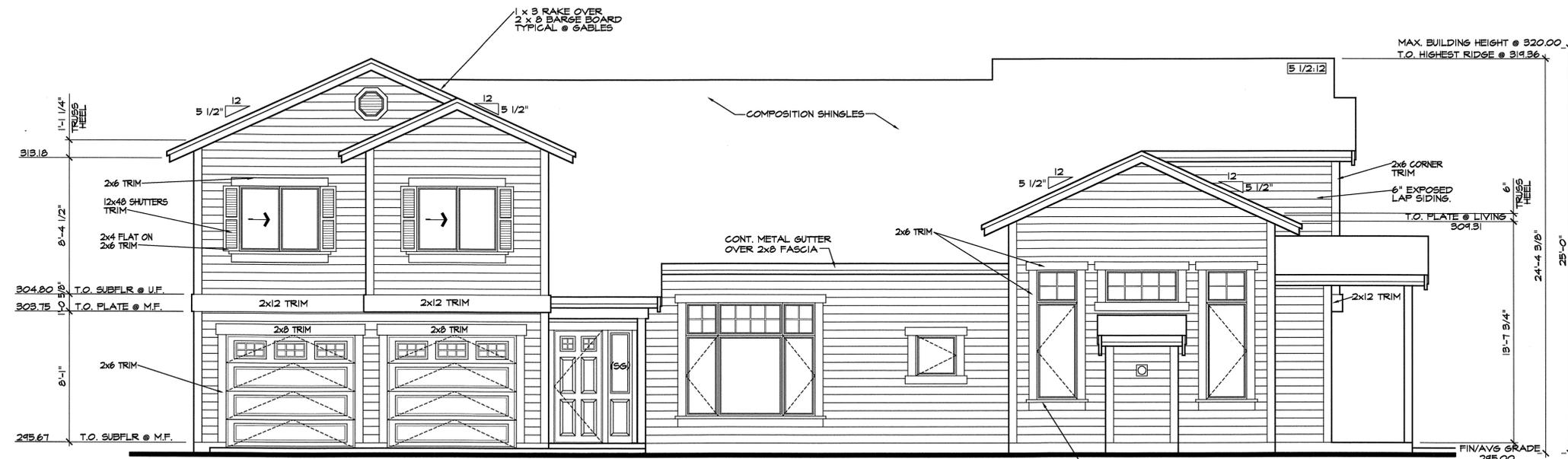
Roof Framing Plan
THOMAS AND ANDREA SHORT DUPLEX
13404 NE 100TH ST REDMOND, WA

Revisions
Drawn DSF Checked
Date OCTOBER 30, 2015
Sheet
A7
Scale 1/4" = 1'-0" Job 1500T

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Foundation Plan
THOMAS AND ANDREA SHORT DUPLEX
 13404 NE 100TH ST REDMOND, WA

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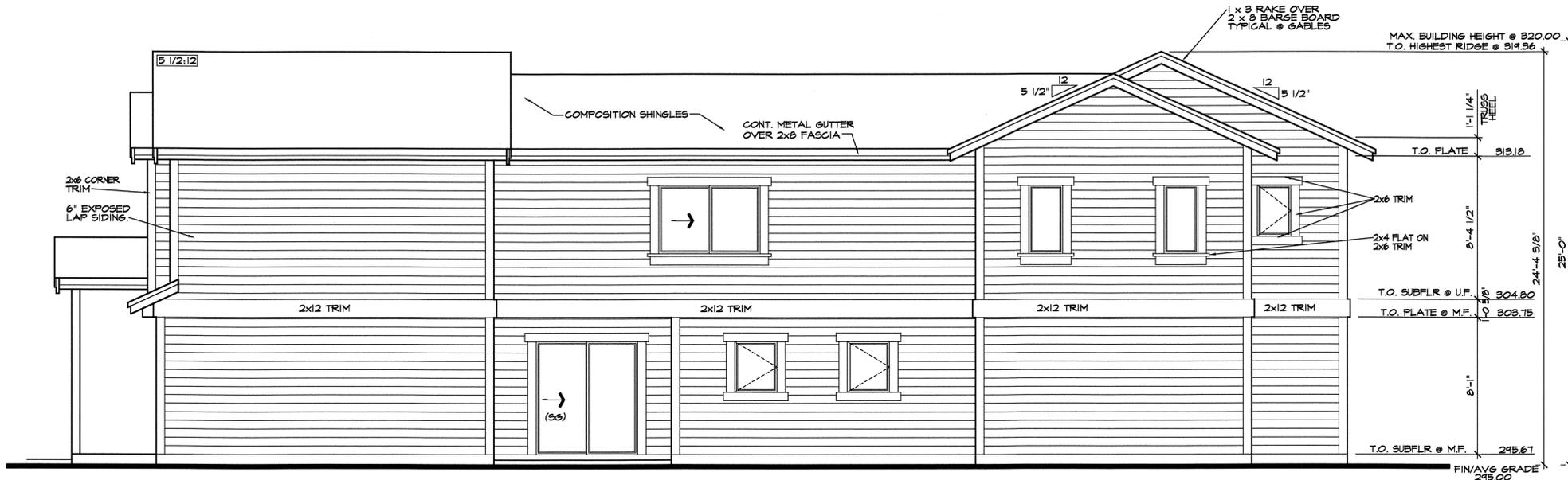
WEST ELEVATION
 SCALE: 1/4" = 1'-0"

ELEVATION NOTES

1. PROVIDE CONTINUOUS METAL GUTTERS TYPICAL.
2. PROVIDE ROOF VENTS PER IRC SECTION R06.1 TYPICAL.
3. PROVIDE GALVANIZED SHEET METAL FLASHING AND COUNTER FLASHING AT ALL ROOF PENETRATIONS INCLUDING CHIMNEYS.
4. REFER TO SECTION R1001 IRC FOR CHIMNEY CONSTRUCTION.
5. PROVIDE WEATHER-STRIPPING AT ALL DOORS AND WINDOWS. CAULK ALL JOINTS AND PENETRATIONS IN EXTERIOR WALL.
6. BRICK TO BE SUPPORTED BY STEEL LINTELS AND SHALL NOT BEAR ON WOOD FRAMING.
7. FINISHED EXTERIOR GRADE TO SLOPE AWAY FROM BUILDING AT A SLOPE OF AT LEAST 2% FOR A MINIMUM OF 5 FEET.
8. POST APPROVED NUMBERS OR ADDRESS ON THE DWELLING. ADDRESS SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE DWELLING.

WALL FLASHING NOTES:

- APPROVED CORROSION RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM REENTERING THE EXTERIOR WALL ENVELOPE. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS AS APPLICABLE.
- AT THE TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH A MANNER AS TO BE LEAK PROOF EXCEPT THAT SELF FLASHING WINDOWS HAVING A CONTINUOUS LAP OF NOT LESS THAN 1 1/2" OVER THE SHEATHING MATERIAL AROUND THE PERIMETER OF THE OPENING INCLUDING CORNERS, DO NOT REQUIRE ADDITIONAL FLASHING. JAMB FLASHING MAY ALSO BE OMITTED WHEN SPECIFICALLY APPROVED BY THE BUILDING OFFICIAL.
 - AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
 - UNDER AND AT THE ENDS OF MASONRY, METAL OR WOOD COPINGS AND SILLS
 - CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM
 - WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION
 - AT WALL AND ROOF INTERSECTIONS
 - AT BUILT-IN GUTTERS

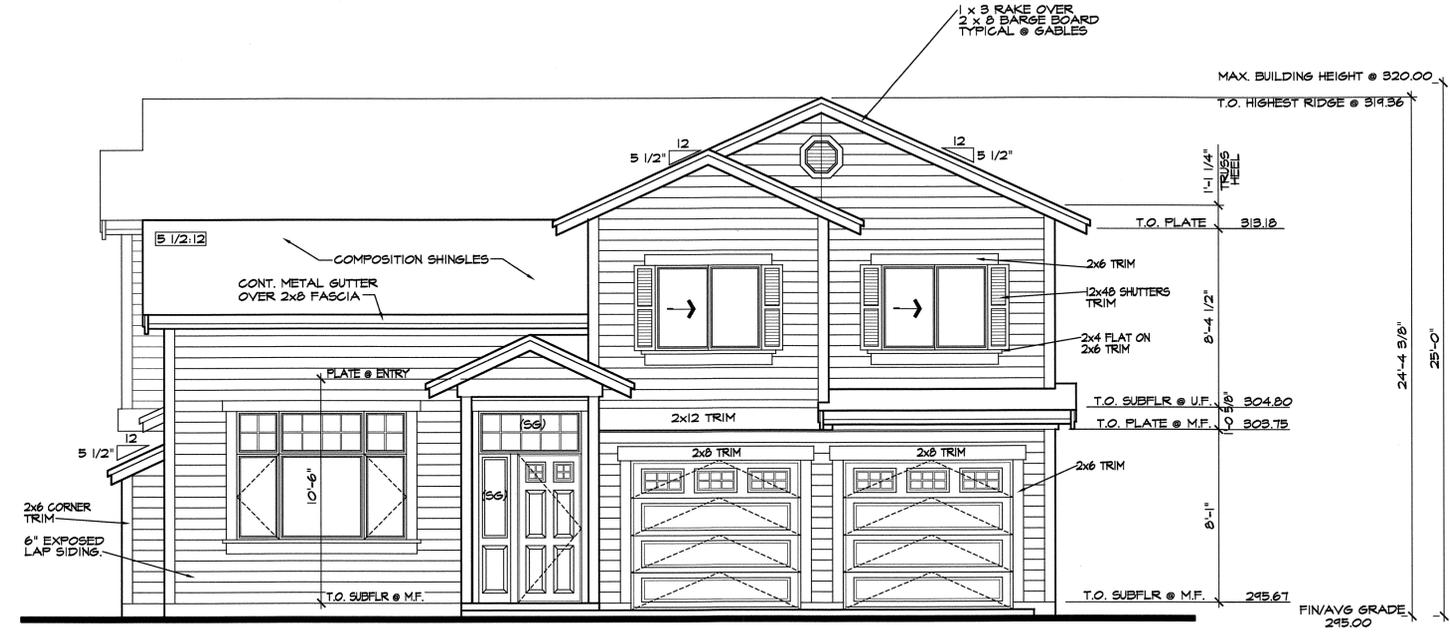


EAST ELEVATION
 SCALE: 1/4" = 1'-0"

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North and South Elevations
THOMAS AND ANDREA SHORT DUPLEX
 13404 NE 100TH ST REDMOND, WA



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



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

WALL FLASHING NOTES:

APPROVED CORROSION RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM REENTERING THE EXTERIOR WALL ENVELOPE. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS AS APPLICABLE.

AT THE TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH A MANNER AS TO BE LEAK PROOF EXCEPT THAT SELF FLASHING WINDOWS HAVING A CONTINUOUS LAP OF NOT LESS THAN 1/2" OVER THE SHEATHING MATERIAL AROUND THE PERIMETER OF THE OPENING INCLUDING CORNERS, DO NOT REQUIRE ADDITIONAL FLASHING. JAMB FLASHING MAY ALSO BE OMITTED WHEN SPECIFICALLY APPROVED BY THE BUILDING OFFICIAL.

AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.

UNDER AND AT THE ENDS OF MASONRY, METAL OR WOOD COPINGS AND SILLS

CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM

WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION

AT WALL AND ROOF INTERSECTIONS

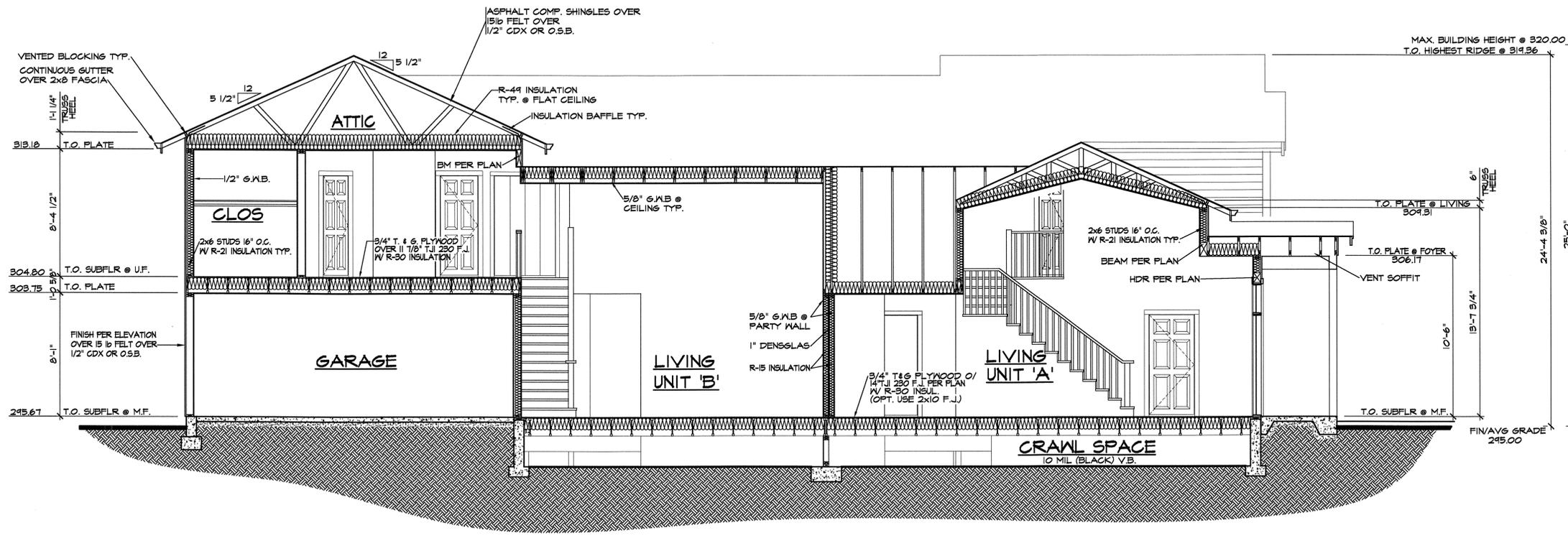
AT BUILT-IN GUTTERS

ELEVATION NOTES

1. PROVIDE CONTINUOUS METAL GUTTERS TYPICAL.
2. PROVIDE ROOF VENTS PER IRC SECTION R806.1 TYPICAL.
3. PROVIDE GALVANIZED SHEET METAL FLASHING AND COUNTER FLASHING AT ALL ROOF PENETRATIONS INCLUDING CHIMNEYS.
4. REFER TO SECTION R901 IRC. FOR CHIMNEY CONSTRUCTION.
5. PROVIDE WEATHER-STRIPPING AT ALL DOORS AND WINDOWS. CAULK ALL JOINTS AND PENETRATIONS IN EXTERIOR WALL.
6. BRICK TO BE SUPPORTED BY STEEL LINTELS AND SHALL NOT BEAR ON WOOD FRAMING.
7. FINISHED EXTERIOR GRADE TO SLOPE AWAY FROM BUILDING AT A SLOPE OF AT LEAST 2% FOR A MINIMUM OF 5 FEET.
8. POST APPROVED NUMBERS OR ADDRESS ON THE DWELLING. ADDRESS SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE DWELLING.

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Revisions
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 Date OCTOBER 30, 2015
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A9
 Scale 1/4"=1'-0" Job 15007



BUILDING SECTION 'A'
SCALE: 1/4" = 1'-0"

ROOF CONSTRUCTION

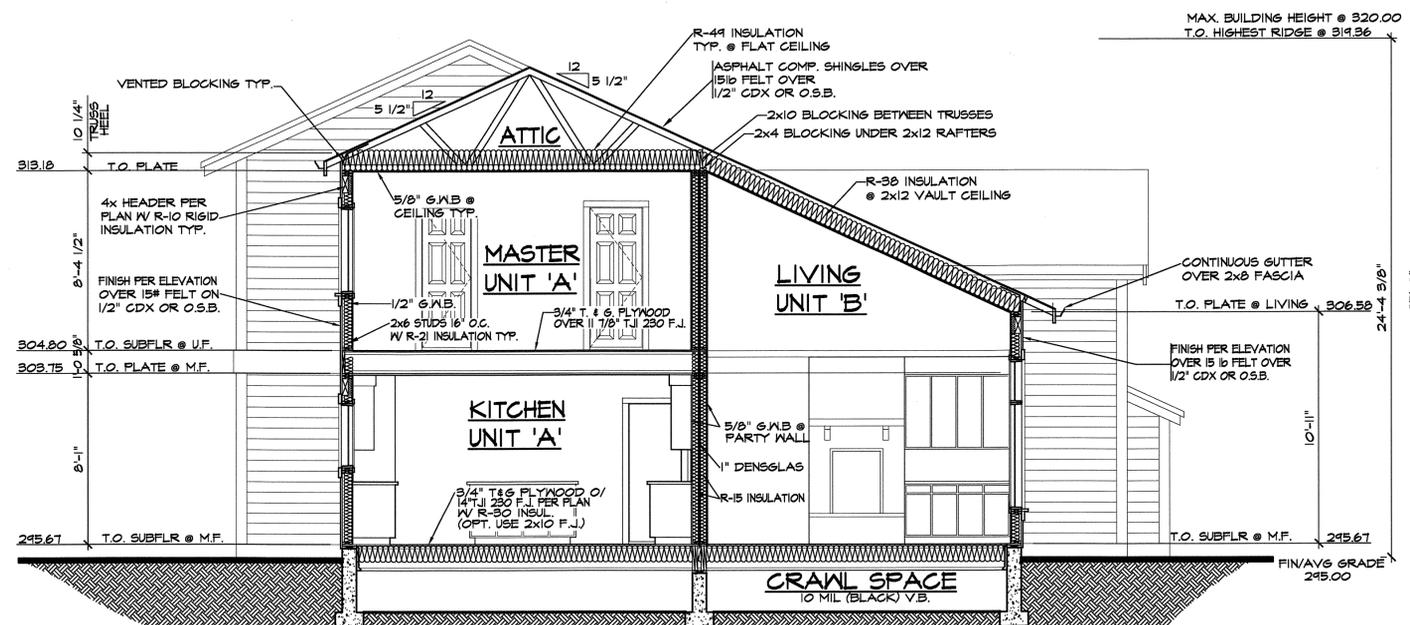
- COMPOSITION SHINGLES
- 30# FELT INTERWOVEN
- SOLID SHEATHING
- RAFTERS/TRUSSES/CEILING JOISTS PER PLAN
- R-44 BATT INSULATION
- 5/8" GYPSUM WALL BOARD @ CEILING

WALL CONSTRUCTION

- SIDING PER ELEVATIONS
- 15# BUILDING PAPER
- 1/2" CDX PLYWOOD SHEATHING (OR EQUAL)
- 2x6 STUDS AT 16" O.C.
- R-21 BATT INSULATION WITH V.B. FACE STAPLED.

