

HESTER RESIDENCE  
120 ST NW  
GIG HARBOR, WA 98332

Designer  
Jeff Beason  
12918 W Willow Ave  
El Mirage, AZ 85335  
602-350-6263  
Engineer  
-

Owner  
Janelle Hester  
253-380-1617

Hester Residence  
120th St NW  
Gig Harbor, WA 98332

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NO.	DATE	DESCRIPTION

DATE: 1/25/2021  
DESIGN BY: Jeff B.  
PROJECT MGR:  
PROJECT NO: -

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A0.0

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GENERAL NOTES

1. ALL WORK ON THIS PROJECT SHALL CONFORM TO THE LATEST ADOPTED ADDITIONS OF THE 2018 INTERNATIONAL BUILDING CODE (IBC), 2018 RESIDENTIAL CODE (IRC), 2018 INTERNATIONAL FIRE CODE (IFC), AND 2018 ENERGY CONSERVATION CODE (ECC).
2. CONDITIONS SHOWN HEREIN ARE BASED ON THE INFORMATION SUPPLIED BY THE OWNER, AND THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR UNKNOWN CONDITIONS AND/OR DISCREPANCIES.
3. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS OF THE SITE AND RELATIONSHIP OF THE BUILDING TO THE SITE.
4. ADJUSTMENTS TO ANY PART OF THESE PLANS SHALL BE APPROVED BY THE OWNER.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS. WRITTEN DIMENSIONS ARE TO USED.
6. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND LABOR REQUIRED TO COMPLETE THIS WORK. EXCLUSION OF AN ITEM DOES NOT IMPLY OMISSION. THE CONTRACTOR SHALL COMPLY WITH THE SPIRIT AND INTENT OF THESE DOCUMENTS AND SHALL COMPLETE THE WORK SATISFACTORILY AND IN A MANNER ACCEPTABLE TO THE OWNER. THESE DOCUMENTS ILLUSTRATE THE MINIMUM ACCEPTABLE STANDARDS OF CONSTRUCTION AND THE CONTRACTOR SHALL MEET OR EXCEED NORMAL CONSTRUCTION TECHNIQUES AND STANDARDS FOR A BUILDING OF THIS TYPE.
7. MANUFACTURED MATERIALS, EQUIPMENT, ETC. SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS UNLESS OTHERWISE NOTED.
8. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE BEST PRACTICES OF ALL THE VARIOUS TRADES INVOLVED.
9. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE IN PROPER ALIGNMENT.
10. UPON COMPLETION OF THE WORK, CONTRACTOR SHALL NOTIFY OWNER, WHO WILL COMPILE A "PUNCH LIST" FOR CORRECTIONS. THE OWNERS FINAL ACCEPTANCE WILL BE CAUSE FOR FINAL PAYMENTS UNDER TERMS OF THE OWNER/CONTRACTOR AGREEMENT.
11. THE PROJECCT SHALL BE LEFT COMPLETELY CLEAN AND CLEAR TO THE SATISFACTION OF THE OWNER.
12. ALL WORK AND MATERIALS SHALL BE GUARANTEED AGAINST DEFECTS IN DESIGN OR WORKMANSHIP FOR AT LEAST ONE (1) YEAR FROM FINAL PAYMENT FROM OWNER.
13. ALL DIMENSIONS ARE TO FACE OF STUD, OR FACE OF SIP UNLESS OTHERWISE NOTED.
14. THESE PLANS ARE NOT INTENDED TO SHOW THE METHOD AND MEANS OF EXECUTION OF THE WORK WHICH ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
15. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANIES PRIOR TO STARTING WORK AND SHALL BE RESPONSIBLE FOR KEEPING THESE UTILITY COMPANIES APPRISED OF HIS WORK SCHEDULE.
16. THESE PLANS SHALL NOT BE JUDGED COMPLETE UNTIL ISSUANCE OF A BUILDING PERMIT.
17. TEMPORARY BRACING AND SHORING NECESSARY TO SUPPORT ANY PORTION OF THE STRUCTURE DURING CONSTRUCTION IS THE RESPOSIBILITY OF THE CONTRACTOR.



