

PROJECT INFORMATION

PROJECT ADDRESS:	81 SINGLE JACK COURT CLE ELLUM, WA 98922
PARCEL NUMBER:	980338 MAP# 22-15-2905-1-0023
LEGAL DESCRIPTION:	LOT 23, OF SUNCADIA PHASE 1, DIVISION 4, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER THE PLAT THEREOF RECORDED IN BOOK 10 OF PLATS, PAGES 50 THROUGH 73, RECORDS OF SAID COUNTY
PROJECT VALUATION:	\$3,185,555.00
BUILDING DEPARTMENT:	KITTITAS COUNTY DEVELOPMENT SERVICES
OWNER:	WOODRIDGE CUSTOM HOMES LLC - LYNN ROMANS
ARCHITECT:	PAGE AND BEARD ARCHITECTS 910 MARKET ST KIRKLAND WA 98033 (425) 827-7850
STRUCTURAL ENGINEER:	GK STRUCTURAL ENGINEERING, LLC 608 STATE STREET SOUTH STE 100-D KIRKLAND WA 98033 (425) 238-9137
CIVIL ENGINEER:	ENCOMPASS ENGINEERING AND SURVEYING 165 NE JUNIPER STREET STE 201 ISSAQUAH, WA 98027 (425) 392-0250
LANDSCAPE ARCHITECT:	

PROJECT DATA

BUILDING CONSTRUCTION TYPE:	V-B		
OCCUPANCY GROUP:	R-3		
ZONING:	MPR MASTER PLANNED COMMUNITY		
PROPOSED BLDG SIZE:	AREA	SQ. FT.	
	MAIN FL LIVING AREAS AND ADU ENTRY	2,178	
	2ND FL LIVING AREAS	557	
	GARAGE AREA	584	
	COVERED PORCHES	756	
	TOTAL LIVING AREA	2,735	
	TOTAL NEW CONSTRUCTION	4,075	
LOT SIZE AND COVERAGE:	TOTAL LOT AREA	18,671 SF	
	IMPROVEMENT ENVELOPMENT	6,411 SF	
	ALLOWABLE BLDG LOT COVERAGE:	50% OR	
		9,335 SF	
	ALLOWABLE IMPERVIOUS SURFACES	50% OR	
	BUILDING FOOTPRINT & ROOFS:	4,130 SF	
	IMPERVIOUS DRIVEWAYS, WALKWAYS, AND PATIOS:	1,696 SF	
	TOTAL SF IMPERVIOUS	5,786 SF	
BUILDING HEIGHT:	ALLOWABLE BUILDING HGT.	AVG. 40 FT	ABOVE LOWEST ORIGINAL GRADE
BUILDING CODE:	2012 IRC, 2012 IBC, 2012 WAC 51-51		
ENERGY CODE & COMPLIANCE OPTIONS:	2012 WASHINGTON STATE ENERGY CODE WAC 51-51, CLIMATE ZONE 4C • CHAPTER 4 – PRESCRIPTIVE COMPLIANCE • SECTION 402 AND TABLE 402.1.1 (REFER TO ENERGY NOTES ON THIS SHEET FOR ADDITIONAL NOTES & REQUIREMENTS)		

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MECHANICAL & ENERGY NOTES

- All mechanical work is to be BIDDER DESIGNED. The final design shall be based on the mechanical drawings and specifications contained in this set, and shall comply with all applicable CODES, including but not limited to the 2012 WSEC Residential Provisions/Chapter 51-11 WAC (Washington State Residential Energy Code)
- The mechanical work must adhere to all requirements of the construction documents. See additional notes provided on mechanical drawings.
- Shop drawings are required to be produced and submitted to the Engineer for review prior to commencing work.
- It shall be the responsibility of each Contractor to check with the Architectural drawings and the consulting engineer(s) or other supplementary drawings shall be brought to the Architect's attention in writing.
- Each Contractor shall obtain his/her ancillary permit(s) as required.
- All exterior of all areas shall be in conformance with the 2012 IRC and the current Washington State Amendments.
- All exterior joints around windows and doors, openings between walls and roof or foundations, openings at penetrations, and all other such openings shall be sealed, caulked, gasketed or weather stripped to limit air leakage per WSEC Section R402.4.
- Exterior doors are to be 1-3/4" insulated core with full weather strip and threshold. All glazing in exterior doors is to be insulating doubled glazed units with safety glass.
- All exterior glazing is to be insulating double glazed units.
- Kittitas County is in CLIMATE ZONE 5B.
- Building envelope compliance option per WSEC Section R402. PRESCRIPTIVE APPROACH.
- Insulation "R" & "U" values shall comply with WSEC TABLE R402.1.1 (reproduced below) for all new heated areas.