FLOOR CONSTRUCTION

- FINISH FLOOR PER PLANS
- 3/4" T&G PLYWOOD GLUED AND NAILED
- FLOOR JOISTS PER PLAN
- R-30 BATT INSULATION MIN. OVER UNHEATED AREAS
- POST AND BEAM SUPPORT BELOW JOISTS
- OVER GRADE @ CRAWL SPACES
- 10 MIL BLACK VAPOR BARRIER



BUILDING SECTION 'B'
SCALE: 1/4" = 1'-0"

BLDG-2015-08536

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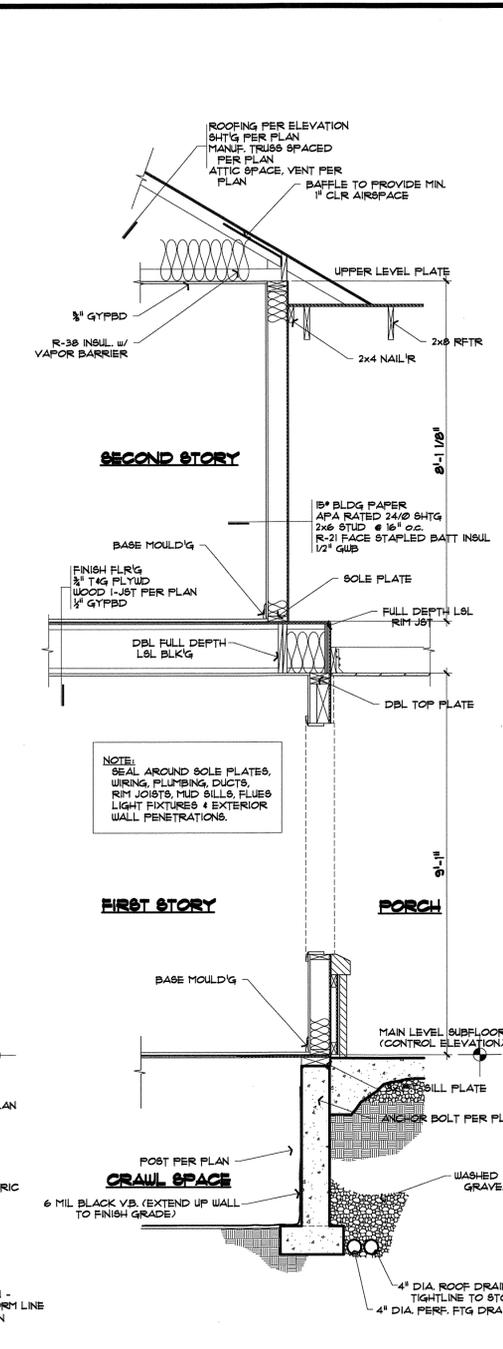
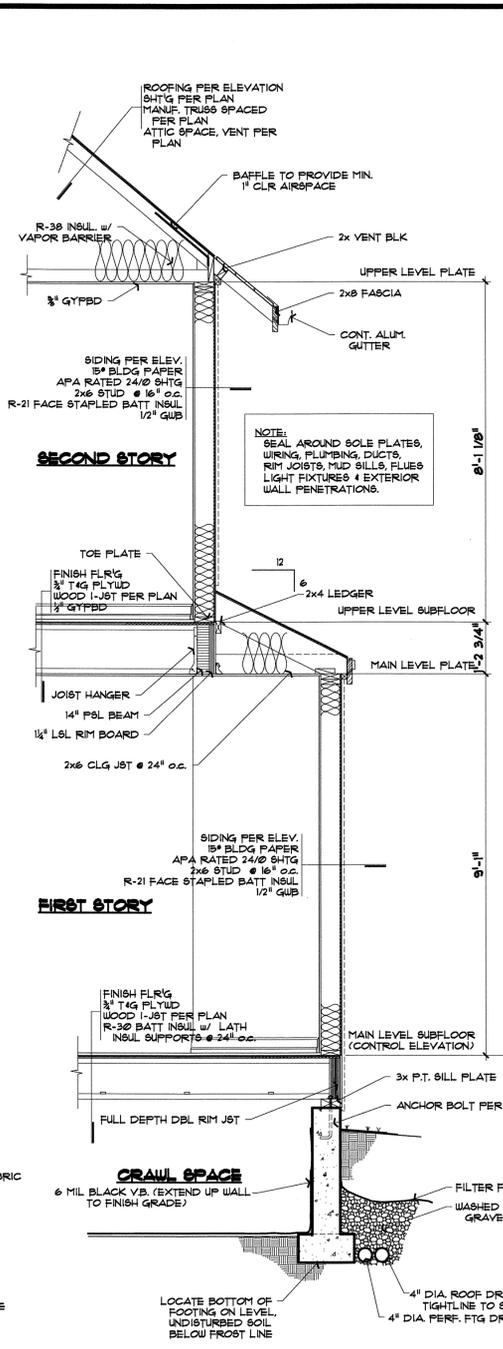
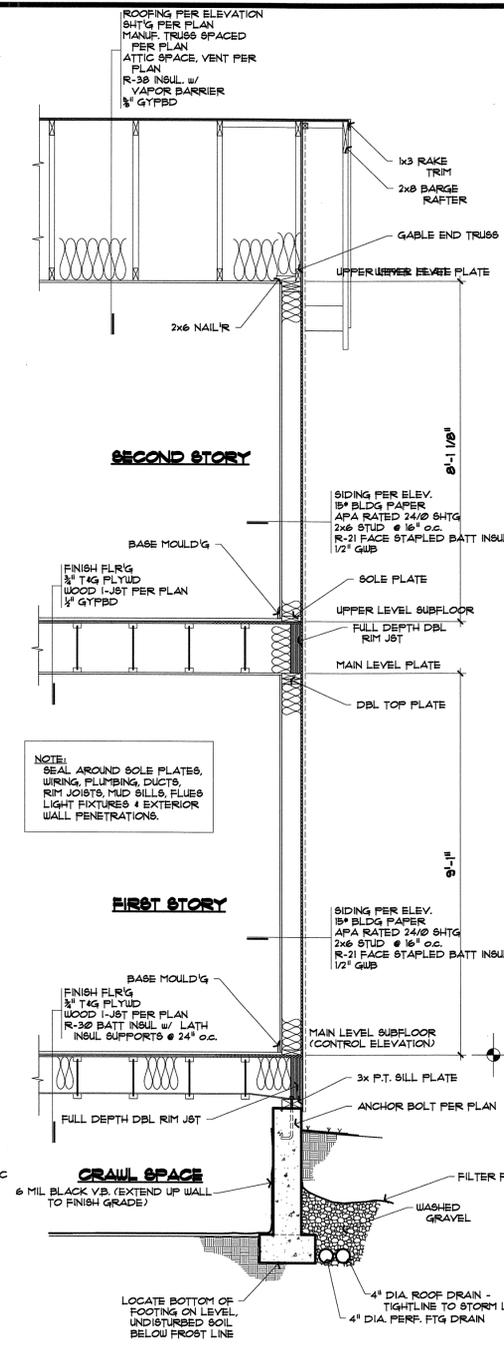
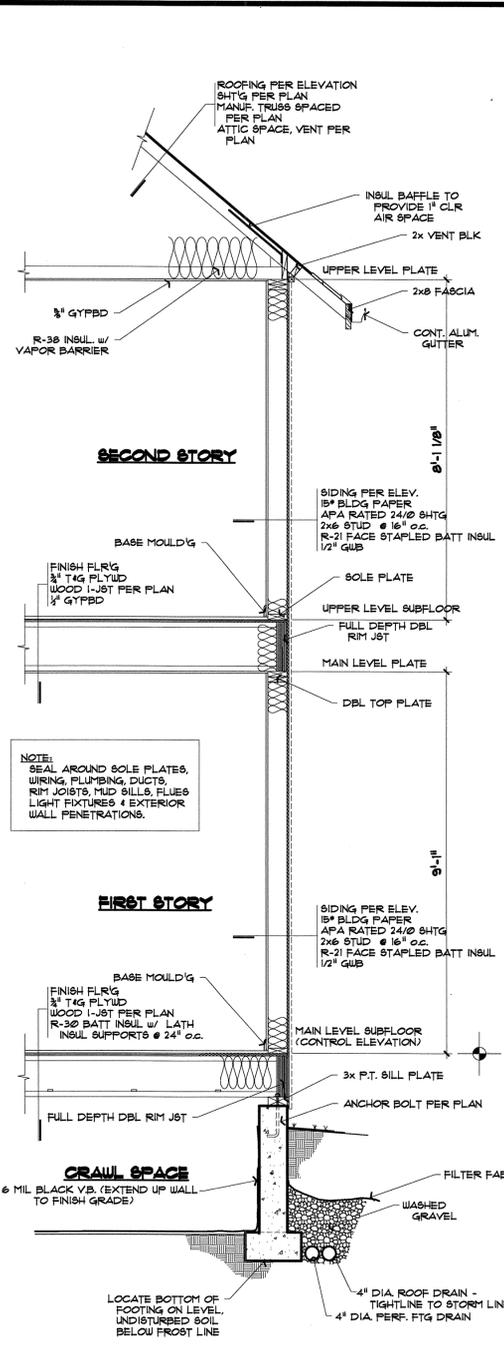
Building Sections

THOMAS AND ANDREA SHORT DUPLEX
13404 NE 100TH ST REDMOND, WA

Revisions	
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Date	OCTOBER 30, 2015
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A10	
Scale	1/4"=1'-0"
Job	15007

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Wall Sections
THOMAS AND ANDREA SHORT DUPLEX
 13404 NE 100TH ST REDMOND, WA



1 ARCHITECTURAL WALL SECTION
 A2.1 EXT WALL FLR JST PERPENDICULAR 1/2" = 1'-0"

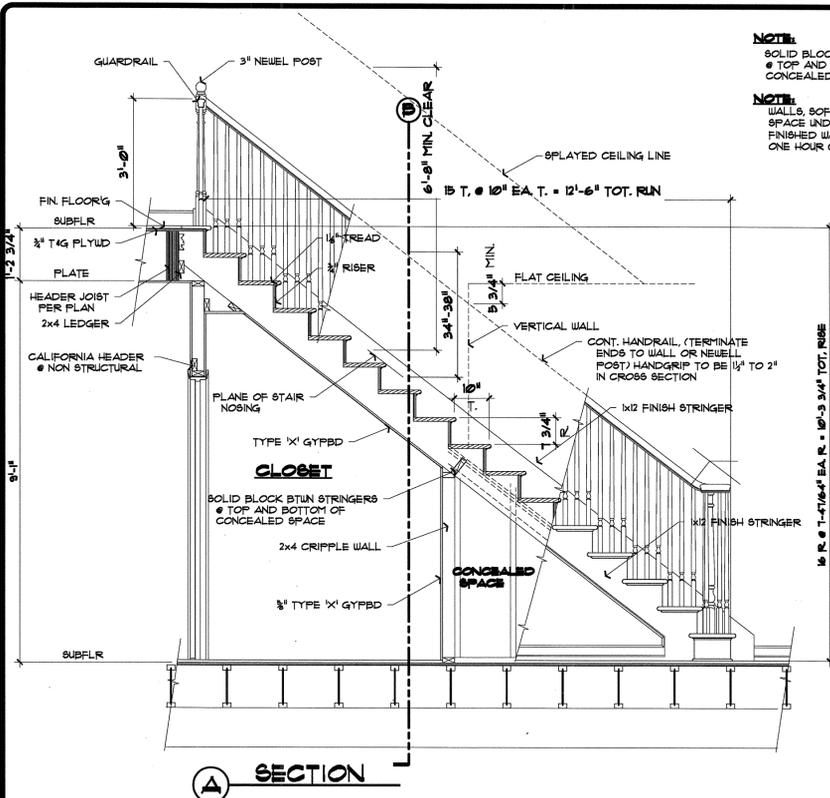
2 ARCHITECTURAL WALL SECTION
 A2.1 EXT WALL FLR JST PARALLEL 1/2" = 1'-0"

3 ARCHITECTURAL WALL SECTION
 A2.1 THRU NOOK 1/2" = 1'-0"

4 ARCHITECTURAL WALL SECTION
 A2.1 THRU PORCH 1/2" = 1'-0"

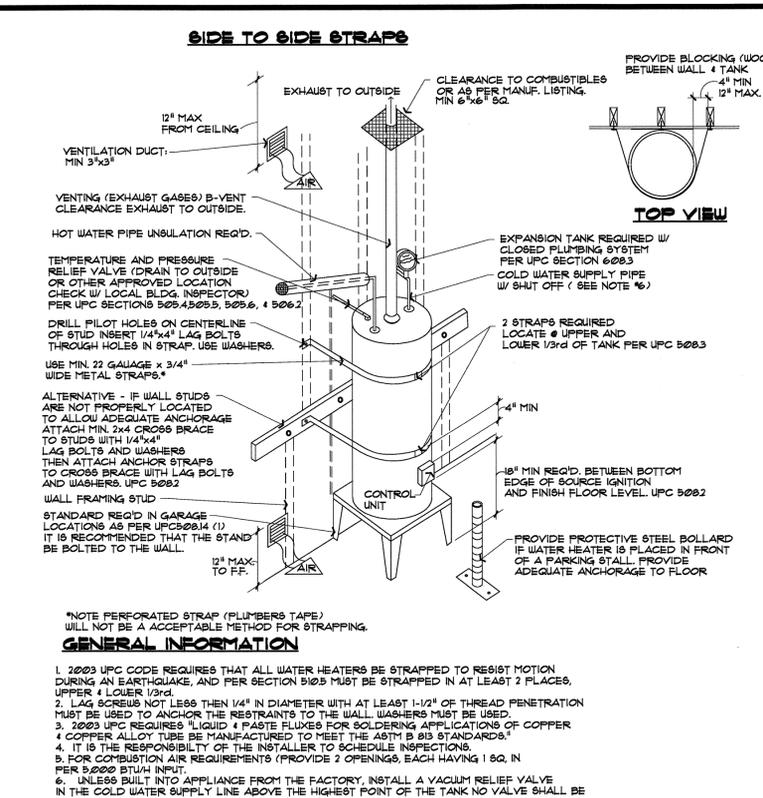
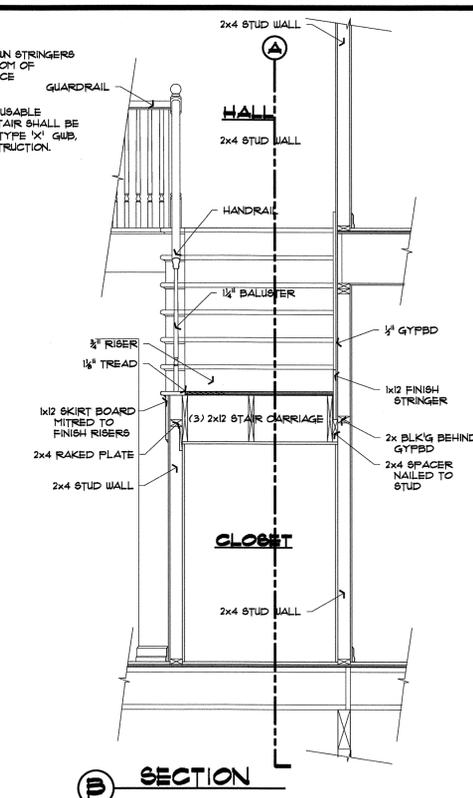
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Drawn	D.U.
Checked	D.U.
Date	October 30, 2015
Sheet	A11
Scale	1/4"=1'-0"
Job	02NP



NOTE:
 SOLID BLOCK BTUN STRINGERS
 @ TOP AND BOTTOM OF
 CONCEALED SPACE

NOTE:
 WALLS, SOFFIT & USABLE
 SPACE UNDER STAIR SHALL BE
 FINISHED W/ 5/8" TYPE 'X' GYPB,
 ONE HOUR CONSTRUCTION.