**SEPTIC SYSTEM GENERAL NOTES:**

- CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE LATEST REGULATIONS AND REQUIREMENTS OF THE PIERCE COUNTY HEALTH DEPARTMENT AND W.S.D.O.H. THIS SYSTEM REQUIRES PERIODIC MAINTENANCE. THE CERTIFICATION DOES NOT ENSURE CONTINUOUS TROUBLE FREE OPERATION.
- THIS IS NOT A SURVEY. TOPOGRAPHY, BENCHMARKS AND ELEVATIONS ARE BASED ON ASSUMED DATUM, FIELD OBSERVATIONS, OWNER STATEMENTS AND PUBLIC RECORDS. IF BOUNDARY CONTROL IS NOT AVAILABLE AND CLEAR, A SURVEY SHOULD BE OBTAINED PRIOR TO COMMENCING INSTALLATION.
- NO EXCAVATION OR ALTERATIONS AFFECTING DRAINFIELD AREA ARE PERMITTED. ANY ENCROACHMENTS INTO DRAINFIELD AREAS MAY RENDER THE SITE UNUSABLE. RE-DESIGNS REQUIRED DUE TO ENCROACHMENTS WILL BE DONE AT THE OWNERS EXPENSE.
- THE NuWATER TANK IS TO BE A WATERTIGHT, THREE COMPARTMENT 1000 GALLON TANK. SEE NuWATER BNR 500 INSTALLATION MANUAL FOR SPECIFICATIONS. 24 INCH DIAMETER RISERS WITH COMPATIBLE LOCKING LIDS ARE TO BE INSTALLED OVER MANHOLES TO FINISHED GRADE. ALL TANK PENETRATIONS SHALL BE MADE WATER TIGHT.
- SEPTIC TANKS, PUMP CHAMBERS AND SEWER LINES UNDER DRIVING SURFACES MUST BE CRUSH-PROOF AND MEET D.O.T. STANDARDS.
- THE DRAINFIELD TRENCHES SHALL BE MINIMUM 5 FEET FROM PROPERTY LINES, 10 FEET FROM BUILDING FOUNDATIONS, 100 FEET FROM WELLS.
- WATERLINES MUST BE A MINIMUM 10 FEET FROM SEPTIC COMPONENTS. WATERLINES CROSSING SEWER TRANSPORT LINES MUST CROSS A MINIMUM 18 INCHES ABOVE SEWER LINE AND BE SLEEVED WITHIN 10 FEET.
- THE INSTALLER SHALL CONTACT THE DESIGNER UPON COMPLETION OF SEPTIC INSTALLATION FOR FINAL AS-BUILT INSPECTION. A FEE WILL BE CHARGED TO THE OWNER FOR THIS SERVICE.
- THIS SYSTEM IS NOT DESIGNED FOR A GARBAGE DISPOSAL. THE USE OF SUCH DEVICE COULD RESULT IN SYSTEM FAILURE.
- NO CHANGES OR ALTERATIONS ARE TO BE MADE TO THIS PLAN WITHOUT THE PERMISSION OF THE DESIGNER. ANY DISCREPANCIES FOUND ON THIS DESIGN MUST BE REPORTED TO THE DESIGNER PRIOR TO COMMENCING WORK.
- SYSTEM IS DESIGNED FOR A 3 BEDROOM SINGLE FAMILY RESIDENCE WITH NORMAL RESIDENTIAL WASTE STRENGTH CHARACTERISTICS. THE MAXIMUM WATER USE SHALL NOT EXCEED 360 GAL/DAY. THE DESIGN CALCULATED SOIL RATE IS 0.4 GAL/FT<sup>2</sup>/DAY. REQUIRED ABSORPTION AREA IS 900 SQUARE FEET MINIMUM.
- INSTALL 304 LINEAL FEET OF 1.5 INCH SCH 40 PVC PERFERATED PIPE INSIDE GRAVELLESS CHAMBERS. LATERALS MUST BE INSTALLED LEVEL (SEE TRENCH DETAIL).
- LOT SIZE IS 58,401 SQUARE FEET OR 1.34 ACRES.