COMPONENT:	REQUIRED INSULATION VALUE:
Glazing Vertical	U-0.30 MAX
Skylights	U-0.50 MAX
Roofs (Single-Rafter or Joist-Vaulted)	R-38
Roofs (All Other)	R-49
Exterior Walls (Framed)	R-21 INT
Exterior Walls (Mass)	R-21
Floor	R-30
Below Grade Wall, Ext. Insul.	R-10 CONT.
Below Grade Wall, Int. Insul.	R-15 CONT.
Below Grade Wall, Cavity Insul.	R-21 W/ THERMAL BREAK @ SLAB
Slab on grade floors	R-10, 2 FT. PERIMETER

- Slab on grade floors shall have R-10 perimeter rigid insulation. See plans for location, either interior or exterior. All insulation indicated on the exterior of the foundation, and exposed to the elements, shall be flashed from the top of the insulation to 4" below grade with 24 galv stl, painted to match adjacent wall, unless noted otherwise.
- All further calculations are to be provided by the Mechanical Contractor when application for a mechanical permit is made.
- Provide combustion, ventilation, and dilution air for the forced air furnace and other gas appliances per IFGC SEC. 304. Show on plan submittal to City/County.
- Provide venting for all gas heating appliances in accordance with the mechanical plans, with the heating appliance manufacturer's recommendations, the vent manufacturer's recommendations, and the IRC.
- Provide duct insulation as required by the WSEC as may apply.
- All new lighting shall comply with WSEC section R404.
- A minimum of 75 percent of all luminaires shall use high efficacy lamps, as defined in WSEC Section R202.

PLUMBING NOTES

- All plumbing work is to be BIDDER DESIGNED. The final design shall be based on the mechanical drawings and specifications contained in this set, and shall comply with all applicable CODES, including but not limited to the CODES referenced in General Notes.
- The plumbing work must adhere to all requirements of the construction documents and performance specifications. Additional notes are contained in the drawings.
- It shall be the responsibility of each Contractor to check with the Architectural drawings before installation of their work. Any discrepancy between the Architectural drawings and the consulting engineer(s) or other supplementary drawings shall be brought to the Architect's attention in writing.
- Each Contractor shall obtain his/her ancillary permit(s) as required.
- Provide pressure relief valve for hot water tank. Drain to the outside of the building with drain end not more than two feet nor less than 6" above the ground, pointing down.
- Hot water tanks having flexible pipe connections and over four feet tall shall be strapped down to prevent overturn in an earthquake.
- Provide an approved back flow prevention device at all hose bibs.
- Contractor shall provide a DWV and water distribution riser diagram for City and Architect review.
- Each horizontal drainage pipe shall be provided with a cleanout at its upper terminal.
- Contractor to provide horizontal drainage piping that meets the UPC for slope requirements

DESIGN CRITERIA

SNOW LOAD INFORMATION: ELEVATION 2189' X ISO LINE. OG1= 134 PSF GROUND SNOW LOAD
WIND SPEED: 85 MPH
SEISMIC ZONE: D1
FROST DEPTH: 24"

