

**Project
Location**



9900

9910

9920

3324

3415

3338

3227

3217

3308

NE 34TH ST

NE 34TH ST

102ND AVE NE

NE 33RD ST

99TH AVE NE

NE 34TH PL

9632

9838

9862

9886

9960

9820

9828

9836

9859

9879

9957

3265

9824

9832

9840

9850

3435

9835

9845

9851

3345

3322

3415

9848

9858

3328

3322

3338

NE 33RD ST

99TH AVE NE

9839

3251

3300

3322

3331

3335

3323

3321

3318

3312

3308

3217

3227

3338

3415

3435

3265

SYMBOL LEGEND

OCT 2010 EDITION

SITE IMPROVEMENT SYMBOLS

SYMBOL	DESCRIPTION
	WATER SERVICE METERS AND CONNECTION HOOKUPS
	STORM DRAIN STUBOUT CONNECTION
	SANITARY SEWER STUBOUT CONNECTIONS
	CATCH BASIN
	CLEAN OUT
	PROPERTY CORNER
	SURFACE FLOW LINE DIRECTION
	ROCKERY WALLS

LINE STYLES

LINEWORK	DESCRIPTION	LINEWORK	DESCRIPTION
	NEW CONTOURS (ELEVATIONS NOTED ON THE HIGH SIDE)		PROJECTED ROOF LINES
	EXISTING CONTOURS (ELEVATIONS NOTED ON THE HIGH SIDE)		SETBACK LINES
	PROPERTY AND BOUNDARY LINES		EASEMENT LINES
	STORM DRAIN		BOLT FENCE
	FOOTING DRAIN		WOOD FENCE
	WATER SERVICE		CHAIN LINK FENCE
	SANITARY SEWER		PROPOSED STORM LINE
	FOULER		PROPOSED CLEANOUT
	OVERHEAD POWER		

SEE SHEET A12A FOR AVERAGE GRADE CALCULATIONS AND SITE PLAN DETAILS
 SEE SHEET A12B FOR STORM DRAINAGE PLAN
 SEE SHEET A12C FOR TREE RETENTION PLAN

LAND USE DATA:

LEGAL DESCRIPTION:	LAKE WASH SPRINGHILLS DIV # 4 LOT 13
ADDRESS:	9900 NE 34TH STREET BELLEVUE, WA 98004
PARCEL NUMBER:	4122700130
OWNER:	CHAN MING AND CECILIA NGAN
JURISDICTION:	CITY OF BELLEVUE
ZONING CLASSIFICATION	SINGLE-FAMILY RESIDENTIAL DISTRICT R-2.5
BASE ZONE:	REASONABLE USE EXCEPTION
UNDERLYING ZONE:	
BUILDING SETBACKS	
FRONT YARD:	10'-0" FROM DRIVEWAY EASEMENT PER CCR
SIDE YARD:	7'-6" PER CCR
REAR YARD:	25'-0"
MAXIMUM HEIGHT OF STRUCTURE:	30'-0" ABOVE FLAT ROOF
MAXIMUM FACADE HEIGHT:	40'-0" ABOVE EXISTING GRADE AT EACH FACADE
MAXIMUM IMPERVIOUS SURFACE:	3000 SF PER REASONABLE USE EXCEPTION

HEIGHT OF PROPOSED STRUCTURE

MAXIMUM ALLOWED ELEVATION OF STRUCTURE
 * HIGHEST POINT (30' ABOVE AEG) = 185'-11 7/8" (185.65')

ACTUAL ELEVATION OF PROPOSED STRUCTURE
 * HIGHEST POINT = 185'-11 7/8" (185.65')

AREA CALCULATIONS

TOTAL LOT AREA = 13,532 s.f.

IMPERVIOUS SURFACE AREA

IMPERVIOUS SURFACE AREAS	AREA (s.f.)
DRIVEWAY:	136.64
EXPOSED DECK(S):	53.02
WALK(S):	23.32
ROOF INCL. EAVES:	1,935.53
TOTAL:	2,211 s.f.

MAXIMUM IMPERVIOUS SURFACE ALLOWED = 6,766 s.f. (50.00%)
 PROPOSED IMPERVIOUS SURFACE AREA = 2,211 s.f. (16.33%)

HOUSE SQUARE FOOTAGE SUMMARY

BASEMENT FLOOR LEVEL	= 1,235 s.f.
MAIN FLOOR LEVEL	= 1,328 s.f.
UPPER FLOOR LEVEL	= 1,479 s.f.
TOTAL HEATED SQ. FTG	= 4,042 s.f.
GARAGE	= 420 s.f.
COVERED PORCH	= 45 s.f.
BASEMENT LEVEL DECK	= 83 s.f.
MAIN LEVEL DECK	= 121 s.f.
UPPER LEVEL DECK	= 92 s.f.
ROOF LEVEL DECK	= 719 s.f.
TOTAL DECK SQ. FTG	= 1,015 s.f.

GREEN SPACE (FRONT YARD)

TOTAL FRONT YARD AREA:	2,202.25	sq. ft.
OPEN SPACE REQUIRED (50%):	1,101.125	sq. ft.
OPEN SPACE AREA PROVIDED:	1,343.93	sq. ft.

TOTAL FRONT YARD PROVIDED: 1,343.93 sq. ft. / 1,101.125 sq. ft. = 61.0%

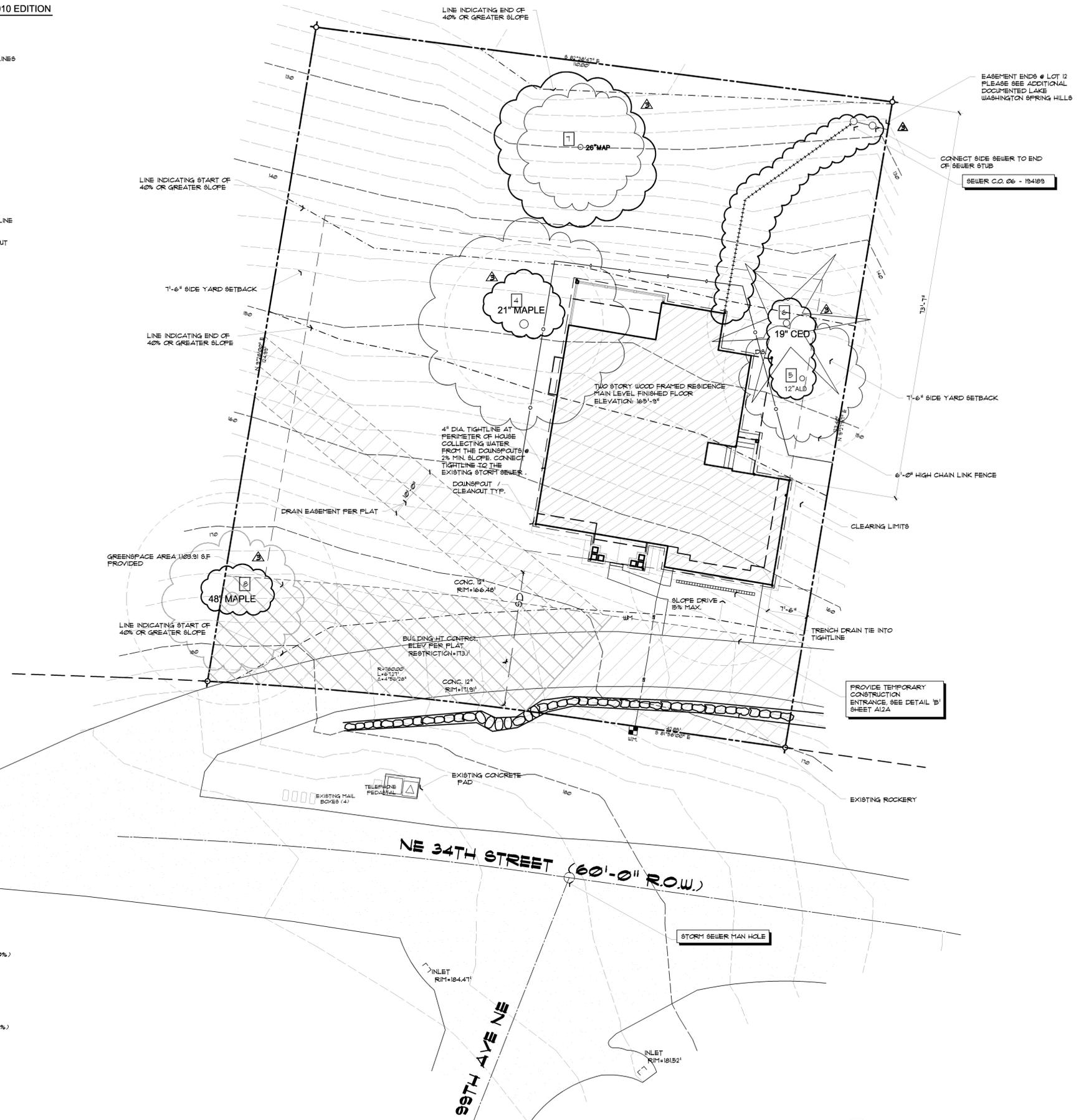
FLOOR AREA RATIO (FAR)

MAXIMUM GROSS FLOOR AREA ALLOWED	= 6,766 s.f. (50.00%)
PROPOSED BASEMENT GROSS FLOOR AREA	= 1,235 s.f.
PROPOSED MAIN LEVEL GROSS FLOOR AREA	= 1,328 s.f.
PROPOSED UPPER LEVEL GROSS FLOOR AREA	= 1,479 s.f.
PROPOSED GARAGE AREA	= 373.66 s.f.
PROPOSED UPPER DECK AREA	= 89.71 s.f.
PROPOSED ROOF DECK AREA	= 655.68 s.f.
TOTAL AMOUNT OF GROSS FLOOR AREA	= 5,201.26 s.f. (37.06%)

STRUCTURAL LOT COVERAGE

AREA OF PRIMARY STRUCTURE	= 1,962.61 s.f.
AREA OF DECKS OVER 30"	= N/A
TOTAL:	1,962.61 s.f.

MAXIMUM LOT COVERAGE ALLOWED = 4,736.20 s.f. (35.00%)
 PROPOSED LOT COVERAGE = 1,962.61 s.f. (14.50%)



SITE IMPROVEMENT PLAN

LOT NO.13

LAKE WASHINGTON SPRINGHILLS DIV # 4



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JOHN F. BUCHAN
 HOMES

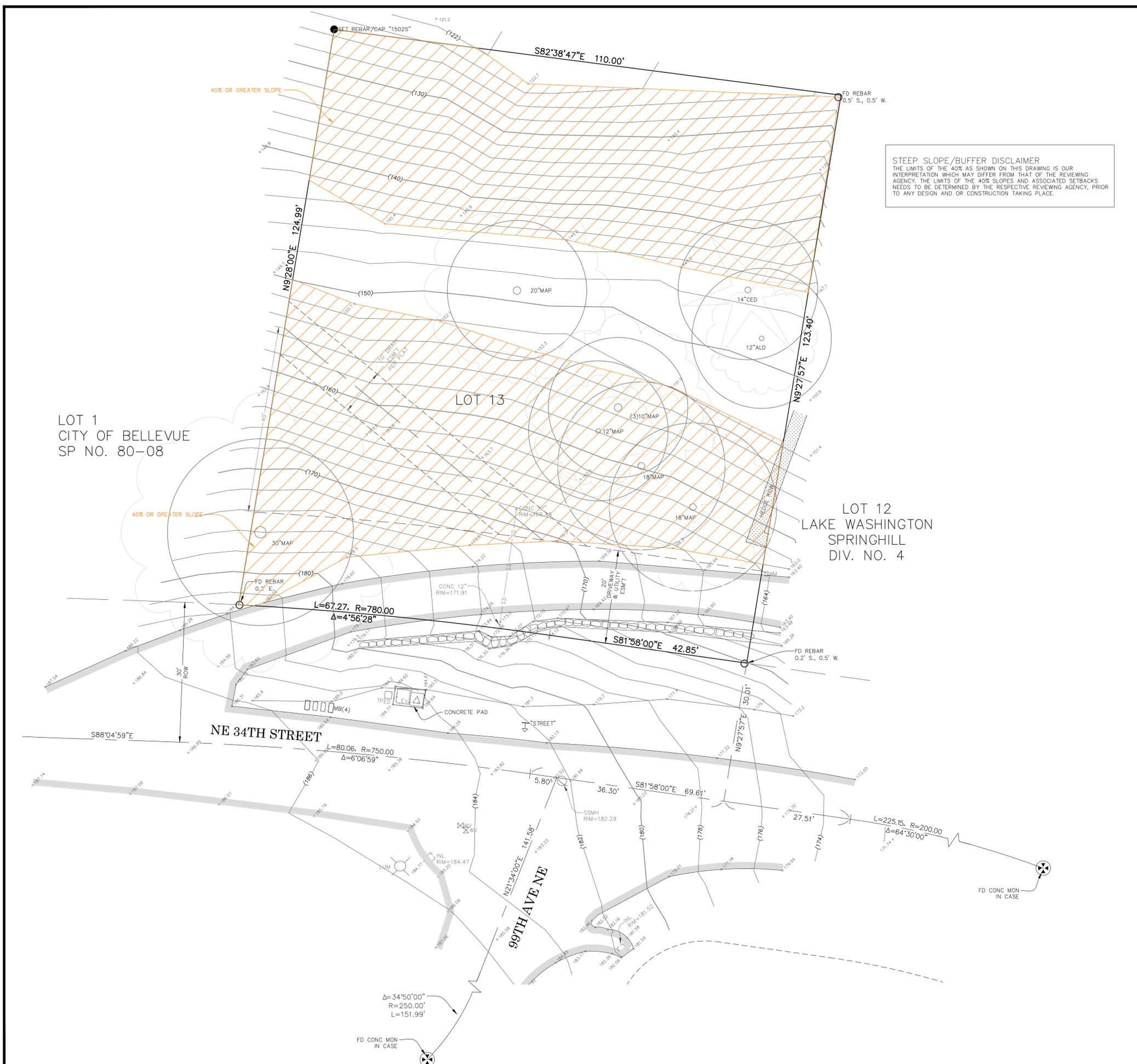
2821 Northup Way Bellevue, WA 98004 Telephone: (425) 827-2256
 No. 17901 8018 John F. Buchan Construction Incorporated

Project Date: **Wood Frame Single Family Residence**
 For Ming Chan and Cecilia Ngan
 Site Improvement Plan, Site Details and Land Use Data

Revision	Date
	6-18-14
	7-18-14
	7-30-14

Project:	Chan/Ngan
Lot Reference:	n/a
Issue Date:	Qtr 3 2013
Drawn by:	t.daigle
Checked by:	ted
Engineer of Record:	tbd

Sheet
A1.2
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STEEP SLOPE/BUFFER DISCLAIMER
 THE LIMITS OF THE 40% AS SHOWN ON THIS DRAWING IS OUR INTERPRETATION WHICH MAY DIFFER FROM THAT OF THE REVIEWING AGENCY. THE LIMITS OF THE 40% SLOPES AND ASSOCIATED SETBACKS NEEDS TO BE DETERMINED BY THE RESPECTIVE REVIEWING AGENCY, PRIOR TO ANY DESIGN AND OR CONSTRUCTION TAKING PLACE.

SITE ADDRESS:
 9900 NE 34TH STREET
 BELLEVUE, WA 98004

TAX PARCEL NUMBER:
 4122700130

ZONING:
 R-2.5

AREA:
 TOTAL SITE AREA IS 13,558 SQUARE FEET OR 0.31 ACRES.

METHOD OF SURVEY:
 INSTRUMENTATION FOR THIS SURVEY WAS A TRIMBLE ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS STATE STANDARDS SET BY WAC 332-130-090.

UNDERGROUND UTILITIES:
 BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. GEODIMENSIONS ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.

VERTICAL DATUM:
 NAVD 88
 CITY OF BELLEVUE BENCHMARK NO. 414
 FOUND 3"x3" CONCRETE MONUMENT WITH COPPER TACK IN LEAD IN CASE. TOP MON TO TOP RIM CASE 0.72'. LOCATED 98TH AVE NE & NE 34TH ST.
 ELEVATION = 208.34'

BASIS OF BEARINGS:
 THE PLAT OF LAKE WASHINGTON SPRINGHILL DIVISION NO. 4, VOL. 78, PG 9-10, RECORDS OF KING COUNTY, WASHINGTON.

LEGAL DESCRIPTION:
 LOT 13, LAKE WASHINGTON SPRINGHILL DIVISION NO. 4, ACCORDING TO THE PLAT THEREOF RECORDED IN VOL. 78 OF PLATS, PG 9-10, RECORDS OF KING COUNTY, WASHINGTON.

TITLE REPORT REFERENCE:
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.

Edwin J. Greer Jr.
 EDWIN J. GREER JR., PLS#15025

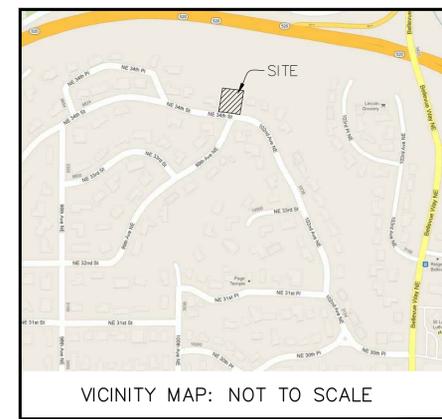
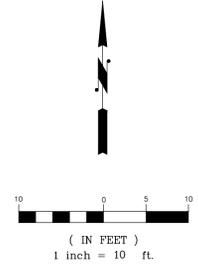
4/19/2019
 DATE

LOT 1
 CITY OF BELLEVUE
 SP NO. 80-08

LOT 12
 LAKE WASHINGTON
 SPRINGHILL
 DIV. NO. 4

SURVEY LEGEND

- EDGE OF ASPHALTIC CONCRETE
- CONCRETE SURFACE
- ELECTRICAL VAULT
- FOUND CASSED MONUMENT
- LIGHT POLE
- MAIL BOX
- MAINTENANCE HOLE
- POWER TRANSFORMER
- REBAR SET
- REBAR FOUND
- SIGN
- STORM DRAIN INLET
- TELEPHONE PEDESTAL
- WATER METER
- WATER VALVE



NO.	REVISION	DATE
1	ADDED EASEMENTS PER PLAT	4/23/13

BOUNDARY & TOPOGRAPHIC SURVEY
 SW 1/4, NW 1/4, SEC 20, T 25N, R 5E, W.M.
BUCHAN HOMES
 9900 NE 34TH ST
 BELLEVUE, WA 98004

JOB NO.: 13251
 DATE: 4-2-13
 DRAFTED BY: TLR
 CHECKED BY: E.JG
 SCALE: 1" = 10'
 1 OF 1

GENERAL CONSTRUCTION NOTES

JULY 2013 EDITION

GENERAL:

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2012 IRC AND THE 2012 IBC IN CONJUNCTION WITH THE CURRENT EDITION OF THE WASHINGTON STATE BUILDING CODE, AND ALL OTHER LOCAL CODES IN EFFECT. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY THE BUILDING DESIGNER OF ANY DISCREPANCIES IN THE DRAWINGS PRIOR TO THE START OF ANY WORK. ALL MATERIALS AND WORKMANSHIP SHALL BE AS SPECIFIED BY THESE CONSTRUCTION DRAWINGS AND SPECIFICATIONS AND SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE CODES IN EFFECT.

WHERE THERE IS A CONFLICT BETWEEN THE CONSTRUCTION DRAWINGS AND THE REFERENCED CODES, THE REFERENCED CODES AND STANDARDS SHALL APPLY.

WORKING DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR ARE NOT NOTED FOR ANY PART OF THE WORK BUT ARE OF SIMILAR CHARACTER TO OTHER DETAILING SHOWN, THE CONSTRUCTION METHODS USED SHALL BE THE SAME AS FOR OTHER SIMILAR WORK, SUBJECT TO THE REVIEW AND APPROVAL OF THE BUILDING DESIGNER. TYPICAL CONSTRUCTION AND INDUSTRY STANDARDS SHALL BE FOLLOWED THROUGHOUT. ALL CONSTRUCTION SHALL BE OF THE HIGHEST QUALITY WORKMANSHIP. ALL WALLS SHALL BE FRAMED PLUMB AND TRUE. ALL CONNECTIONS SHALL BE MADE SECURE ACCORDING TO ACCEPTED CONSTRUCTION PRACTICES OR AS SPECIFIED IN THESE PLANS AND DRAWINGS. NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AND SHORING NECESSARY FOR THE CONSTRUCTION OF THE STRUCTURE AND ITS COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED AND SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS, METHODS, TECHNIQUES, SEQUENCING OF AND/OR OTHER PROCEDURES REQUIRED TO PERFORM THE WORK.

ALL CONTRACTOR INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE BUILDING DESIGNER OR THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION.

THE CONTRACTOR SHALL VERIFY ALL DOOR AND WINDOW ROUGH-OPENING DIMENSIONS WITH THE DOOR AND WINDOW MANUFACTURERS REPRESENTATIVES.

APPLICABLE CODES:

THIS DESIGN HAS BEEN PREPARED IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING CODES AND STANDARDS WITH APPLICABLE WASHINGTON STATE AMENDMENTS:

INTERNATIONAL CODE COUNCIL	- INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS 2012 EDITION (IRC).
	- INTERNATIONAL BUILDING CODE 2012 EDITION (IBC).
WASHINGTON STATE BUILDING CODE	- WASHINGTON STATE ENERGY CODE, RESIDENTIAL PROVISIONS 2012 EDITION (WSEC).

BUILDING DESIGN DATA:

OCCUPANCY GROUP	SINGLE FAMILY DWELLING w/ ATTACHED GARAGE
CLIMATE ZONE	ZONE 4C
CONSTRUCTION TYPE	V - B (NOT RATED)
DWELLING UNIT SIZE	MEDIUM (1.5 ENERGY CREDITS)

STAIR CONSTRUCTION:

GENERAL

ALL STAIRWAYS SHALL BE BUILT IN ACCORDANCE WITH SECTION 311 OF THE IRC, AND PROVIDE THE MINIMUM AND MAXIMUM DIMENSIONS AS FOLLOWS:

MINIMUM WIDTH	3'-0"
MINIMUM RUN	0'-10"
MAXIMUM RISE	0'-7 3/4"
MINIMUM NOSING PROJECTION	0'-0 3/4"
MAXIMUM NOSING PROJECTION	0'-1 1/4"

LANDINGS

LANDINGS AT ALL STAIRS SHALL HAVE A MINIMUM DIMENSION IN THE DIRECTION OF TRAVEL THAT IS NOT LESS THAN 36" (THE REQUIRED WIDTH OF THE STAIR.)

HANDRAILS

THE HANDGRIP PORTION OF ALL HANDRAILS SHALL BE 1-1/4" - 2" IN CROSS-SECTIONAL DIMENSION. HANDRAILS SHALL HAVE A MINIMUM HEIGHT OF 34" WITH A MAXIMUM HEIGHT OF 38" ABOVE THE PLANE OF THE TREAD NOSING, AND SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL TERMINATE TO THE WALL OR NEWEL POSTS (STARTING NEWEL OR VOLUTE SHALL BE LOCATED WITHIN THE FIRST TREAD.)

HEADROOM

MINIMUM HEADROOM SHALL BE 6'-8", AS MEASURED VERTICALLY, FROM A PLANE PARALLEL AND TANGENT TO THE STAIR NOSING, TO THE FINISHED SOFFIT OR OTHER CONSTRUCTION ABOVE, AT ALL POINTS.

FIRE BLOCKING

FIRE BLOCKING SHALL BE INSTALLED IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND IN BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS AT UNFINISHED WALLS BENEATH THE STAIR.

FIRE PROTECTION

ALL ENCLOSED USABLE SPACE UNDER THE STAIR SHALL HAVE 1/2" GYPSUM WALL BOARD INSTALLED ON THE ENCLOSED SIDE OF WALLS AND SOFFITS.

DOORS AND WINDOWS:

ALL EGRESS WINDOWS AS INDICATED ON THE PLANS SHALL PROVIDE THE REQUIRED MINIMUM AND MAXIMUM DIMENSIONS AS FOLLOWS:

MINIMUM CLEAR WIDTH	20"
MINIMUM CLEAR HEIGHT	24"
MINIMUM NET CLEAR OPENING AREA	5.7 SQFT
MINIMUM NET CLEAR OPENING AREA AT GRADE LEVEL	5.0 SQFT
MAXIMUM FINISHED SILL HEIGHT ABOVE FINISHED FLOOR	44"

ALL GLAZING SHALL BE DOUBLE GLAZED. SKYLIGHTS SHALL BE DOUBLE GLAZED WITH LAMINATED GLASS IN ACCORDANCE WITH IRC, SECTION 613. GLAZING IN HAZARDOUS LOCATIONS AS DETERMINED BY THE IRC, SECTION 308 SHALL BE SAFETY GLASS.

WINDOWS SHALL BE INSTALLED AND FLASHED IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTALLATION INSTRUCTIONS. WRITTEN INSTALLATION INSTRUCTIONS SHALL BE PROVIDED BY THE MANUFACTURE FOR EACH WINDOW PER 2012 IRC SECTION R612.1.

ALL OPENINGS IN EXTERIOR WALLS AND OPENINGS FROM THE HEATED SPACE TO UNHEATED SPACES SHALL BE WEATHER STRIPPED AND CAULKED.