SOURCE SPECIFIC FAN SCHEDULE

LOCATION	MANUF.	MODEL	CFM @ 25	CFM @ 1	SONE RATING
KITCHEN	JENN-AIRE	C-203	N/A	325	N/A
LAUNDRY	NUTONE	QT-80	62	80	15
POWDER	NUTONE	QT-80	62	80	15
MBTR BATH	NUTONE	QT-80	62	80	15
HBATH(S)	NUTONE	QT-80	62	80	15

VENTILATION SCHEMATIC
 NO SCALE

1 STAIR DETAIL STRAIGHT RUN STAIR
 A2-2-01

2 WATER HEATER SPECIFICATIONS
 A2-2-01

BLDG-2015-08536

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Elevations Details
THOMAS AND ANDREA SHORT DUPLEX
 13404 NE 100TH ST. REDMOND, WA

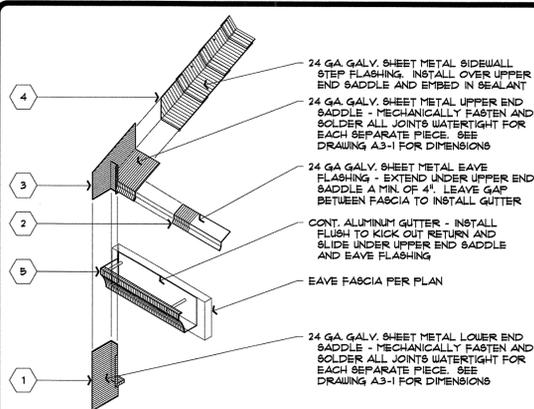
Revisions
 9/9/15

Drawn: D.U. Checked: D.U.
 Date: October 30, 2015
 Sheet

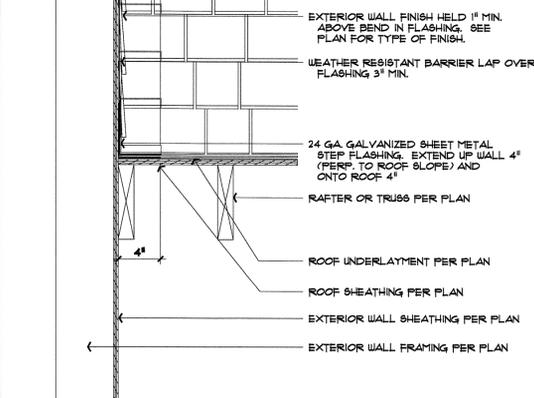
A12
 1/4" = 1'-0" 02NP

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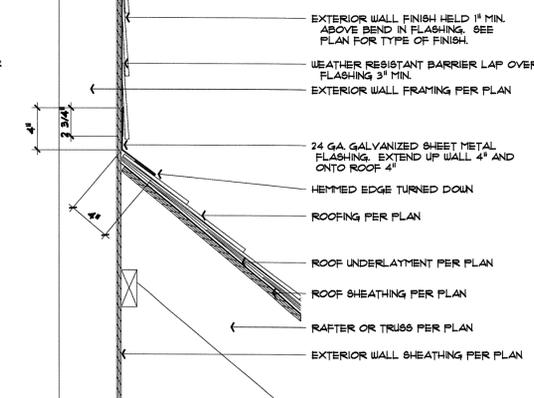
Architectural Details
THOMAS AND ANDREA SHORT DUPLEX
 13404 NE 100TH ST. REDMOND, WA



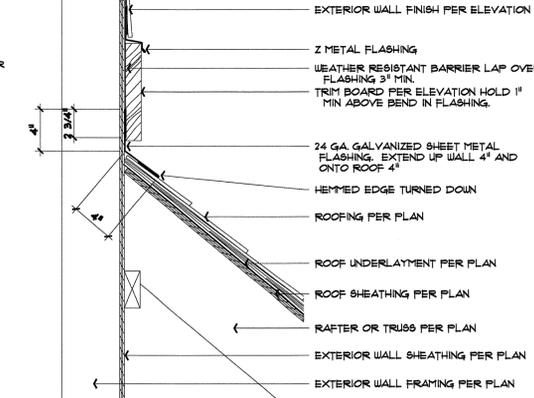
1 END SADDLE INSTALL SEQUENCE
 A2.4 FASCIA TO SIDEWALL DETAIL 3/4" = 1'-0"



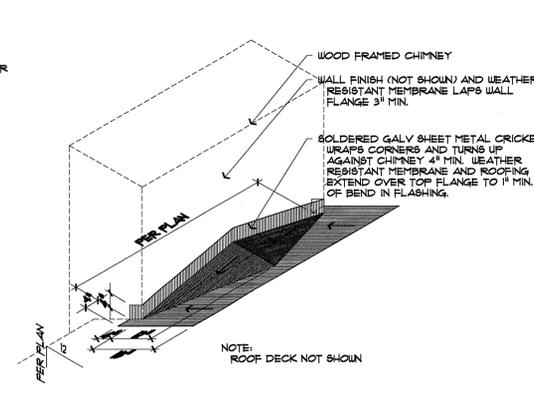
2 2 PIECE END SADDLE FLASHING
 A2.4 FASCIA TO SIDEWALL DETAIL 1 1/2" = 1'-0"



3 INSIDE CORNER FLASHING
 A2.4 HORIZ. WALL TO SIDEWALL w/ END SADDLE & FASCIA 1/2" = 1'-0"

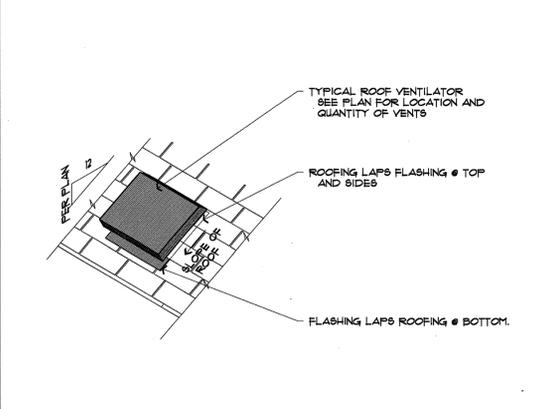


4 OUTSIDE CORNER FLASHING
 A2.4 ALTERNATIVE STEP WALL FLASHING 1/2" = 1'-0"

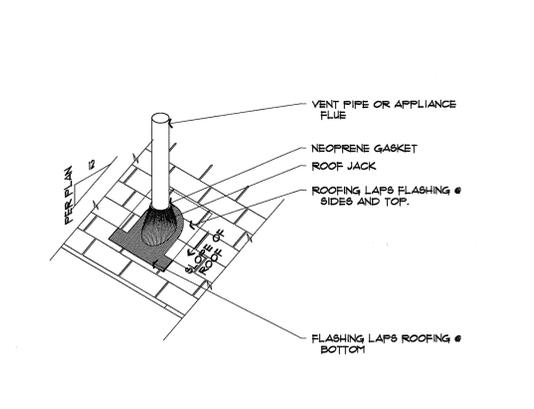


5 STEP FLASHING @ SIDEWALL
 A2.4 1 1/2" = 1'-0"

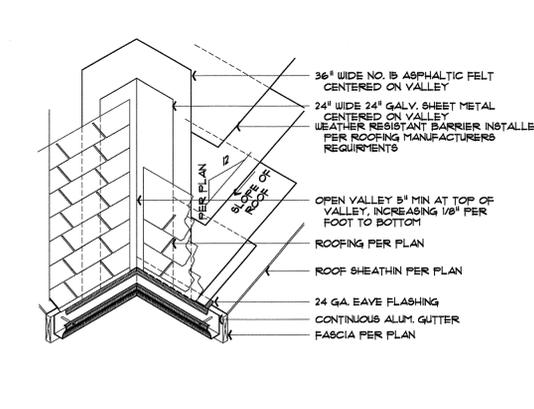
6 STEP FLASHING @ SIDEWALL
 A2.4 1 1/2" = 1'-0"



7 HORIZONTAL WALL FLASHING
 A2.4 ROOF TO WALL INTERSECTION 1 1/2" = 1'-0"

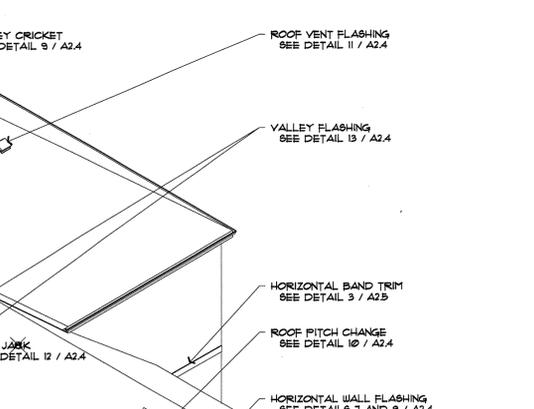


8 HORIZONTAL WALL FLASHING
 A2.4 ROOF TO WALL INTERSECTION w/ BAND TRIM 1 1/2" = 1'-0"



9 CHIMNEY CRICKET FLASHING
 A2.4 WOOD FRAMED FLUE 1/2" = 1'-0"

10 PITCH-CHANGE FLASHING
 A2.4 1 1/2" = 1'-0"



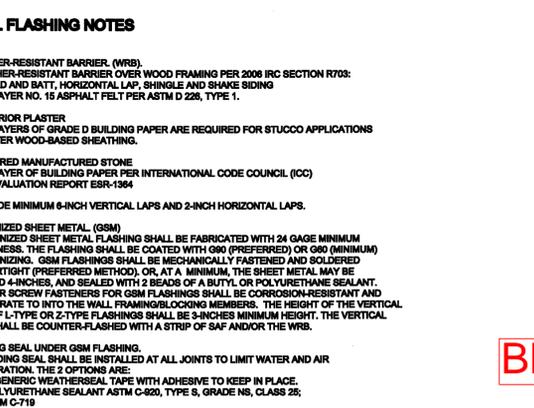
11 ROOF VENT FLASHING
 A2.4 1/2" = 1'-0"



12 ROOF JACK FLASHING
 A2.4 VENTS AND FLUE PIPES 1/2" = 1'-0"

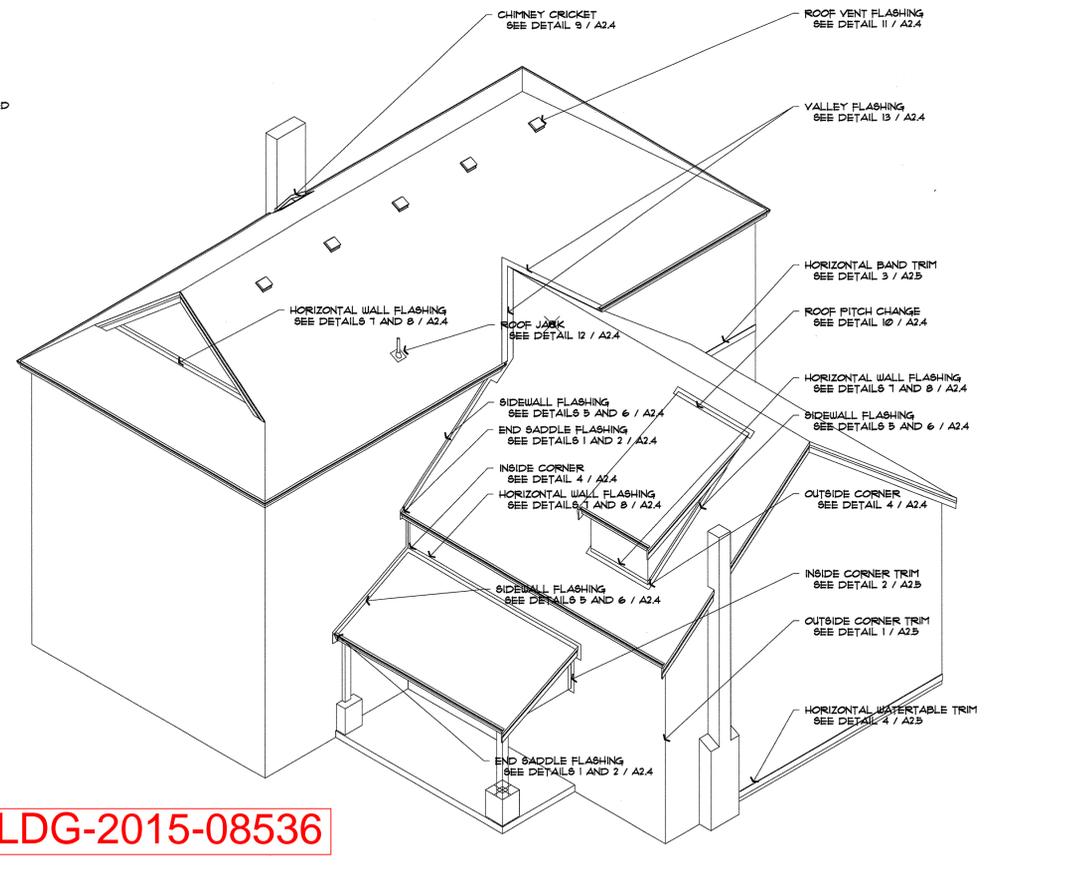


13 TYPICAL VALLEY FLASHING
 A2.4 1/2" = 1'-0"



TYPICAL FLASHING NOTES

- WEATHER-RESISTANT BARRIER (WRB).**
 WEATHER-RESISTANT BARRIER OVER WOOD FRAMING PER 2009 IRC SECTION R703: BOARD AND BATT, HORIZONTAL LAP, SHINGLE AND SHAKE SIDING
 (1) LAYER NO. 15 ASPHALT FELT PER ASTM D 228, TYPE 1.
 EXTERIOR PLASTER
 (2) LAYERS OF GRADE D BUILDING PAPER ARE REQUIRED FOR STUCCO APPLICATIONS OVER WOOD-BASED SHEATHING.
 ADHERED MANUFACTURED STONE
 (1) LAYER OF BUILDING PAPER PER INTERNATIONAL CODE COUNCIL (ICC) EVALUATION REPORT ESR-1364
 PROVIDE MINIMUM 6-INCH VERTICAL LAPS AND 2-INCH HORIZONTAL LAPS.
- GALVANIZED SHEET METAL (GSM)**
 GALVANIZED SHEET METAL FLASHING SHALL BE FABRICATED WITH 24 GAGE MINIMUM THICKNESS. THE FLASHING SHALL BE COATED WITH G90 (PREFERRED) OR G90 (MINIMUM) GALVANIZING. GSM FLASHINGS SHALL BE MECHANICALLY FASTENED AND SOLDERED WATERTIGHT (PREFERRED METHOD), OR, AT A MINIMUM, THE SHEET METAL MAY BE LAPPED 4-INCHES, AND SEALED WITH 2 BEADS OF A BUTYL OR POLYURETHANE SEALANT. WALL OR SCREW FASTENERS FOR GSM FLASHINGS SHALL BE CORROSION-RESISTANT AND PENETRATE INTO THE WALL FRAMING/BLOCKING MEMBERS. THE HEIGHT OF THE VERTICAL LEG OF L-TYPE OR Z-TYPE FLASHINGS SHALL BE 3-INCHES MINIMUM HEIGHT. THE VERTICAL LEG SHALL BE COUNTER-FLASHED WITH A STRIP OF SFP AND/OR THE WRB.
- BEDDING SEAL UNDER GSM FLASHING.**
 A BEDDING SEAL SHALL BE INSTALLED AT ALL JOINTS TO LIMIT WATER AND AIR INFILTRATION. THE 2 OPTIONS ARE:
 A. A GENERIC WEATHERSEAL TAPE WITH ADHESIVE TO KEEP IN PLACE.
 B. POLYURETHANE SEALANT ASTM C-820, TYPE S, GRADE NS, CLASS 2S; ASTM C-719
- SELF ADHESIVE FLASHING (SAF)**
 SELF ADHERING BITUMINOUS WALL TAPE SHALL BE DUPONT FLEXTAPE FLEXIBLE FLASHING OR APPROVED EQUAL AND SHALL CONFORM TO ASTM D821
 STANDARD SPECIFICATION FOR REINFORCED BITUMINOUS FLASHING SHEETS FOR ROOFING AND WATERPROOFING.



BLDG-2015-08536

ISOMETRIC FLASHING KEY
 GENERIC ISOMETRIC DIAGRAM
 5/16" = 1'-0"

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STRUCTURAL NOTES

GENERAL
ALL MATERIALS AND WORKMANSHIP SHALL BE AS SPECIFIED BY THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS AND SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE CODES IN EFFECT.

APPLICABLE CODES AND STANDARDS
THE STRUCTURAL DESIGN HAS BEEN PREPARED IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING CODES AND STANDARDS:

DESIGN CRITERIA
IN ADDITION TO THE DEAD LOADS, THE FOLLOWING LOADS WERE USED IN THE PREPARATION OF THIS DESIGN AS REQUIRED BY CHAPTER 16 OF THE INTERNATIONAL BUILDING CODE.

EARTHQUAKE DESIGN DATA:
1. RISK CATEGORY
2. SEISMIC IMPORTANCE FACTOR
3. MAPPED SPECTRAL ACCELERATION, SHORT PERIOD

FOUNDATIONS
ALL FOOTINGS AND FOUNDATIONS SHALL BEAR ON SOLID, UNDISTURBED FIRM NATURAL EARTH OR COMPACTED SOIL, AT LEAST 18" BELOW FINISHED GRADE AND FREE OF ORGANIC MATERIALS.

REINFORCING STEEL
NEW, CLEAN AND FREE FROM DIRT, CONCRETE REINFORCING STEEL SHALL CONFORM TO ASTM A618-76A, GRADE 60 (F=60,000 PSI) FOR # 4 BARS AND SMALLER.

STRUCTURAL STEEL
STRUCTURAL STEEL, STANDARD SHAPES AND PLATES SHALL CONFORM TO ASTM A36 STEEL (Fy = 36,000 PSI) STRUCTURAL TUBING SHALL CONFORM TO ASTM A500, GRADE B (Fy = 48,000 PSI).