RESIDENTIAL GENERAL NOTES

- Class "A" roofing is required for fire protection.
- Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum no. 26 gauge steel and shall have no openings in the garage.
- Remove all vegetation, organic material and wood formwork from under-floor grade before the building is instructed for any reason.
- Fireblocking shall be provided to cut off all concealed draft openings (both vertical & horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space, including the following; vertically at ceiling and floor levels, horizontally at intervals not exceeding 10 feet, at all interconnections between concealed vertical & horizontal spaces such as soffits, drop and cove ceilings, in concealed spaces between stair stringers at the top and bottom of the run, and at openings around vents, pipes and ducts at ceiling and floor level with an approved material to resist the free passage of flame.
- Wall covering products sensitive to adverse weather shall not be installed until adequate weather protection for the installation is provided. Exterior sheathing shall be dry before applying exterior cover.
- Interior coverings or wall finishes shall be installed in accordance with IRC chapter 7 and tables R702.1(1), R702.1(2), R702.1(5) and R702.3.5. Interior masonry veneer shall comply with the requirements of section R703.7.1 for supports and section R703.7.4 for anchorage, except an air space is not required. Interior finishes and materials shall conform to the flame spread and smoke density requirements of section R302.9.
- Unless specified otherwise, all wall coverings shall be fastened in accordance with table R703.4 or with other approved aluminum, stainless steel, zinc-coated or other corrosion-resistant fasteners.
- Asphalt shingle base and cap flashing shall be installed in accordance with manufacturer's installation instructions. Base flashing shall be of either corrosion-resistant metal of .019 inch nominal thickness or mineral surface roll roofing weighing a minimum of 77 lbs. over 100 sf. Cap flashing shall be corrosion-resistant metal of .019 minimum nominal thickness. Valley linings shall be installed in accordance with manufacturer's installation instructions before applying shingles. See IRC R905.2.8.2 for valley lining types allowed.
- Roofing requires an ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet used in lieu of normal underlayment and extend from the eaves edge to a point at least 24 inches inside the exterior wall line of the building.
- Metal roofing shall be applied to solid sheathing. Metal roofing over structural decking shall comply with table R905.10.3. The minimum slope for standing seam metal roofing systems is per IRC R905.10.2. Install in accordance with IRC R905. The following fasteners shall be used:
1. Galvanized fasteners for galvanized roofing
2. Three hundred series stainless steel fasteners for copper roofs
3. Stainless steel fasteners are acceptable for metal roofs
- Installation of appliances shall conform to the conditions of their listing and label and manufacturer's instructions. The manufacturer's operating and installation instructions shall remain attached to the appliance.
- A permanent factory-applied nameplate shall be affixed to appliances on which shall appear, in legible lettering, the manufacturer's name or trademark, the model number, serial number, and the seal or mark of the testing agency. The hourly rate in btu/hw, type of fuel or electrical rating and other information as described in IRC M1303.1 and G2404.3 shall be required on the label.
- Where conflicts occur between the IRC and the conditions of listing or the manufacturer's installation instructions occur, the provisions of the code shall apply.
- Fuel-fired appliances shall be designed for use with the type of fuel to which they will be connected and the altitude at which they are installed. Appliances that comprise parts of the building mechanical system shall not be converted. The fuel input rate shall not be increased or decreased beyond the limit rating for the altitude at which the appliance is installed.
- The building or structure shall not be weakened by the installation of mechanical systems. Where floors, walls, ceilings or any other portion of the building or structure are required to be altered or replaced in the process of installing or repairing any system, the building or structure shall be left in a safe structural condition in accordance with the IRC.
- Heat-producing equipment and appliances shall be installed to maintain the required clearances to combustible construction as specified in the listing and manufacturer's instructions. Reduction of clearances shall be in accordance with manufacturer's instructions and table M1306.2 (IRC) or IMC section 308. Clearances to combustibles shall include such considerations as door swing, shutters, coverings and drapes. Devices such as door stops or limits, closers, drapery ties or guards shall not be used to provide adequate clearances.

ELECTRICAL NOTES

- All electrical work is to be BIDDER DESIGNED. The final design shall be based on the electrical drawings and specifications contained in this set, and shall comply with all applicable CODES, including but not limited to the CODES referenced in general notes.
- The electrical work must adhere to all requirements of the construction documents. Additional notes are provided on electrical drawings.
- It shall be the responsibility of each Contractor to check with the Architectural drawings before installation of their work. Any discrepancy between the Architectural drawings and the consulting engineer(s) or other supplementary drawings shall be brought to the Architect's attention in writing.
- Each Contractor shall obtain his/her ancillary permit(s) as required.
- Wiring methods shall be as permitted by CODE and installation per NECA standards.
- All receptacles to be specification grade.
- All receptacles shall be at 15" from finished floor to bottom of box unless noted otherwise.
- All switches shall be at 42" from finished floor to bottom of box unless noted otherwise.
- Verify all receptacle, switch, and fixture locations with OWNER prior to installation.