FIREPLACES AND CHIMNEYS:

GENERAL

ALL FIREPLACES SHALL HAVE AN OUTSIDE SOURCE OF COMBUSTION AIR DUCTED DIRECTLY TO THE FIREBOX. THE DUCT SHALL HAVE A MINIMUM NET AREA OF 6 SQ. IN. AND SHALL BE PROVIDED WITH AN OPERABLE OUTSIDE AIR DUCT DAMPER. FIREPLACE CHIMNEYS SHALL HAVE A TIGHTLY FITTING FLUE DAMPER INSTALLED WITH A READILY ACCESSIBLE MANUAL OR AUTOMATIC CONTROL. ALL OPENINGS SHALL BE PROVIDED WITH TIGHTLY FITTING GLASS OR METAL DOORS.

PREFABRICATED METAL FIREPLACES

METAL FIREPLACES SHALL BE UL LABELED AND INSTALLED IN ACCORDANCE WITH CONDITIONS OF APPROVAL OR THE MANUFACTURES INSTALLATION PROCEDURES AND SHALL COMPLY WITH W58C STANDARD 31-2 PER W58C R1004.1.1. FACTORY BUILT METAL CHIMNEYS SHALL BE UL LABELED AND INSTALLED IN ACCORDANCE WITH CONDITIONS OF APPROVAL OR THE MANUFACTURES INSTALLATION PROCEDURES AND SHALL COMPLY WITH SECTION R1005 OF THE IRC.

FIRE BLOCKING

FIRE BLOCKING SHALL BE INSTALLED AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY BUILT CHIMNEYS, AND IN OPENINGS AROUND FIREPLACES AND CHIMNEYS AT CEILING AND FLOOR LEVELS PER IRC SEC. R 1003.19

BATHROOMS:

GLAZING

WHERE THE BOTTOM EDGE OF ANY GLAZING IS LESS THAN 60" ABOVE A DRAIN INLET, SUCH GLAZING SHALL BE CONSTRUCTED OF SAFETY GLASS. WHEN A GLASS SHOWER ENCLOSURE IS INSTALLED, IT SHALL BE GLAZED WITH SAFETY GLASS.

FIRE BLOCKING

FIRE BLOCKING SHALL BE INSTALLED AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, SHOWER AND TUB ENCLOSURES, AND AT DROPPED OR COVERED CEILINGS PER IRC SECTION R62.8

SHOWERS AND TUBS

WALL FINISH SHALL BE OF WATERPROOF MATERIALS TO A HEIGHT OF 70 IN. ABOVE THE DRAIN INLET AT ALL SHOWER STALLS.

WATER EFFICIENCY

THE MAXIMUM WATER USE ALLOWED IN GALLONS PER FLUSH (GPF) OR LITERS PER FLUSH (LPF) FOR WATER CLOSETS SHALL BE LIMITED TO A MAXIMUM RATE OF 1.6 GPF/6.0 LPF.

THE MAXIMUM WATER USE ALLOWED IN GALLONS PER MINUTE (GPM) OR LITERS PER MINUTE (LPM) FOR ANY OF THE FOLLOWING FAUCETS AND REPLACEMENT AERATORS SHALL BE AS FOLLOWS:

SHOWER HEAD	2.5 GPM@9.5 LPM
LAVATORY FAUCETS	2.5 GPM@9.5 LPM
KITCHEN FAUCETS	2.5 GPM@9.5 LPM
REPLACEMENT AERATORS	2.5 GPM@9.5 LPM

VENTILATION:

ALL VENTILATION SHALL COMPLY WITH CHAPTER 15 OF THE CURRENT EDITION OF THE INTERNATIONAL RESIDENTIAL CODE. WHOLE HOUSE VENTILATION PROVIDED SHALL BE INTEGRATED WITH THE FORCED-AIR HEATING SYSTEM.

SOILS SPECIFIC VENTILATION REQUIREMENTS:

BATHROOMS, LAUNDRIES AND POWDER ROOMS - 50 CFM @ .25 W.G.

KITCHENS - 100 CFM @ .25 W.G.

INTERMITTENT WHOLE HOUSE VENTILATION REQUIREMENTS: (IRC, SECTION M1508.5)

THE INTEGRATED FORCED-AIR VENTILATION SYSTEM SHALL HAVE AN OUTDOOR AIR INLET DUCT CONNECTING A TERMINAL ELEMENT ON THE OUTSIDE OF THE BUILDING TO THE RETURN AIR PLENUM OF THE FORCED-AIR SYSTEM, AT A POINT WITHIN 4 FEET UPSTREAM OF THE AIR HANDLER.

A MOTORIZED AIR DAMPER SHALL BE INSTALLED AND SET TO PROVIDE THE CALCULATED FLOW RATES, AS SPECIFIED IN SECTION M1508.3 OF THE IRC. THE REQUIRED FLOW RATE SHALL BE VERIFIED BY EITHER FIELD TESTING WITH A FLOW HOOD, OR A FLOW MEASURING STATION.

WATER HEATERS:

ALL WATER HEATER STORAGE TANKS SHALL HAVE A MINIMUM EQUIPMENT EFFICIENCY RATING OF 82% EF PER TABLE 406.2, WSEC.

ELECTRIC WATER HEATERS IN UNHEATED SPACES OR ON CONCRETE FLOORS SHALL BE PLACED ON AN INCOMPRESSIBLE, INSULATED SURFACE OF R-10 OR GREATER.

ALL WATER HEATERS SHALL BE STRAPPED TO FRAMING, AT TOP AND BOTTOM, TO RESIST EARTHQUAKE MOTION. PROVIDE PRESSURE RELIEF VALVE TO OUTSIDE. DO NOT TRAP.

ELECTRICAL:

ALL ELECTRICAL SYSTEMS, LIGHTING, APPLIANCES AND OUTLETS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH CURRENT EDITION OF THE NATIONAL ELECTRICAL CODE AND THE INTERNATIONAL MECHANICAL CODE.

ALL FIXTURES TO BE SELECTED BY OTHERS.

VERIFY APPLIANCE AND MECHANICAL EQUIPMENT ELECTRICAL CONNECTION REQUIREMENTS AND LOCATIONS PRIOR TO THE START OF THE WORK.

A MINIMUM OF 75% OF ALL INTERIOR LUMINAIRES INSTALLED, SHALL BE HIGH EFFICACY LUMINAIRES WHOSE LAMPS PROVIDE A MINIMUM EFFICIENCY AS FOLLOWS:

60 LUMENS PER WATT FOR LAMPS OVER 40 WATTS
50 LUMENS PER WATT FOR LAMPS OVER 15 WATTS TO 40 WATTS
40 LUMENS PER WATT FOR LAMPS 15 WATTS OR LESS.

ALL PERMANENTLY MOUNTED OUTDOOR LIGHTING SHALL BE HIGH EFFICACY LUMINAIRES WHOSE LAMPS PROVIDE A MINIMUM EFFICIENCY AS NOTED ABOVE, OR SHALL BE NON HIGH EFFICACY LUMINAIRES CONTROLLED BY A MOTION SENSOR(S) WITH INTEGRAL PHOTOCONTROL PHOTOSENSOR.

LINEAR FLUORESCENT FIXTURES SHALL BE FITTED WITH T-8 OR SMALLER LAMPS

INSTALL FIXTURES, SWITCHES AND OUTLETS IN ACCORDANCE WITH THE FOLLOWING TABLE. ALL HEIGHTS LISTED SHALL BE MEASURED FROM THE FINISHED FLOOR TO THE BOTTOM OF THE FIXTURE OUTLET UNLESS OTHERWISE NOTED:

EXTERIOR LIGHT FIXTURES	72"
TYPICAL WALL OUTLETS	12"
TYPICAL WALL SWITCHES	44"
ABOVE COUNTER OUTLETS AT KITCHENS	44"
ABOVE COUNTER OUTLETS AT UTILITY ROOMS	44"
ABOVE COUNTER OUTLETS AT LAVATORIES AND BATHS	40"
WALL OUTLETS FOR MICROWAVE, RANGE HOODS, ETC.	PER MANUF. SPECS.
WALL OUTLETS AT SERVICE AREAS	48"
SMOKE DETECTORS	PER MANUF. SPECS. AND 2009 IRC R314
DOOR CHIMES	12" FROM CEILING
PUSH BUTTONS	44"
THERMOSTATS	60"
LIGHT BARS OVER VANITIES	84"
STEP LIGHTS	6" ABOVE SKIRT BOARD

INSULATION:

UNLESS NOTED OTHERWISE ON PLANS, INSULATION SHALL BE INSTALLED AS FOLLOWS:

CEILING R-49
ALL Baffles SHALL BE INSTALLED TO MAINTAIN A MINIMUM OF 1" CLEAR SPACE ABOVE INSULATION

ALL Baffles SHALL BE EXTENDED A MINIMUM OF 6" ABOVE BATT INSULATION

ALL Baffles SHALL BE EXTENDED A MINIMUM OF 12" ABOVE LOOSE FILL INSULATION

SINGLE JOIST OR RAFTER VAULTED CEILING R-38

ABOVE GRADE EXTERIOR WALLS / WALLS SEPARATING CONDITIONED SPACES FROM UNCONDITIONED SPACES R-21 INTERMEDIATE

INSULATION SHALL BE PROVIDED BY FACE STAPLED BATT INSULATION OR FRICTION FIT UNFACED BATT INSULATION PROVIDING ONE OF THE FOLLOWING:

4 MIL POLY VAPOR BARRIER
PVA PAINT WITH A DRY CUP PERM RATING OF 1

ALL HEADERS OVER OPENINGS IN THE EXTERIOR WALL ASSEMBLY THAT ARE NOT STRUCTURALLY REQUIRED TO BE THE FULL WIDTH OF THE STUD WALL SHALL BE PROVIDED WITH A MINIMUM OF R-10 INSULATION

BELOW GRADE WALLS R-21 INTERIOR
INSULATION SHALL BE PROVIDED BY FACE STAPLED BATT INSULATION OR FRICTION FIT UNFACED BATT INSULATION PROVIDING ONE OF THE FOLLOWING:

4 MIL POLY VAPOR BARRIER
PVA PAINT WITH A DRY CUP PERM RATING OF 1

FLOORS OVER UNCONDITIONED SPACES R-30
SLABS ON GRADE (PERIMETER INSULATION) R-10

PERIMETER INSULATION SHALL BE PROVIDED BY USING ONE OF THE FOLLOWING METHODS:
ON INSIDE OF FOUNDATION WALL FROM TOP OF THE SLAB DOWNWARD FOR A MINIMUM DISTANCE OF 24"

ON INSIDE OF FOUNDATION WALL FROM TOP OF THE SLAB DOWNWARD AND THEN HORIZONTALLY BENEATH THE SLAB FOR A MINIMUM DISTANCE OF 24"

DUCT SYSTEMS
ALL SUPPLY AIR DUCTS LOCATED OUTSIDE OF THE CONDITIONED SPACE SHALL HAVE ALL SEAMS AND JOINTS TAPED AND SEALED, BOTH LONGITUDINALLY AND TRAVERSE.

ALL SUPPLY AND RETURN AIR DUCTS EXPOSED TO UNCONDITIONED SPACES SHALL BE INSULATED AS FOLLOWS:
DUCTS IN CONCRETE SLAB R-5 MIN.

DUCTS IN UNCONDITIONED SPACES R-5 MIN.
EXHAUST DUCTS LOCATED IN UNCONDITIONED SPACES SHALL BE INSULATED TO A MINIMUM OF R-4 TO PREVENT CONDENSATION (NOT REQUIRED FOR DRYER UNITS).

HOT WATER PIPING

ALL HOT WATER SUPPLY PIPING LOCATED OUTSIDE OF THE CONDITIONED SPACE SHALL BE WRAPPED WITH A MINIMUM OF R-3 INSULATION.

HEATING EQUIPMENT:

HEATING UNIT SHALL BE DESIGNED TO MAINTAIN 68 DEGREES AT 3 FT. ABOVE FLOOR AND SHALL HAVE AN A.F.U.E. RATING OF NOT LESS THAN 92%. DESIGN PARAMETERS USED SHALL BE AS SET FORTH IN THE WASHINGTON STATE ENERGY CODE, SECTION 302. FURNACE SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH CONDITIONS OF LISTING AND APPROPRIATE SECTIONS OF THE WASHINGTON STATE BUILDING CODE.

DUCTS SHALL BE GALVANIZED STEEL PER THE INTERNATIONAL RESIDENTIAL CODE CHAPTER 16 AND INSULATED IN ACCORDANCE WITH THE WASHINGTON STATE ENERGY CODE (CURRENT EDITION). DUCTS PIERING THE ONE HOUR OCCUPANCY SEPARATION BETWEEN RESIDENCE AND GARAGE SHALL BE EQUIPPED WITH APPROVED FIRE DAMPERS.

HVAC EQUIPMENT SHALL BE SIZED NO GREATER THAN 150 % OF DESIGN LOAD, AND SHALL BE PROVIDED WITH A PROGRAMMABLE THERMOSTAT FOR THE REGULATION OF TEMPERATURE. THE THERMOSTAT SHALL ALLOW FOR, AT A MINIMUM, A 5-2 PROGRAMMABLE SCHEDULE (WEEKDAYS/ WEEKENDS) AND BE CAPABLE OF PROVIDING AT LEAST TWO PROGRAMMABLE SETBACK PERIODS PER DAY.

AIR LEAKAGE :

THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTION 402.4 - WSEC.

THE BUILDING THERMAL ENVELOPE SHALL BE TESTED FOR LEAKAGE BY MEANS OF A "BLOWER DOOR" TEST, IN ACCORDANCE WITH SECTION 402.4.1.2 - WSEC.

ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS:

HIGH EFFICIENCY HVAC EQUIPMENT
HEATING UNIT INSTALLED SHALL BE A GAS FURNACE WITH A MINIMUM AFUE OF 95%, IN ACCORDANCE WITH TABLE R406.2-3a - WSEC, PROVIDING 0.5 ENERGY CREDITS.

EFFICIENT WATER HEATING
WATER HEATING SYSTEM INSTALLED SHALL BE A GAS WATER HEATER WITH A MINIMUM EF OF 82%, IN ACCORDANCE WITH TABLE R406.2-5b - WSEC, PROVIDING 1.5 ENERGY CREDITS.

MOISTURE CONTROL:

ATTIC AND CRAWL SPACE ACCESS PANELS SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES. SEAL AROUND SOLE PLATES, WIRING, PLUMBING, DUCTS, RIM JOISTS, MUDDSILLS, FLUES, LIGHT FIXTURES AND EXTERIOR WALL STUD PENETRATIONS. PROVIDE A 6 MIL BLACK POLY GROUND COVER AT ALL CRAWL SPACES.

FLASHING:

APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN SUCH A MANNER 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. APPROVED CORROSION-RESISTANT FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:

1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE.

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

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

4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.

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

6. AT WALL AND ROOF INTERSECTIONS.

7. AT BUILT-IN GUTTERS.

RESIDENCE / GARAGE SEPARATION:

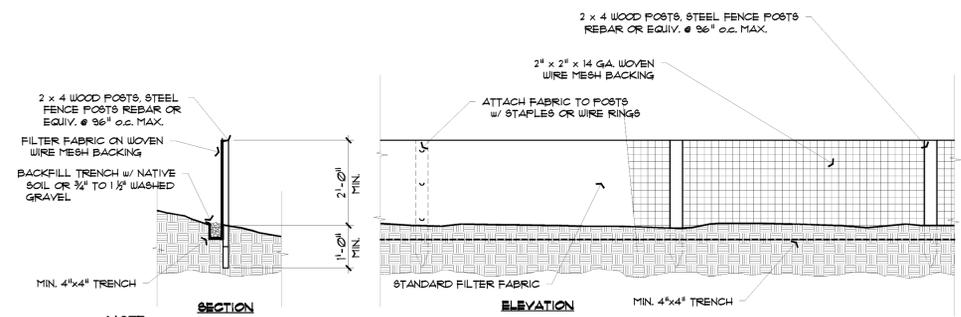
THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGE BENCH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT, WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY.

THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY 1/2" GYPSUM BOARD OR EQUIVALENT.

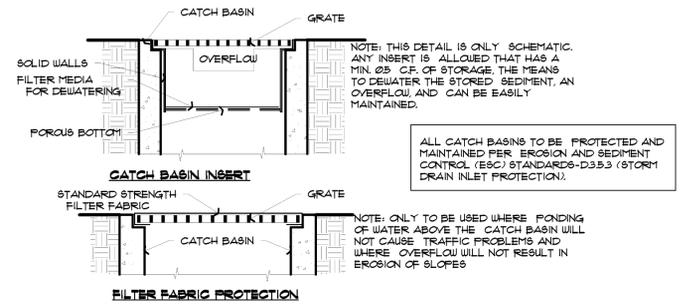
ABBREVIATION LIST

MAR 2011 EDITION

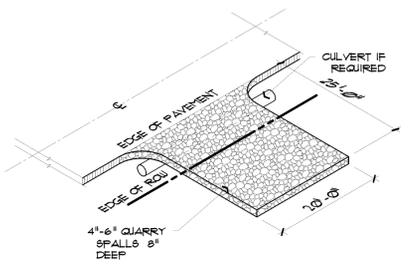
AB ANCHOR BOLT	FD FLOOR DRAIN	PCF POUNDS PER CUBIC FOOT
ABV ABOVE	FFE FINISHED FLOOR ELEVATION	PERF PERFORATE(D)
ADJ ADJUSTABLE	FFL FINISHED FLOOR LINE	PERI PERIMETER
ALT ABOVE FINISHED FLOOR	FG FIXED GLASS	PERP PERPENDICULAR
ALU ALUMINUM	FN FINISHED	PL PROPERTY LINE
ANC ANCHOR(A)GE	FK FIXTURE	PLM PLASTIC LAMINATE
APPROX APPROXIMATE	FLR FLOOR	PLF POUNDS PER LINEAR FOOT
ARCH ARCHITECT(URAL)	FLUOR FLOURESCENT	PLT PLATE
AUTO AUTOMATIC	FNC FENCE	PSF POUNDS PER SQUARE FOOT
BAWN BOTTOM AWNING	FND FOUNDATION	PSI POUNDS PER SQUARE INCH
BD BOARD	FOC FACE OF CONCRETE	PT POINT
BEL BELOW	FOF FACE OF FINISH	PWD PLYWOOD
BLDG BUILDING	FOM FACE OF MASONRY	REQD REQUIRED
BLK BLOCK	FOS FACE OF STUD(S)	RAD RADIUS
BLKG BLOCKING	FP FIREPROOF	RAFT RAFTER
BM BEAM	FPF FIREPROOFING	RD ROOF DRAIN
BMK BENCH MARK	FR FRAME(D)(ING)	REF REFERENCE
BOT BOTTOM	FRPL FIREPLACE	REG REGISTER
BRG BEARING	FT FEET	REQD REQUIRED
BRK BRICK	FTG FOOTING	RETG RETAINING
BS BOTH SIDES	FURR FURRED, FURRING	REV REVISION
BSMT BASEMENT	GA GAUGE	RFG ROOFING
BTWN BETWEEN	GALV GALVANIZED	RH RIGHT HAND
BVL BEVELED	GL GLASS, GLAZING	RM ROOM
BW BOTH WAYS	GRAV GRAVEL	ROOF ROUGH OPENING
CAB CABINET	GWB GYPSUM WALLBOARD	ROW RIGHT OF WAY
CB CATCH BASIN	HB HOSE BIBB	S SOUTH
CF CUBIC FOOT	HD HEAVY DUTY	SC SOLID CORE
CIRC CIRCUMFERENCE	HDR HEADER	SCH SCHEDULE
CJ CEILING JOIST	HDWR HARDWARE	SD STORM DRAIN
CLG CEILING	HRZ HORIZONTAL	SECT SECTION
CLK CAULK	HT HEIGHT	SF SQUARE FOOT
CLKG CAULKING	HTG HEATING	SGL SAFETY GLASS
CLR CLEAR	HWD HARDWOOD	SH SHELF, SHELVING
CMU CONCRETE MASONRY UNIT	HWH HOT WATER HEATER	SHT SHEET
COL COLUMN	INCL INCLUDE(D), INCLUDING	SHTHG SHEATHING
CONC CONCRETE	INSUL INSULATE	SIM SIMILAR
CONST CONSTRUCTION	INT INTERIOR	SKLT SKYLIGHT
CONT CONTINUOUS	INV INVERT	STOR STORAGE
CPR COPPER	JST JOIST	SP SOUNDPROOF
CPT CARPET	JT JOINT	SPECS SPECIFICATIONS
CRS COURSE(S)	KIT KITCHEN	SPKR SPEAKER
CSEM CASEMENT	LAM LAMINATE(D)	SQ SQUARE
CSTMT COUNTERTOP	LAV LAVATORY	STD STANDARD
CY CUBIC YARD	LB LAG BOLT	STL STEEL
DET DETAIL	LF LINEAR FOOT	STR STRUCTURAL
DHUNG DOUBLE HUNG	LH LEFT HAND	SYS SYSTEM
DIAG DIAGONAL	LL LIVE LOAD	T TREAD
DIAM DIAMETER	MAS MASONRY	T&B TOP AND BOTTOM
DIM DIMENSION	MAX MAXIMUM	T&G TONGUE AND GROOVE
DL DEAD LOAD	MBR MEMBER	TB TOWEL BAR
DN DOWN	MC MEDICINE CABINET	TEL TELEPHONE
DISP DISPOSAL	MECH MECHANICAL	TEMP TEMPORARY
DR DOOR	MED MEDIUM	THK THICK(NESS)
DRD DOWNSPOUT	MET METAL	THR THRESHOLD
DT DRAIN TILE	MFR MANUFACTURER	TOC TOP OF CONCRETE
DW DISHWASHER	MH MAN HOLE	TOS TOP OF SLAB
DWG DRAWING	MIN MINIMUM	TOW TOP OF WALL
E EAST	MIR MIRROR	TPL TOP OF PLATE
EA EACH	MISC MISCELLANEOUS	TRANS TRANSMOM
EAB EXPANSION BOLT	MLDG MOULDING	TYP TYPICAL
EF EXHAUST FAN	MULL MULLION	UNF UNFINISHED
ELEV ELEVATION	MWK MILKWORK	VB VAPOR BARRIER
ELEC ELECTRIC(AL)	N NORTH	VERT VERTICAL
ENCL ENCLOSURE	NAT NATURAL	VG VERTICAL GRAIN
EQT EQUAL	NIC NOT IN CONTRACT	VJ V-JOINTED
ESMT EQUIPMENT	NOM NOMINAL	VNR VENEER
ESTM ESTIMATE	NTS NOT TO SCALE	W WEST
EXIST EXISTING	OC ON CENTER	WI WITH
EXH EXHAUST	OD OUTSIDE DIAMETER	



FILTER FABRIC SILT FENCE DETAIL



CATCH BASIN PROTECTION REQUIREMENTS



STABILIZED CONSTRUCTION ENTRANCE

EROSION AND SEDIMENT CONTROL MEASURES

NO SCALE

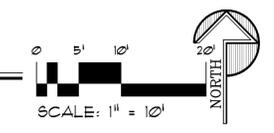
AVERAGE EXISTING GRADE (AEG) CALCULATIONS

A	165.00	L	148.00
B	164.00	M	148.00
C	162.00	N	148.00
D	163.00	O	148.00
E	162.00	P	151.00
F	158.00	Q	154.00
G	154.00	R	158.00
H	154.00	S	162.00
I	152.00	T	163.00
J	150.00		
K	149.00		
AVERAGE EXISTING GRADE			155.65

STRUCTURAL FOOTPRINT 1830 SQFT
 CONCRETE WALK 32 SQFT
 CONCRETE DRIVE 208 SQFT
 EXISTING EASEMENT ROAD 930 SQFT
 TOTAL 3000 SQFT



(AEG.) CALCULATIONS



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Wood Frame Single Family Residence
 For Ming Chan and Cecilia Ngan
 Site Improvement Plans
 Project Date: **Chan/Ngan**

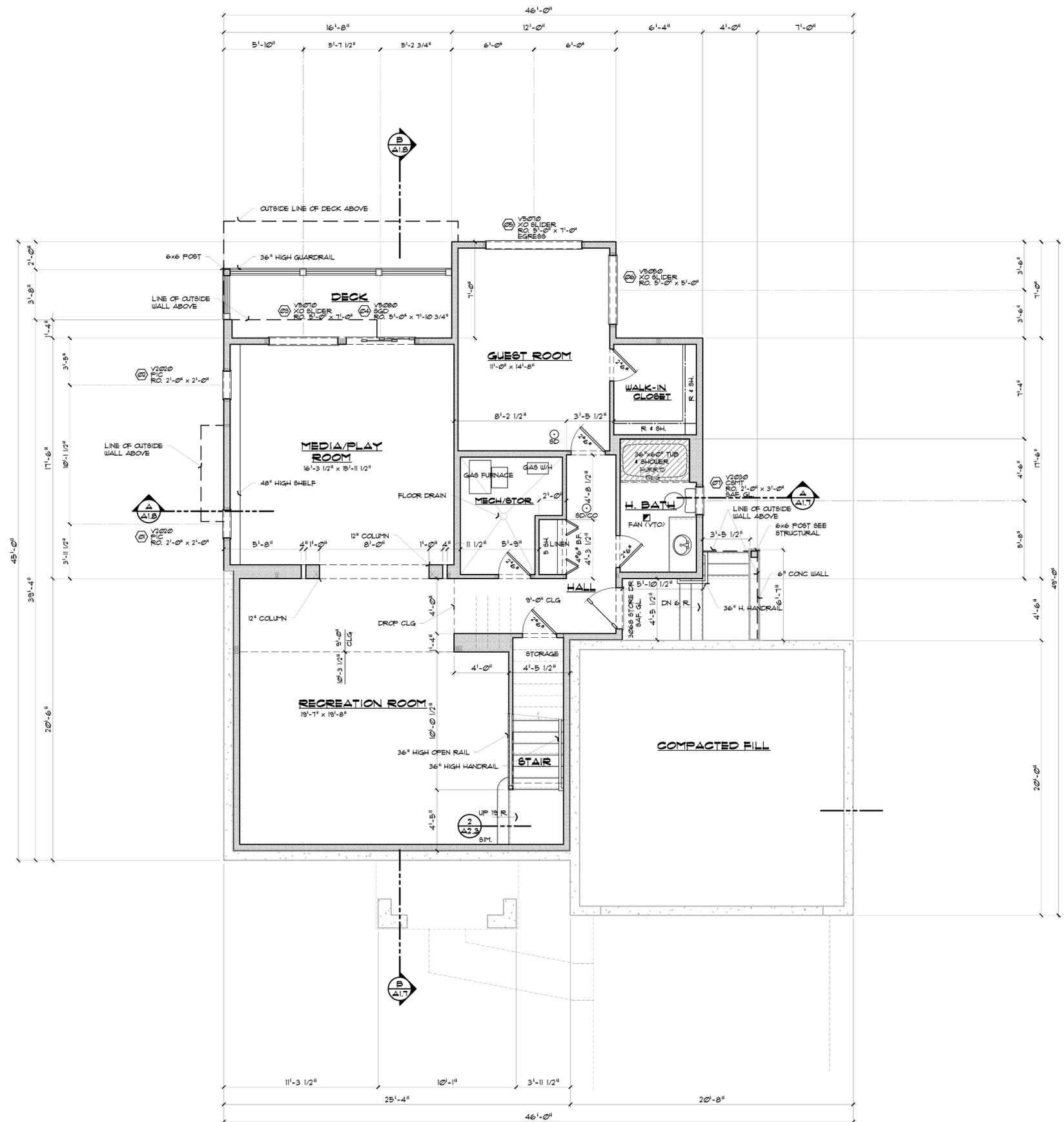
Revision	Date

Project: **Chan/Ngan**
 Lot Reference: **n/a**
 Issue Date: **Qtr 3 2013**
 Design By: **t.daigle**
 Drawn By: **ted**
 Engineer of Record: **tbd**

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 of: 26

Revision	Date

Project:	Chan/Ngan
Lot Reference:	n/a
Issue Date:	Qtr 3 2013
Design By:	t.daigle
Drawn By:	ted
Engineer of Record:	tbd



BASEMENT LEVEL DECK 83 SQ. FT.