**Curtain drain to be installed by septic system installer. To be inspected at same time a septic system final. Summer, dry weather installation only.**

**PRESSURE SYSTEM SPECIFICATIONS:**

- PUMP CHAMBER SHALL BE A STATE APPROVED, SINGLE COMPARTMENT, WATERPROOF TANK WITH A MINIMUM 1000 GALLON CAPACITY. THE PUMP CHAMBER IS TO HAVE A 24 INCH DIAMETER RISER WITH COMPATIBLE LOCKING LID INSTALLED TO FINISHED GRADE.
- TANK INLET AND OUTLETS ARE TO BE CONNECTED WITH FLEXIBLE COUPLINGS TO PROVIDE FLEXIBILITY DURING TANK SETTLEMENT.
- A RHOMBUS IFS TIMER PANEL (OR EQUAL) EQUIPPED WITH A VISUAL AND AUDIBLE ALARM SYSTEM, DOSE CYCLE COUNTER AND PUMP RUN TIME METER IS REQUIRED. OBTAIN ELECTRICAL PERMITS AS REQUIRED.
- SET PUMP TO DOSE 6 CYCLES PER DAY AT 60 GALLONS PER CYCLE EVERY 4.0 HOURS. SET HIGH WATER ALARM AT 360 GALLONS ABOVE OFF.
- TRANSPORT LINE TO BE 88 FEET OF 2.0 INCH SCH 40 PVC.
- MANIFOLD LINE IS 52 FEET OF 1.5 INCH SCH 40 PVC.
- LATERALS VARY IN LENGTH OF 1.5 INCH SCH 40 PVC.
- ORFICES ARE 3/16 INCH ON 3.0 FOOT CENTERS (100 TOTAL).
- LATERAL SPACINGS ARE MINIMUM 4.5 FEET ON CENTER.
- INSTALL MONITORING PORTS ON EACH LATERAL PER TYPICAL AND FASTEN PORTS TO CHAMBERS WITH SCREWS.
- HEAD CALCULATIONS: LIFT 14.8 TRANSPORT LINE 4.9 MANIFOLD 1.0 RESIDUAL HEAD 2.0 (24 INCHES MINIMUM). TOTAL DYNAMIC HEAD IS CALCULATED AT 22.7 FEET.
- REQUIRED PUMP CAPACITY IS CALCULATED AT 59.0 GPM.
- THE PUMP SHALL BE A MYERS MESPD50H OR EQUAL.