RESIDENTIAL GENERAL NOTES

- It is the responsibility of the contractor to become fully aware of any and all conditions related to the site and existing conditions that may affect the cost of scheduling construction activities, prior to submitting a bid.
- Contractor shall verify all dimensions and conditions at the job site including soil conditions, and conditions related to the existing utilities and services before commencing work and be responsible for same. All discrepancies shall be reported to the owner immediately.
- Do not scale drawings or details — Use given dimensions. Check details for location of all items not dimensioned on plans. Dimension on plans are to face of framing or center line of columns typically. Door and cased openings without dimensions are to be six (3) inches from face of adjacent wall or centered between walls.
- The drawings indicate general and typical details of construction. Where conditions are not specifically indicated but are of similar character to details shown, similar details of construction shall be used, subject to review and approval by the architect and structural engineer.
- Building systems and components not specifically detailed shall be installed, as per minimum manufacturers recommendations. Notify the architect of any resulting conflicts.
- All work shall conform to applicable building codes and ordinances. In case of any conflict wherein the methods or standards of installation or the materials specified do not equal or exceed the requirements of the laws or ordinances, the laws or ordinances shall govern.
- Install dust barriers and other protection as required to protect installed finishes and facilities.
- Plumbing, mechanical and electrical drawings, etc. are supplementary to the architectural drawings. It shall be in the responsibility of each contractor to check with the architectural drawings before installation of their work. Any discrepancy between the architectural drawings and the consulting engineer(s) or other supplementary drawings shall be brought to the owner's attention in writing.
- This project contains glazing that will be subject to federal and local glazing standards and the glazing subcontractor shall be responsible for adherence to these requirements. If the glazing subcontractor finds anything in the documents not in compliance with the standards, he/she shall bring discrepancies to the attention of the architect before proceeding.
- All glazing in hazardous locations, defined by the IRC sec.R308.4, shall by safety glazing, including but not limited to the safety glazing identified in the construction documents.
- There shall be no exposed pipe, conduits, ducts, vents, etc. All such lines shall be concealed or furred and finished, unless noted as exposed construction on drawings. Offset studs where required, so that finished wall surface will be flush.
- Contractor shall provide temporary bracing for the structure and structural components until all final connections have been completed in accordance with the plans.
- Carry all footings to solid, undisturbed original earth. Remove all unsuitable material under footings and slab and replace with concrete or with compacted fill as directed by architect.
- All wood framing details not shown otherwise shall be constructed to the minimum standards of the IRC.
- All wood in direct contact with concrete or exposed to weather shall be pressure treated with an approved preservative unless decay resistant heartwood of cedar or redwood is used. Fasteners for pressure treated wood shall be hot dipped galvanized steel, stainless steel, silicon bronze, or copper.
- Nail gypsum wallboard to all studs, top and bottom plates and blocking with cooler nails @ 7 inches o.c. maximum spacing unless shown otherwise. Use 5d for 1/2 wallboard, 6d for 5/8 inch wallboard.
- Provide galvanic insulation between dissimilar metals.
- Structural, electrical, mechanical and energy notes are located within this set of drawings.
- The contractor is to verify the location of all utilities and services to the site prior to beginning any site improvements.
- No materials from the work are to be stock piled on public right-of-ways. All rubbish and debris is to be removed from the site.
- Adjacent properties, streets and walks are to be protected from damage at all times.
- All downspouts and roof drains to be connected to storm sewer by tightline drainage (permitted by local jurisdiction) site conditions allow for drywells or surface drainage and unless noted otherwise in construction documents.
- All dimensions are face of stud wall, centerline of column, or face of concrete unless noted otherwise.
- The contractor shall secure permits required by the fire department prior to building occupation.
- The contractor shall take all necessary precautions to ensure the safety of the occupants and workers at all times during the course of the project.
- Approved plans shall be kept in a plan box and shall not be used by any workmen. All construction sets shall reflect the same information. The contractor shall also maintain in good condition, one complete set of plans with all revisions, addenda and changes orders on the premises at all times. Said plans are to be under the care of the job superintendent.
- The contractor and/or the sub-contractors shall apply for, obtain and pay for all required permits and fees except for the building permit.
- All construction shall comply with: the 2012 International Residential Code (IRC) with statewide amendments, the 2012 International Mechanical Code (IMC) with statewide amendments, the 2012 International Fuel Gas Code both (IFGC), with state amendments, the 2012 Uniform Plumbing Code (UPC) with with statewide amendments, the 2012 International Fire Code (IFC) with statewide amendments, the 2008 National Electrical Code (NEC) (NFPA 70), the 2012 Washington State Energy Code (WSEC) with statewide amendments, and all applicable local and municipal codes, ordinances and standards.
- Construction hours, per jurisdiction, are to be observed for all phases of the project.