METAL WOOD TO WOOD CONNECTORS
METAL WOOD TO WOOD CONNECTORS REFERENCED BY LETTERS AND NUMBERS SHALL BE MANUFACTURED BY SIMPSON STRONG TIE AS SPECIFIED IN THEIR FULL LINE CATALOG.

SOLID SAWN LUMBER
ALL FRAMING LUMBER SHALL KILN DRIED OR MC-19 AND BE GRADED AND MARKED IN CONFORMANCE WITH QLS STANDARD GRADING RULES FOR WEST COAST LUMBER OR 17 OF WPA WESTERN LUMBER GRADING RULES MOST CURRENT EDITION.

STRUCTURAL GLUED LAMINATED TIMBERS
STRUCTURAL GLUED LAMINATED TIMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ANS/AITC STANDARD A1901 AND ASTM D 3737.

PRE-MANUFACTURED WOOD FLOOR JOISTS
WOOD JOISTS SHALL BE TJI SERIES JOISTS MANUFACTURED BY WEYERHAEUSER IN ACCORDANCE WITH ICC ESR-1163.

STRUCTURAL WOOD PANEL SHEATHING
ALL STRUCTURAL WOOD PANEL SHEATHING (ROOF, FLOOR, AND WALL SHEATHING) SHALL BE APA RATED, EXTERIOR OR WITH EXPOSURE 1 CLASSIFICATION.

WALL FRAMING
ALL STUD WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2x4 STUDS @ 16" O.C. AT INTERIOR WALLS AND 2x6 STUDS @ 16" O.C. AT EXTERIOR WALLS.

FLOOR AND ROOF FRAMING
REFER TO FRAMING PLANS FOR ALL JOIST, RAFTER AND BEAM LAYOUTS. DIRECTION, SPACING, TYPE AND SIZE SHALL BE AS INDICATED ON PLANS.

FLOOR AND ROOF FRAMING
REFER TO FRAMING PLANS FOR ALL JOIST, RAFTER AND BEAM LAYOUTS. DIRECTION, SPACING, TYPE AND SIZE SHALL BE AS INDICATED ON PLANS.

DIAPHRAGM AND HOLD-DOWN SCHEDULES

SHEAR WALL SCHEDULE 1 (VERTICAL DIAPHRAGM)
SHEARWALL TYPE, WALL SHEATHING (PANEL) THICKNESS AND GRADE, WALL STUD GRADE AND SPACING, NAIL TYPE, EDGE NAILING, FIELD NAILING, BLOCKING REQD, BLOCK SIZE, ABUTTING PLYWOOD PANEL SIZE, TOP PLATE NAILING SIZE AND SPACING, SOLE PLATE NAILING SIZE AND SPACING, FOUNDATION ANCHOR BOLTS SIZE AND SPACING, FRAMING ANCHOR TYPE AND SPACING, ALLOWABLE LOADS SEISMIC / WIND.

- 1. ALL SHEAR WALLS SHALL CONFORM TO IBC SECTION 23 RECMNTS. APPLY NAILING TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING. SHEATHING SHALL BE INSTALLED VERTICALLY WITH 4X10 SHEETS EXTENDING FROM THE SILL PLATE AT THE FOUNDATION TO THE LOWER OF THE DOUBLED TOP PLATES AT THE MAIN LEVEL AND FROM THE UPPER 1/4" FACTOR FOR UNIFORM.

METAL HOLD-DOWNS 1

METAL HOLD-DOWNS 1
SYMBOL, MODEL NUMBER, DBL STUD NAILING, ALLOWABLE LOAD (LBS).

METAL CONNECTORS + FASTENERS USED W/ PRESSURE TREATED LUMBER

- ALL METAL CONNECTORS AND FASTENERS IN DIRECT CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

DIAPHRAGM BLOCKING

- 1. PROVIDE SOLID BLOCKING + HOLD-DOWNS AND POINT LOADS ABOVE, USE SAME SIZE AS POST OR TRIPLE STUDS ABOVE FOR BLOCKING. WHEN MULTIPLE STUDS ARE USED, ORIENT GRAINS VERTICALLY.

FLOOR NAILING (HORIZONTAL DIAPHRAGM)

FLOOR NAILING (HORIZONTAL DIAPHRAGM)
TYPE, NAILS, BOUNDARY NAILING, SUPPORTED EDGES, BLOCKED EDGE NAILING, BLOCKING, ALLOWABLE LOAD.

ROOF NAILING (HORIZONTAL DIAPHRAGM)

ROOF NAILING (HORIZONTAL DIAPHRAGM)
TYPE, NAILS, BOUNDARY NAILING, SUPPORTED EDGES, BLOCKED EDGE NAILING, BLOCKING, ALLOWABLE LOAD.

FASTENER SCHEDULE

FASTENER SCHEDULE
NAIL TYPE, DIAMETER IN INCHES, LENGTH IN INCHES, SPECIFICATIONS.

BLDG-2015-08536



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GENERAL STRUCTURAL NOTES
THOMAS AND ANDREA SHORT DUPLEX
13404 N.E. 100TH ST. REDMOND, WA

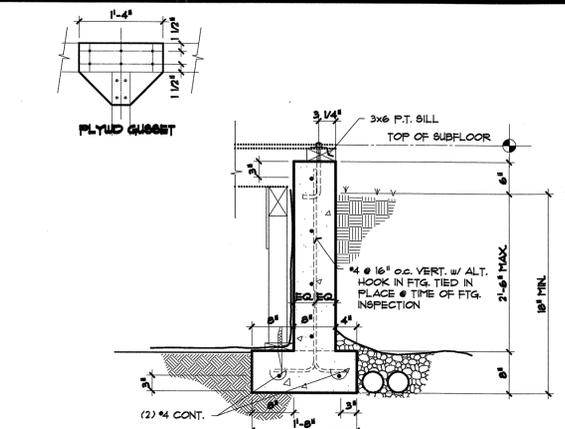
REVISIONS table with columns for revision number, description, date, and status.



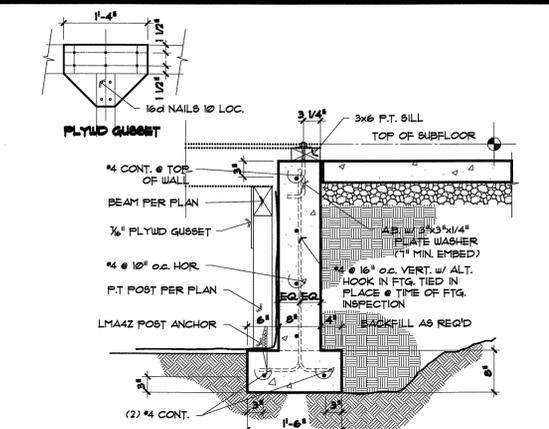
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THOMAS AND ANDREA SHORT DUPLEX
 13404 NE 100TH ST REDMOND, WA

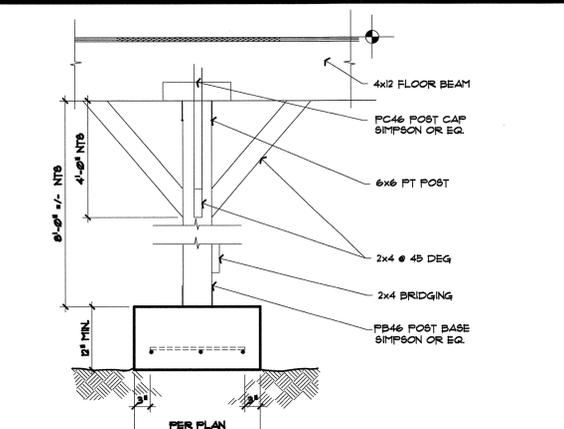
WALL SECTIONS



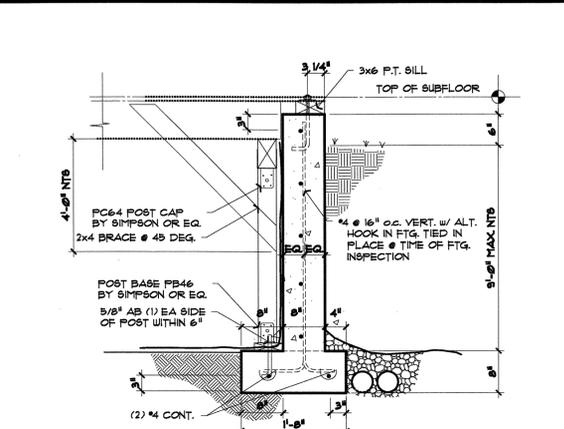
1 FOUNDATION STEMWALL DETAIL
 82.1 TYPICAL • EXTERIOR WALL (FRAMING INSIDE OF STEMWALL) 3/4" = 1'-0"



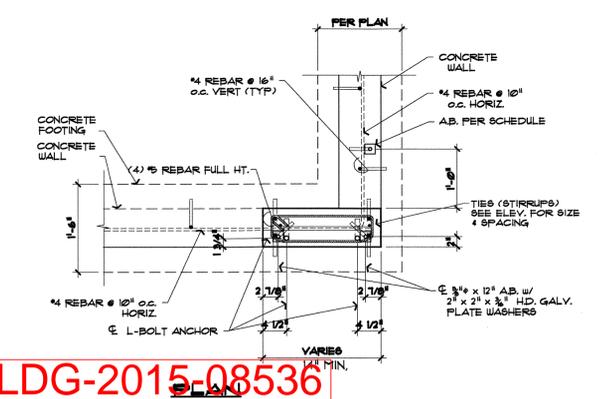
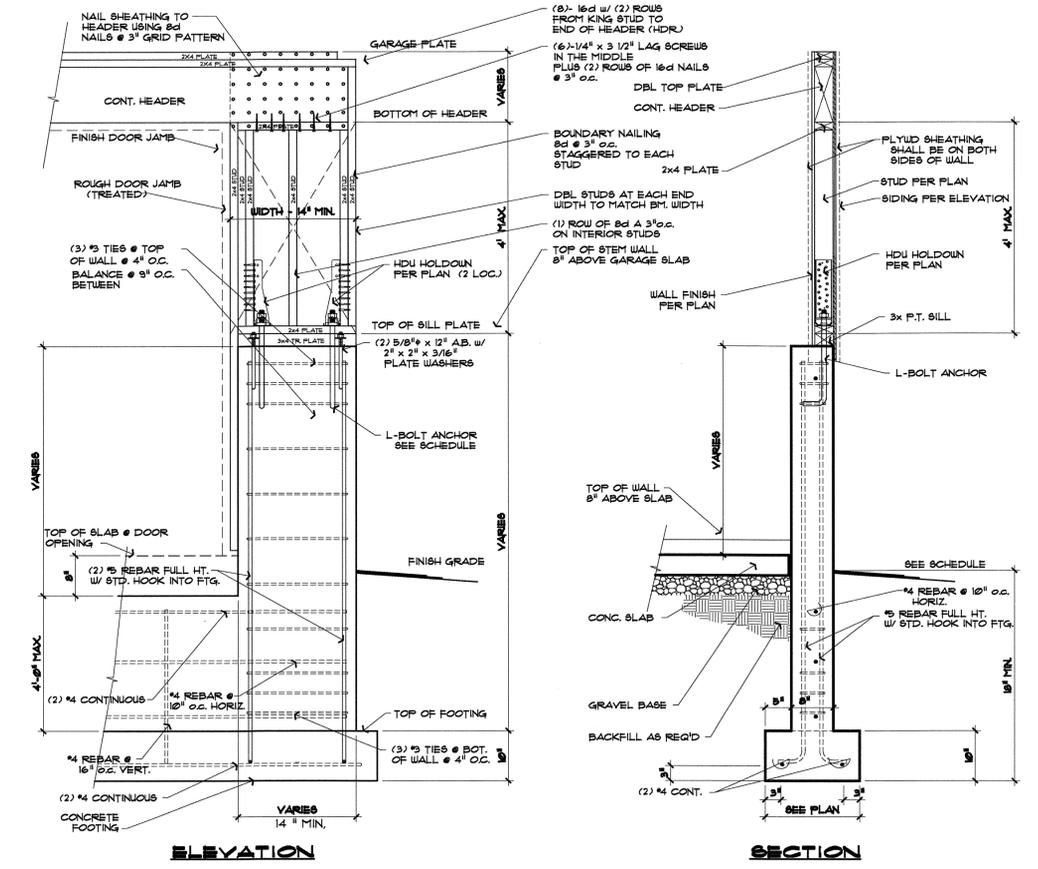
2 FOUNDATION STEMWALL DETAIL
 82.1 TYPICAL • GARAGE SLAB TO CRAWL SPACE SEPARATION 3/4" = 1'-0"



3 TALL POST & BEAM
 82.1 w/ MUDSILL ANCHORS 3/4" = 1'-0"



4 FOUNDATION STEMWALL DETAIL
 82.1 TYPICAL • EXTERIOR WALL (FRAMING INSIDE OF STEMWALL) 3/4" = 1'-0"



5 GARAGE PANEL 14" TO 25 1/2"
 82.1 PHD HOLDDOWNS w/ L-BOLT ANCHORS 3/4" = 1'-0"

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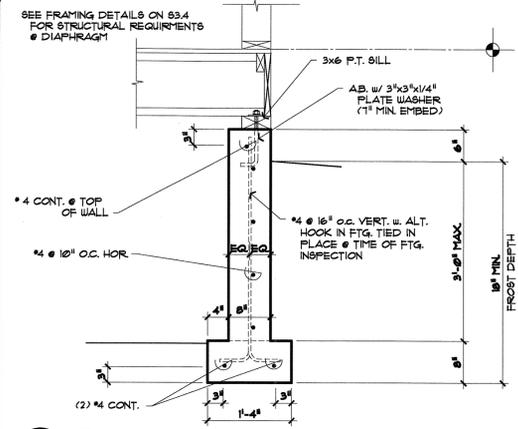
REVISIONS	
▲	04/07/15
▲	10/02/15
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DRAWN	DLL	CHECKED	
DATE	October 30, 2015		
SHEET			
S2.1		SCALE	1/4" = 1'-0"

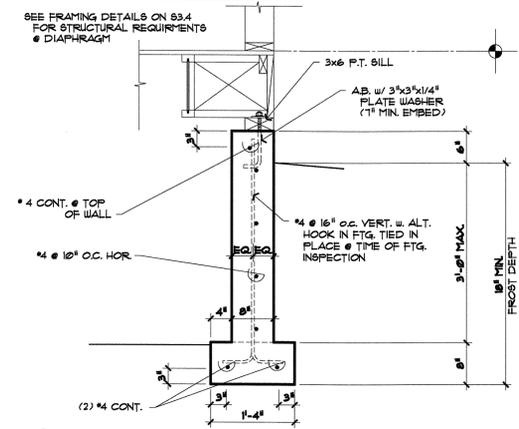


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6808 110TH AVE. N.E.
KIRKLAND, WA. 98033
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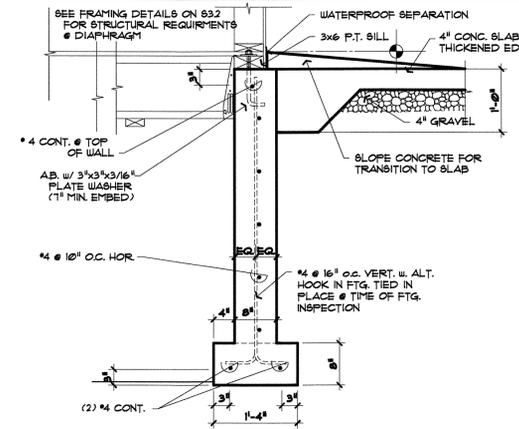
STRUCTURAL DETAILS
THOMAS AND ANDREA SHORT DUPLEX
13404 NE 100TH ST REDMOND, WA



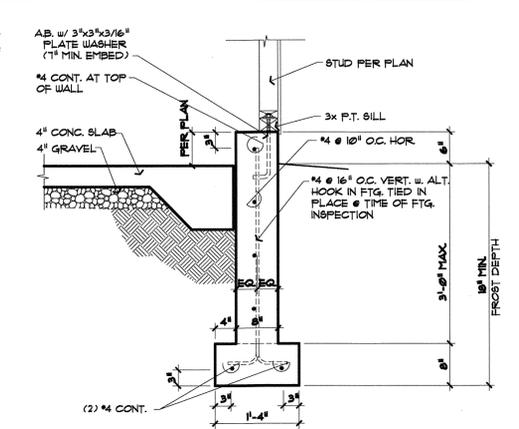
1 FOUNDATION STEMWALL @ EXT. WALL
62.3 TYPICAL w/ DIAPHRAGM ON TOP OF WALL 3/4" = 1'-0"



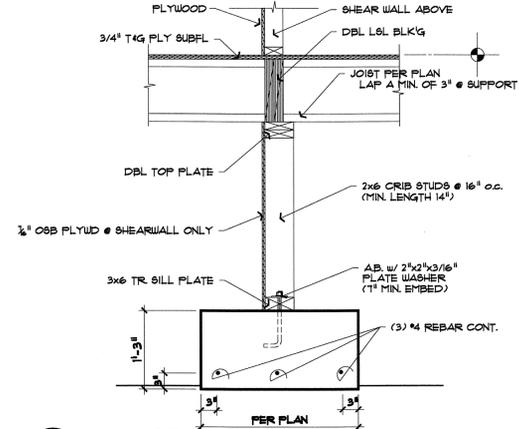
2 FOUNDATION STEMWALL @ EXT. WALL
62.3 TYPICAL w/ DIAPHRAGM ON TOP OF WALL 3/4" = 1'-0"