BASEMENT FLOOR PLAN

1/4" = 1'-0"

PLATE & HEADER HEIGHTS
(UNLESS NOTED OTHERWISE)

STANDARD PLATE HEIGHT: 3'-1" ABOVE SUBFLOOR
STANDARD HEADER HEIGHT: 7'-10 3/4" ABOVE SUBFLOOR
STANDARD HEADER 4x12



Revision	Date

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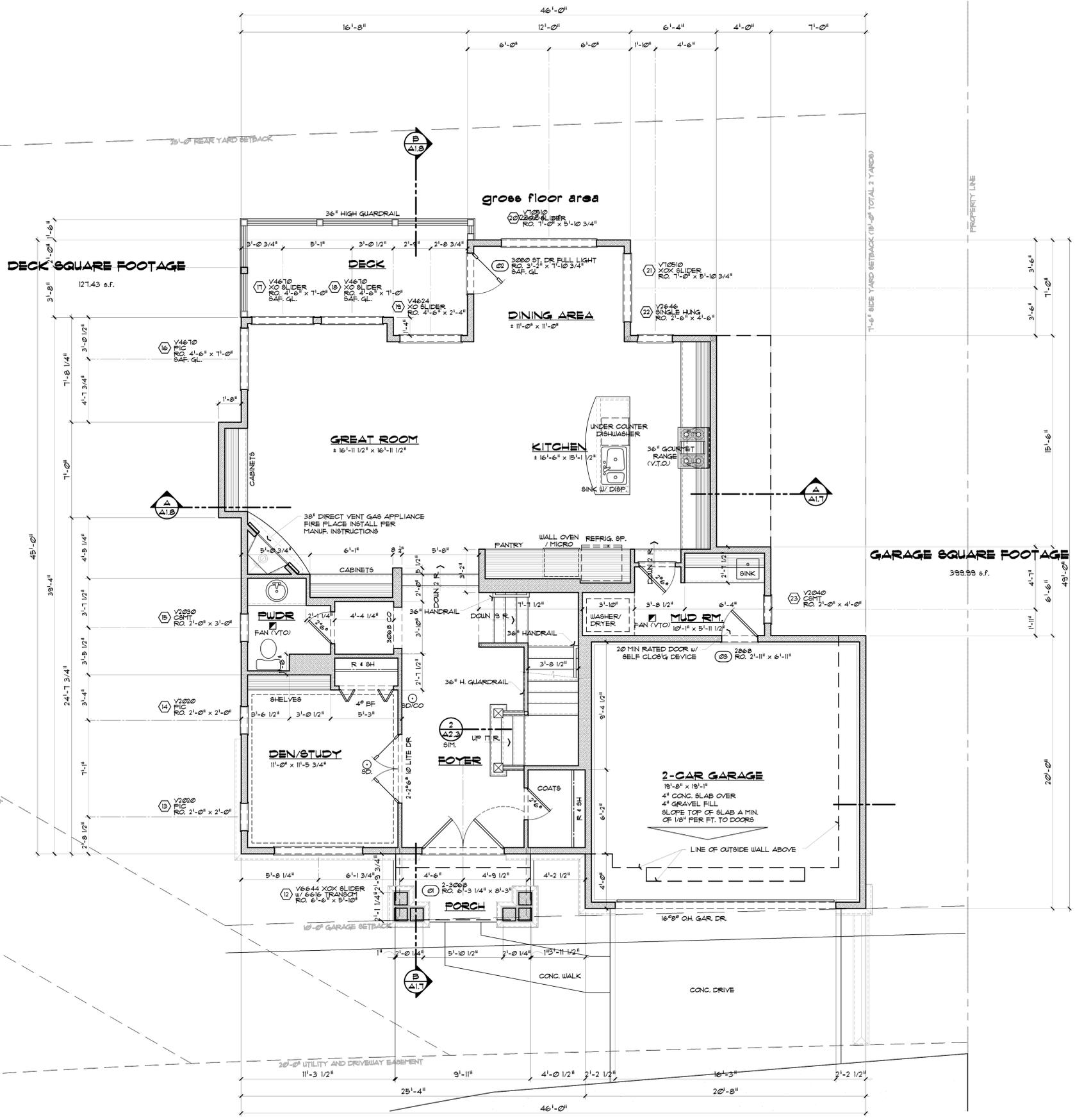


PLATE & HEADER HEIGHTS
(UNLESS NOTED OTHERWISE)
STANDARD PLATE HEIGHT: 9'-1" ABOVE SUBFLOOR
STANDARD HEADER HEIGHT: 7'-10 3/4" ABOVE SUBFLOOR
STANDARD HEADER 4x12



MAIN LEVEL FLOOR PLAN

MAIN LEVEL DECK 127 SQ. FT.

FLOOR AREA SUMMARY:

BASEMENT:	1235 SQ. FT.
MAIN LEVEL:	1325 SQ. FT.
UPPER LEVEL:	1479 SQ. FT.
TOTAL:	4095 SQ. FT.
GARAGE:	400 SQ. FT.
DECK:	1017 SQ. FT.
COVERED PORCH:	50 SQ. FT.

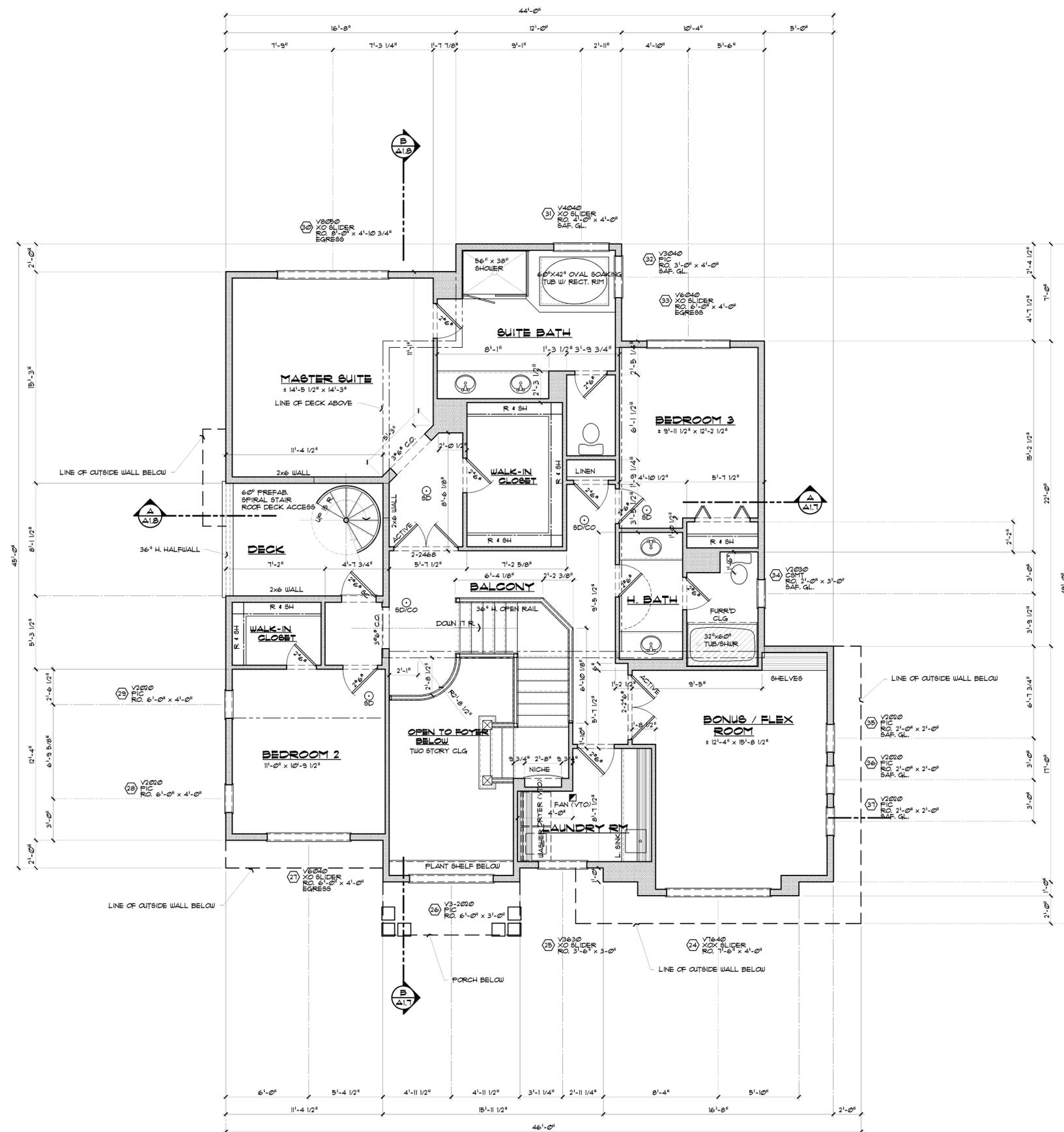
1/4" = 1'-0"

Wood Frame Single Family Residence
For Ming Chan and Cecilia Ngan
Upper Level Floor Plan

Revision	Date

Project:	Chan/Ngan
Lot Reference:	n/a
Issue Date:	Qtr 3 2013
Design By:	t.daigle
Drawn By:	ted
Engineer of Record:	tbd

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UPPER LEVEL DECK 82 SQ. FT.
ROOF DECK 115 SQ. FT.

PLATE & HEADER HEIGHTS
(UNLESS NOTED OTHERWISE)
STANDARD PLATE HEIGHT: 8'-1 1/8" ABOVE SUBFLOOR
STANDARD HEADER HEIGHT: 6'-10 3/8" ABOVE SUBFLOOR
STANDARD HEADER 4x12



UPPER LEVEL FLOOR PLAN

1/4" = 1'-0"

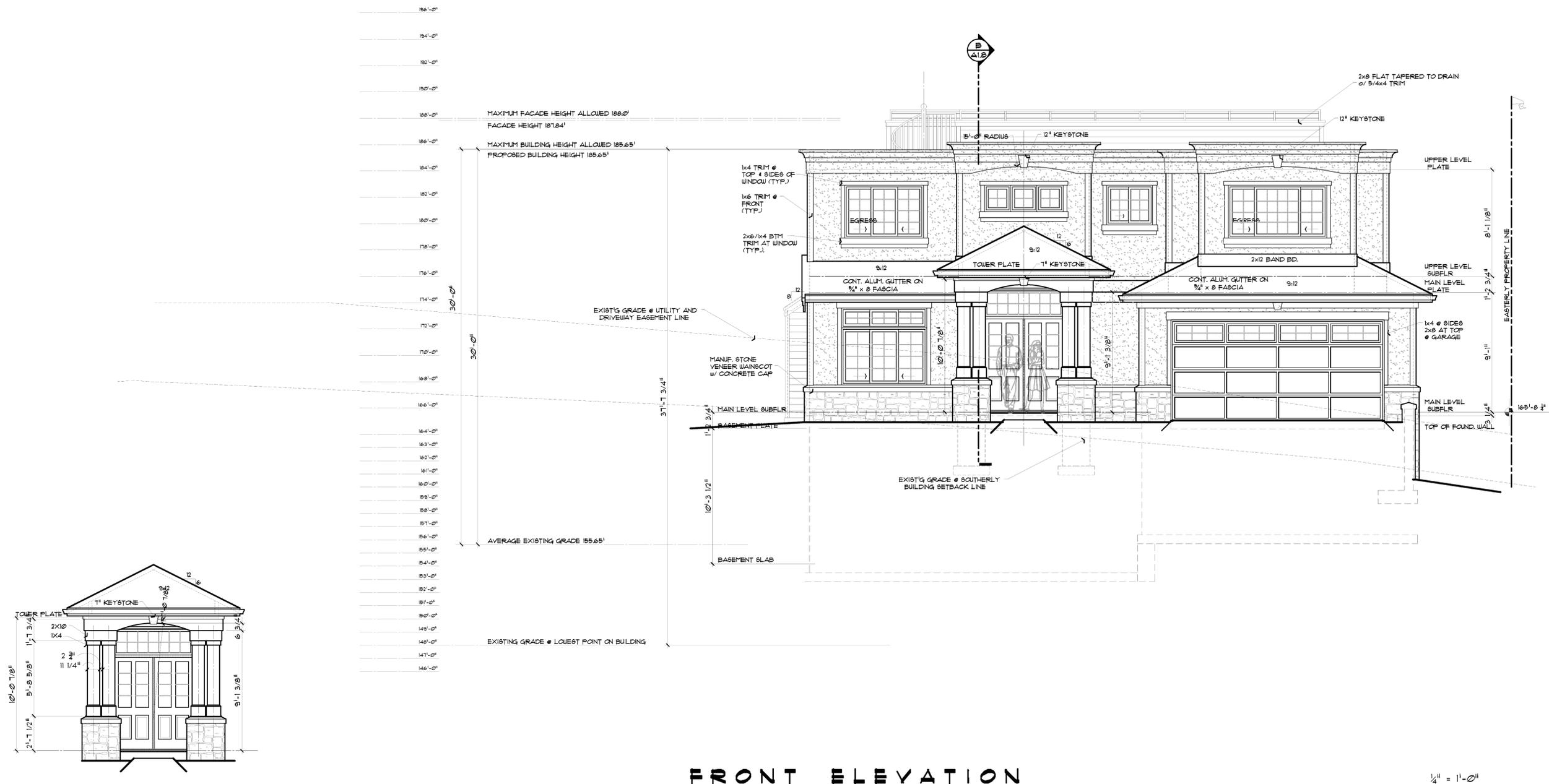
Wood Frame Single Family Residence
For Ming Chan and Cecilia Ngan

Front and Side Elevations

Revision	Date

Project:	Chan/Ngan
Lot Reference:	n/a
Issue Date:	Qtr 3 2013
Design by:	t.daigle
Drawn by:	ted
Engineer of Record:	tbd

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FRONT ELEVATION

1/4" = 1'-0"

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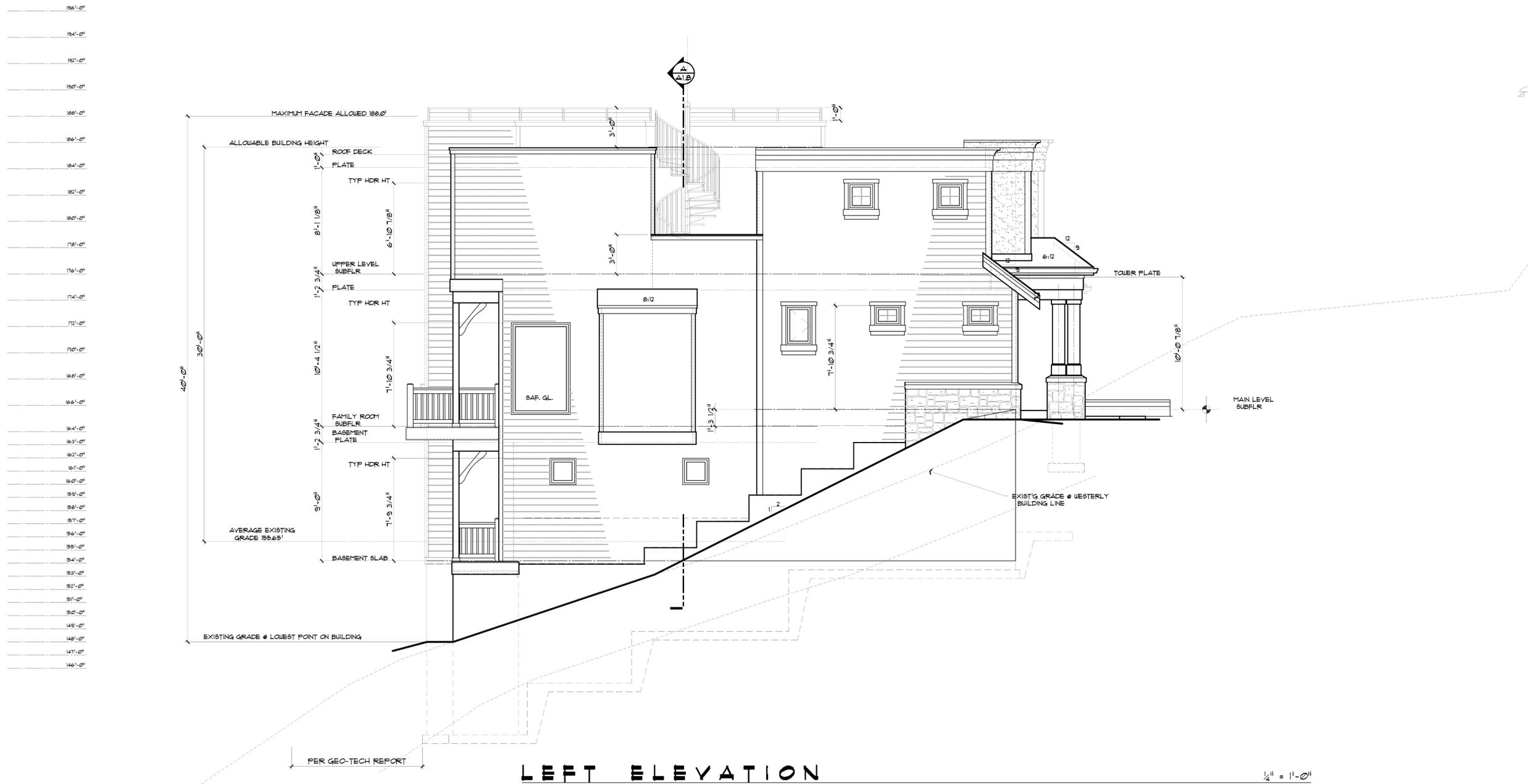
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Wood Frame Single Family Residence
For Ming Chan and Cecilia Ngan
 Front and Side Elevations

Revision	Date

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Issue Date:	Qtr 3 2013
Design By:	t.daigle
Drawn By:	ted
Engineer of Record:	tbd

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SOUTH EAST PROPERTY CORNER

186'-0"
 184'-0"
 182'-0"
 180'-0"
 178'-0"
 176'-0"
 174'-0"
 172'-0"
 170'-0"
 168'-0"
 166'-0"
 164'-0"
 162'-0"
 160'-0"
 158'-0"
 156'-0"
 154'-0"
 152'-0"
 150'-0"
 148'-0"
 146'-0"



R E A R E L E V A T I O N

1/4" = 1'-0"

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Wood Frame Single Family Residence
For Ming Chan and Cecilia Ngan
 Rear and Side Elevations

Revision	Date

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Drawn By:	ted
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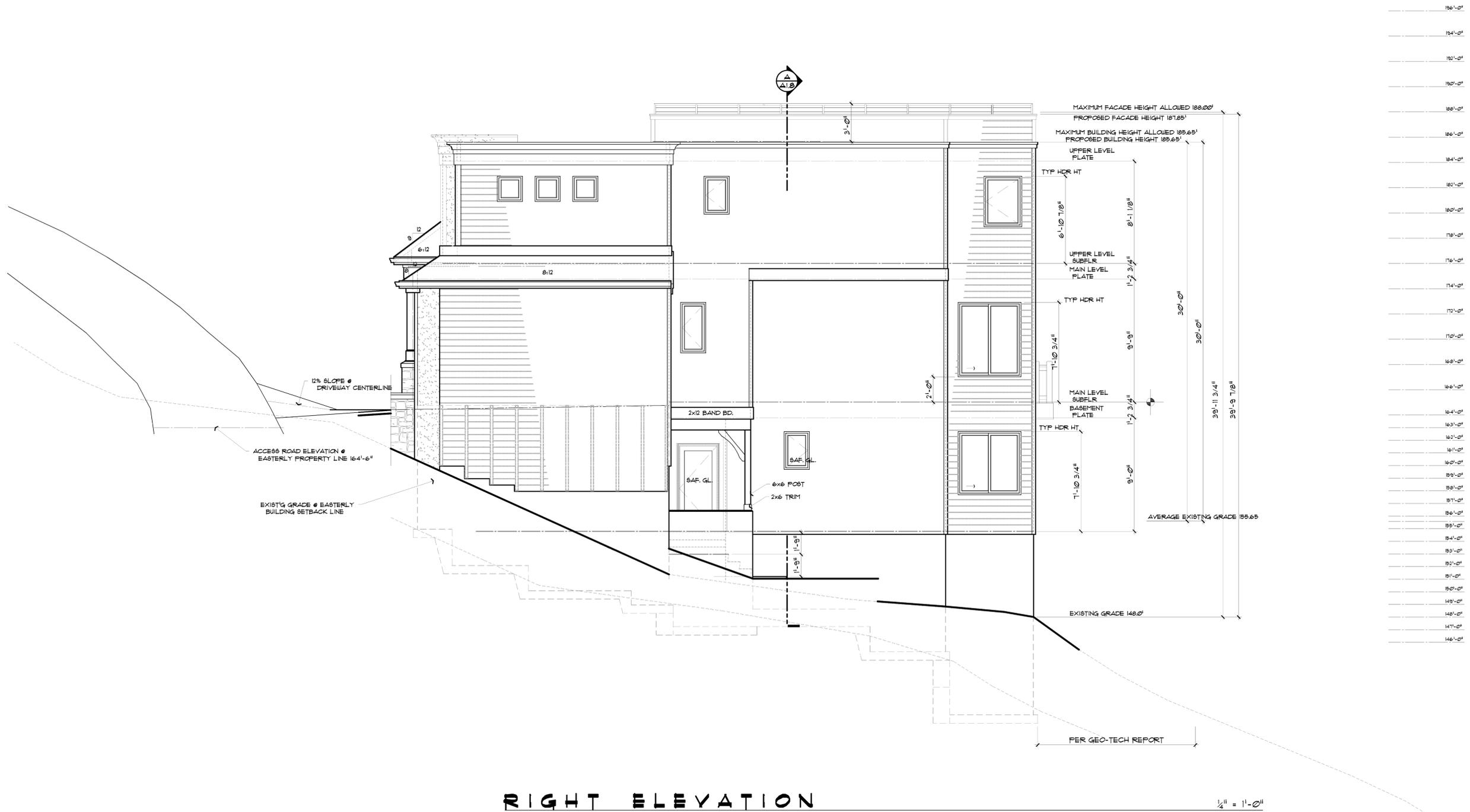
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 No. 179018018 John F. Buchan Construction Incorporated

Wood Frame Single Family Residence
 For Ming Chan and Cecilia Ngan
 Rear and Eastern Elevations