DRAWING ABBREVIATIONS

ABV	ABOVE	HDW	HARDWARE
AFF	ABOVE FINISHED FLOOR	HR	HAND RAIL
ADJ	ADJUSTABLE	HVAC	HEATING/VENTILATING/AIR CONDITIONING
AB	ANCHOR BOLT	HM	HOLLOW METAL
ALT	ALTERNATE	HORIZ	HORIZONTAL
ALUM	ALUMINUM	HT	HEIGHT
AND	AND/IDED	HWH	HOT WATER HEATER
APPROX	APPROXIMATE	INSUL	INSULATION
BM	BENCH MARK	INT	INTERIOR
BLK	BLOCK	JHA	JURISDICTION HAVING AUTHORITY
BLKG	BLOCKING	JT	JOINT
BLDG	BUILDING	LAV	LAVATORY
BO	BOTTOM OF	LT WT	LITE WEIGHT
CB	CATCH BASIN	MAX	MAXIMUM
CLG	CEILING	MECH	MECHANICAL
CT	CERAMIC TILE	MH	MANHOLE
CL	CENTER LINE	MFR	MANUFACTURER
CLR	CLEAR	MAT	MATERIAL
COL	COLUMN	MTL	METAL
COMP	COMPOSITE	MIN	MINIMUM
CONC	CONCRETE	MND	MOLDING
CMU	CONCRETE MASONRY UNIT	NOM	NOMINAL
CONT	CONTINUOUS OR CONTINUE	NIC	NOT IN CONTRACT
CONST	CONSTRUCTION	NTS	NOT TO SCALE
CJ	CONTROL JOINT	OI	ON
CPT	CARPET	OC	ON CENTER
DBL	DOUBLE	OPG	OPENING
DEMO	DEMOLISH/DEMOLITION	OPP	OPPOSITE
DIA	DIAMETER	OH	OVERHEAD
DIM	DIMENSION	PTD	PAPER TOWEL DISP.
DISP	DISPENSER	PVMT	PAVEMENT
DR	DOOR	PERF	PERFORATED
DW	DISHWASHER	PLAM	PLASTIC LAMINATE
DWG.S	DRAWINGS	PVC	POLYVINYL CHLORIDE
DWR	DRAWER	PT	PRESSURE TREATED
DF	DRINKING FOUNTAIN	PL	PROPERTY LINE OR PLATE
DS	DOWN SPOUT	FLY	FLYWOOD
EA	EACH	KFR	REFRIGERATOR
ELEC	ELECTRIC	KEFN	REINFORCED
EL	ELEVATION	REQD	REQUIRED
EQ	EQUAL	ROW	RIGHT OF WAY
EXIST	EXISTING	RM	ROOM
EX	EXISTING	RO	ROUGH OPENING
EB	EXPANSION BOLT	RB	RUBBER BASE
EMB	EMBED	RS	ROUGH SAWN
EJ	EXPANSION JOINT	SIM	SIMILAR
EXT	EXTERIOR	SHT	SHEET
EN	END NAIL	SAT	SUSPENDED ACOUSTICAL TILE
EIFS	EXTERIOR INSULATION FINISH SYSTEM	STL	STEEL
EQUIP	EQUIPMENT	SPEC	SPECIFICATION
EXP	EXPOSED	SF	SQUARE FEET
FO	FACE OF	STOR	STORAGE
FOC	FACE OF CONCRETE	SUSP	SUSPENDED
FOF	FACE OF FRAMING	SYS	SYSTEM
FIN	FINISH	TEL	TELEPHONE
FE	FIRE EXTINGUISHER	T&G	TONGUE & GROOVE
FF	FINISH FLOOR	THK	THICK
FEC	FIRE EXTINGUISHER AND CABINET	TB	TOWEL BAR
FD	FLOOR DRAIN	TBP	TOP OF BEAM
FLR	FLOOR OR FLOORING	TOS	TOP OF SILL
FTG	FOOTING	TOW	TOP OF WALL
FN	FIELD NAIL	TPD	TILE/PAPER DISP.
FND	FOUNDATION	TPL	TOP PLATE
FOIC	FURNISHED BY OWNER INSTALLED BY CONTRACTOR	TO	TOP OF
GA	GAGE	TY	TYPICAL
GALV	GALVANIZED	UNO	UNLESS NOTED OTHERWISE
GB	GRAB BAR	UR	URINAL
GEN	GENERATOR	VB	VAPOR BARRIER
GL	GLASS	VENT	VENTILATION
GLB	GLU-LAM BEAM	VERT	VERTICAL
GR	GUARD RAIL	YG	VERTICAL GRAIN
		W	WITH
GWB	GYPSUM WALL BOARD	W/O	WITHOUT
GYP	GYPSUM	WP	WATERPROOFING
HB	HOSE BIB	WWF	WELDED WIRE FABRIC
HC	HANDICAPPED	WR	WATER RESISTANT
HD	HOLD DOWN	WND	WINDOW
HDR	HEADER	WD	WOOD

NOTE:
IF AN ABBREVIATION IS FOUND IN THE SET OF PLANS, IS NOT LISTED ABOVE, AND THERE IS ANY QUESTION AS TO ITS INTENDED MEANING, NOTIFY THE ARCHITECT IMMEDIATELY.