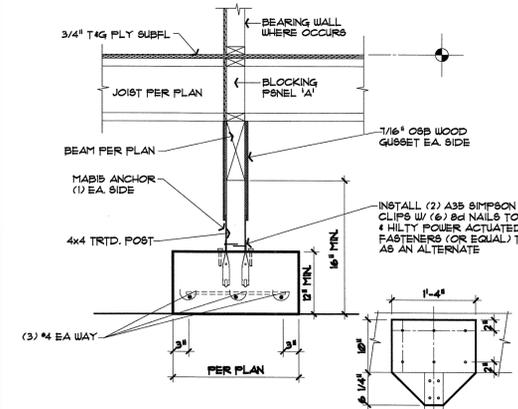
3 FOUND. STEMWALL @ GARAGE SLAB
62.3 w/ DIAPHRAGM INSIDE 3/4" = 1'-0"



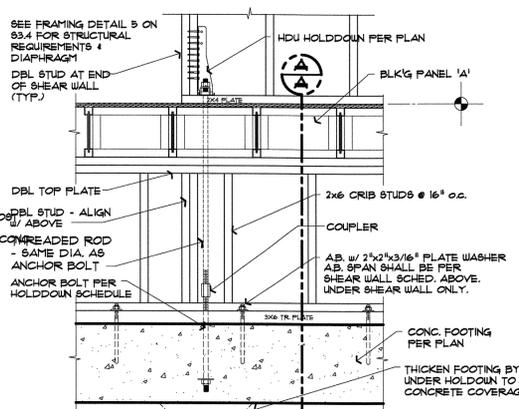
4 EXT. END WALL @ GARAGE SLAB
62.3 3/4" = 1'-0"



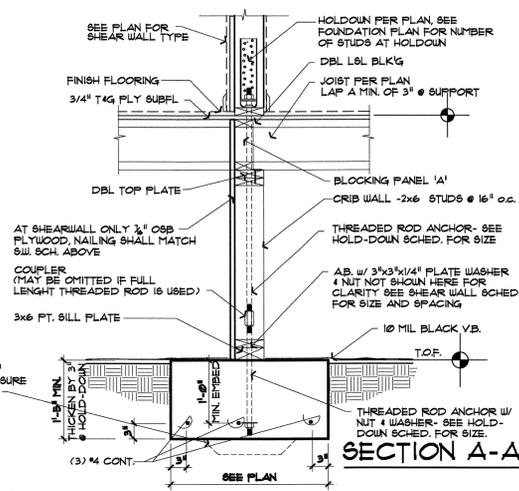
5 2x6 CRIBWALL ON CONT. SPREAD FTG.
62.3 JOISTS PERP. TO WALL - BRG WALL ABOVE 3/4" = 1'-0"



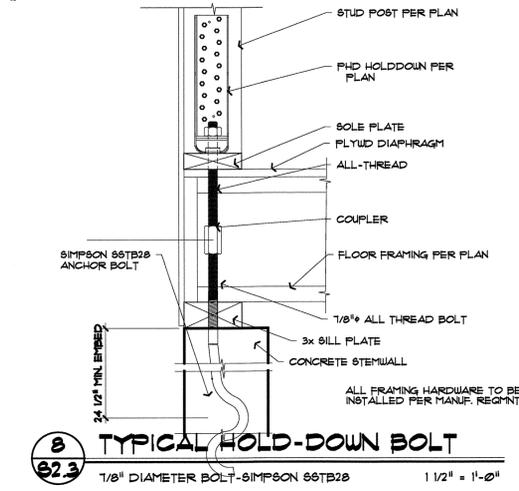
6 TYPICAL POST & BEAM
62.3 POSITIVE CONNECTION TO CONCRETE 3/4" = 1'-0"



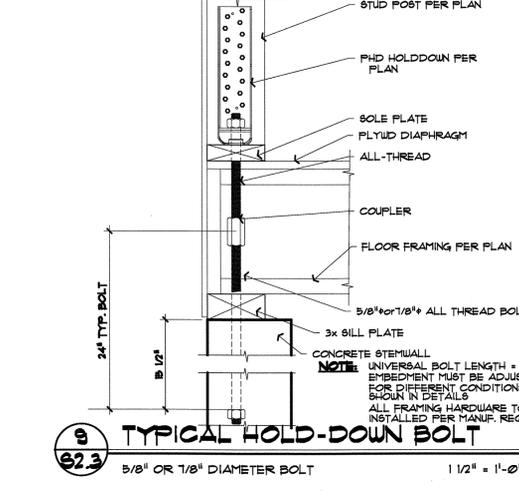
7 HDU HOLDDOWN @ CRIBWALL
62.3 JOISTS PERP. TO WALL - SHEAR WALL ABOVE 3/4" = 1'-0"



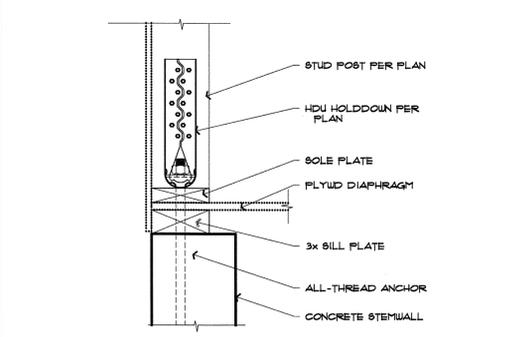
SECTION A-A
62.3 3/4" = 1'-0"



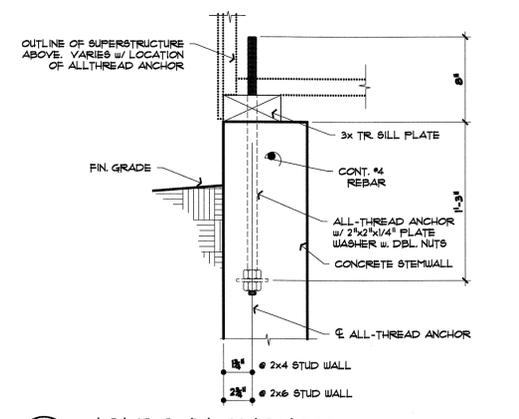
8 TYPICAL HOLD-DOWN BOLT
62.3 1/8" DIAMETER BOLT-SIMPSON 66T28 1 1/2" = 1'-0"



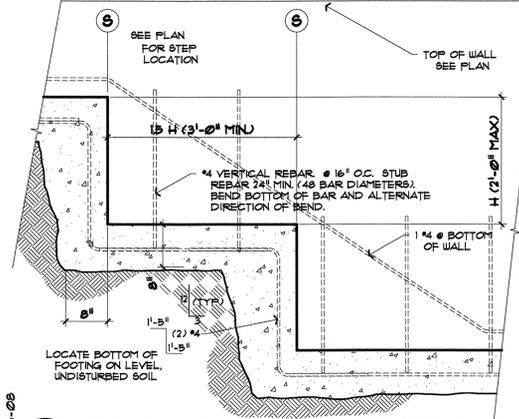
9 TYPICAL HOLD-DOWN BOLT
62.3 5/8" OR 1/8" DIAMETER BOLT 1 1/2" = 1'-0"



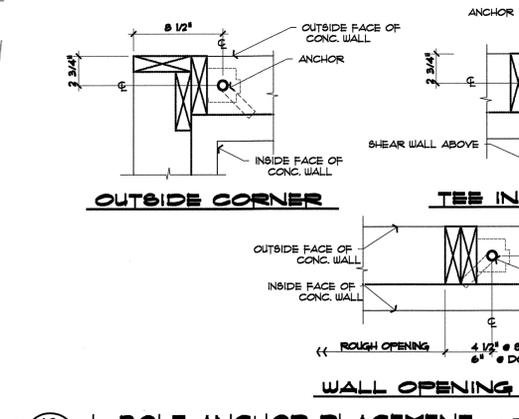
10 HDU HOLDDOWN @ EXT. STEMWALL
62.3 SHEARWALL AT DROPPED FLOOR DIAPHRAGM 1 1/2" = 1'-0"



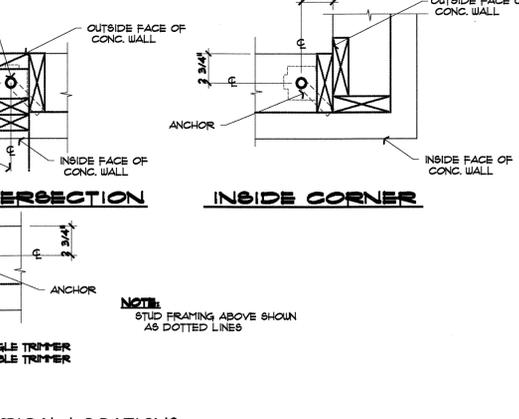
11 HOLDDOWN ANCHOR @ EXT. FOOTING
62.3 3/8" OR 1/2" DIAMETER W/ 12" MIN. EMBED 1 1/2" = 1'-0"



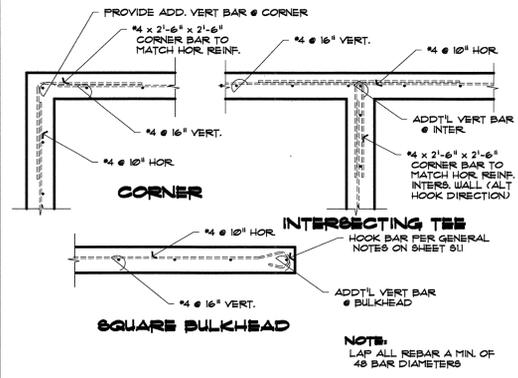
12 TYP MULTI-STEPPED FOOTING
62.3 3/4" = 1'-0"



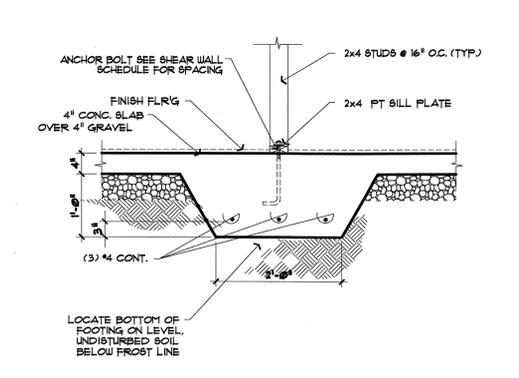
13 L-BOLT ANCHOR PLACEMENT @ TYPICAL LOCATIONS
62.3 1 1/2" = 1'-0"



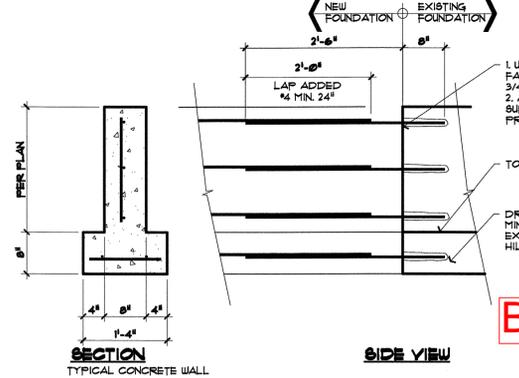
WALL OPENING
62.3 1 1/2" = 1'-0"



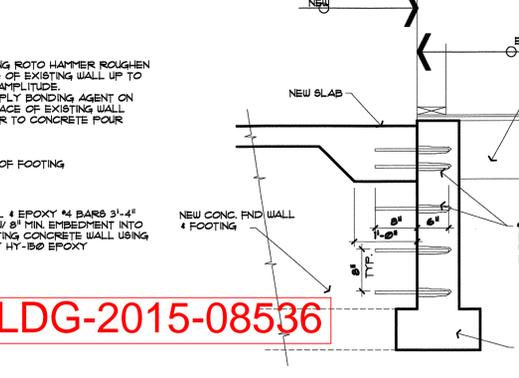
14 STANDARD REBAR DETAILS
62.3 1/2" = 1'-0"



15 INTERIOR FOOTING
62.3 SHEARWALL OVER THICKENED SLAB 3/4" = 1'-0"



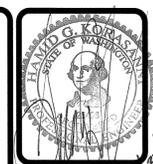
16 FND. STEM WALL REBAR SPLICE
62.3 3/4" = 1'-0"



17 SLAB & NEW FND TO OLD FND.
62.3 3/4" = 1'-0"

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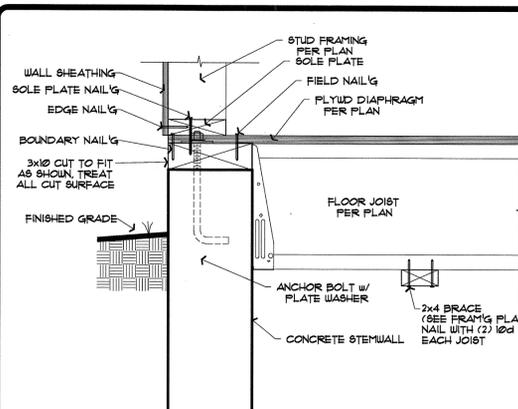
Table with revision information including revision numbers, descriptions, and dates.



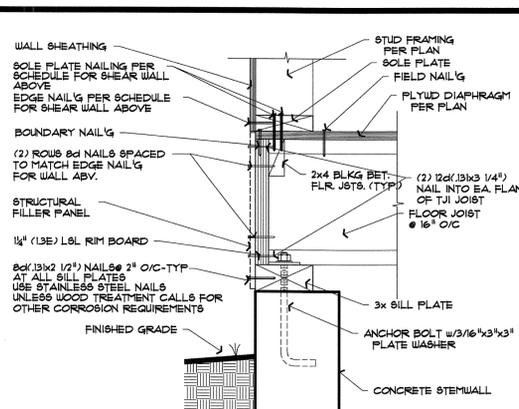
SAZEI DESIGN GROUP, LLC
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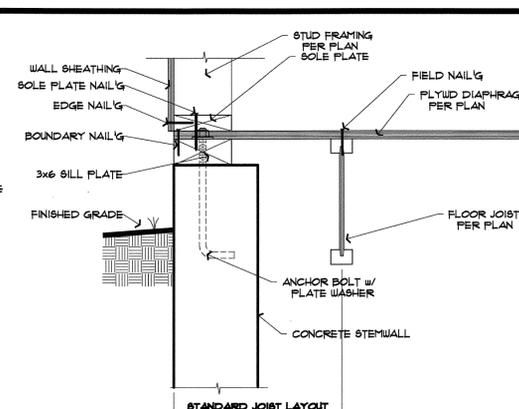
REVISIONS	DATE	BY	CHKD
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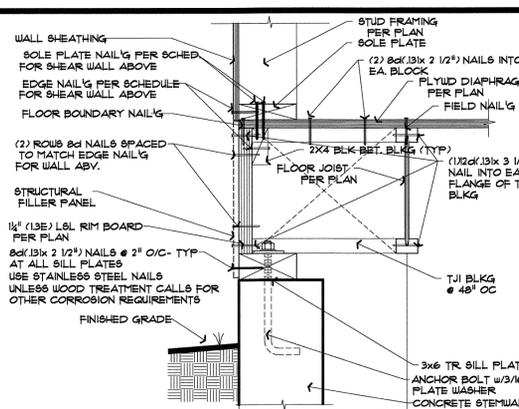
1 DIAPHRAGM - EXTERIOR STEMWALL
 FLOOR JOISTS PERPENDICULAR TO WALL 1 1/2" = 1'-0"



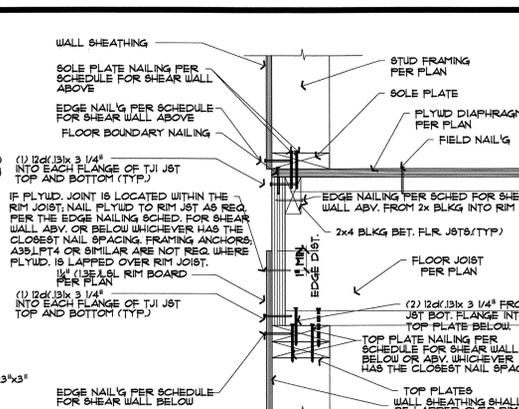
1A DIAPHRAGM - EXTERIOR STEMWALL
 FLOOR JOISTS PERPENDICULAR TO WALL 1 1/2" = 1'-0"



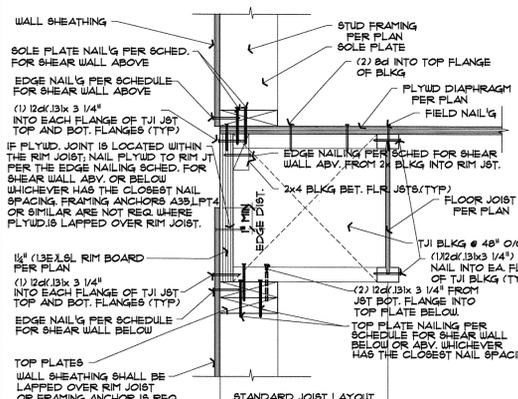
2 DIAPHRAGM - EXTERIOR STEMWALL
 FLOOR JOISTS PARALLEL TO WALL 1 1/2" = 1'-0"



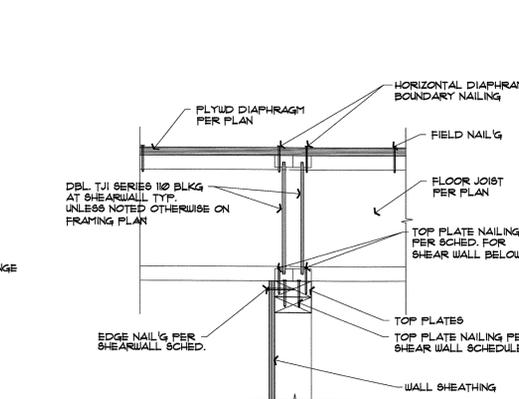
2A DIAPHRAGM - EXTERIOR STEMWALL
 FLOOR JOISTS PARALLEL TO WALL 1 1/2" = 1'-0"