**ELEVATIONS:**

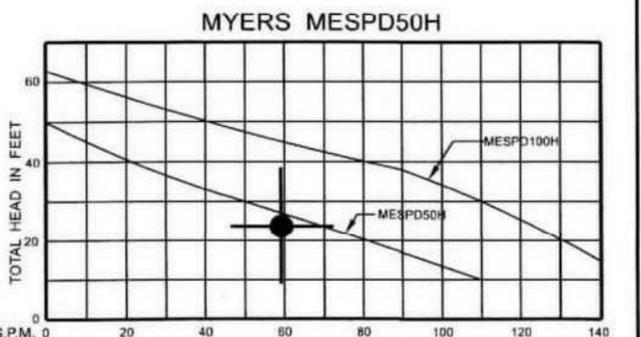
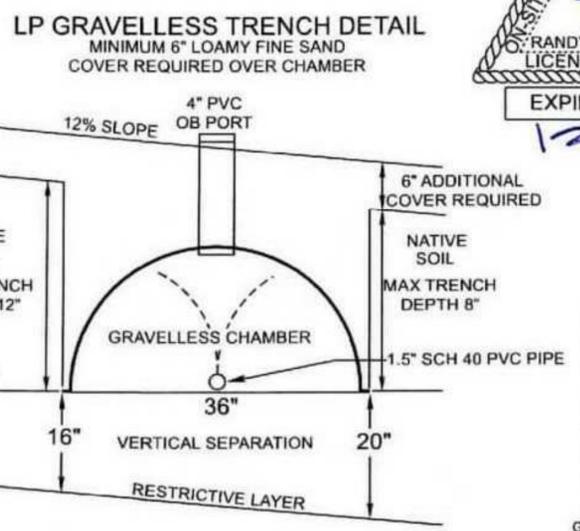
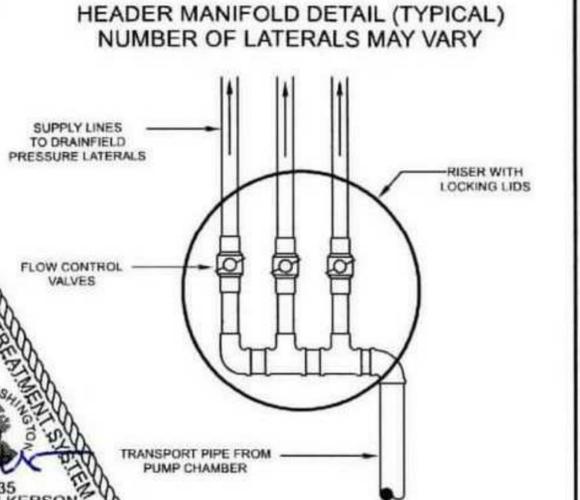
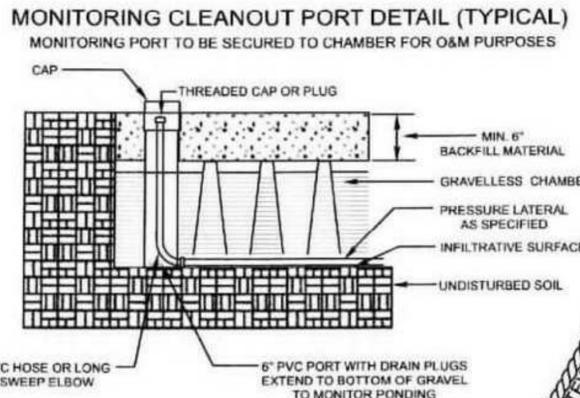
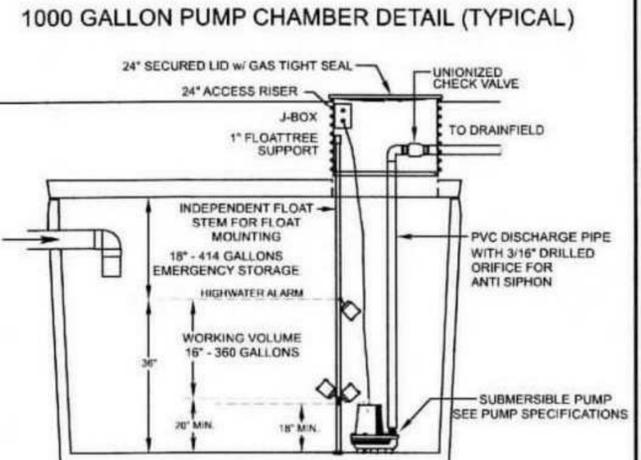
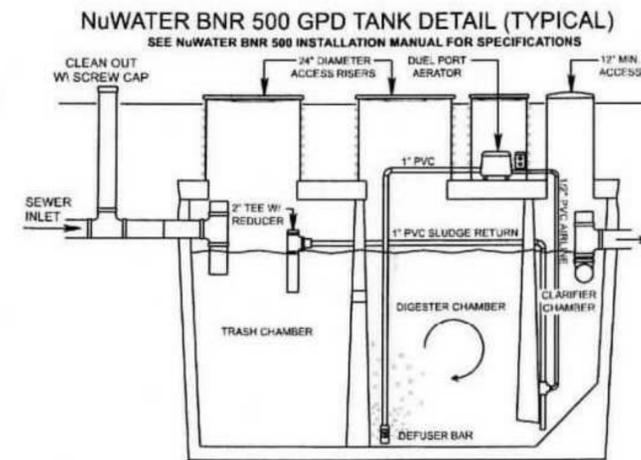
BENCHMARK ELEVATION	88.7
PLUMBING STUBOUT	93.0
ATJ TANK INLET	92.8
ATJ TANK OUTLET	92.6
PUMP CHAMBER INLET	92.4
PUMP ELEVATION	88.4
HEADER MANIFOLD INVERT	103.0
DRAINFIELD INVERT	103.2