Revision	Date

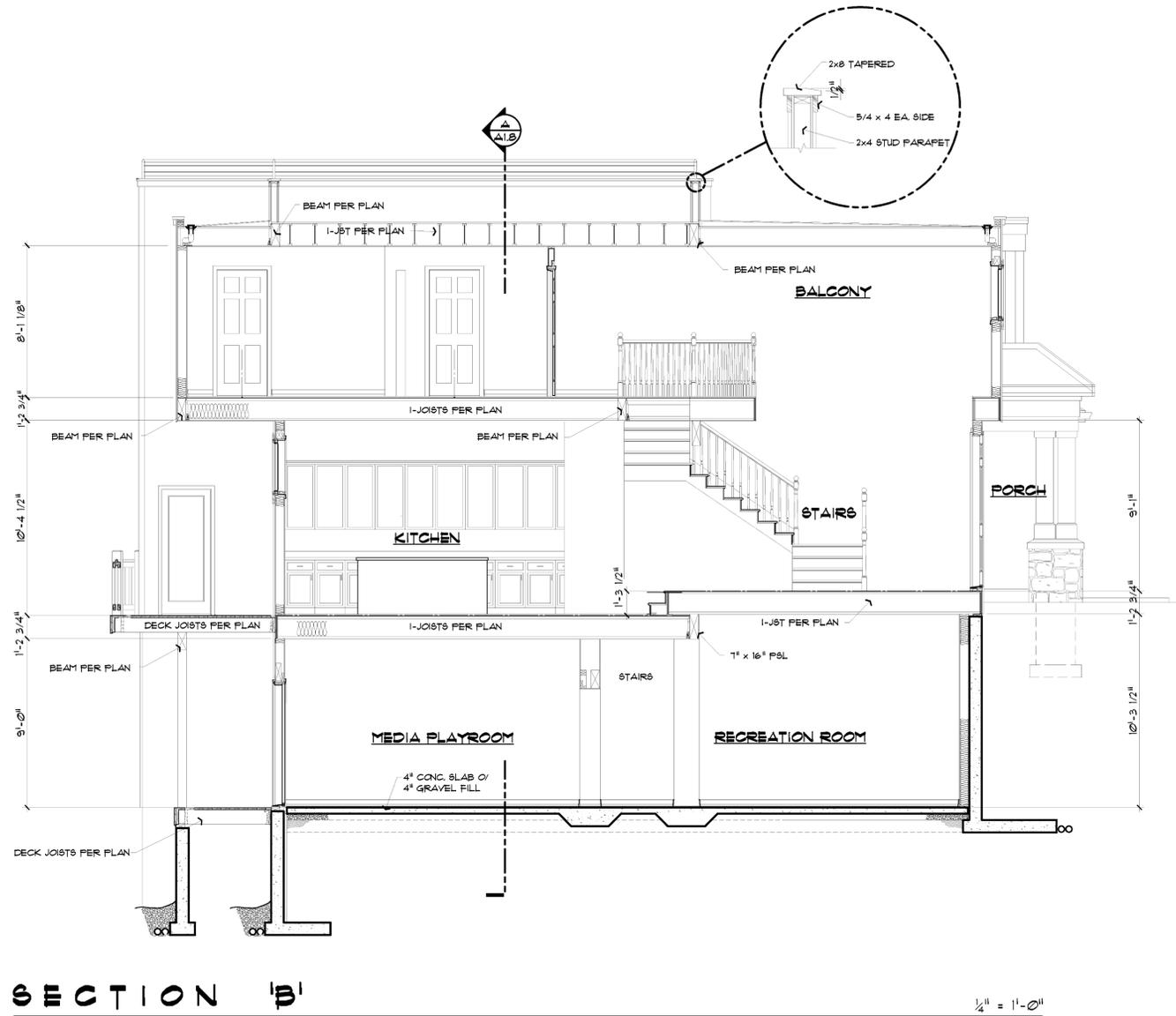
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 Lot Reference: **n/a**
 Issue Date: **Qtr 3 2013**
 Design By: **t.daigle**
 Drawn By: **ted**
 Engineer of Record: **tbd**

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RIGHT ELEVATION

1/4" = 1'-0"



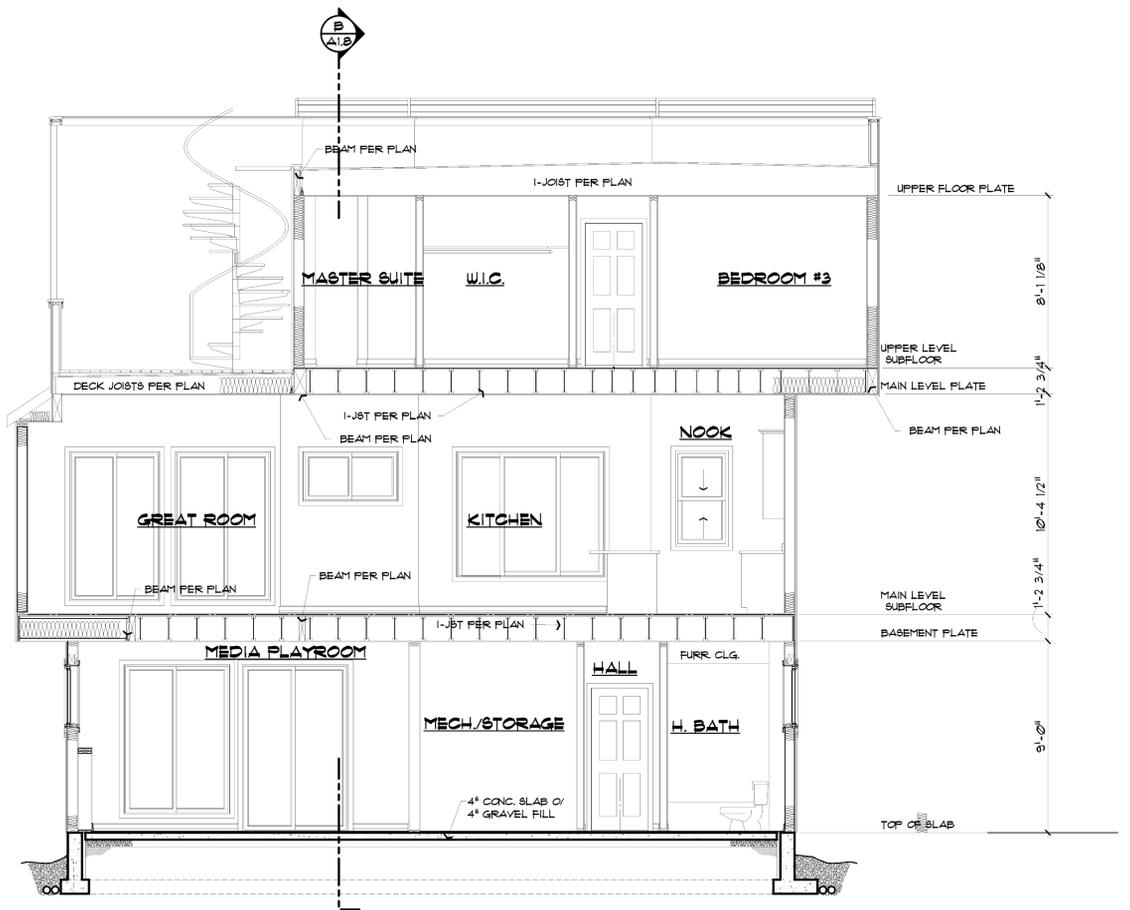
SECTION B'

1/4" = 1'-0"

ROOF
 ROOFING PER ELEVATION
 3/8" FELT
 1/16" OSB SHEATHING TYP
 2x RAFTERS OR TRUSSES PER PLANS
 INSULATION PER PLANS
 3/4" GIB CEILING FINISH

WALLS
 SIDING PER ELEVATION
 1/2" FELT
 MIN. 3" APA-RATED SHEATHING
 2x6 STUDS @ 16" OC
 R-21 FIBERGLASS BATT INSULATION
 1/2" GIB INTERIOR FINISH

FLOOR
 FINISHED FLOORING
 3/4" TAG UL GRADE PLYWOOD
 FLOOR JOISTS PER PLAN
 R-30 BATT'S OVER UNHEATED SPACE
 1/2" GIB CEILING OVER FINISHED SPACE



SECTION A'

1/4" = 1'-0"

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Wood Frame Single Family Residence
 For Ming Chan and Cecilia Ngan

Revision	Date

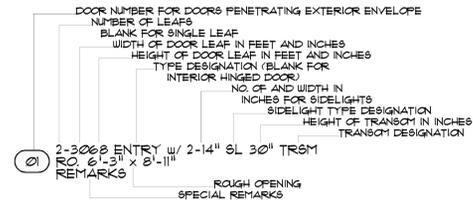
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Lot Reference:	n/a
Issue Date:	Qtr 3 2013
Design By:	t.daigle
Drawn By:	ted
Engineer of Record:	tbd

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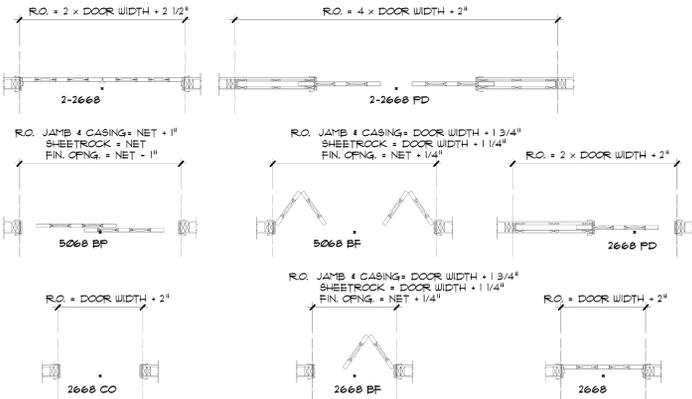
DOOR LEGEND

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DOOR REFERENCE CONVENTIONS

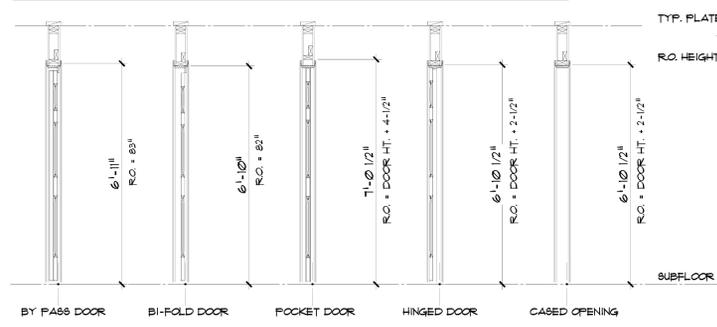


TYPE ABBREVIATION SCHEDULE		
Abbreviation	Description	Remarks
Blank	Interior Hinged Door	
Entry	Exterior Hinged Entry Door	
Store	Glazed Store Door	Glazing has no muntins.
French	Glazed French Door	Glazing has muntins see plans for no. of lights
Half Lite	Glazed Upper Panel	
BF	Bi-Fold Door	2 leaves Doors over 3'-0" 4 leaves
BP	By Pass Door	2 Leaves
CO	Cased Opening	
FD	Folding Doors	
PD	Pocket Door	
OH	Overhead Sectional Garage Door	
SL	Sash Set Sidelight	
DL	Direct Set Sidelight	

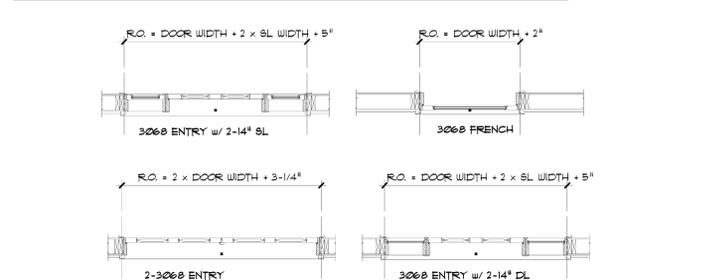


- NOTES:**
- ALL INTERIOR JAMB WIDTHS SHALL BE 4-1/2" UNLESS OTHERWISE NOTED 4-5/16" AT DOORS PENETRATING INTERIOR PLYWOOD SHEARWALLS.
 - ALL EXTERIOR JAMB WIDTHS SHALL BE 6-7/16" UNLESS OTHERWISE NOTED.
 - PROVIDE TEMPERED GLASS AT ALL DOORS DESIGNATED SAFETY GLASS AS SHOWN ON PLANS AND WHERE REQUIRED PER 2009 IRC SEC 308.4
 - DOORS SEPARATING THE MAIN RESIDENCE AND ATTACHED GARAGE SHALL BE A MIN. OF 1-3/8" THICK SOLID CORE DOOR LEAF, FITTED WITH A SELF CLOSING DEVICE, PROVIDING A 20 MINUTE FIRE RATING.
 - SEE ELEVATIONS FOR VEHICULAR ACCESS DOORS AT GARAGE.

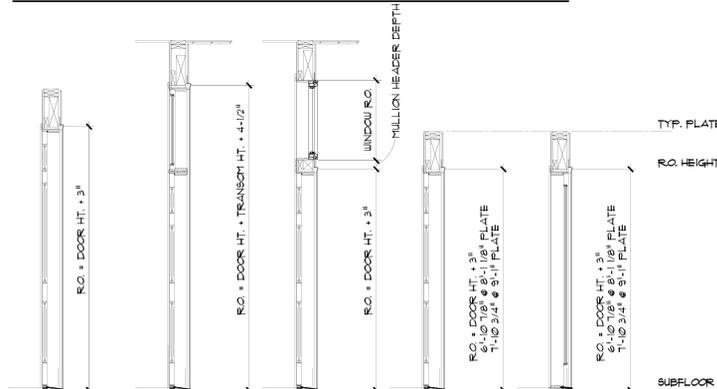
INTERIOR DOOR HORIZONTAL SECTIONS



INTERIOR DOOR VERTICAL SECTIONS



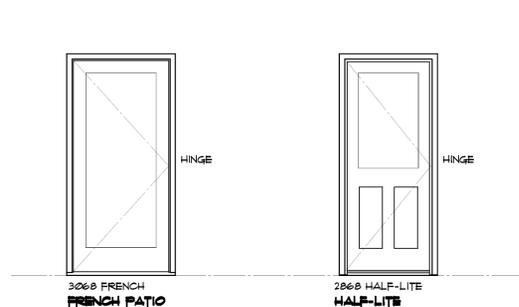
EXTERIOR DOOR HORIZONTAL SECTIONS



EXTERIOR DOOR VERTICAL SECTIONS



INTERIOR DOOR TYPES



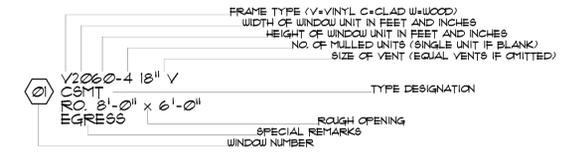
EXTERIOR DOOR TYPES



WINDOW LEGEND

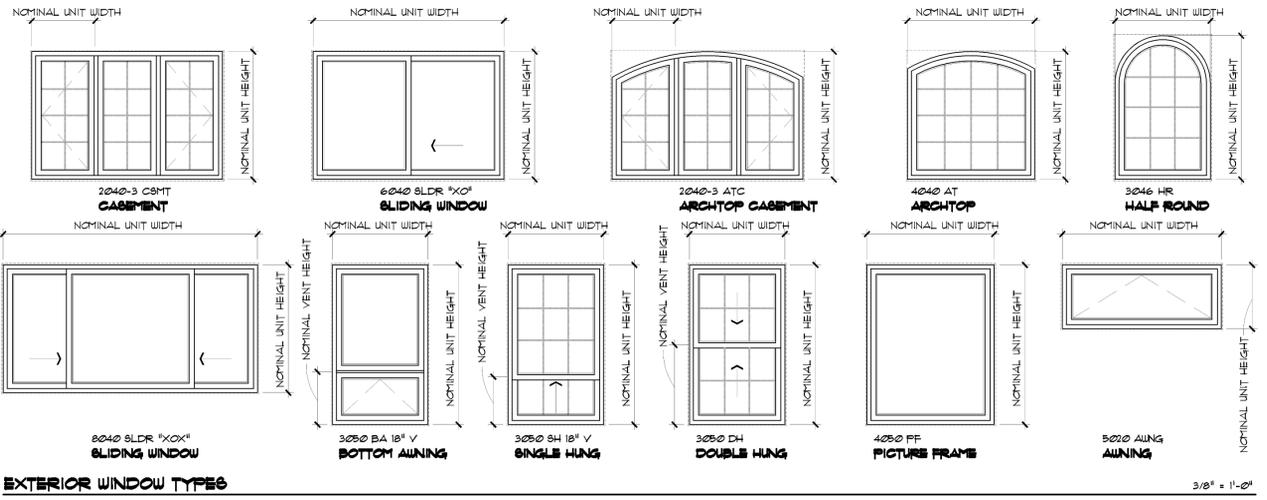
JAN 2011 EDITION

WINDOW REFERENCE CONVENTIONS



TYPE ABBREVIATION SCHEDULE		
Abbreviation	Description	Remarks
CSMT	Casement	
AWNG	Awning	
SLDR	Sliding Window	"XO" indicates double slider "XOX" indicates triple slider
BA	Bottom Awning	18" V indicates height of bottom vent (blank if equal vents)
BS	Bottom Slider	18" V indicates height of bottom vent (blank if equal vents)
SH	Single Hung	18" V indicates height of bottom vent (blank if equal vents)
DH	Double Hung	18" V indicates height of bottom vent (blank if equal vents)
PF	Picture Frame (Fixed)	SS indicates sash set DS indicates direct set
ATC	Archtop casement	
AT	Archtop	
HR	Half Round	
GB	Glass Block	
TRSM	Transom Window	Window placed above another opening
SGD	Sliding Glass Door	Sliding glass doors treated as windows for energy calculations
PD	Patio Door	Patio doors treated as windows for energy calculations

- NOTES:**
- PROVIDE TEMPERED GLASS AT ALL WINDOWS DESIGNATED SAFETY GLASS AS SHOWN ON PLANS AND WHERE REQUIRED PER 2009 IRC SEC 308.1
 - WINDOWS LABELED EGRESS SHALL PROVIDE A MINIMUM NET CLEAR HEIGHT OF 24" AND A MINIMUM NET CLEAR WIDTH OF 20". EGRESS WINDOWS ABOVE THE GRADE FLOOR SHALL PROVIDE A MINIMUM NET CLEAR OPENING AREA OF 5.7 SQFT. THE MINIMUM OPENING AREA FOR WINDOWS LOCATED ON THE GRADE FLOOR SHALL BE A MINIMUM OF 5.0 SQFT. THE SILL HEIGHT SHALL BE NOT MORE THAN 44" ABOVE THE FINISHED FLOOR.
 - THE LOWEST PART OF AN OPERABLE WINDOW WHERE THE OPENING IS LOCATED MORE THAN 7' ABOVE THE EXTERIOR GRADE OR AN EXTERIOR SURFACE BELOW, SHALL BE NO MORE THAN 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERATING UNITS THAT ARE LESS THAN 24" SHALL HAVE THEIR OPERATION LIMITED, SO THAT A 4-INCH DIAMETER SPHERE CANNOT PASS THROUGH THE OPENING.



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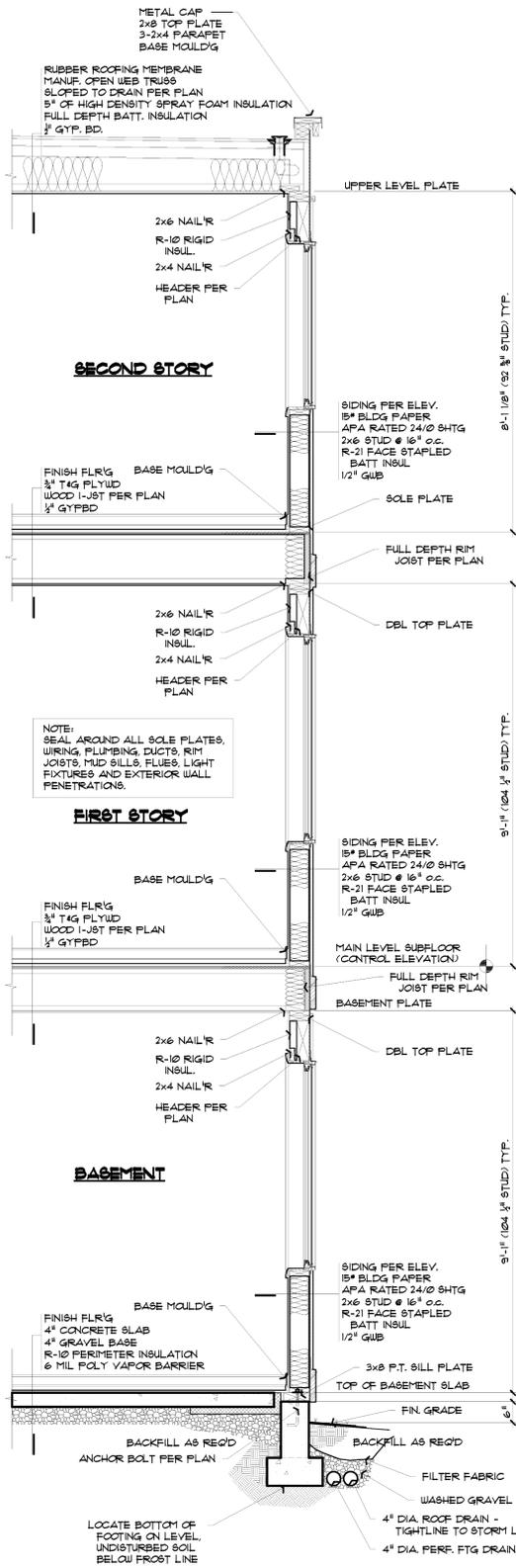
JOHN F. BUCHAN
 H O M E S

Project Date:
Wood Frame Single Family Residence
 For Ming Chan and Cecilia Ngan
 Door and Window Legends and Exterior Envelope Opening Schedules

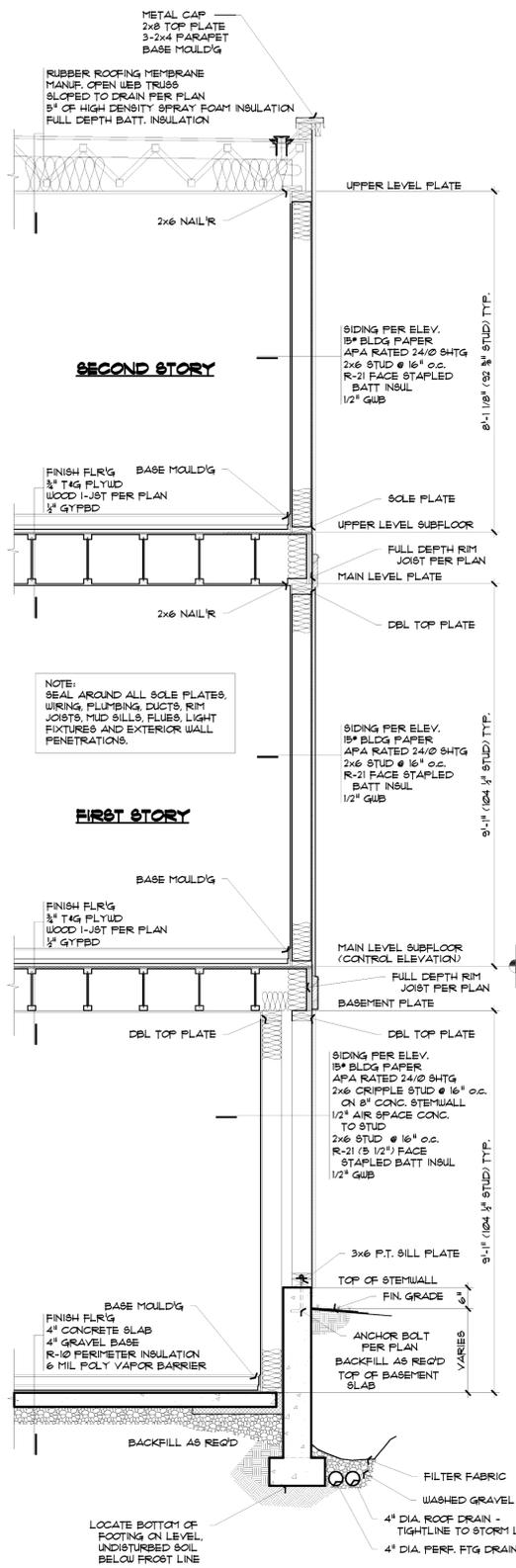
Revision	Date

Project:	Chan/Ngan
Lot Reference:	n/a
Issue Date:	Qtr 3 2013
Design By:	t.daigle
Drawn By:	ted
Engineer of Record:	tbd

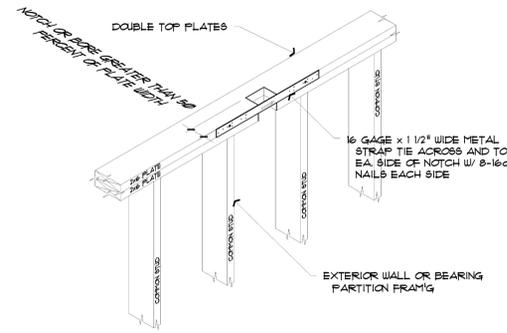
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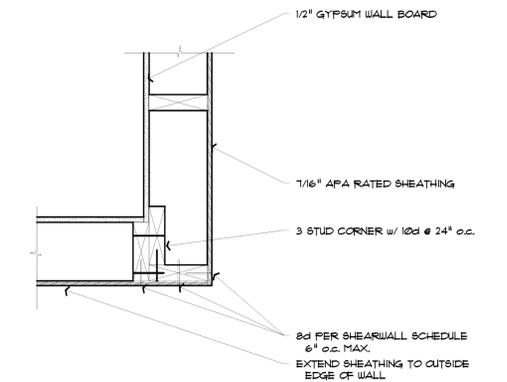
TYP DAYLIGHT BASMT WALL SECTION
FRAMING PERPENDICULAR TO EXTERIOR WALL 1/2" = 1'-0"