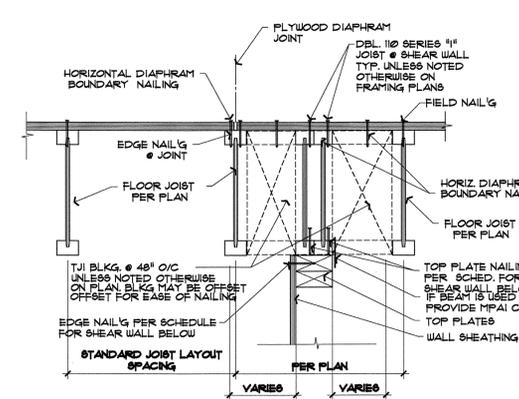
3 DIAPHRAGM - EXTERIOR SHEARWALL
 FLOOR JOISTS PERPENDICULAR TO WALL 1 1/2" = 1'-0"



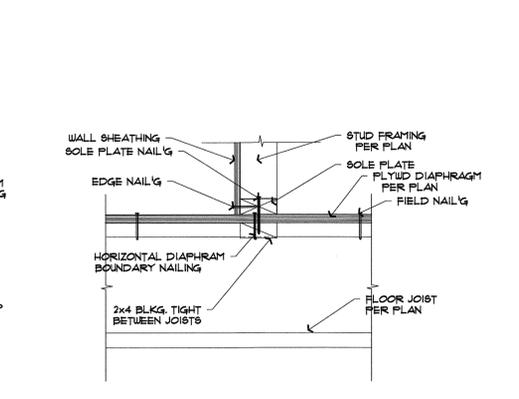
4 DIAPHRAGM - EXTERIOR SHEARWALL
 FLOOR JOISTS PARALLEL TO WALL 1 1/2" = 1'-0"



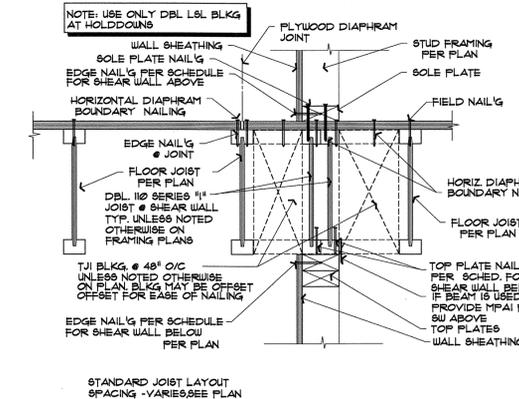
5 DIAPHRAGM - INT. SHEARWALL BELOW
 FLOOR JOISTS PERPENDICULAR TO WALL 1 1/2" = 1'-0"



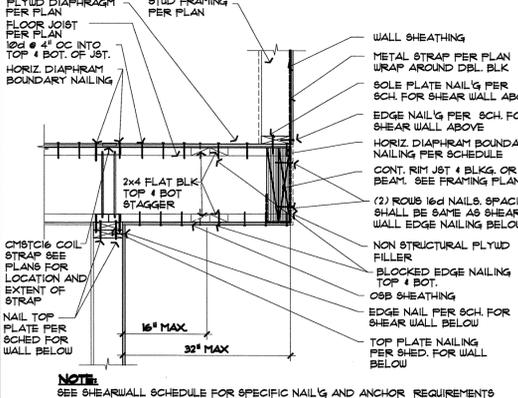
6 DIAPHRAGM - INT. SHEARWALL BELOW
 FLOOR JOISTS PARALLEL TO WALL 1 1/2" = 1'-0"



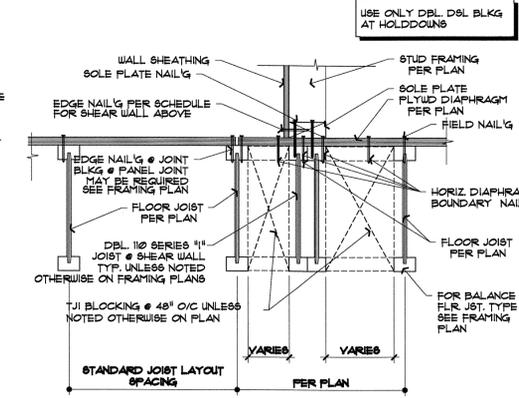
7 DIAPHRAGM - INT. SHEARWALL ABOVE
 FLOOR JOISTS PERPENDICULAR TO WALL 1 1/2" = 1'-0"



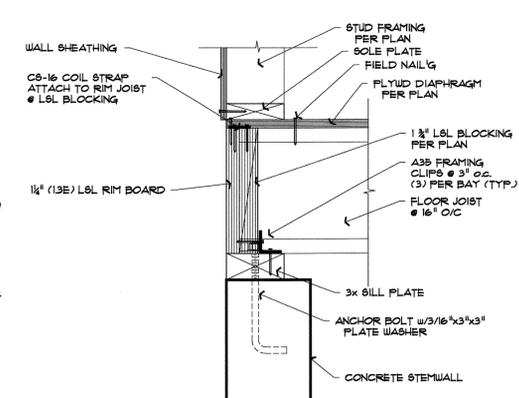
8 DIA. - INT. SHEARWALL ABV. & BEL.
 FLOOR JOISTS PARALLEL TO WALL 1 1/2" = 1'-0"



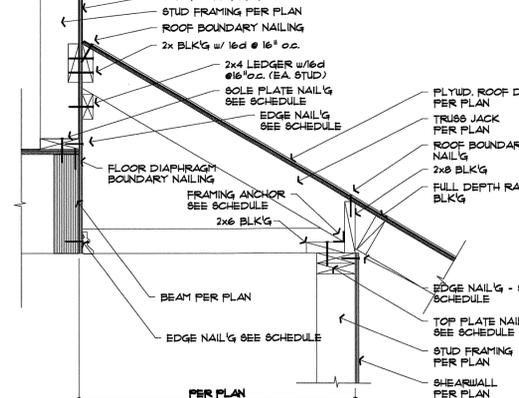
9 DIAPHRAGM - OVERHANG SHEARWALL
 JOISTS PERPENDICULAR TO SHEARWALL 3/4" = 1'-0"



10 DIAPHRAGM - INT. SHEARWALL ABOVE
 FLOOR JOISTS PARALLEL TO WALL 1 1/2" = 1'-0"



11 DRAG STRUT - EXTERIOR STEMWALL
 CS16 @ PERPENDICULAR FLOOR JOISTS 1 1/2" = 1'-0"



12 SHEARWALL TO DIAPHRAGM NAIL'G
 OFFSET SHEARWALL PERPENDICULAR TO FRAMING 1" = 1'-0"

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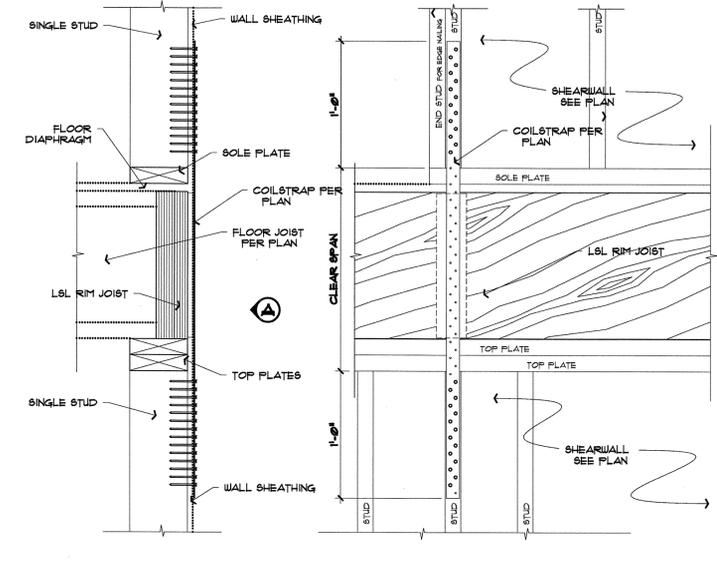
S2.4



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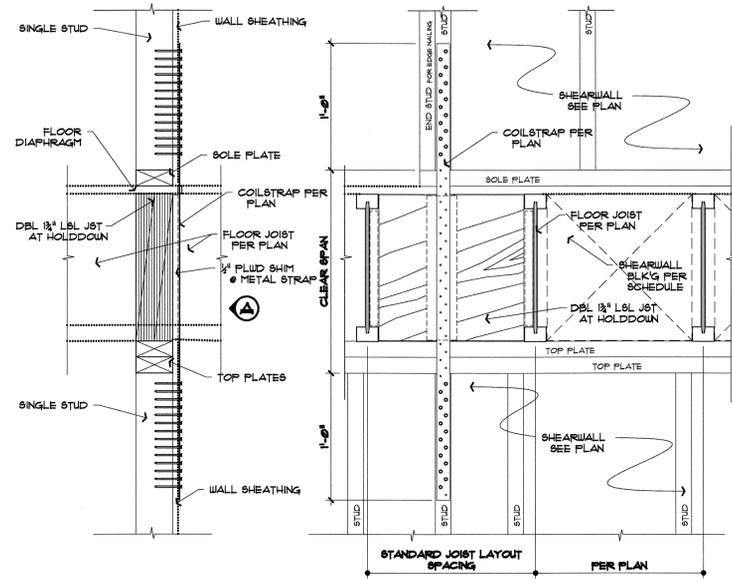
STRUCTURAL DETAILS
THOMAS AND ANDREA SHORT DUPLEX
 13404 NE 100TH ST REDMOND, WA

REVISIONS	DATE
▲	04/07/15
▲	
▲	
▲	
DRAWN	CHECKED
D.L.	
DATE	October 30, 2015
SHEET	
S2.5	
SCALE	1/4"=1'-0"



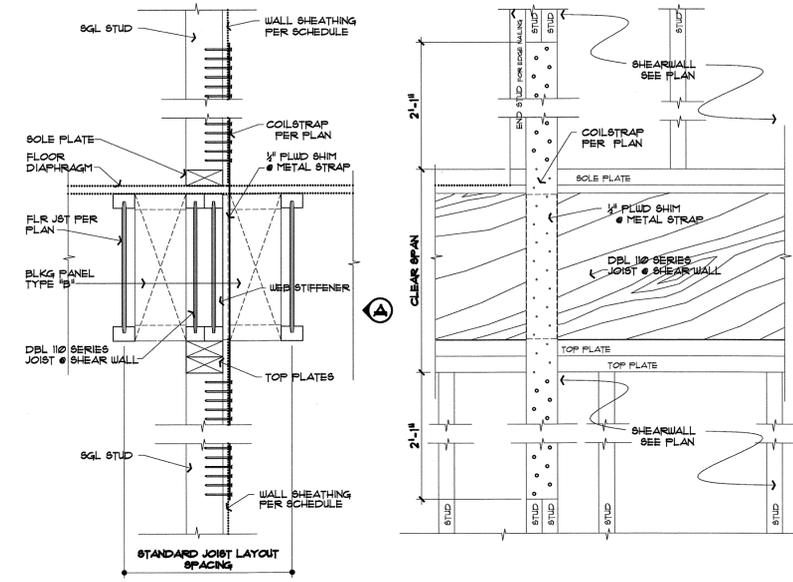
ELEVATION

1 1/4" COILSTRAP • EXTERIOR WALL TO WALL ASSY.
 SHEARWALL PERPENDICULAR TO FLOOR JOISTS
 1 1/2" = 1'-0"



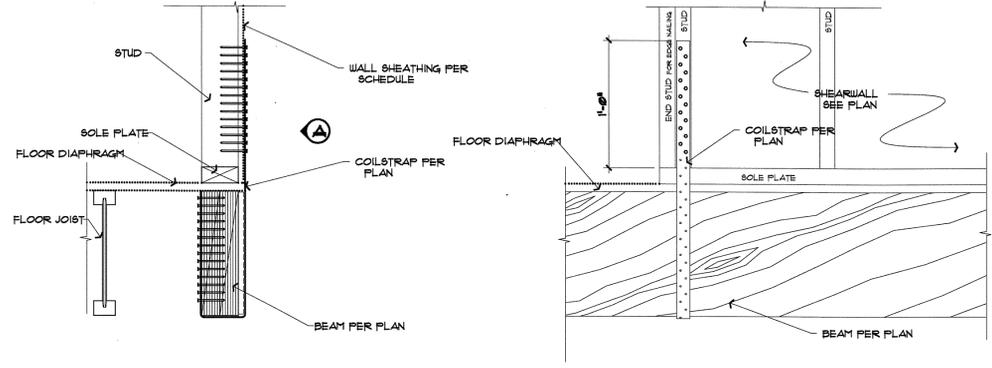
ELEVATION

2 1/4" COILSTRAP • INTERIOR WALL TO WALL ASSY.
 SHEARWALL PERPENDICULAR TO FLOOR JOISTS
 1 1/2" = 1'-0"



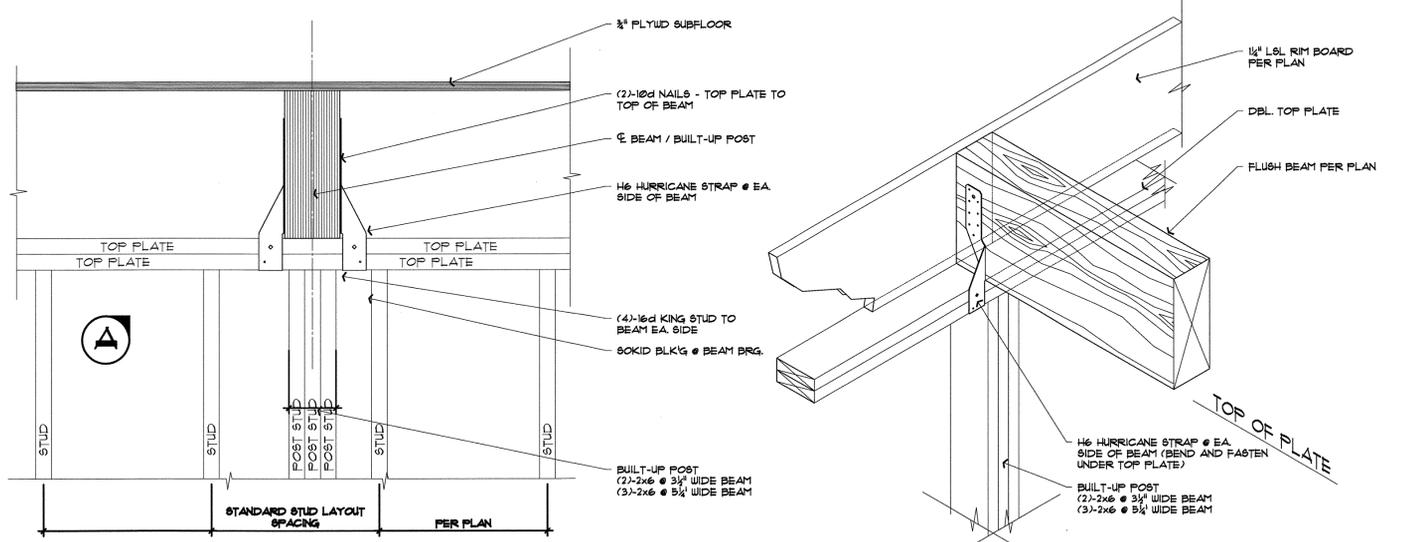
ELEVATION

3 3" COILSTRAP • INTERIOR SHEAR WALL.
 SHEARWALL PARALLEL TO FLOOR JOISTS
 3/4" = 1'-0"



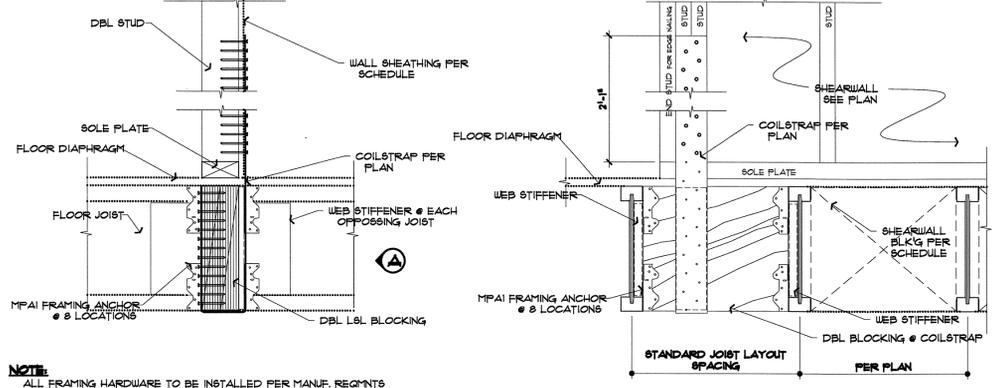
ELEVATION

4 1/4" COILSTRAP • INTERIOR WALL TO FLOOR ASSY.
 SHEARWALL PARALLEL TO FLOOR JOISTS
 1 1/2" = 1'-0"