**FOR HEALTH DEPARTMENT USE ONLY**  
**See Permit Conditions**

**On-Site Sewage**  
**Approved for Permit Release**

Robert D. Suggs  
 01/11/2021



**RANDY G. WILKERSON**  
 SITE ASSESSMENTS - SOIL ANALYSIS  
 ON-SITE SEPTIC SYSTEM DESIGNS

349 FARALLONE AVE  
 FIRCREST, WA 98466  
 253.380.4868 F 253.276.3278  
 randy@rgwilkerson.com

OWNER:	PETER DAHL (253) 884-4382
SITE ADDRESS:	6801 120th STREET NW
PARCEL NUMBER:	0122252118
LOT:	PARCEL 'A' OF BLA 9903165002
DATE:	11-11-20
REV:	
SCALE:	NTS

SHEET  
 2  
 OF  
 2

NO.	DATE	DESCRIPTION

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Sewage

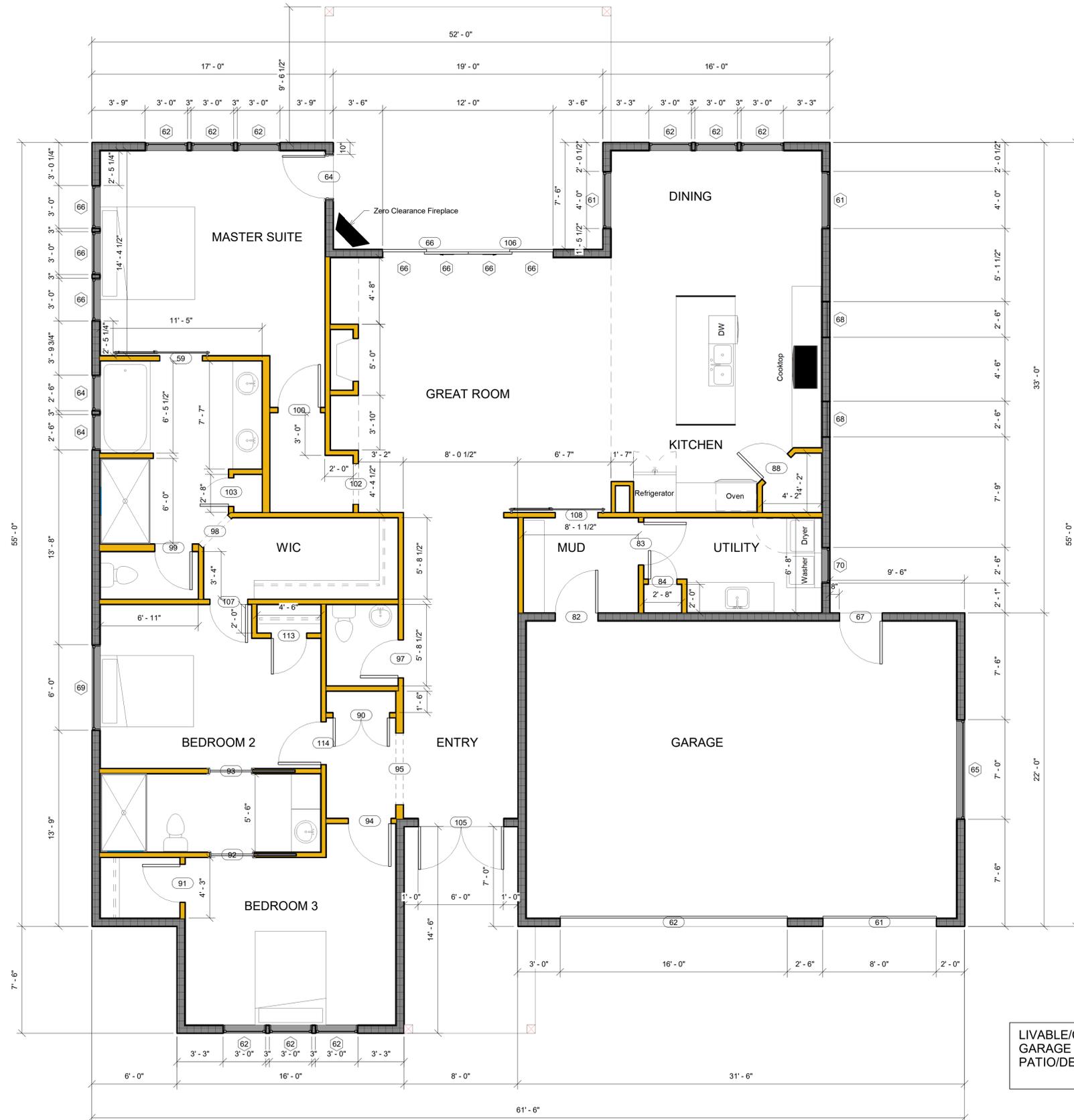
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 602-350-6263  
 Engineer