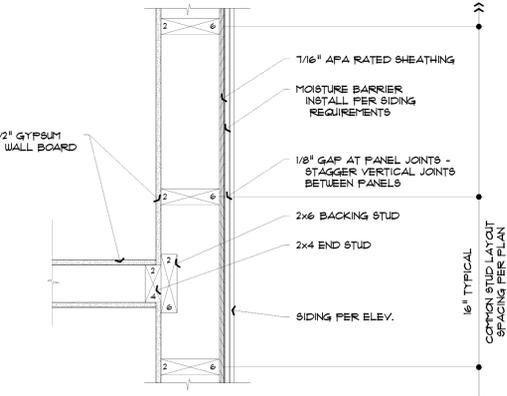
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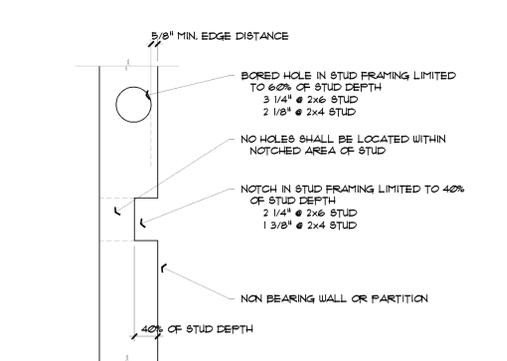
TYPICAL FRAMING DETAIL
NOTCHING OR BORING OF BEARING WALL TOP PLATE 3/4" = 1'-0"



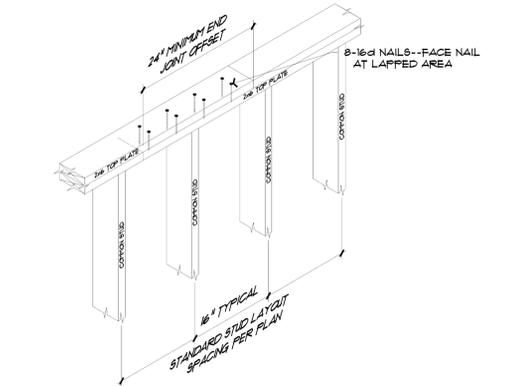
TYPICAL FRAMING DETAIL
SHEATHING TO STUD NAILING @ OUTSIDE CORNER 1 1/2" = 1'-0"



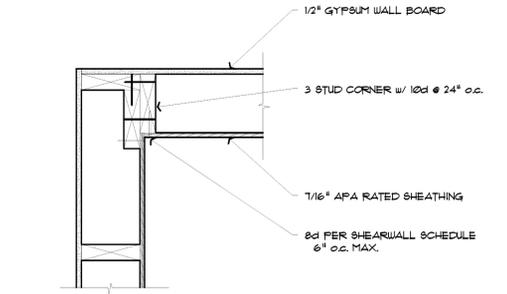
TYPICAL FRAMING DETAIL
INTERIOR PARTITION INTERSECTION 1 1/2" = 1'-0"



TYPICAL FRAMING DETAIL
NOTCHING OR BORING OF STUDS @ NON BEARING WALL 1 1/2" = 1'-0"



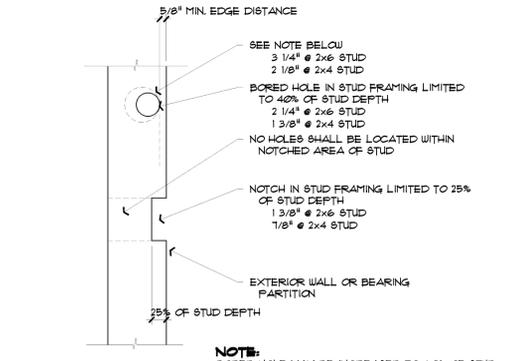
TYPICAL FRAMING DETAIL
SPLICE OF DOUBLE TOP PLATE 3/4" = 1'-0"



TYPICAL FRAMING DETAIL
SHEATHING TO STUD NAILING @ INSIDE CORNER 1 1/2" = 1'-0"



TYPICAL FRAMING DETAIL
SHEATHING TO STUD NAILING @ OUTSIDE CORNER 1 1/2" = 1'-0"



TYPICAL FRAMING DETAIL
NOTCHING OR BORING OF STUDS @ BEARING WALL 1 1/2" = 1'-0"

TYPICAL NAILING SCHEDULE ¹	
JUL 2009 EDITION	
DESCRIPTION OF CONNECTION	FASTENER TYPE AND NUMBER ²
Joist to sill or girder	(3) 8d - toe nailed
Sole plate to joist or blocking	16d @ 16" o.c. - face nailed
Sole plate to joist or blocking at braced wall panels	(3) 16d @ 16" o.c. - face nailed
Top or sole plate to stud	(2) 16d - end nailed
Stud to sole plate	(3) 8d or (2) 16d - toe nailed
Double studs	10d @ 24" o.c. - face nailed
Double top plates	10d @ 24" o.c. - face nailed
Double top plates overlapped at corners and intersections	(2) 10d - face nailed
Double top plate splice, minimum 24 inch offset of end joints	(8) 16d - face nailed @ overlap
Blocking between joists or rafters to top plate	(3) 8d - toe nailed
Rim joist to plate	8d @ 16" o.c. - toe nailed
Ceiling joist to plate	(3) 8d - toe nailed
Built-up header, two pieces w/ 1/2" spacer	16d @ 16" o.c. face nailed along each edge
Continuous header, two pieces	16d @ 16" o.c. face nailed along each edge
Continuous header to stud	(4) 8d - toe nailed
Ceiling joists to plate	(3) 8d - toe nailed
Ceiling joist overlap at partitions	(3) 10d - face nailed
Ceiling joists to parallel rafters	(3) 10d - face nailed
Rafter to plate	(2) 16d - toe nailed
Built-up corner studs	10d @ 24" o.c. face nailed
Built-up girders and beams (2x lumber piles)	10d @ 32" o.c. face nail at top and bottom staggered. Provide two nails at each end and at each splice.
Common rafters to ridge, valley or hip rafters	(4) 16d - toe nailed (3) 16d - face nailed
Rafter ties to rafter	(3) 8d - face nailed
Collar ties to rafter	(3) 10d - face nailed
1/2" Gypsum Board to Wall Framing @ 16" o.c.	5d cooler nail @ 8" o.c. or Type W screws @ 12" o.c. 5d cooler nail @ 8" o.c. or Type W screws @ 16" o.c.
5/8" Gypsum Board to Wall Framing @ 16" o.c.	6d cooler nail @ 8" o.c. or Type W screws @ 12" o.c. 6d cooler nail @ 8" o.c. or Type W screws @ 16" o.c.
1/2" Gypsum Board to Ceiling Framing @ 16" o.c.	5d cooler nail @ 7" o.c. or Type W screws @ 12" o.c. 5d cooler nail @ 7" o.c. or Type W screws @ 12" o.c.
5/8" Gypsum Board to Ceiling Framing @ 16" o.c.	6d cooler nail @ 7" o.c. or Type W screws @ 12" o.c. 6d cooler nail @ 7" o.c. or Type W screws @ 12" o.c.

1. Nailing schedule based on 2006 IRC Table R602.3(1). See 2006 IRC Table R602.3(2) for alternative attachments for wood structural panels.
2. See structural notes and details for specific nailing at engineered connections.
3. Type X gypsum board for garage ceilings beneath habitable rooms shall be installed perpendicular to the framing members and fastened with 6d cooler nails @ 8" o.c. or Type W screws @ 8" o.c.

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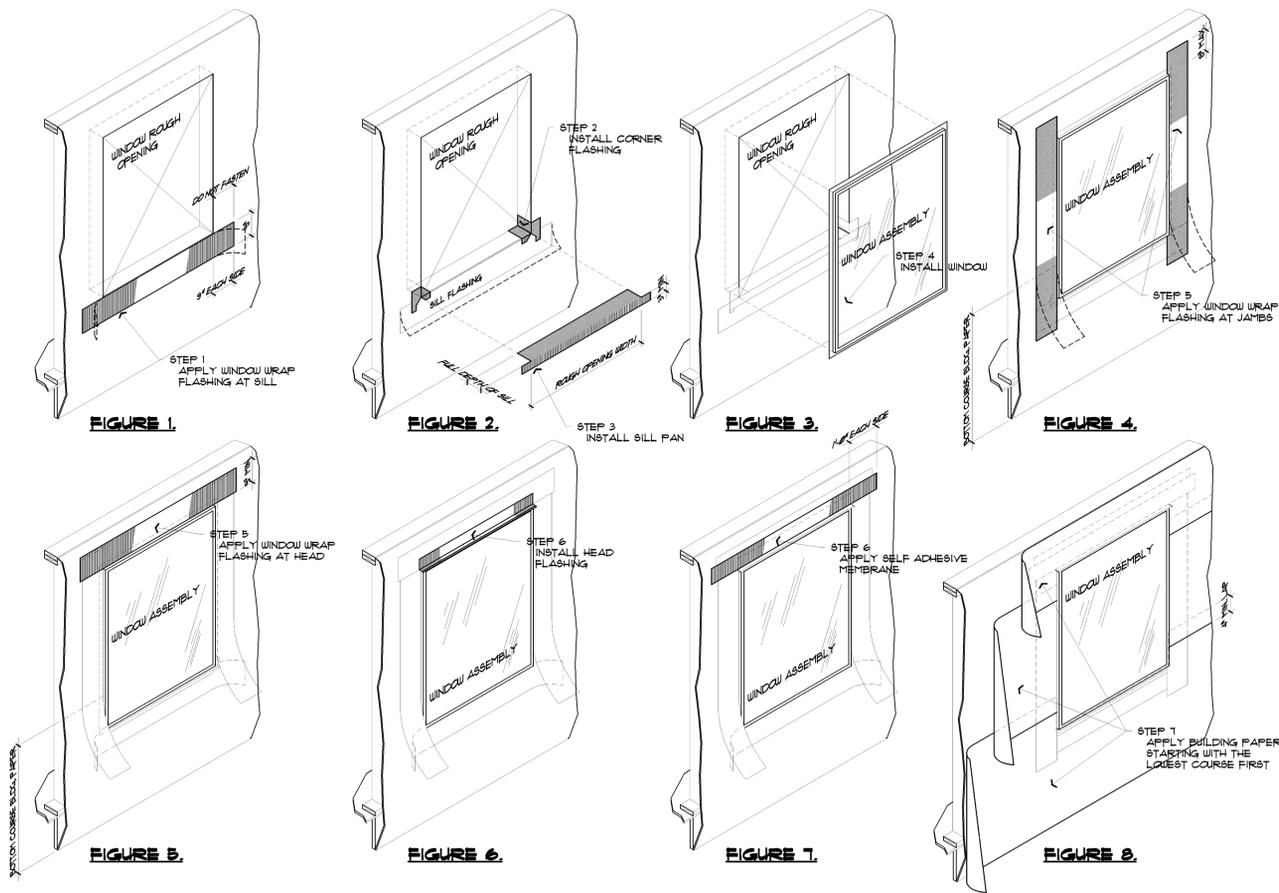
Wood Frame Single Family Residence
For Ming Chan and Cecilia Ngan

Typical Framing Details and Fastening Schedule

Project: Chan/Ngan
Lot Reference: n/a
Issue Date: Qtr 3 2013
Design By: t.daigle
Drawn By: ted
Engineer of Record: tbd

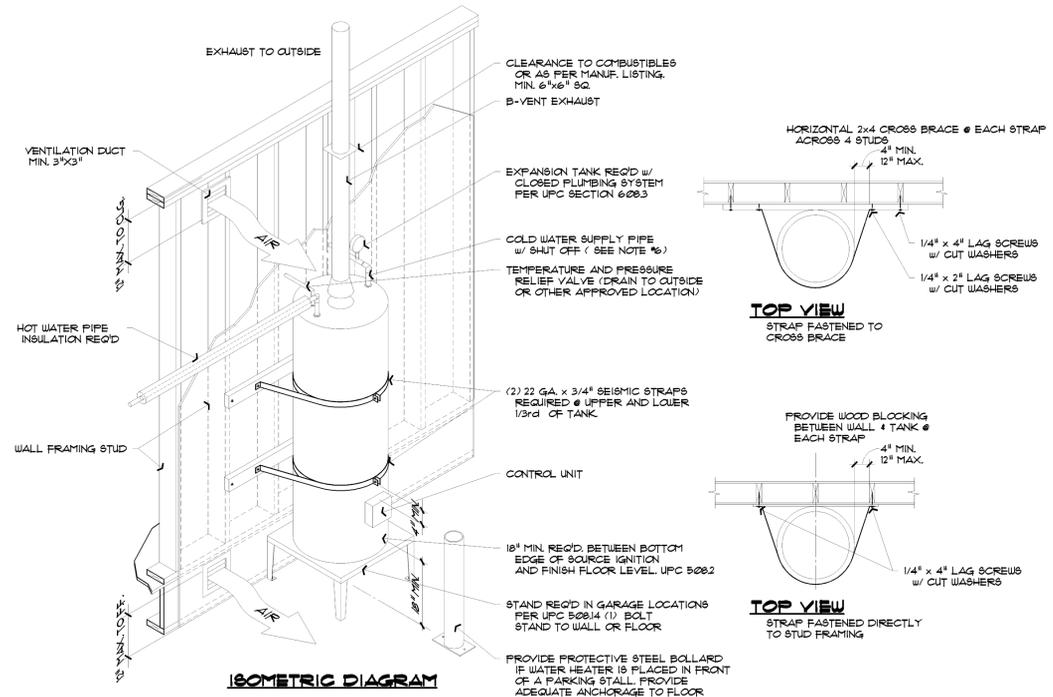
Revision	Date

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INSTALLATION SEQUENCE

- STEP 1** (SEE FIGURE 1.)
APPLY 9" WIDE WINDOW WRAP FLASHING TO BOTTOM EDGE OF ROUGH OPENING. SEAL OR STAPLE TOP EDGE ONLY, LEAVING BOTTOM EDGE AND SIDE FLAPS UNFASTENED TO ALLOW BUILDING PAPER TO TUCK UNDER. SEE FIGURE 6.
- STEP 2** (SEE FIGURE 2.)
INSTALL CORNER FLASHING AT EACH END OF JAMB. APPLY SEALANT TO TOP EDGE.
- STEP 3** (SEE FIGURE 2.)
INSTALL SILL PAN FOR THE FULL DEPTH AND WIDTH OF SILL. FOLD OVER THE EXTERIOR SILL FLASHING A MINIMUM OF THREE INCHES.
- STEP 4** (SEE FIGURE 3.)
SEAL WINDOW TO OPENING BY APPLYING A CONTINUOUS BEAD OF SEALANT TO BACKSIDE OF MOUNTING FLANGE NEAR OUTER EDGE OF SIDES AND HEADER ONLY. (AS AN ALTERNATIVE APPLY SEALANT TO PERIMETER OF OPENING ALONG THE SIDES AND TOP AT A POINT TO ASSURE A CONTINUOUS SEAL TO THE BACKSIDE OF THE MOUNTING FLANGE.) USE ONLY EXTERIOR GRADE ELASTOMERIC SEALANT. SHIM AND ADJUST WINDOW TO PLUMB, SQUARE AND LEVEL CONDITION. USE CORROSION RESISTANT FASTENERS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- STEP 5** (SEE FIGURES 4 AND 5.)
APPLY 9" WIDE WINDOW WRAP FLASHING OVER SIDE WINDOW FLASHINGS. USE SELF-ADHESIVE WRAP OR APPLY SEALANT TO FLANGE AND PRESS WRAP EDGE INTO SEALANT. LEAVE THE AREA BELOW THE TOP OF THE LOWER COURSE OF BUILDING PAPER UNFASTENED, TO ALLOW FOR THE BUILDING PAPER TO BE INSTALLED UNDERNEATH THE JAMB AND SILL FLASHING (SEE FIGURE 6). REPEAT AT HEAD OF WINDOW. CAULK ALL JOINTS, HOLES, GAPS OR TORN AREAS IN WRAP.
- STEP 6** (SEE FIGURES 6 AND 7.)
INSTALL PRE-FINISHED 24 GA. GALV. HEAD FLASHING AT TOP OF OPENING FRAME. EXTEND FLASHING 3" BEYOND THE JAMB EDGE OF THE FRAME. APPLY A 6" WIDE SELF-ADHESIVE SBS BITUTHENE MEMBRANE STRIP OVER HEAD FLASHING AND EXTEND EACH END A MINIMUM OF 12" BEYOND THE JAMB EDGE OF THE FRAME.
- STEP 7** (SEE FIGURE 8.)
INSTALL BUILDING WRAP FROM BOTTOM TO TOP, OVERLAPPING EACH SUCCESSIVE COURSE. SLIP BUILDING WRAP UNDER SILL SECTION OF WINDOW WRAP. SEAL OR STAPLE WINDOW WRAP IN PLACE OVER BUILDING WRAP. INSTALL BUILDING WRAP OVER JAMB SECTION OF WINDOW WRAP FLUSH TO WINDOW FRAME. INSTALL BUILDING WRAP OVER HEAD SECTION OF WINDOW WRAP FLUSH TO WINDOW FRAME.



ISOMETRIC DIAGRAM

GENERAL NOTES

- PLUMBERS TAPE SHALL NOT BE USED AS A SEISMIC ANCHOR STRAP.
- WATER HEATER SHALL BE STRAPPED TO RESIST MOTION DURING AN EARTHQUAKE, PROVIDE A MINIMUM OF TWO STRAPS, ONE LOCATED AT THE UPPER THIRD AND ONE LOCATED AT THE LOWER THIRD OF THE TANK BODY.
- FASTENERS USED TO ANCHOR THE RESTRAINTS TO THE WALL SHALL BE 1/4" x 4" LAG SCREWS INTO THE WALL FRAMING MEMBERS, DRILL PLOT HOLES ON CENTERLINE OF STUD, INSTALL 1/4" x 4" LAG BOLTS w/ CUT WASHERS THROUGH HOLES IN THE STRAP.
- LIQUID & PASTE FLUXES FOR SOLDERING APPLICATIONS OF COPPER & COPPER ALLOY TUBE SHALL BE MANUFACTURED TO MEET THE ASTM B 815 STANDARDS.
- THE WATER HEATER INSTALLER SHALL COORDINATE AND SCHEDULE ALL REQUIRED INSPECTIONS.
- INSTALL 2 AIR VENT DUCTS TO PROVIDE FOR COMBUSTION AIR REQUIREMENTS, EACH DUCT SHALL HAVE A MINIMUM AREA OF 1 SQ. IN. OF VENTING PER 5,000 BTUH INPUT.
- INSTALL A VACUUM RELIEF VALVE IN THE COLD WATER SUPPLY LINE ABOVE THE HIGHEST POINT OF THE TANK. NO OTHER VALVE SHALL BE PLACED BETWEEN THE RELIEF VALVE & THE TANK.
- IF WALL FRAMING MEMBER PLACEMENT IS NOT LOCATED TO DIRECTLY ATTACH ANCHOR STRAPS, PROVIDE A 2x4 BRACE PERPENDICULAR TO THE FRAMING MEMBERS AND ACROSS A MINIMUM OF 4 STUDS, TO ALLOW FOR THE PROPER ATTACHMENT OF THE SEISMIC ANCHOR STRAP.

TYPICAL WRAP DETAILS AT EXTERIOR WALL OPENINGS

WRAP DETAILS AT DOOR AND WINDOW OPENINGS SIMILAR

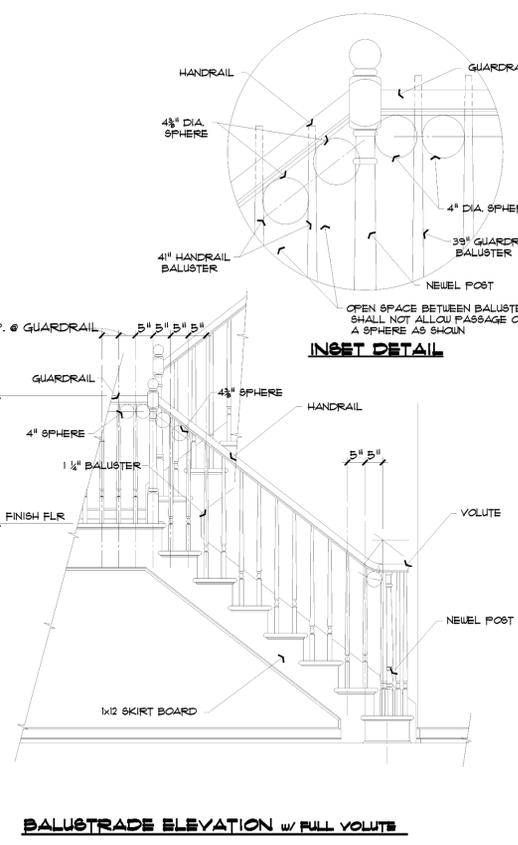
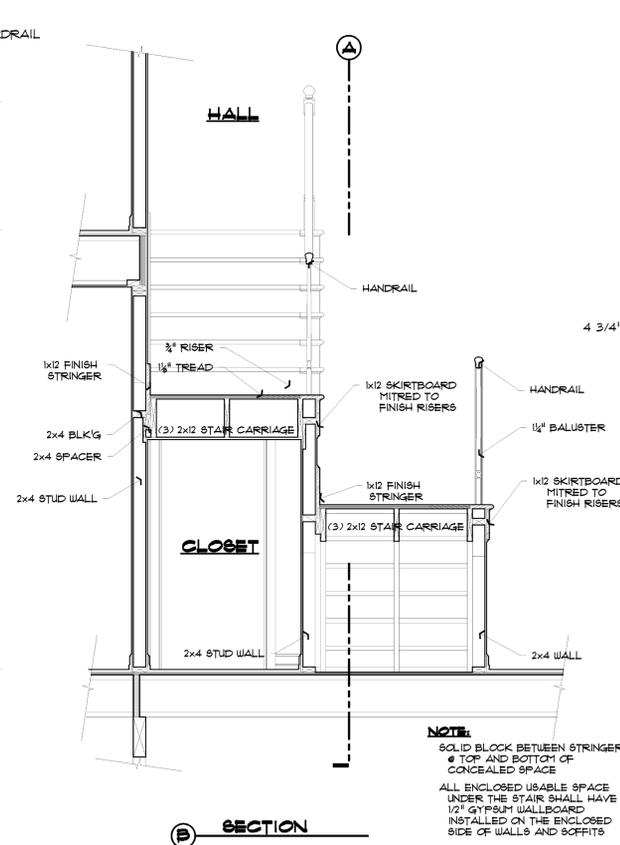
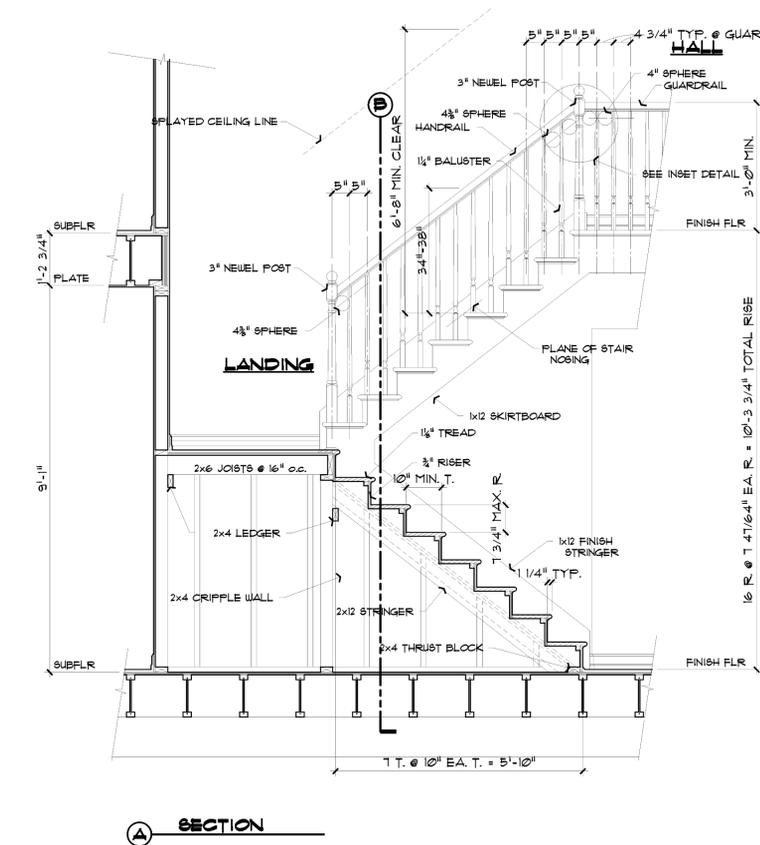
3/8" = 1'-0"

1 TYPICAL MECHANICAL SYSTEMS INSTALLATION REQUIREMENTS

A2.3

FURNACE NOT SHOWN FOR CLARITY

NO SCALE



2 STAIR DETAIL U-PLAN STAIR (9'-1" PLATE, 14" JOIST)

10" TREADS w/ 2 BALUSTERS PER TREAD - 10'-3 3/4" TOTAL RISE

1/2" = 1'-0"