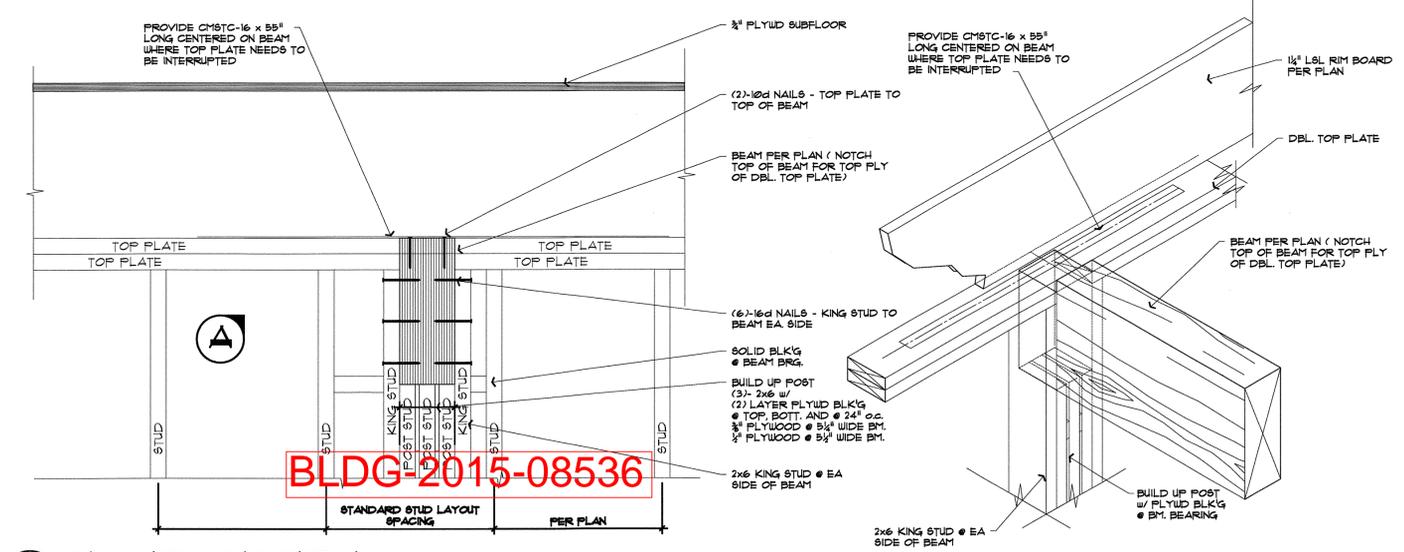
5 BEAM FRAMING DETAIL • BEAM TO WALL ASSY.
 TOP OF BEAM FLUSH w/ TOP OF JOIST-BEAM BEARING ON TOP OF PLATE
 1 1/2" = 1'-0"

ISOMETRIC



ELEVATION

6 3" COILSTRAP • INTERIOR WALL TO DIAPHRAGM
 SHEARWALL PERPENDICULAR TO FLOOR JOISTS
 1 1/2" = 1'-0"



7 BEAM FRAMING DETAIL • BEAM TO WALL ASSY.
 TOP OF BEAM FLUSH w/ TOP OF PLATE
 1 1/2" = 1'-0"

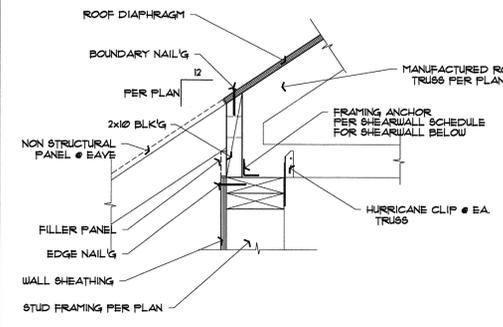
ISOMETRIC

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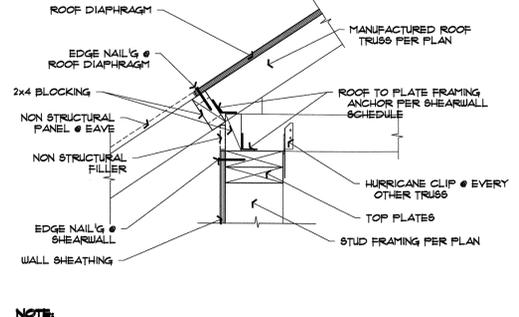


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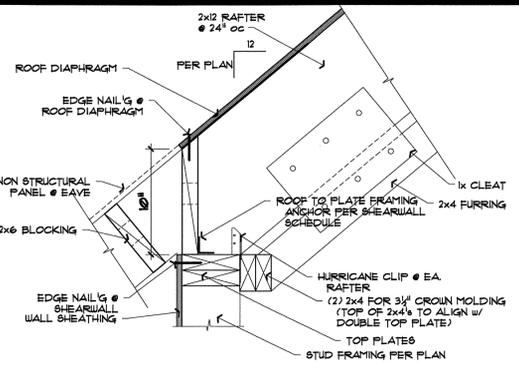
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THOMAS AND ANDREA SHORT DUPLEX
13404 NE 100TH ST REDMOND, WA



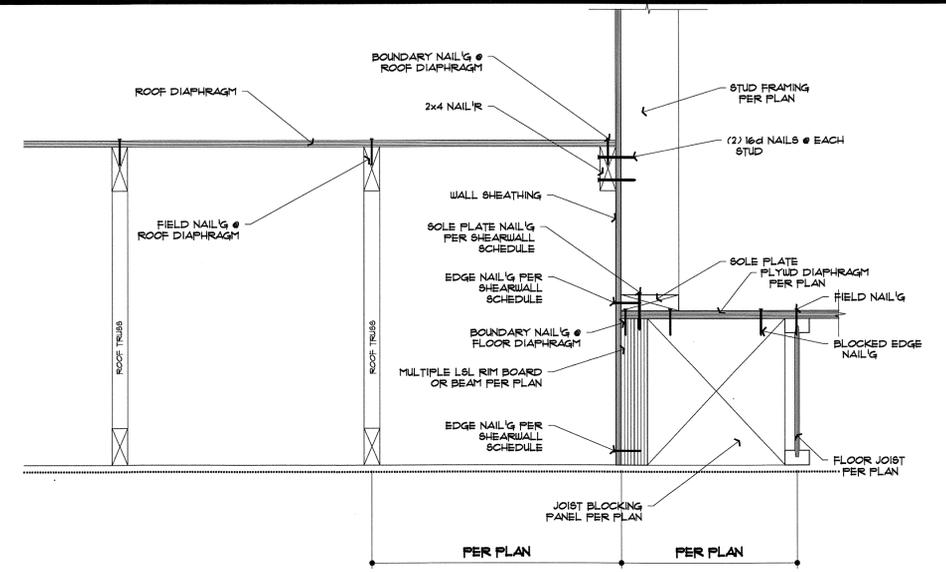
1 SHEARWALL & ROOF TRUSS ASSEMBLY
ROOF TRUSS PERPENDICULAR TO WALL 1 1/2" = 1'-0"



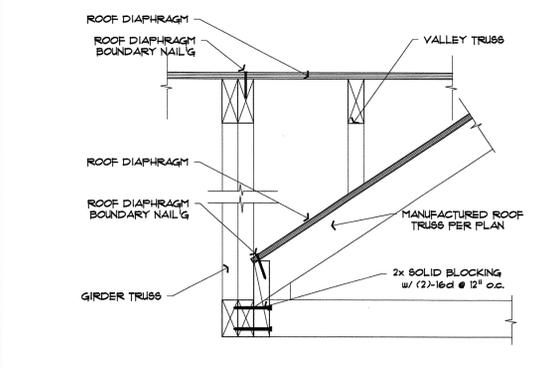
2 SHEARWALL & ROOF TRUSS ASSEMBLY
ROOF TRUSS PERPENDICULAR TO WALL 1 1/2" = 1'-0"



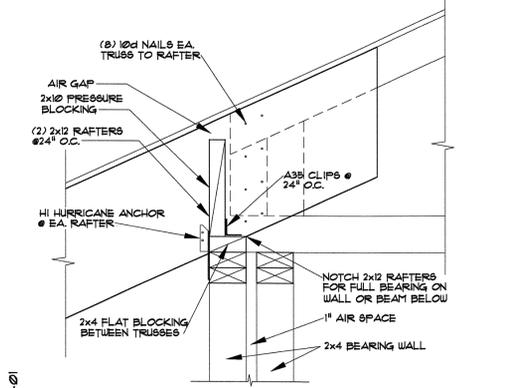
3 SHEARWALL & RAFTER ASSEMBLY
RAFTER PERPENDICULAR TO WALL 1 1/2" = 1'-0"



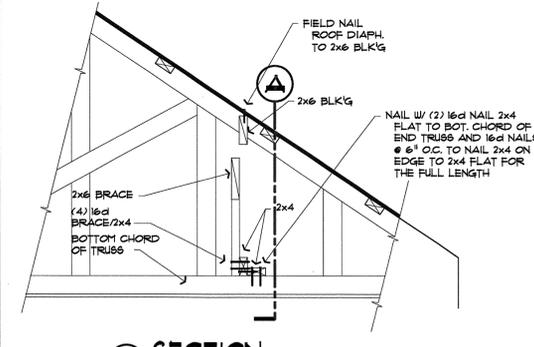
4 SHEARWALL & LOWER ROOF TO UPPER WALL
SHEARWALL PARALLEL TO ROOF FRAMING 1 1/2" = 1'-0"



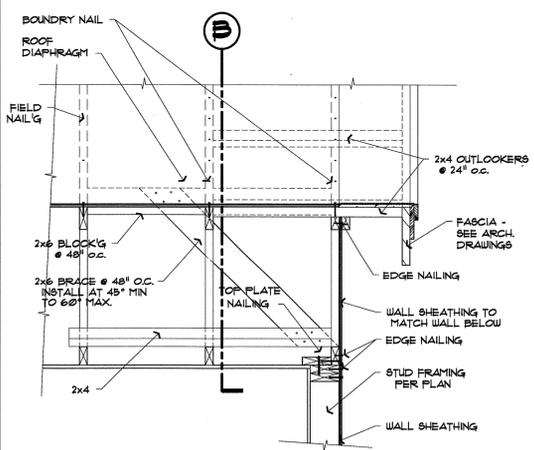
5 TRUSS TO GIRDER CONNECTION
ROOF OVERFRAME 1 1/2" = 1'-0"



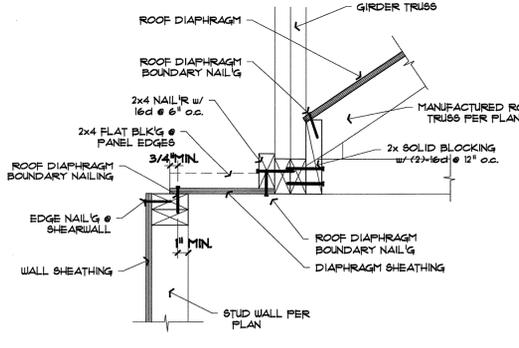
6 2x12 RAFTER AT TRUSS
ROOF TRUSS PERPENDICULAR TO WALL 1 1/2" = 1'-0"



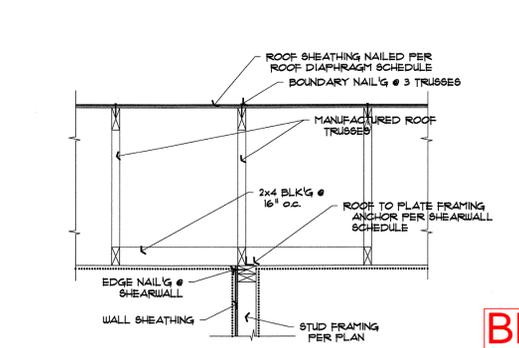
7 SHEARWALL & ROOF TRUSS ASSEMBLY
TRUSS FRAMING PERPENDICULAR TO WALL 3/4" = 1'-0"



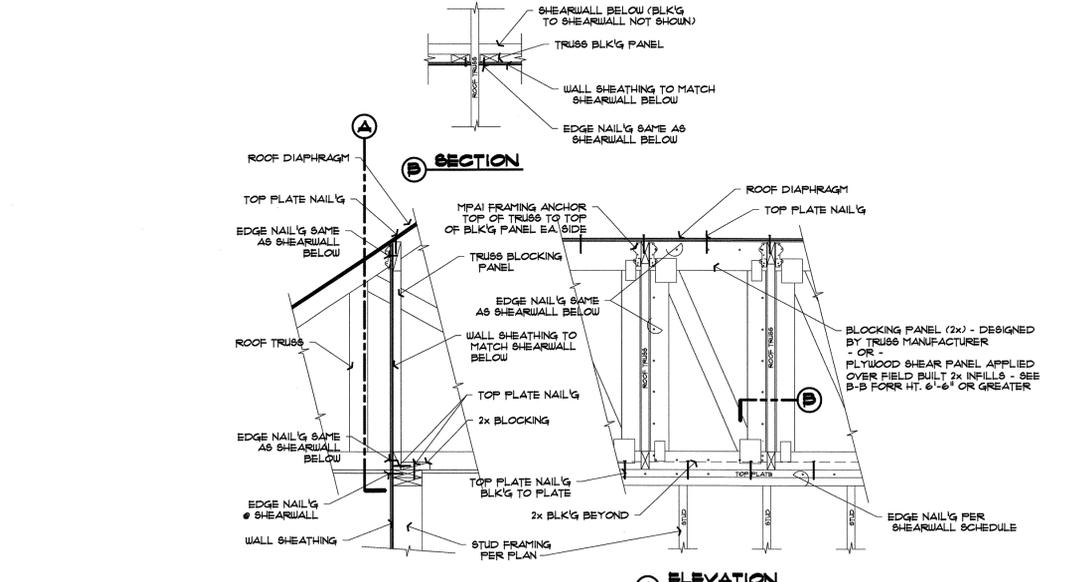
8 SHEARWALL & GABLE END WALL
TRUSS FRAMING PARALLEL 3/4" = 1'-0"



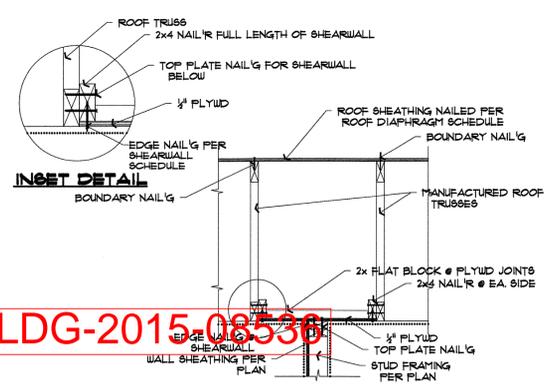
9 SHEARWALL TO TRUSS CONNECTION
TRUSS FRAMING PARALLEL TO SHEARWALL 3/4" = 1'-0"



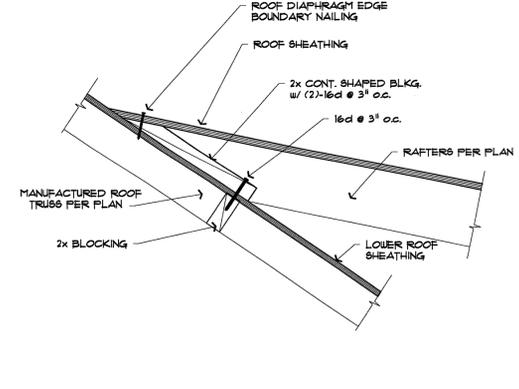
10 SHEARWALL & OPEN TRUSS BAY
TRUSS FRAMING PARALLEL TO SHEARWALL 3/4" = 1'-0"



11 ROOF SHEATHING OVERLAP
ROOF OVERFRAME 1 1/2" = 1'-0"



12 SHEARWALL & OPEN TRUSS BAY
TRUSS FRAMING PARALLEL TO SHEARWALL 3/4" = 1'-0"



13 SHEARWALL & GABLE END WALL
TRUSS FRAMING PARALLEL TO SHEARWALL 3/4" = 1'-0"

NOTE: SEE SHEARWALL SCHEDULE FOR SPECIFIC NAIL/G AND FRAMING ANCHOR REQUIREMENTS
SEE ROOF DIAPHRAGM SCHEDULE FOR NAIL/G REQUIREMENTS
ALL FRAMING HARDWARE TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS

NOTE: SEE SHEARWALL SCHEDULE FOR SPECIFIC NAIL/G REQUIREMENTS
SEE ROOF DIAPHRAGM SCHEDULE FOR NAIL/G REQUIREMENTS

BLDG-2015-08536

REVISIONS table with columns for revision number, description, date, and checked by. Includes a large 'S2.6' scale indicator.

RECOMMENDED CONSTRUCTION SEQUENCE

- A DETAILED CONSTRUCTION SEQUENCE IS NEEDED TO ENSURE THAT EROSION AND SEDIMENT CONTROL MEASURES ARE APPLIED AT THE APPROPRIATE TIMES. A RECOMMENDED CONSTRUCTION SEQUENCE IS PROVIDED BELOW:
- HOLD THE PRE-CONSTRUCTION MEETING IF REQUIRED.
 - POST SIGN WITH NAME AND PHONE NUMBER OF TESC SUPERVISOR. (MAY BE CONSOLIDATED WITH THE REQUIRED NOTICE OF A CONSTRUCTION SIGN AS REQUIRED).
 - FLAG OR FENCE CLEARING LIMITS.
 - INSTALL CATCH BASIN PROTECTION IF AND WHERE REQUIRED.
 - GRADE AND INSTALL CONSTRUCTION ENTRANCES.
 - INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH, BARRIER ETC.).
 - CONSTRUCT SEDIMENT POND AND TRAPS IF REQUIRED.
 - GRADE AND STABILIZE CONSTRUCTION ROADS.
 - CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR, DIKES, PIPE, SLOPE, DRAINS ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
 - MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH 2005 DEPARTMENT OF ECOLOGY (D.O.E.) STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
 - RELOCATE EROSION CONTROL MEASURE OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH 2005 D.O.E. EROSION AND SEDIMENTATION CONTROL STANDARDS.
 - COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD, COMPOST, PLASTIC SHEETING, OR EQUIVALENT.
 - STABILIZE ALL AREAS WITHIN SEVEN DAYS OR REACHING GRADE.
 - SEED, SOD, STABILIZE, OR COVER ANY AREAS TO REMAIN WORKED FOR MORE THAN 30 DAYS.
 - UPON COMPLETION OF THIS PROJECT STABILIZE DISTURBED AREAS AND REMOVE BMP'S IS APPROPRIATE.
 - FOLLOW 2005 DEPARTMENT OF ECOLOGY STORM WATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON (SMMWW).
- FOR ALL STANDARDS & INSTALLATION OF DRAINAGE STRUCTURES.