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Wood Frame Single Family Residence
For Ming Chan and Cecilia Ngan

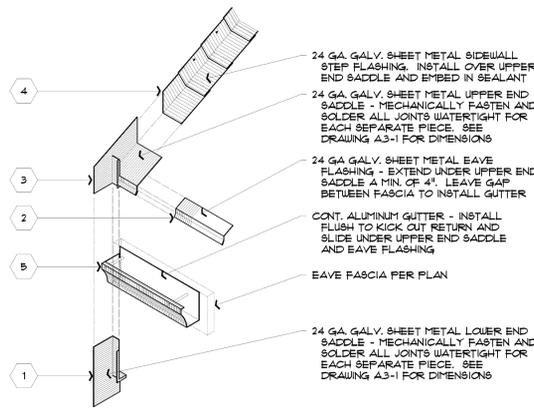
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Revision	Date

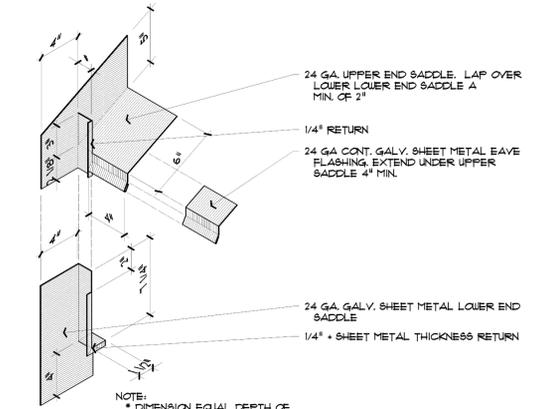
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Lot Reference:	n/a
Issue Date:	Qtr 3 2013
Design By:	t.daigle
Drawn By:	ted
Engineer of Record:	tbd

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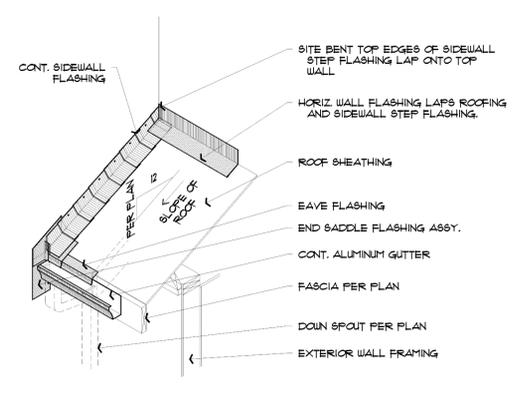
Stair Sections and Miscellaneous Installation Details



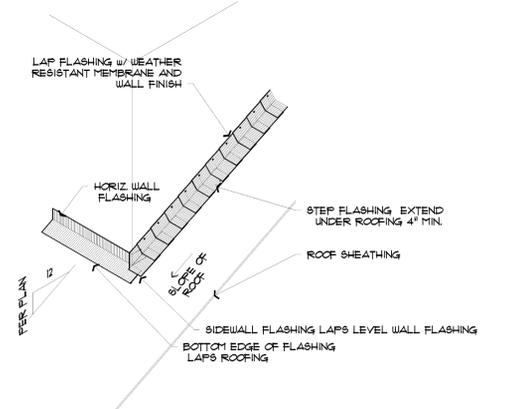
1 END SADDLE INSTALL SEQUENCE
A2.4 FASCIA TO SIDEWALL DETAIL 3/4" = 1'-0"



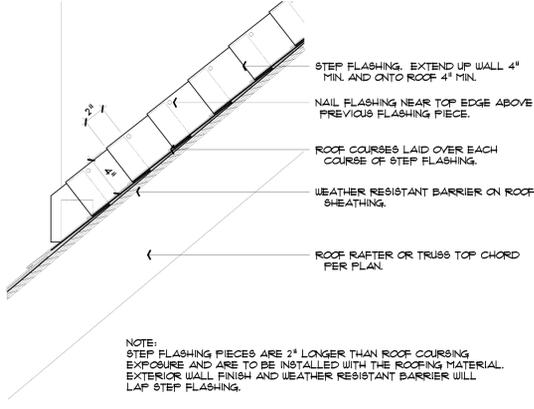
2 PIECE END SADDLE FLASHING
A2.4 FASCIA TO SIDEWALL DETAIL 1/2" = 1'-0"



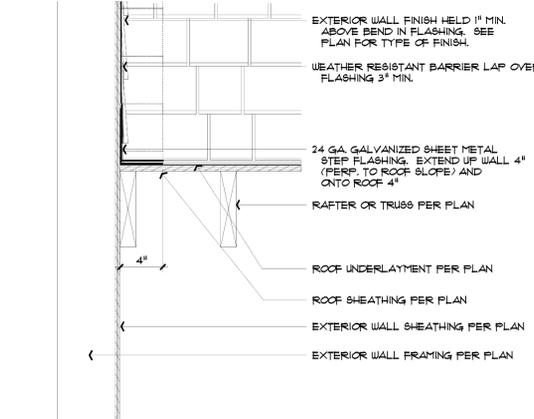
3 INSIDE CORNER FLASHING
A2.4 HORIZ. WALL TO SIDEWALL w/ END SADDLE @ FASCIA 1/2" = 1'-0"



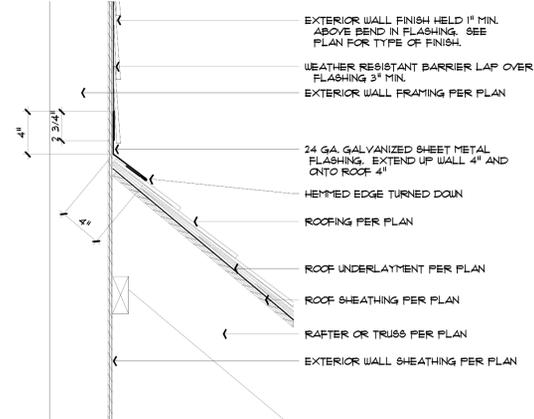
4 OUTSIDE CORNER FLASHING
A2.4 ALTERNATIVE STEP WALL FLASHING 1/2" = 1'-0"



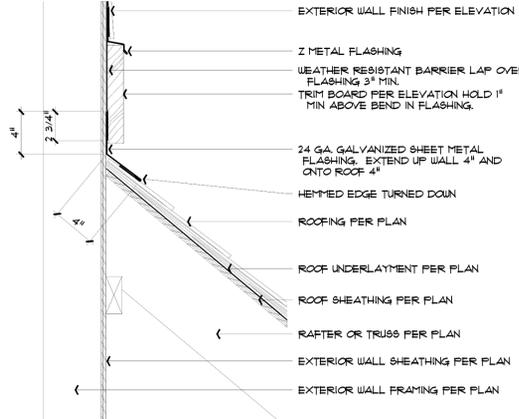
5 STEP FLASHING @ SIDEWALL
A2.4 1/2" = 1'-0"



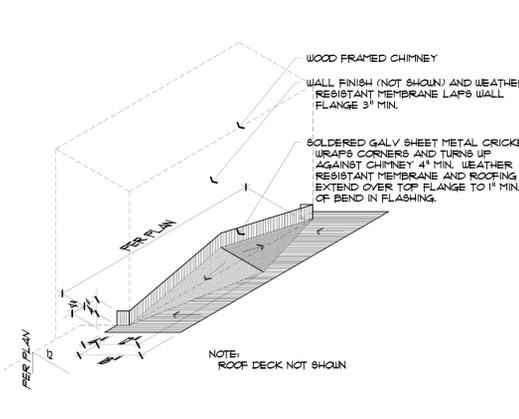
6 STEP FLASHING @ SIDEWALL
A2.4 1/2" = 1'-0"



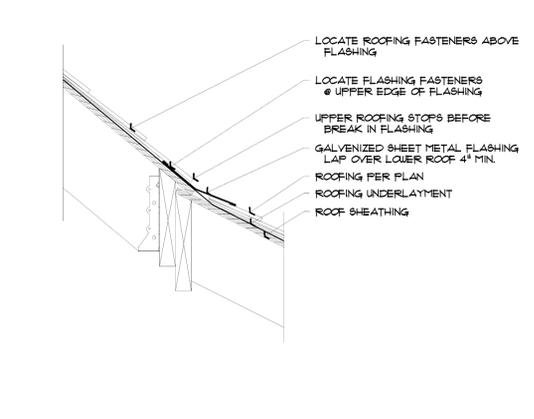
7 HORIZONTAL WALL FLASHING
A2.4 ROOF TO WALL INTERSECTION 1/2" = 1'-0"



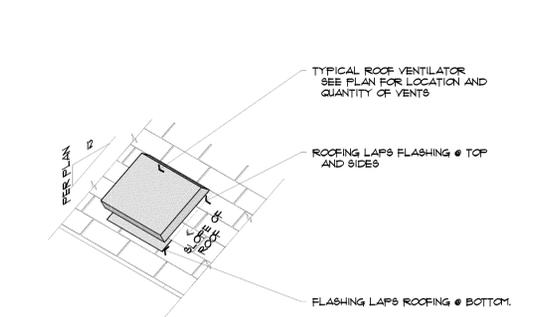
8 HORIZONTAL WALL FLASHING
A2.4 ROOF TO WALL INTERSECTION w/ BAND TRIM 1/2" = 1'-0"



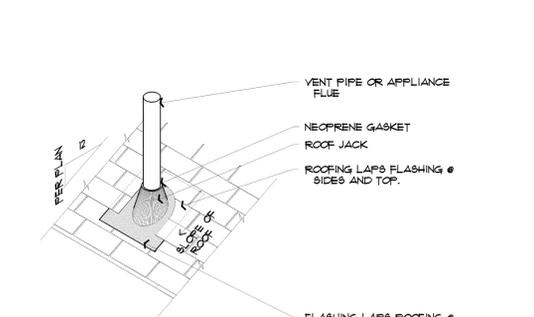
9 CHIMNEY CRICKET FLASHING
A2.4 WOOD FRAMED FLUE 1/2" = 1'-0"



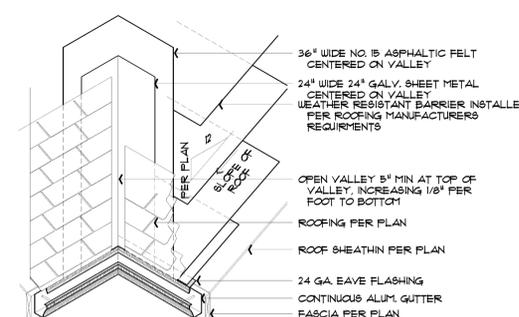
10 PITCH-CHANGE FLASHING
A2.4 1/2" = 1'-0"



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

1 WEATHER-RESISTANT BARRIER (WRB).
 WEATHER-RESISTANT BARRIER OVER WOOD FRAMING PER 2006 IRC SECTION R703: BOARD AND BATT, HORIZONTAL LAP, SHINGLE AND SHAKE SIDING
 (1) LAYER NO. 15 ASPHALT FELT PER ASTM D 226, TYPE 1.

EXTERIOR PLASTER
 (2) LAYERS OF GRADE D BUILDING PAPER ARE REQUIRED FOR STUCCO APPLICATIONS OVER WOOD-BASED SHEATHING.

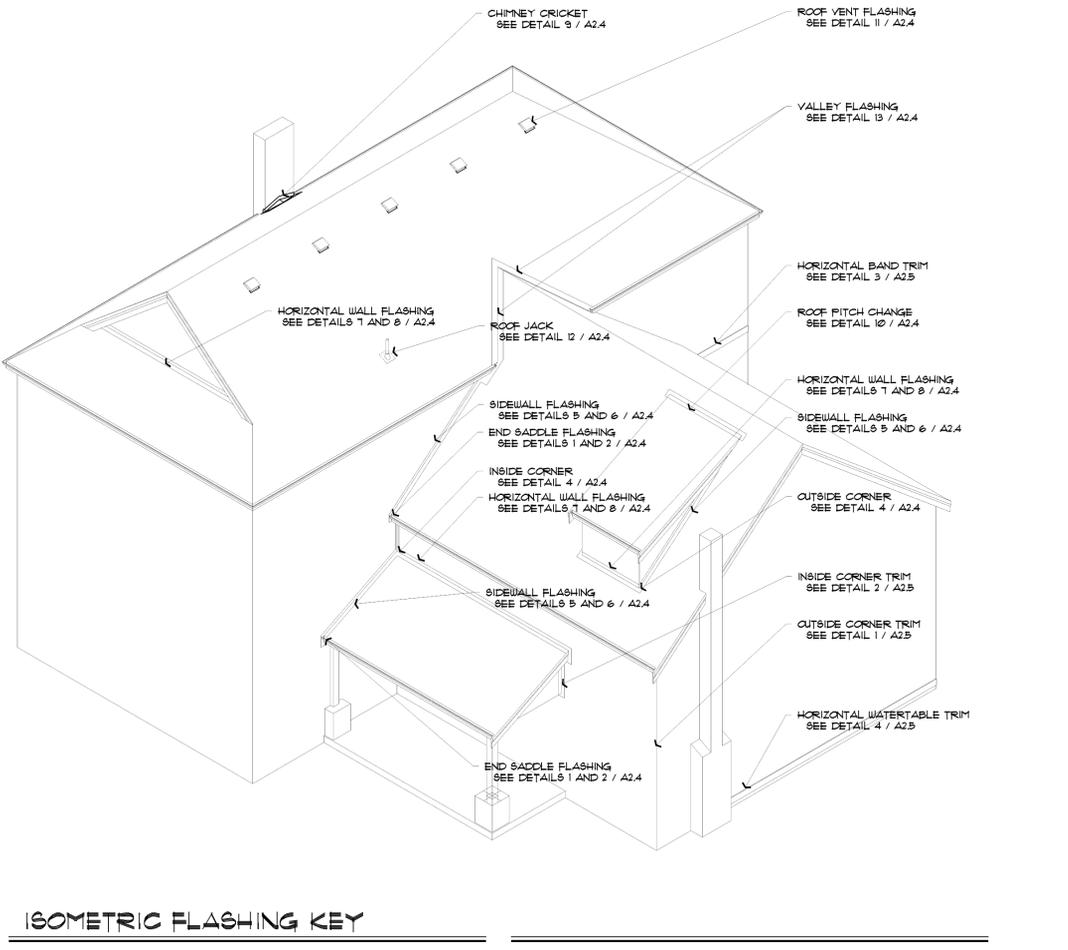
ADHERED MANUFACTURED STONE
 (1) LAYER OF BUILDING PAPER PER INTERNATIONAL CODE COUNCIL (ICC) EVALUATION REPORT ESR-1364

PROVIDE MINIMUM 6-INCH VERTICAL LAPS AND 2-INCH HORIZONTAL LAPS.

2 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 G80 (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. NAIL OR SCREW FASTENERS FOR GSM FLASHINGS SHALL BE CORROSION-RESISTANT AND PENETRATE TO THE WALL FRAMING/LOOKING 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 SAF AND/OR THE WRB.

3 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-920, TYPE S, GRADE NS, CLASS 2S; ASTM C-719

3 SELF ADHESIVE FLASHING (SAF)
 SELF ADHERING BITUMINOUS WALL TAPE SHALL BE DUPONT FLEXTAPE FLEXIBLE FLASHING OR APPROVED EQUAL AND SHALL CONFORM TO ASTM D2211
 *STANDARD SPECIFICATION FOR REINFORCED BITUMINOUS FLASHING SHEETS FOR ROOFING AND WATERPROOFING.



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

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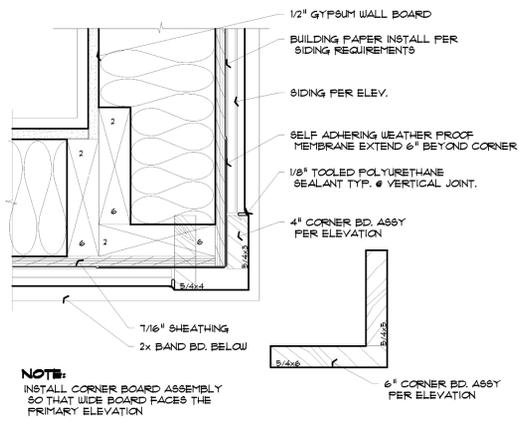
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 No. 179018018 John F. Buchan Construction, Incorporated

Wood Frame Single Family Residence
 For Ming Chan and Cecilia Ngan
 Exterior Wall and Roof Flashing Details

Project Date: _____

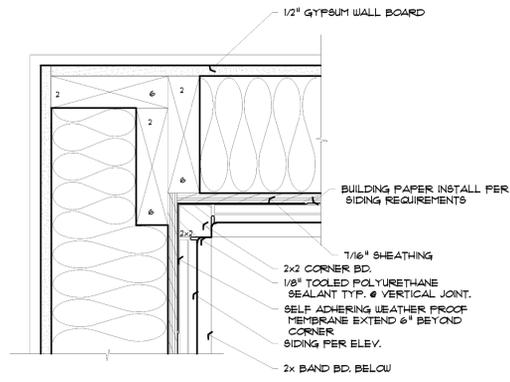
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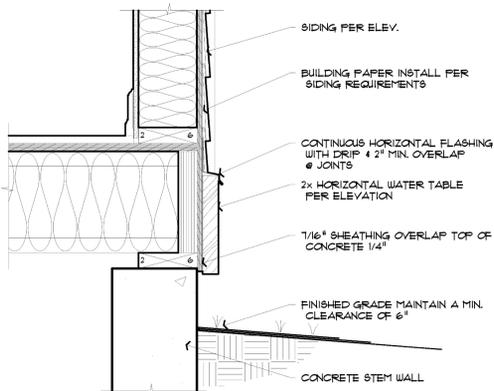
TYPICAL OUTSIDE CORNER DETAIL

3/4" = 1'-0"



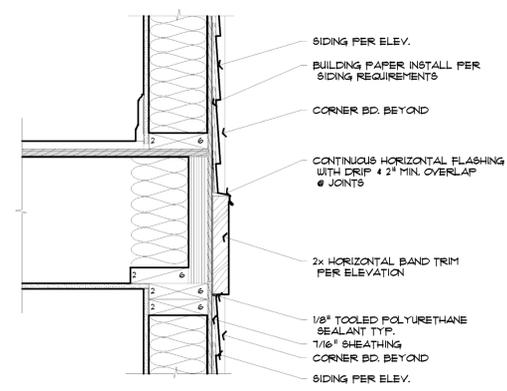
TYPICAL INSIDE CORNER DETAIL

3/4" = 1'-0"



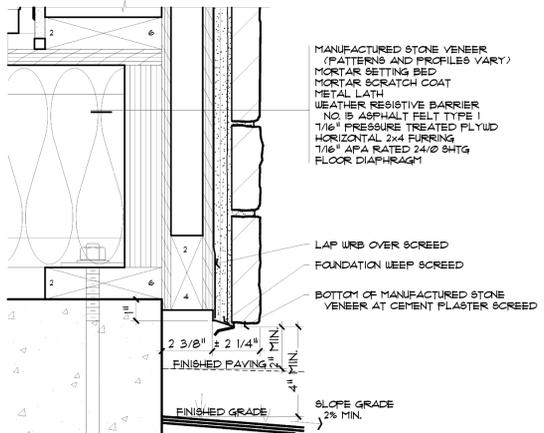
TYPICAL WATERTABLE TRIM DETAIL

1 1/2" = 1'-0"



TYPICAL BAND TRIM DETAIL

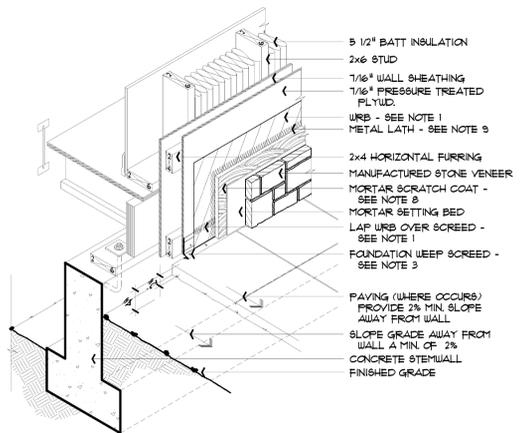
1 1/2" = 1'-0"



MANUFACT. STONE WAINSCOT BASE

TYPICAL @ FURRED OUT WAINSCOTING

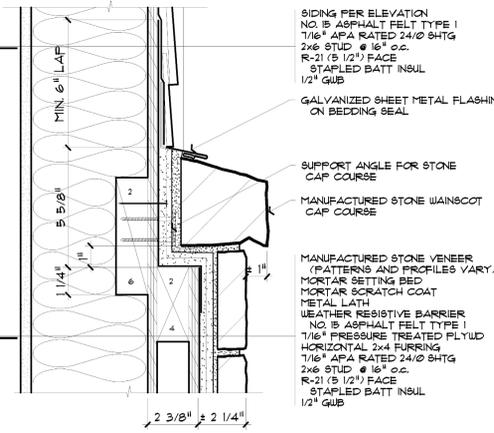
3/4" = 1'-0"



FURRED OUT WAINSCOT BASE DETAIL

ISOMETRIC VIEW

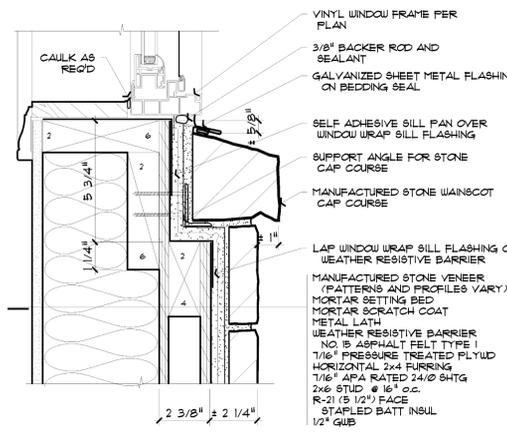
3/4" = 1'-0"



MANUFACT. STONE WAINSCOT CAP

TYPICAL @ FURRED OUT WAINSCOTING

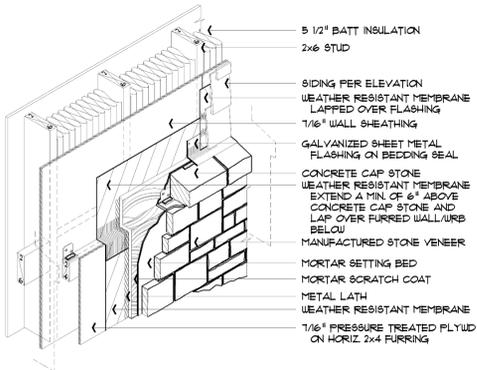
3/4" = 1'-0"



WAINSCOT CAP @ WINDOW SILL

TYPICAL @ FURRED OUT WAINSCOTING

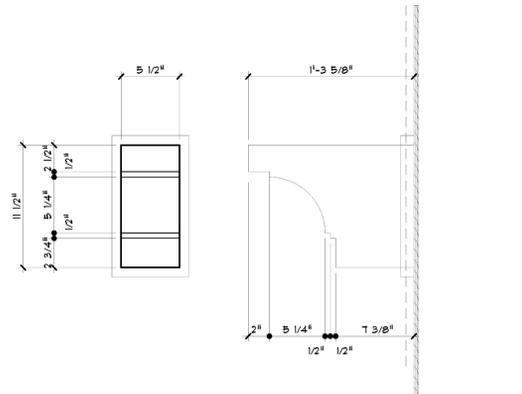
3/4" = 1'-0"



FURRED OUT WAINSCOT CAP DETAIL

ISOMETRIC VIEW

3/4" = 1'-0"



TYPICAL CONSTRUCTION DETAIL

1 1/2" = 1'-0"