CALL UTILITIES UNDERGROUND LOCATION CENTER (2) WORKING DAYS BEFORE YOU DIG 1-800-424-5555 AND 811

PROVIDE A MINIMUM OF 25 FEET VEGETATED FLOW PATH ON DOWNSTREAM OF DISPERSION TRENCH AS A BMP TO ALLOW DISPERSION THROUGH VEGETATION (LAWN, ETC.)

EXIST. 5'-6" ASPHALT SIDEWALK Provide detail for dispersion trench from manual.

PROVIDE 3'-6" WIDE X 37'-0" LONG X 2'-6" DEEP DISPERSION TRENCH PER 2005 D.O.E. STANDARD DETAILS AND DETAIL 1/ THIS SHEET. MINIMUM SETBACK FROM PROPERTY LINES AND STRUCTURES SHALL BE 5 FEET USE 6" PERFORATED PVC-SCH 40 PIPE AS DISPERSAL PIPE (WITHIN TRENCH) WITH IE TO BE 12" MINIMUM BELOW TOP OF TRENCH AND FINISH GRADE

PROVIDE (10'-0") LONG VEGETATED FLOW PATH ON DOWN STREAM OF DISPERSION TRENCH AS A BMP TO ALLOW DISPERSION THROUGH VEGETATION (LAWN, ETC.)

SANITARY SEWER SERVICE NOTE:

PROVIDE NEW 6" DIA. PVC (SCH. 40) SANITARY SEWER LINE CONNECTED TO EXISTING 8" PVC (SS) LINE ON 134TH AVE NE. TO BE STUBBED INTO PROPERTY TO SERVE BOTH UNITS A & B PROVIDE TEES AND CLEAN OUT. A SIDE SEWER PERMIT IS REQUIRED PRIOR TO CONNECTION TO PUBLIC SANITARY LINES. THE EXCAVATION MUST MEET W.S.H.A. STANDARDS FOR SAFETY, PER PART N, CHAPTER 296-155 W.A.C. DEPARTMENT OF LABOR AND INDUSTRIES

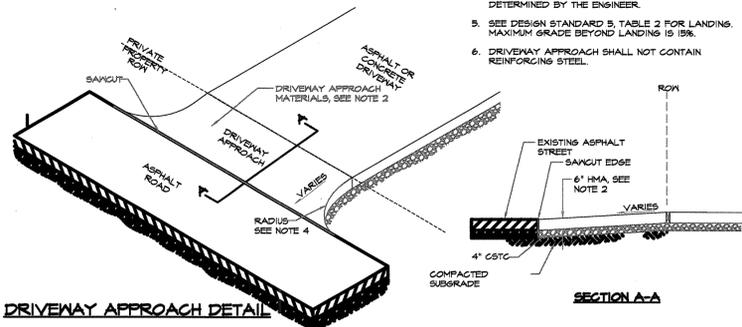
STORM DRAIN NOTES:

- STORMWATER DISPOSAL WILL CONSIST OF DISPERSION TRENCHES TO CONTROL THE HOUSE AND GARAGE IMPERVIOUS SURFACES, AND SHEET FLOW DISPERSION TO CONTROL THE DRIVEWAY IMPERVIOUS SURFACES.
- EXISTING UTILITIES ARE NOT SURVEYED AND NOT SHOWN ON THIS PLAN. CONTRACTOR IS RESPONSIBLE TO DETERMINE ALL UTILITY VERTICAL AND HORIZONTAL LOCATION PRIOR TO COMMENCING WORK ALWAYS CALL BEFORE YOU DIG 1-800-424-5555
- MINIMUM SLOPE FOR 4" DIA. ROOF AND FOOTING DRAIN LINES SHALL BE 2.00%
- PROVIDE SAND COLLAR ON PVC PIPE AT CONNECTION TO CATCH BASINS.
- ALL PVC SHALL BE SCHEDULE 40 INCLUDING PERFORATED FOOTING DRAINS.
- ALL STORM DRAIN LINES UNDER RETAINING WALLS OR STRUCTURE SHALL BE DUCTILE IRON PIPE EXTENDING TO CATCH BASINS ON EACH SIDE.

DRIVEWAY APPROACH

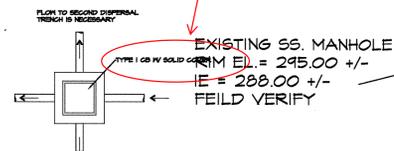
NOTES:

- SAVKUT AND TACK ROAD TO DRIVEWAY APPROACH JOINT.
- DRIVEWAY APPROACH TO BE 6" HMA CLASS 1/2 PG 64-22 ASPHALT IN 2" LIFTS.
- HOT MIX ASPHALT OR CONCRETE TO BE PLACED OVER COMPACTED SUBGRADE AND 4" OF CSTC COMPACTED TO SS.
- APPROACH SLOPE AND EDGE RADIUS TO BE DETERMINED BY THE ENGINEER.
- SEE DESIGN STANDARD 5, TABLE 2 FOR LANDINGS. MAXIMUM GRADE BEYOND LANDING IS 15%.
- DRIVEWAY APPROACH SHALL NOT CONTAIN REINFORCING STEEL.



SECTION A-A

Fix text overlap



NOTE:
1. THIS TRENCH SHALL BE CONSTRUCTED SO AS TO PREVENT FLOODING AND/OR BRUSH.
2. TRENCHES MAY BE PLACED NO CLOSER THAN 50 FEET TO ONE ANOTHER/50 FEET ALONG PROPERTY LINE.
3. TRENCH AND GRADE BOARD MUST BE LEVEL ALONG TO FOLLOW CONTOUR OF SITE.
4. SUPPORT ROOF BRACING AS REQUIRED BY SOIL CONDITIONS TO ENSURE GRADE BOARD REMAINS LEVEL.

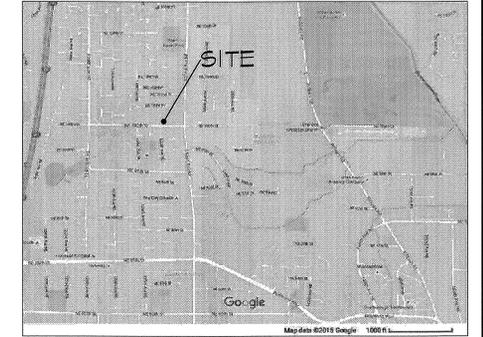
DISPERSION TRENCH DETAIL

GRAVEL FILLED DISPERSION TRENCH NOTES:

- THE TRENCH WIDTHS ARE SHOWN ON THE PLAN.
- THE TRENCHES MUST BE FILLED WITH AT LEAST 18" OF 3/4" TO 1 1/2" WASHED DRAIN ROCK. THE DRAIN ROCKS MAY NOT BE COVERED WITH ANY BACKFILL MATERIAL.
- FILTER FABRIC MUST BE PLACED ON BOTTOM AND SIDES OF THE TRENCH PRIOR TO BE FILLED WITH DRAIN ROCK.
- THE RUNOFF FROM THE IMPERVIOUS SURFACES SHALL PASS THROUGH A YARD DRAIN OR CATCH BASIN FITTED WITH A DOWN TURNED ELBOW PRIOR TO ENTERING THE INFILTRATION TRENCHES. THE ELBOW IS INTENDED TO TRAP SPILLED MATERIAL IN CATCH BASIN SUMP SO THAT THE SPILLED MATERIAL AND SEDIMENTS CAN BE REMOVED AND/OR CLEANED BY HOMEOWNER AS ROUTINE MAINTENANCE.

QUARTER: SW- SECTION: 34- TOWNSHIP: 26- RANGE: 5
SW 1/4 OF SECTION 34, TOWNSHIP 26, RANGE 5 KING COUNTY WA.

VICINITY MAP



SITE ADDRESS

13404 NE 100th ST
REDMOND, WASHINGTON 98033

Provide perc test results from licensed sanitarian. Also provide dry well detail.

ZONING

RIN-SINGLE FAMILY URBAN

PARCEL NUMBER

1246100231

SITE/LEGAL DESCRIPTION

THE WEST 75 FEET OF THE SOUTH 125 FEET IN BLOCK 159 OF BURKE AND FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 1 AS PER PLAT RECORDED IN VOL. 25 OF PLATS, PAGE 26 INCLUSIVE, RECORDS OF KING COUNTY.

IMPERVIOUS AREA

LOT AREA:	9,499.40 S.F.
HOUSE/GARAGE AREA:	2,447.00 S.F.
PORCH/PATIO/DECK AREA:	140.00 S.F.
DRIVEWAY/WALK AREA:	745.00 S.F.
TOTAL AREA:	3,332.00 S.F.
	= 35.07%

LOT COVERAGE

LOT AREA:	9,499.40 S.F.
HOUSE/GARAGE AREA:	2,447.00 S.F.
PORCH/PATIO/DECK AREA:	140.00 S.F.
DRIVEWAY/WALK AREA:	2,587.00 S.F.
TOTAL AREA:	
	= 27.23%

CUT & FILL ANALYSIS

EXCAVATION/REMOVAL OF CONST. SPOIL = 145 CU YARDS (TO BE REMOVED FROM SITE)
FILL MATERIAL/TOPSOIL (AROUND HOUSE ONLY) = 85 CU YARDS (TO BE IMPORTED TO SITE)

Site plan for building permit will need to match site plan for civil permit.

CONTRACTOR SHALL COMPLY WITH REDMOND MUNICIPAL CODE (RMC) 15.24 FOR STORM WATER MANAGEMENT STANDARDS DURING CONSTRUCTION TO CONTROL SITE RUN-OFF ALL STANDARDS LISTED PER 2005 STORM WATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON SHALL APPLY TO THIS PROJECT

DISPERSION TRENCH SIZING CALCULATIONS

TRENCH NO. 1	
TOTAL IMPERVIOUS AREA (MINUS DRIVEWAY)=	3,126 +/-
USE 10' LONG TRENCH PER 700 SQ FT. OF IMPERVIOUS SURFACE.	3,126/700= 4.47
4.47x10=	44.7"
USE 45' LONG DISPERSION TRENCH	

DRAINAGE CONTROL PLAN

SCALE: 1" = 20'-0"

TYPE 1 CATCH BASIN NOTES:

- CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C-478 (AASHTO M-199) AND IN ACCORDANCE WITH KING COUNTY SURFACE WATER MANUAL REQUIREMENTS.
- ALL REINFORCED CAST IN PLACE CONCRETE SHALL BE CLASS 4000
- PRECAST BASES SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS AND SHALL HAVE A WALL THICKNESS OF 4" MIN. ALL PIPES SHALL BE INSTALLED IN FACTORY PROVIDED KNOCKOUTS, UNUSED KNOCKOUTS OR CUTOUTS SHALL BE SEALED WITH GROUT.
- THE MAX. DEPTH FROM THE FINISHED GRADE TO THE PIPE INLET SHALL NOT EXCEED 5'-0"
- CATCH BASIN FRAME AND GRATE SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATION AND MEET THE STRENGTH REQUIREMENTS OF FEDERAL SPECIFICATION RR-F-621D. MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.
- EDGE OF RISER OR BRICK SHALL NOT BE MORE THAN 2" FROM VERTICAL EDGE OF THE CATCH BASIN WALL.

LEGEND

- PROPERTY LINE
- CONTOUR LINE
- VEGETATED BUFFER LIMIT
- SILT FENCE



SAZEI DESIGN GROUP LLC.
6808 110TH AVE NE
KIRKLAND, WA 98033
T: (425) 214-2280
F: (425) 889-8867

DRAINAGE CONTROL PLAN

SHORT DUPLEX

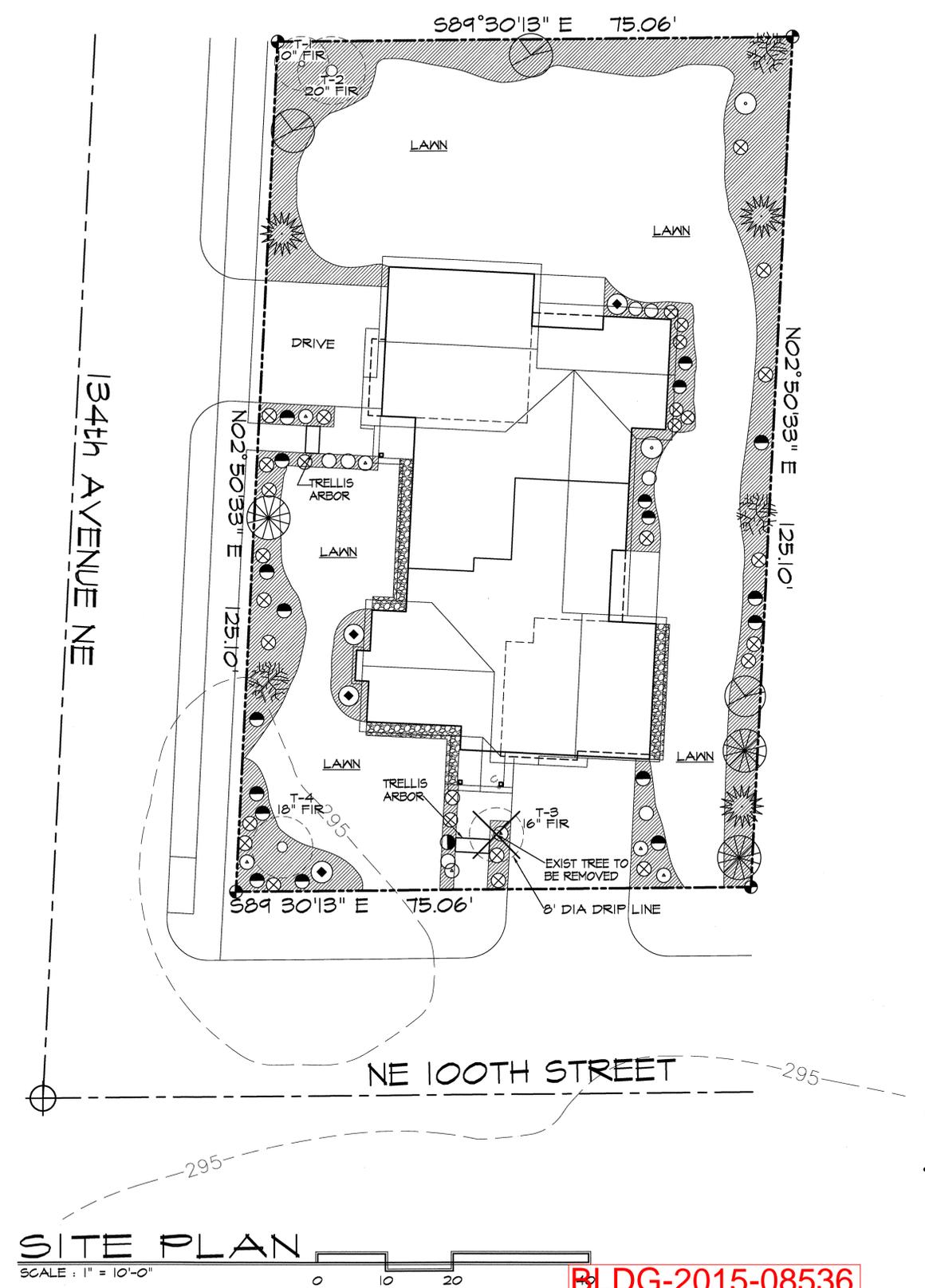
13404 NE 100th STREET REDMOND, 98033

Revisions

Drawn	Checked
DSF	
October 30, 2015	
CI	
Scale	Job
1"=20'	L66

SAZEI DESIGN GROUP LLC.
 6608 110TH AVE NE
 KIRKLAND WA 98033
 T. (425) 214-2280
 F. (425) 889-6887

DRAINAGE CONTROL PLAN
SHORT DUPLEX
 13404 NE 100th STREET REDMOND, 98033



LANDSCAPING LEGEND

- SITKA SPRUCE
- VINE MAPLE
- SHORE PINE
- PAPER BIRCH
- BALD HIP ROSE
- CREEPING OREGON GRAPE
- CORNUS STOLONIFERA (REDTIG DOGWOOD)
- MYRICA CALIFORNICA (PACIFIC WAX MYRTLE)
- SWORD FERN
- RED-FLOWERING CURRANT
- KINNIKINICK
- MULCH (2" DEEP)
- GRAVEL

TOM SHORT Duplex					
13404 NE 100th Street, Redmond, WA, 98033					
SIGNIFICANT TREES					
No.	DIAMETER	SPECIES	TREES WITHIN SITE INTERIOR		
			WEIGHING FACTOR	WEIGHTED DIAMETER	TREES SAVED
T-1	10"	Doug Fir	1.0	10"	10"
T-2	20"	Doug Fir	1.0	20"	20"
T-3	16"	Doug Fir	1.0	16"	X
T-4	18"	Doug Fir	1.0	18"	18"
TOTAL				64"	48"

Total Trees removed (X) = 16" / 64" = 25.00%

Trees "saved" = 48" / 64" = 75.00%

Revisions

DRANN	DSF	Checked
October 30, 2015		
LI		
Scale	1"=20'	Job
		LEG