ADHERED MANUFACTURED STONE NOTES

- WEATHER-RESISTANT BARRIER (WRB), WEATHER-RESISTANT BARRIER OVER WOOD FRAMING PER 2008 IRC SECTION R703: BOARD AND BATT, HORIZONTAL LAP, SHINGLE AND SHAKE SIDING (1) LAYER NO. 15 ASPHALT FELT PER ASTM D 226, TYPE 1.
EXTERIOR PLASTER
(2) LAYERS OF GRADE 0 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 G60 (MINIMUM) GALVANIZING. GSM FLASHINGS SHALL BE MECHANICALLY FASTENED AND SOLDERED WATER TIGHT (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. NAIL OR SCREW FASTENERS FOR GSM FLASHINGS SHALL BE CORROSION-RESISTANT AND PENETRATE INTO THE WALL FRAMING/LOOKING MEMBERS. THE HEIGHT OF THE VERTICAL LEG OF 1-TYPE OR 2-TYPE FLASHINGS SHALL BE 4-INCHES MINIMUM HEIGHT. THE VERTICAL LEG SHALL BE COUNTER-FLASHED WITH A STRIP OF SAF AND/OR THE WRB.
- FOUNDATION WEEP SCREED
PROVIDE A MEANS TO WEEP WATER BEHIND THE MANUFACTURED STONE AT THE BOTTOM OF FRAMED WALL WITH THE MORTAR SETTING BED. A WEEP SCREED IS A BUILDING CODE REQUIREMENT WITH CEMENT PLASTER OVER WOOD FRAMED WALLS. USE A #7 OR #8 TYPE SCREED WITH A 3-1/2-INCH VERTICAL LEG. THE VERTICAL LEGS NEEDS TO BE COUNTER-FLASHED WITH A STRIP OF SAF AND/OR THE WRB. ADJUST THE GROUND DEPTH FOR THE THICKNESS OF THE SCRATCH COAT AND MORTAR SETTING BED.
- WATERTABLE FLASHING
PROVIDE A GSM FLASHING OVER THE TOP OF WATERTABLES AND WAINSCOTS WHEN ADDITIONAL WALL CLADDING OCCURS ABOVE, INCLUDING ADDITIONAL COURSES OF MANUFACTURED STONE. THE FLASHING SHOULD EXTEND ON TO THE WATERTABLE/WAINSCOT CAP COURSE 1 1/2-INCH MINIMUM. THE OUTER EDGE OF THE FLASHING SHOULD HAVE A HEIMED EDGE FOR STIFFNESS AND TO PROTECT A RAW SHEET METAL EDGE FROM RUSTING.
- SOFFIT EDGE DRIP
THE BOTTOMS OF VERTICAL WALLS AT SOFFIT EDGES INCLUDING RECESSED WINDOW HEADS MUST HAVE AN EDGE DRIP, OR BE PROVIDED WITH A MEANS TO PREVENT WATER FROM SEEPING BACK HORIZONTALLY INTO THE SOFFIT OR HEAD RECESS. A DRIP SCREED CAN BE USED WHERE A CEMENT PLASTER BASE COAT WILL BE APPLIED TO THE VERTICAL WALL AND TO THE HORIZONTAL PORTION OF THE SOFFIT WALL HEAD RECESS.
- BEDDING SEAL UNDER GSM FLASHING
THE OBJECTIVE OF THE BEDDING SEAL IS TO LIMIT WATER AND AIR INFILTRATION. THE 3 OPTIONS ARE:
A. A GENERIC WEATHERSEAL TAPE WITH ADHESIVE TO KEEP IN PLACE.
B. POLYURETHANE SEALANT ASTM C-820, TYPE 5, GRADE NS, CLASS 25;
ASTM C-719
C. MORTAR FILLER INTO VOIDS UNDER FLASHING AND JOINTS BETWEEN STONES.
- SUPPORT ANGLE
A GALVANIZED METAL BRACKET OR CLIP CAPABLE OF SUPPORTING 5 POUNDS/LINEAR FOOT OF WEIGHT. THE SUPPORT ANGLE CAN BE A CONTINUOUS BRACKET OR SEPARATE CLIPS TO SUPPORT EACH STONE INSTALLED TO WALL FRAMING STUD BLOCKING AT 16-INCHES ON CENTER, MAXIMUM. OR, CAN USE A 1-1/2" X 2" X 1-3/8" X 18 GAGE CLIP (EQUIVALENT TO SIMPSON STRONG TIE A-21) FASTENED TO WALL FRAMING WITH (2) CORROSION-RESISTANT FASTENERS PENETRATING INTO WOOD WALL FRAMING/STUD BLOCKING 1" MINIMUM. INSTALL SUPPORT ANGLE OVER THE CEMENT PLASTER SCRATCH COAT. PRE-DRILL HOLES AND FILL WITH BUTYL SEALANT TO THE WRB PRIOR TO FASTENING.
- SCRATCH COAT
BASE COAT OF MORTAR CONSISTING OF CEMENT PLASTER SHALL COVER THE LATH AND BE 3/8-INCH MINIMUM THICKNESS. SEE MANUFACTURED STONE VENEER MATERIAL REQUIREMENTS.
- METAL LATH
DETAILS SHOW A GALVANIZED METAL LATH SEPARATE FROM THE WRB. SEE MANUFACTURED STONE VENEER MATERIAL REQUIREMENTS.
- WINDOW PERIMETER SEALANT
A PERIMETER SEALANT JOINT IS RECOMMENDED BETWEEN THE TERMINATION OF THE SCRATCH (MORTAR BASE) COAT AND VINYL WINDOW/DOOR FRAMES. IT MAY ALSO BE NECESSARY BETWEEN SOME WOOD WINDOW/DOOR FRAMES WHEN THERE IS NO EXTERIOR TRIM COVERING THE JOINT. THE EXPOSED EXTERIOR SEALANT NEEDS TO ADHERE TO THE PLASTER TERMINATION AND FRAME. THE SEALANT SELECTION SHOULD BE CONFIRMED WITH THE SEALANT OR WINDOW/DOOR MANUFACTURER.

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Wood Frame Single Family Residence
For Ming Chan and Cecilia Ngan

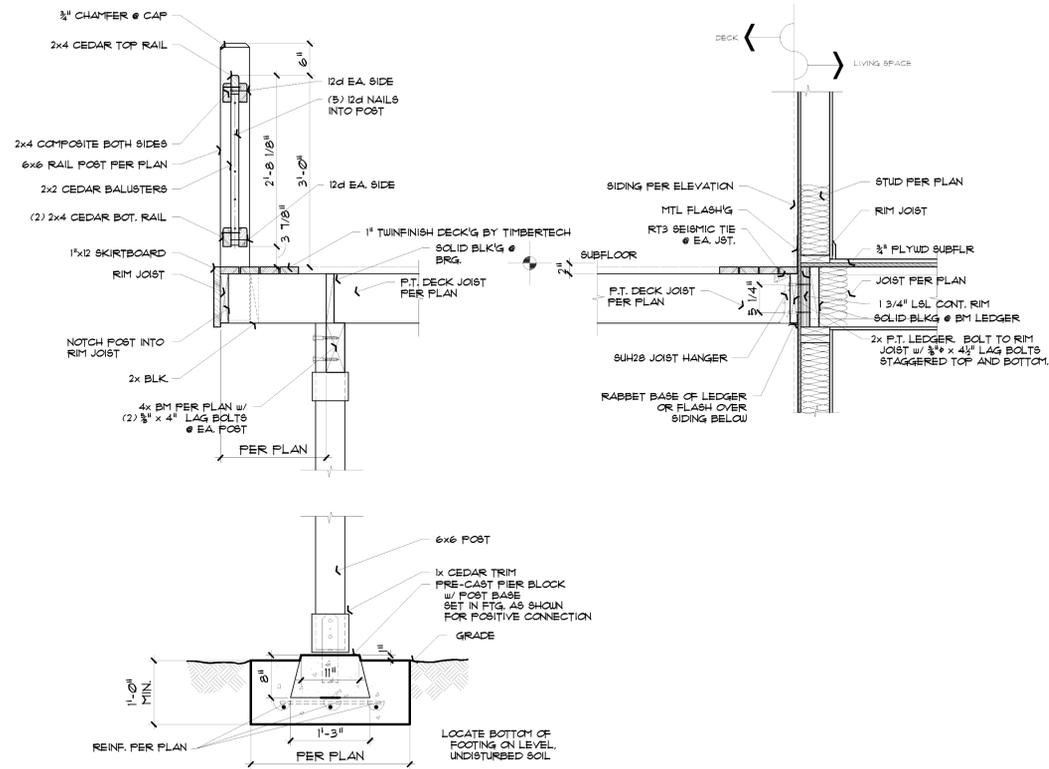
Exterior Architectural Finish Detailing

Project Data:

Revision	Date

Project:	Chan/Ngan
Lot Reference:	n/a
Issue Date:	Qtr 3 2013
Design By:	t.daigle
Drawn By:	ted
Engineer of Record:	tbd

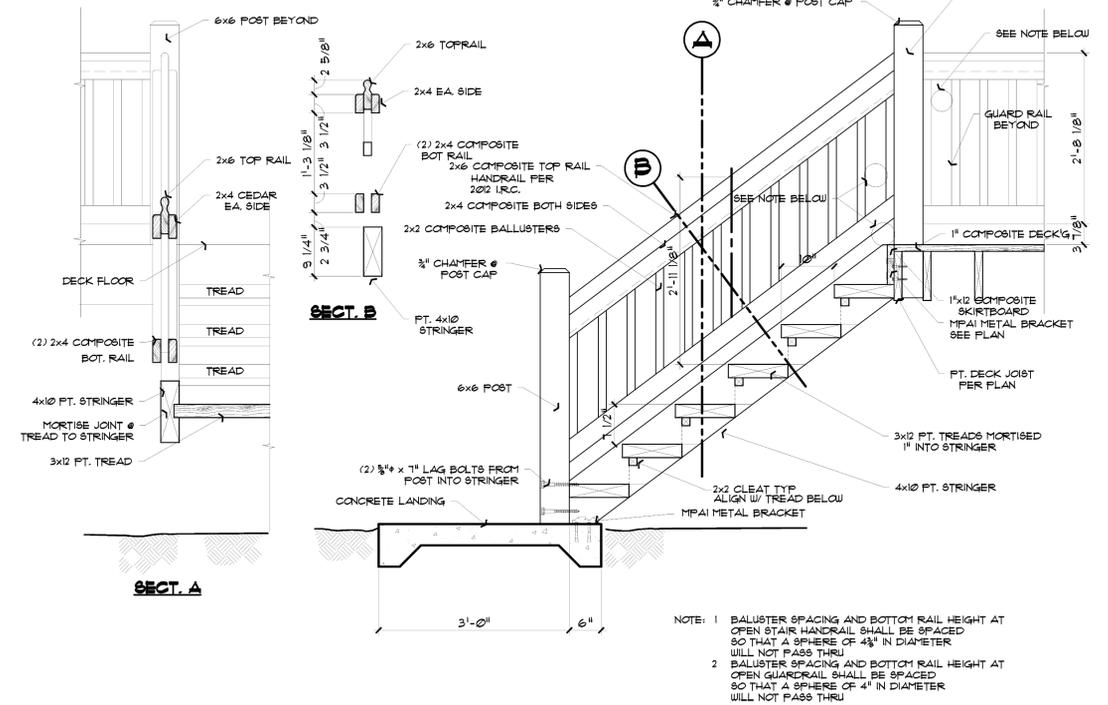
Sheet
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TYPICAL DECK SECTION

JOISTS OVERHANGING SUPPORT BEAM

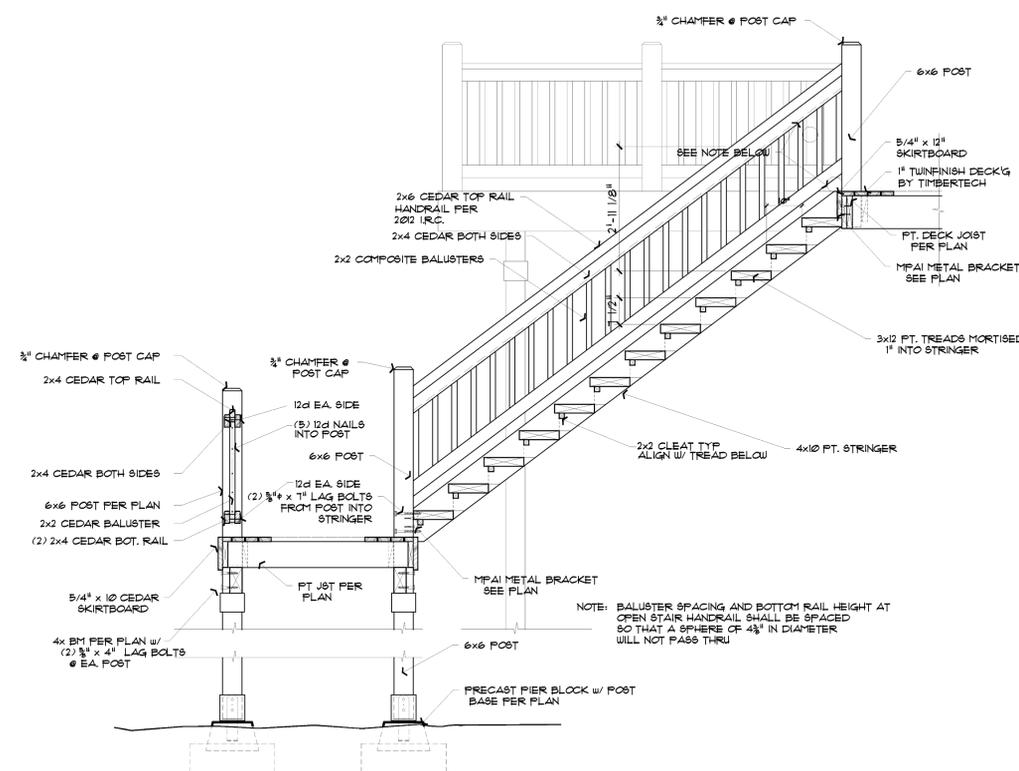
3/4" = 1'-0"



TYPICAL DECK STAIR SECTION

SEE PLAN FOR NO. OF RISERS

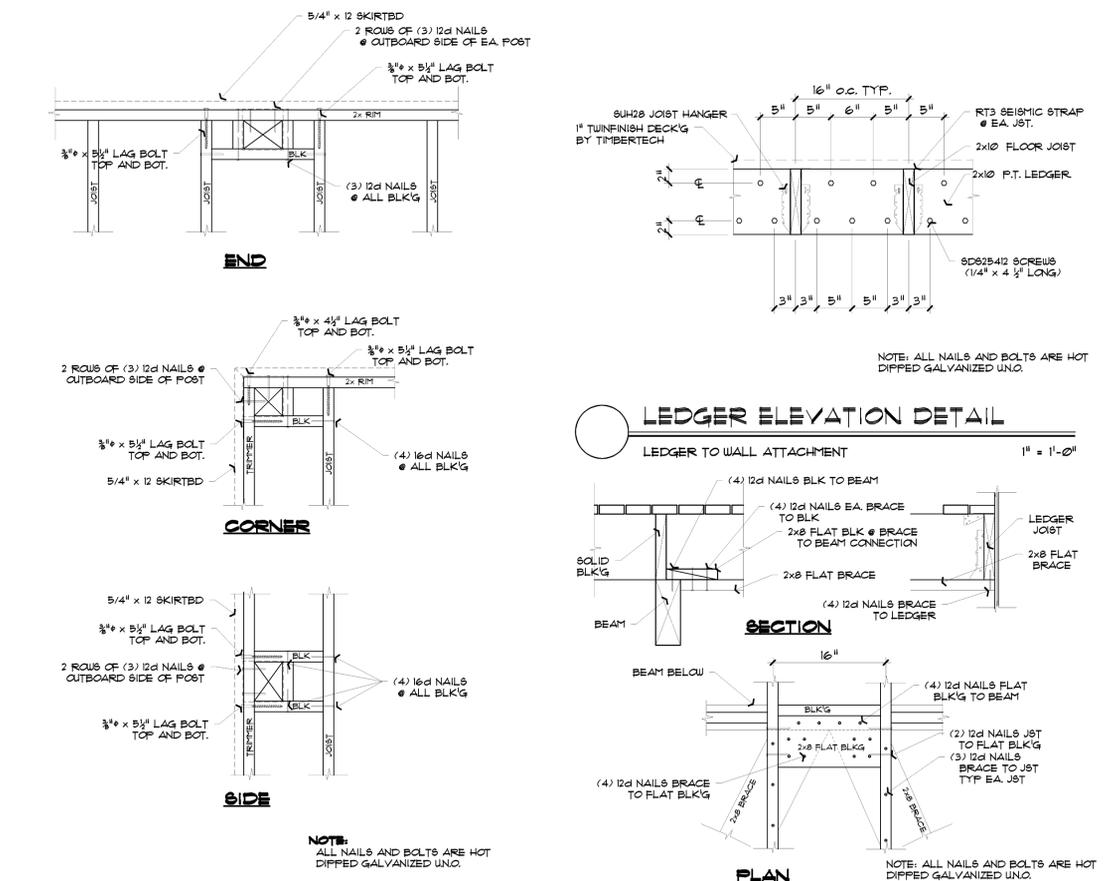
3/4" = 1'-0"



TYPICAL LANDING SECTION

JOISTS OVER SUPPORT BEAM

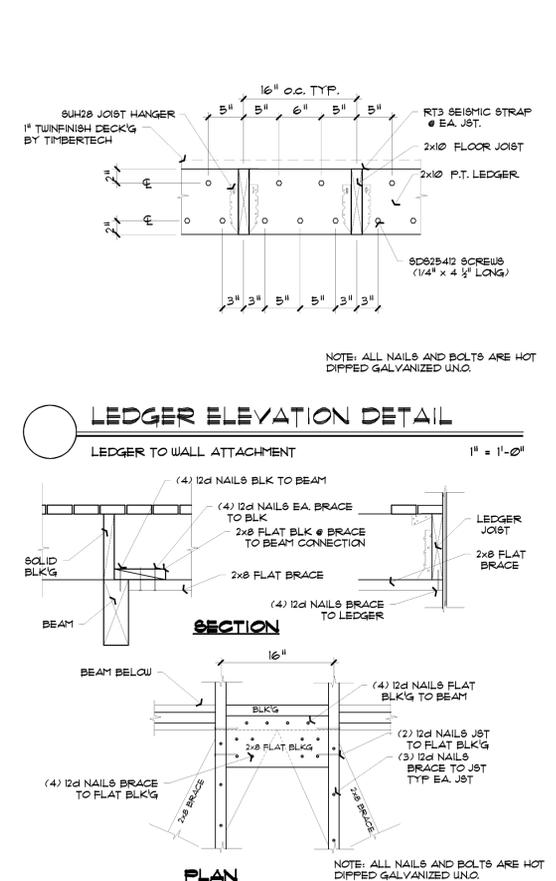
1/2" = 1'-0"



RAIL POST ANCHOR DETAIL

POST TO DECK FRAMING ATTACHMENT

1" = 1'-0"



FLAT BRACE NAILING DETAIL

2x8 BRACE SUPPORT

1" = 1'-0"

Revision	Date

Project:	Chan/Ngan
Lot Reference:	n/a
Issue Date:	Qtr 3 2013
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Drawn By:	ted
Engineer of Record:	tbd



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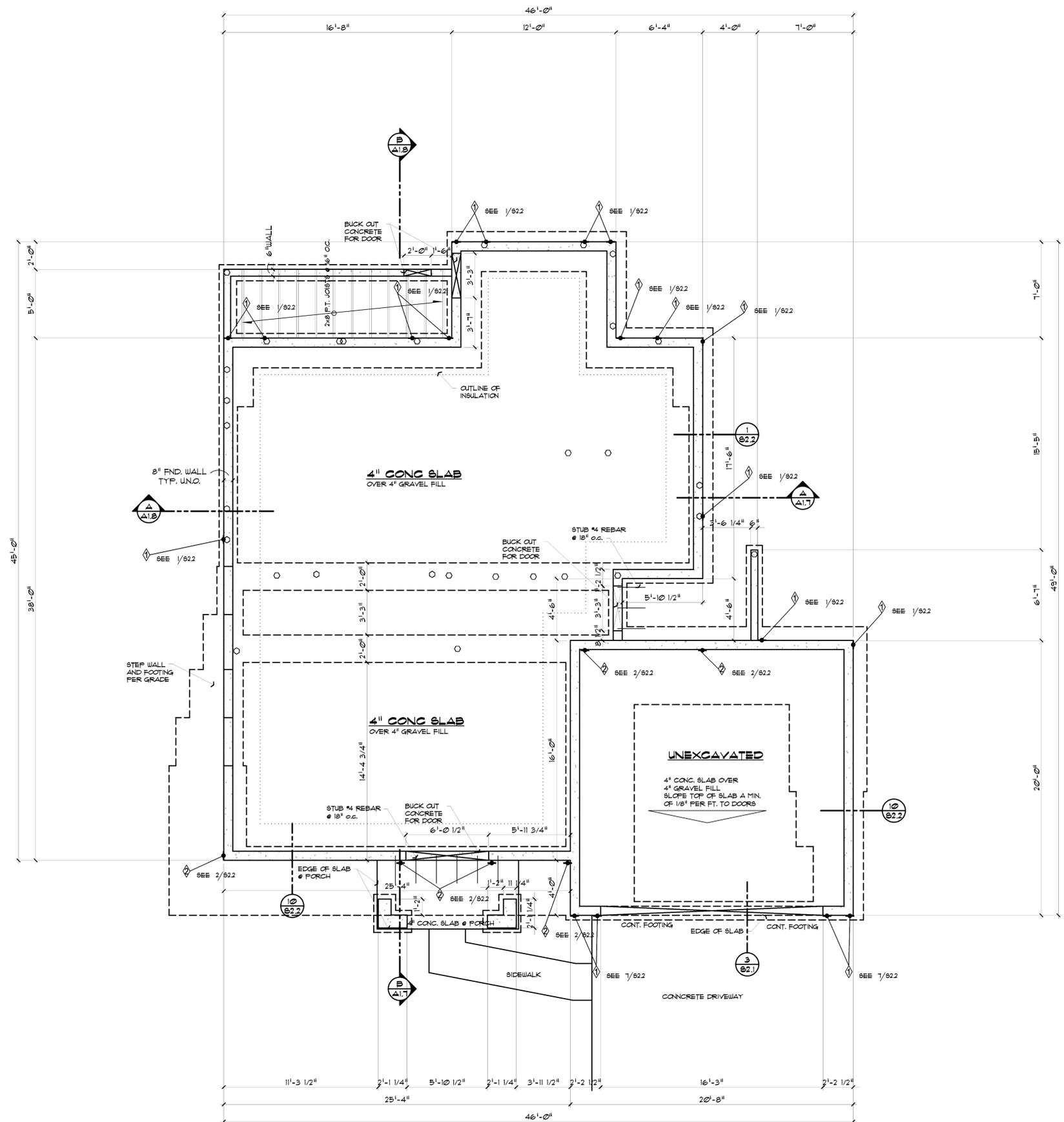
Wood Frame Single Family Residence
For Ming Chan and Cecilia Ngan

Foundation Plan

Revision	Date

Project:	Chan/Ngan
Lot Reference:	n/a
Issue Date:	Qtr 3 2013
Design By:	t.daigle
Drawn By:	ted
Engineer of Record:	tbd

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- FOUNDATION NOTES:**
- ALL POSTS SHALL BE TREATED 4x4 (4x6 @ BM SPLICE) ON TYPE-30 FELT ON CONCRETE FOOTING AS INDICATED PER PLAN.
 - ALL GIRDERS SHALL BE #2 DOUG/FIR (SIZE AS INDICATED PER PLAN).
 - GROUND COVER SHALL BE 6 mil (0.006") BLACK POLYETHYLENE FILM WITH A MINIMUM LAP OF 12" AT ALL JOINTS AND EXTENDED TO THE FOUNDATION STEM-WALL.
 - ALL WOOD IN CONTACT WITH EARTH, MASONRY OR CONCRETE SHALL BE TREATED OR BE OF WOOD WITH A NATURAL RESISTANCE TO DECAY.



FOUNDATION PLAN

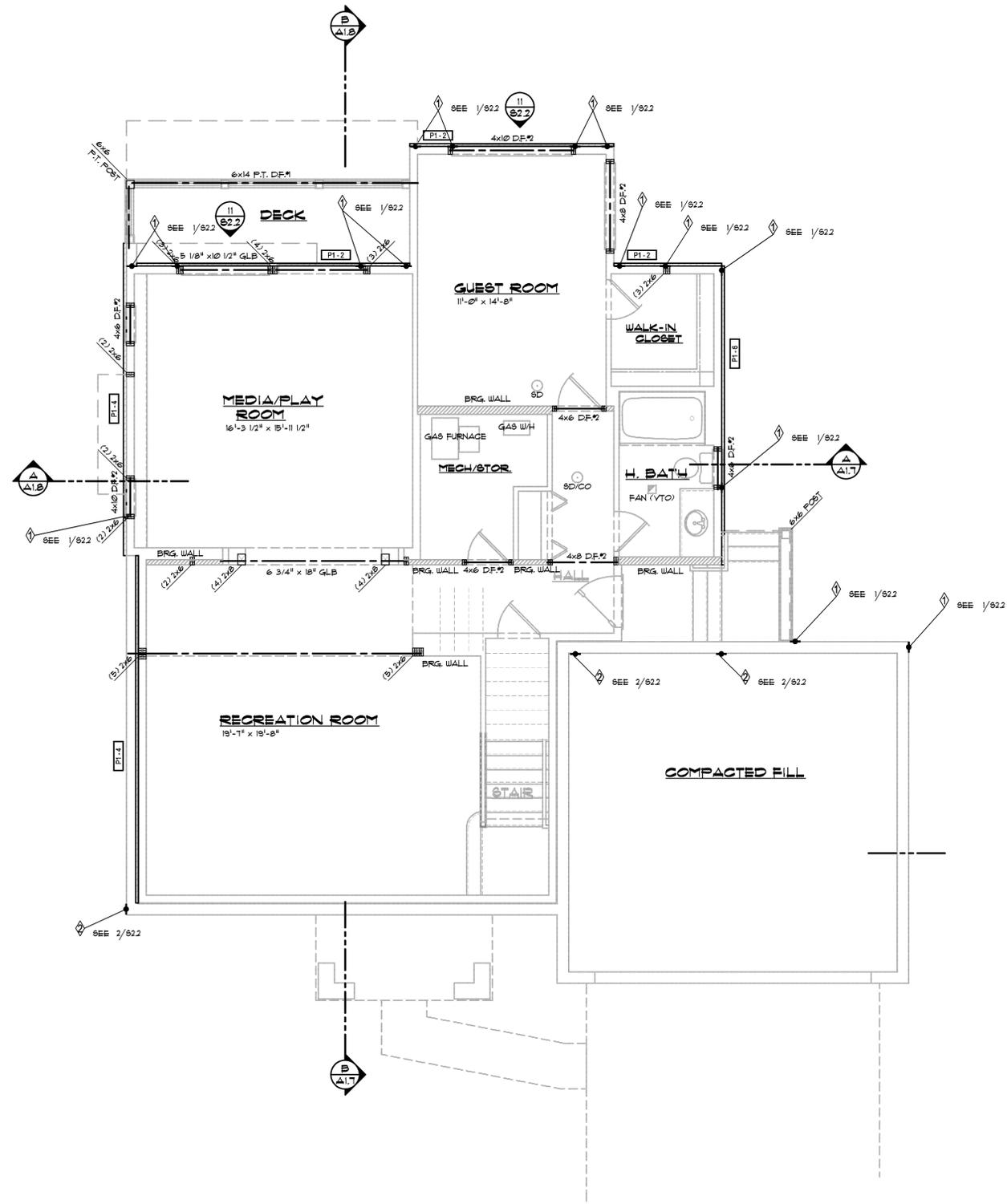
○ DENOTES POINT LOAD FROM ABOVE
SEE STRUCTURAL NOTES ON SHEET S11 FOR ADDITIONAL REQUIREMENTS.

1/4" = 1'-0"



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DIAPHRAGM AND SHEARWALL FRAMING NOTES:
SEE FLOOR DIAPHRAGM SCHEDULE ON SHEET S11 FOR SPECIFIC NAILING REQUIREMENTS
ALL FRAMING HARDWARE TO BE INSTALLED PER MANUFACTURERS REQUIREMENTS



BASMENT WALL PLAN

1/4" = 1'-0"

Wood Frame Single Family Residence
For Ming Chan and Cecilia Ngan
Basement Structural Wall Plan

Revision	Date

Project:	Chan/Ngan
Lot Reference:	n/a
Issue Date:	Qtr 3 2013
Design By:	t.daigle
Drawn By:	ted
Engineer of Record:	tbd

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HANGER NOTES:

UNLESS OTHERWISE NOTED ALL JOIST HANGERS AT FLUSH BEAM OR LEDGER LOCATION SHALL BE "SIMPSON STRONG-TIE" AS INDICATED BELOW:

TOP FLANGE WOOD I-JOIST HANGERS

- SINGLE 14" I-JOIST 230 SERIES - IT9237/14 SERIES JOIST HANGERS.
- DOUBLE 14" I-JOIST 230 SERIES - MIT3514-2 SERIES JOIST HANGERS.

FACE MOUNT WOOD I-JOIST HANGERS

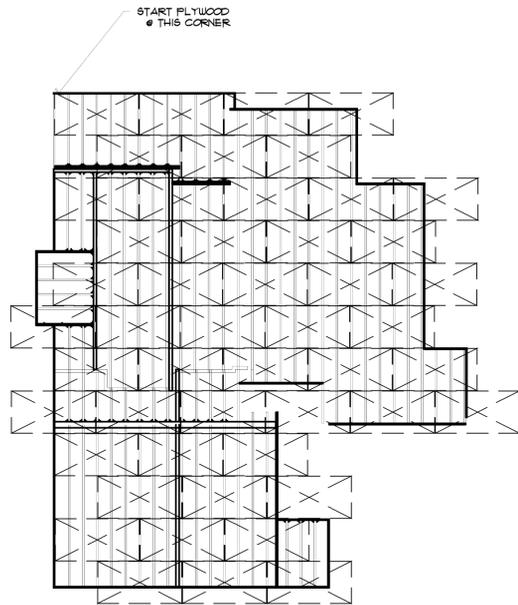
- SINGLE 14" I-JOIST 230 SERIES - IU5237/14 SERIES JOIST HANGERS.
- DOUBLE 14" I-JOIST 230 SERIES - MIU475/14 SERIES JOIST HANGERS.

SKEWED FACE MOUNT WOOD I-JOIST HANGERS

- SINGLE 14" I-JOIST 230 SERIES - SUR/L/R237/14 SERIES JOIST HANGERS.

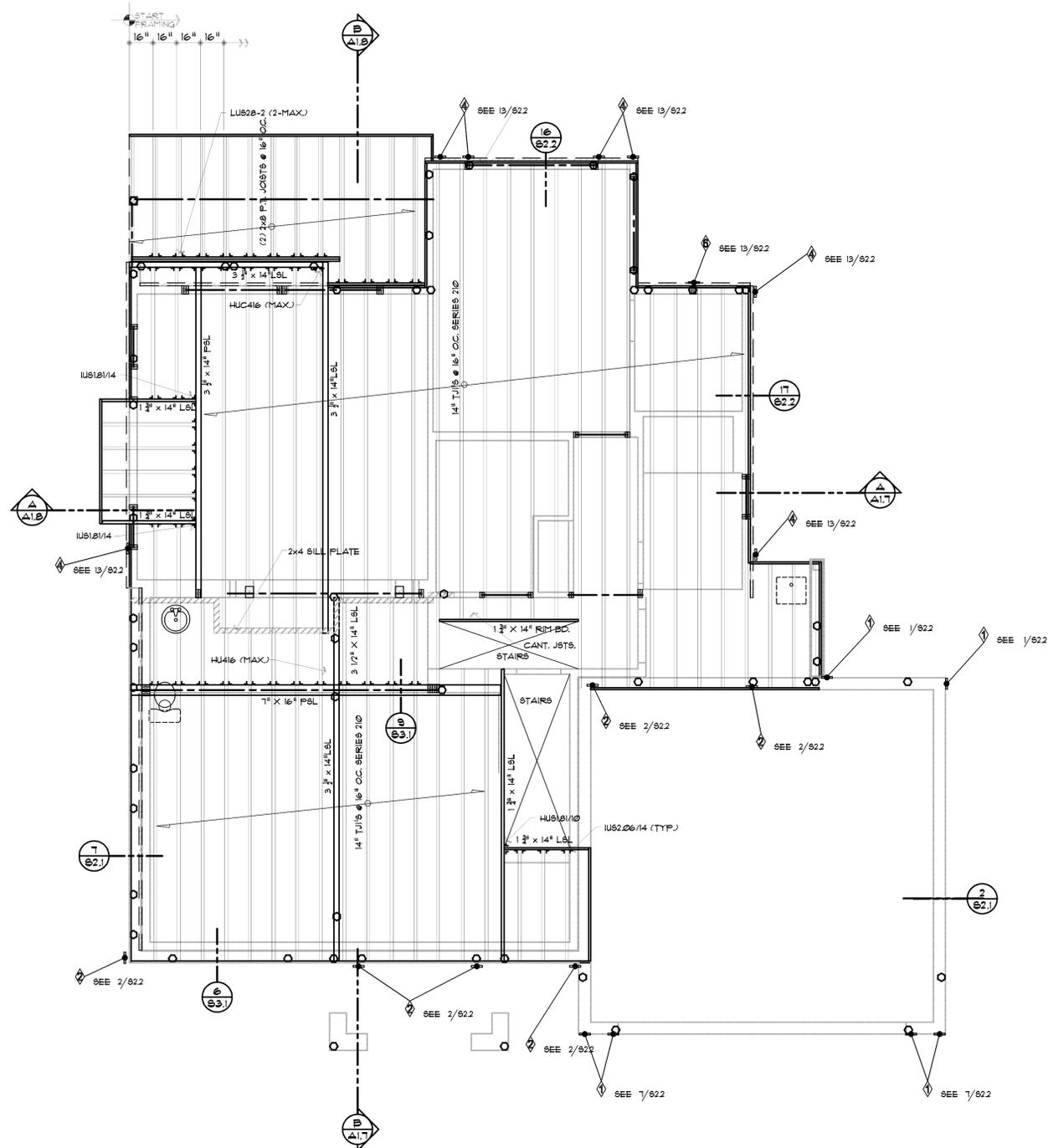
SOLID BAIN 2x JOIST - LUB OR LU SERIES HANGERS.

INSTALL WEB STIFFENERS OR BACKING BLOCKS AS REQUIRED BY I-JOIST MANUFACTURER'S INSTALLATION INSTRUCTIONS.



PLYWOOD LAYOUT PLAN

1/8" = 1'-0"



DIAPHRAGM AND SHEARWALL FRAMING NOTES:

SEE FLOOR DIAPHRAGM SCHEDULE ON SHEET S11 FOR SPECIFIC NAILING REQUIREMENTS.
ALL FRAMING HARDWARE TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS.

MAIN LEVEL FRAMING NOTES:

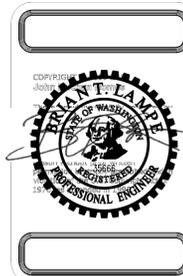
1. ALL FLOOR JOISTS @ THIS LEVEL SHALL BE 14" WOOD I-JOIST 210 SERIES @ 16" OC, UNLESS OTHERWISE NOTED PER PLAN.
2. ALL STRUCTURAL HEADERS SUPPORTING THIS LEVEL SHALL BE AS NOTED ON THE BASEMENT WALL PLAN.
3. SEE HANGER NOTES THIS SHEET FOR METAL HANGERS.
4. PROVIDE SOLID BLK'G PER PLAN.



MAIN LEVEL FRAMING PLAN

1/4" = 1'-0"

○ DENOTES POINT LOAD FROM ABOVE
SEE STRUCTURAL NOTES ON SHEET S11 FOR ADDITIONAL REQUIREMENTS.



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Wood Frame Single Family Residence
For Ming Chan and Cecilia Ngan
Main Level Floor Framing Plan

Project Date: **Qtr 3 2013**

Revision	Date

Project:	Chan/Ngan
Lot Reference:	n/a
Issue Date:	Qtr 3 2013
Design By:	t.daigle
Drawn By:	ted
Engineer of Record:	tbd

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of: 26



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Wood Frame Single Family Residence
For Ming Chan and Cecilia Ngan

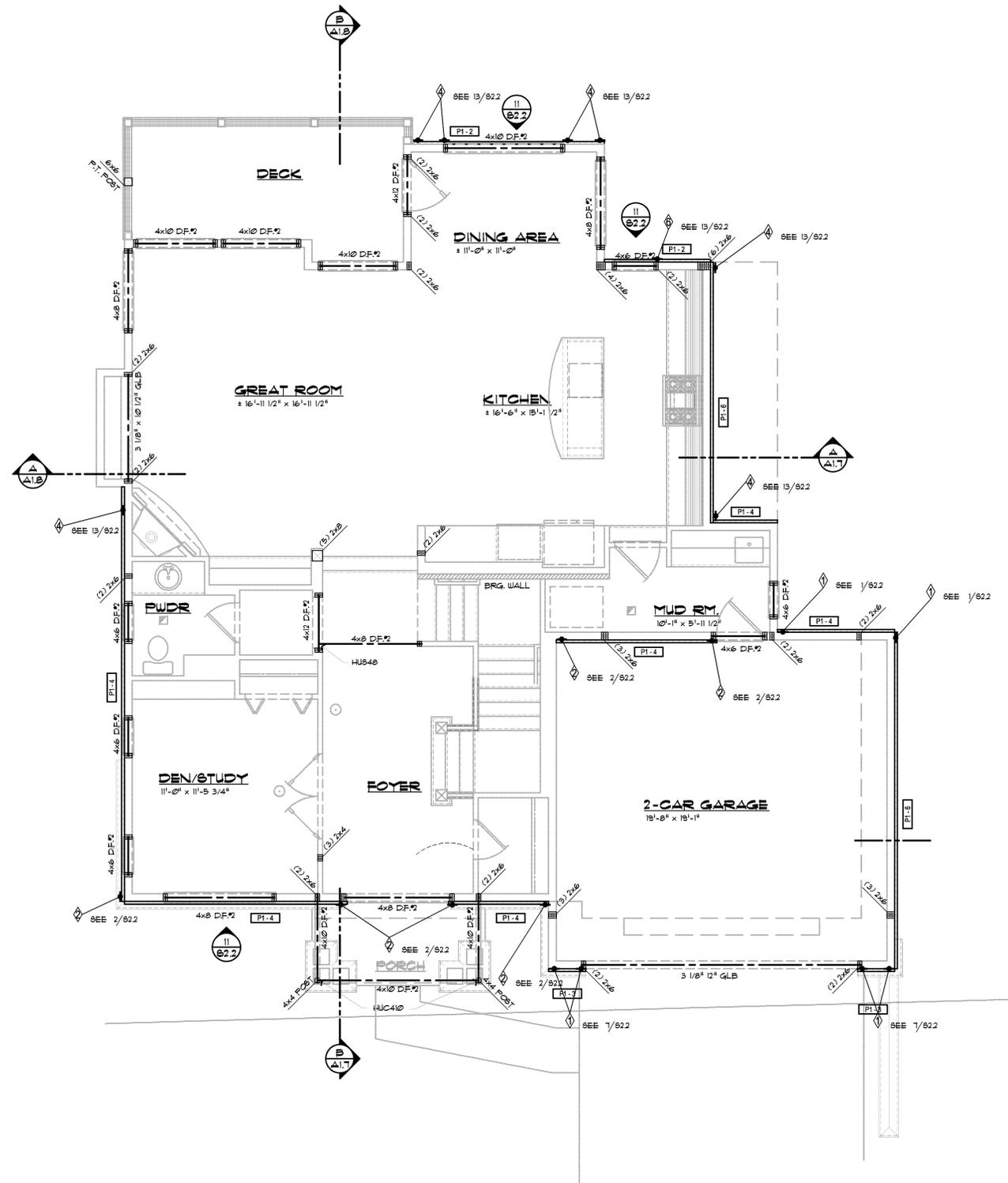
Main Level Structural Wall Plan

Project Data:

Revision	Date

Project:	Chan/Ngan
Lot Reference:	n/a
Issue Date:	Qtr 3 2013
Design By:	t.daigle
Drawn By:	ted
Engineer of Record:	tbd

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of: 26



DIAPHRAGM AND SHEARWALL FRAMING NOTES:
SEE FLOOR DIAPHRAGM SCHEDULE ON SHEET S11 FOR SPECIFIC NAILING REQUIREMENTS
ALL FRAMING HARDWARE TO BE INSTALLED PER MANUFACTURERS REQUIREMENTS



MAIN LEVEL WALL PLAN

1/4" = 1'-0"

HANGER NOTES:

UNLESS OTHERWISE NOTED ALL JOIST HANGERS AT FLUSH BEAM OR LEDGER LOCATION SHALL BE "SMIPSON STRONG-TIE" AS INDICATED BELOW:

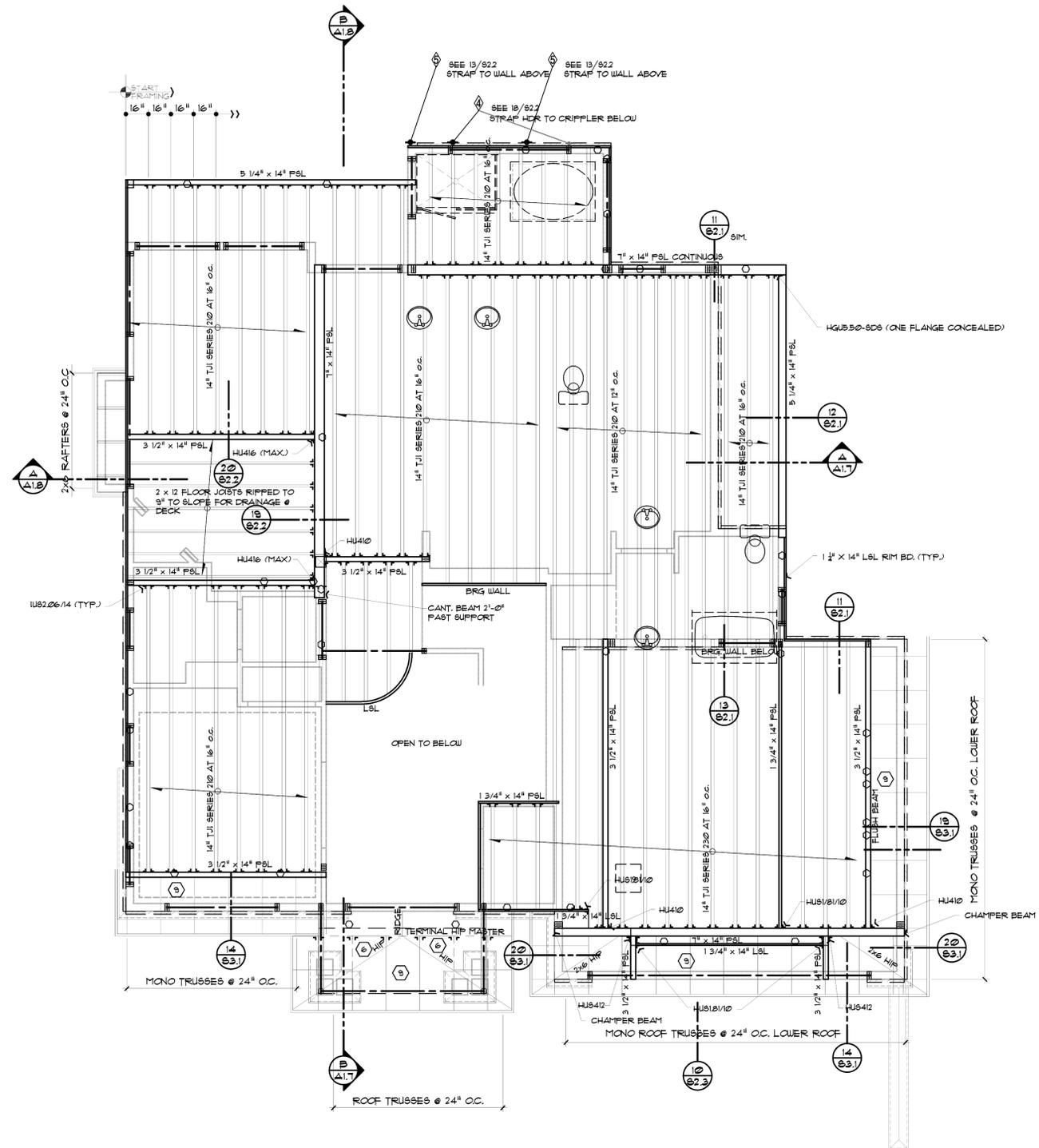
- TOP FLANGE WOOD I-JOIST HANGERS
- SINGLE 14" I-JOIST 230 SERIES - IT923T/4 SERIES JOIST HANGERS.
 - DOUBLE 14" I-JOIST 230 SERIES - MIT3514-2 SERIES JOIST HANGERS.

- FACE MOUNT WOOD I-JOIST HANGERS
- SINGLE 14" I-JOIST 230 SERIES - IU923T/4 SERIES JOIST HANGERS.
 - DOUBLE 14" I-JOIST 230 SERIES - MIU475/4 SERIES JOIST HANGERS.

- SKEWED FACE MOUNT WOOD I-JOIST HANGERS
- SINGLE 14" I-JOIST 230 SERIES - SUR/L/R23T/4 SERIES JOIST HANGERS.

SOLID BAIN 2x JOIST - LUS OR LU SERIES HANGERS.

INSTALL WEB STIFFENERS OR BACKING BLOCKS AS REQUIRED BY I-JOIST MANUFACTURER'S INSTALLATION INSTRUCTIONS.



DIAPHRAGM AND SHEARWALL FRAMING NOTES:

SEE FLOOR DIAPHRAGM SCHEDULE ON SHEET S11 FOR SPECIFIC NAILING REQUIREMENTS.
ALL FRAMING HARDWARE TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS

UPPER LEVEL FRAMING NOTES:

1. ALL FLOOR JOISTS @ THIS LEVEL SHALL BE 14" WOOD I-JOIST 230 SERIES @ 16" o.c. UNLESS OTHERWISE INDICATED PER PLAN.
2. ALL STRUCTURAL HEADERS SUPPORTING THIS LEVEL SHALL BE AS INDICATED PER WALL PLAN.
3. SEE HANGER NOTES THIS SHEET FOR METAL HANGERS
4. PROVIDE SOLID BLK'G PER PLAN



UPPER LEVEL FRAMING PLAN

1/4" = 1'-0"

○ DENOTES POINT LOAD FROM ABOVE
SEE STRUCTURAL NOTES ON SHEET S11 FOR ADDITIONAL REQUIREMENTS.



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Wood Frame Single Family Residence
For Ming Chan and Cecilia Ngan
Upper Level Floor Framing Plan

Revision	Date

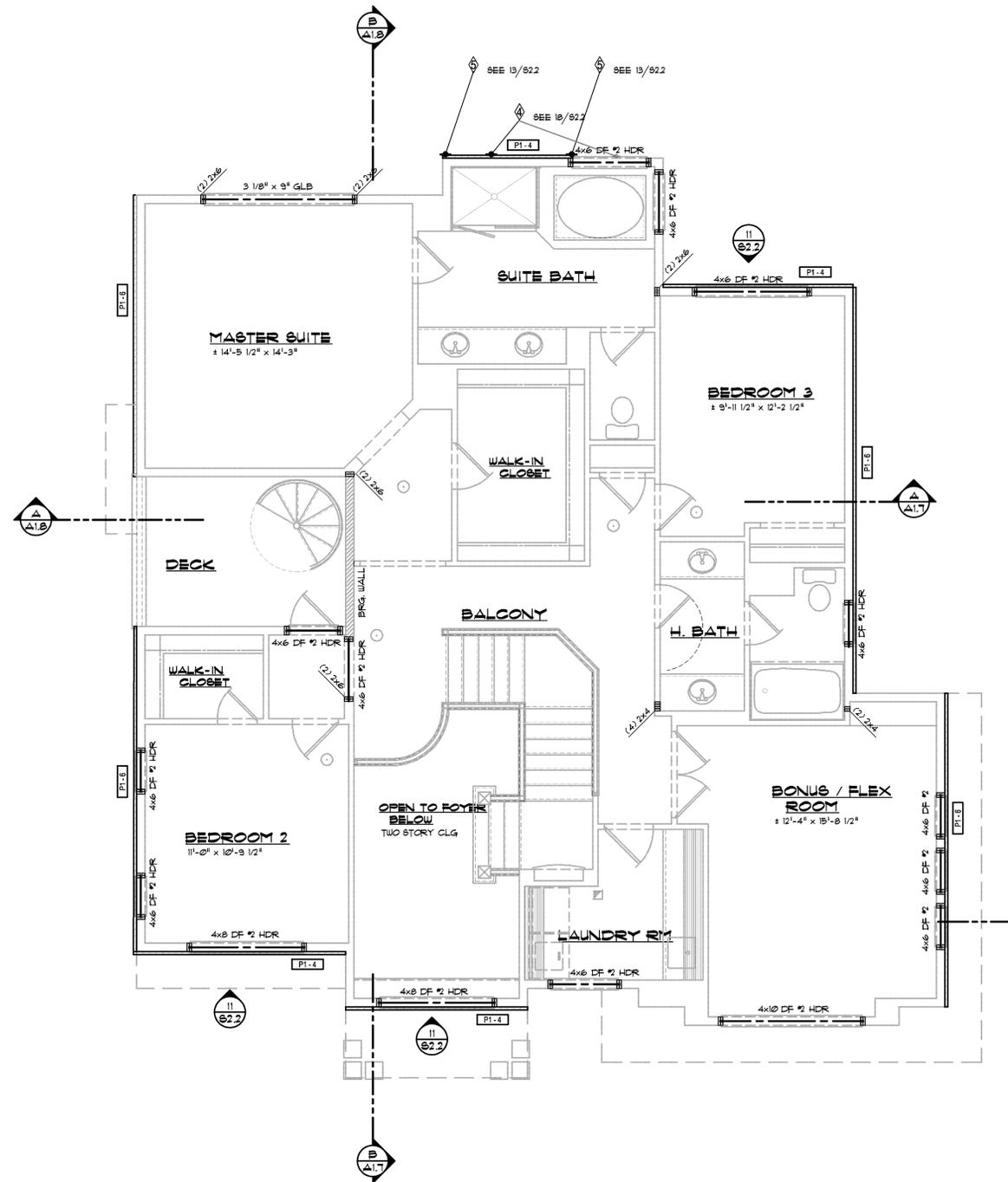
Project:	Chan/Ngan
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Issue Date:	Qtr 3 2013
Design By:	t.daigle
Drawn By:	ted
Engineer of Record:	tbd

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of: 26



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DIAPHRAGM AND SHEARWALL FRAMING NOTES:
SEE FLOOR DIAPHRAGM SCHEDULE ON SHEET S11 FOR SPECIFIC NAILING REQUIREMENTS
ALL FRAMING HARDWARE TO BE INSTALLED PER MANUFACTURERS REQUIREMENTS



UPPER LEVEL WALL PLAN

1/4" = 1'-0"

Project Data:

Wood Frame Single Family Residence
For Ming Chan and Cecilia Ngan
Upper Level Structural Wall Plan

Revision	Date

Project:	Chan/Ngan
Lot Reference:	n/a
Issue Date:	Qtr 3 2013
Design By:	t.daigle
Drawn By:	ted
Engineer of Record:	tbd

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of: 26



BTL
ENGINEERING P.S.
PROFESSIONAL ENGINEER
No. 0118073

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Wood Frame Single Family Residence

FOR MING CHAN AND CECILIA NGAN

STRUCTURAL DETAILS

Project Date

Revision	Date
	04.30.14

Project:	14-480-01
Lot Reference:	NEW
Issue Date:	2nd Qtr 2014
Design By:	BTL
Drawn By:	BDS
Engineer of Record:	BTL Engineering

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