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 253-380-1617

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Door Schedule		
Mark	Width	Height
61	8'-0"	8'-0"
62	16'-0"	8'-0"
64	3'-0"	7'-0"
66	6'-0"	7'-0"
67	3'-0"	7'-0"
82	3'-0"	7'-0"
83	3'-0"	7'-0"
84	2'-0"	6'-8"
88	2'-6"	7'-0"
90	4'-0"	7'-0"
91	2'-8"	7'-0"
92	3'-0"	7'-0"
93	3'-0"	7'-0"
94	3'-0"	7'-0"
95	5'-0"	7'-0"
97	2'-8"	7'-0"
98	0'-0"	0'-0"
99	2'-8"	7'-0"
59	3'-0"	7'-0"
100	3'-0"	7'-0"
102	0'-0"	0'-0"
103	2'-0"	6'-8"
105	6'-0"	7'-0"
106	6'-0"	7'-0"
107	2'-8"	7'-0"
108	3'-0"	7'-0"
113	2'-6"	7'-0"
114	3'-0"	7'-0"

Window Schedule			
Type Mark	Width	Height	Head Height
62	3'-0"	5'-0"	7'-0"
62	3'-0"	5'-0"	7'-0"
62	3'-0"	5'-0"	7'-0"
69	6'-0"	4'-0"	7'-0"
64	2'-6"	4'-0"	7'-0"
64	2'-6"	4'-0"	7'-0"
62	3'-0"	5'-0"	7'-0"
62	3'-0"	5'-0"	7'-0"
62	3'-0"	5'-0"	7'-0"
61	4'-0"	5'-0"	7'-0"
62	3'-0"	5'-0"	7'-0"
62	3'-0"	5'-0"	7'-0"
61	4'-0"	5'-0"	7'-0"
68	2'-6"	1'-0"	4'-1"
68	2'-6"	1'-0"	4'-1"
70	2'-6"	3'-0"	7'-0"
65	7'-0"	5'-0"	7'-0"
66	3'-0"	3'-0"	10'-0"
66	3'-0"	3'-0"	10'-0"
66	3'-0"	3'-0"	16'-6"
66	3'-0"	3'-0"	10'-0"
66	3'-0"	3'-0"	10'-0"
66	3'-0"	3'-0"	8'-0"
66	3'-0"	3'-0"	8'-0"
66	3'-0"	3'-0"	8'-0"



LIVABLE/CONDITIONED AREA = 2,298 S.F.  
 GARAGE (NO AC) = 693 S.F.  
 PATIO/DECK = 439 S.F.

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First Floor

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A1.0

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FRONT



BACK

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Elevations

A2.0

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Elevations

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A2.1



LEFT



RIGHT

Designer  
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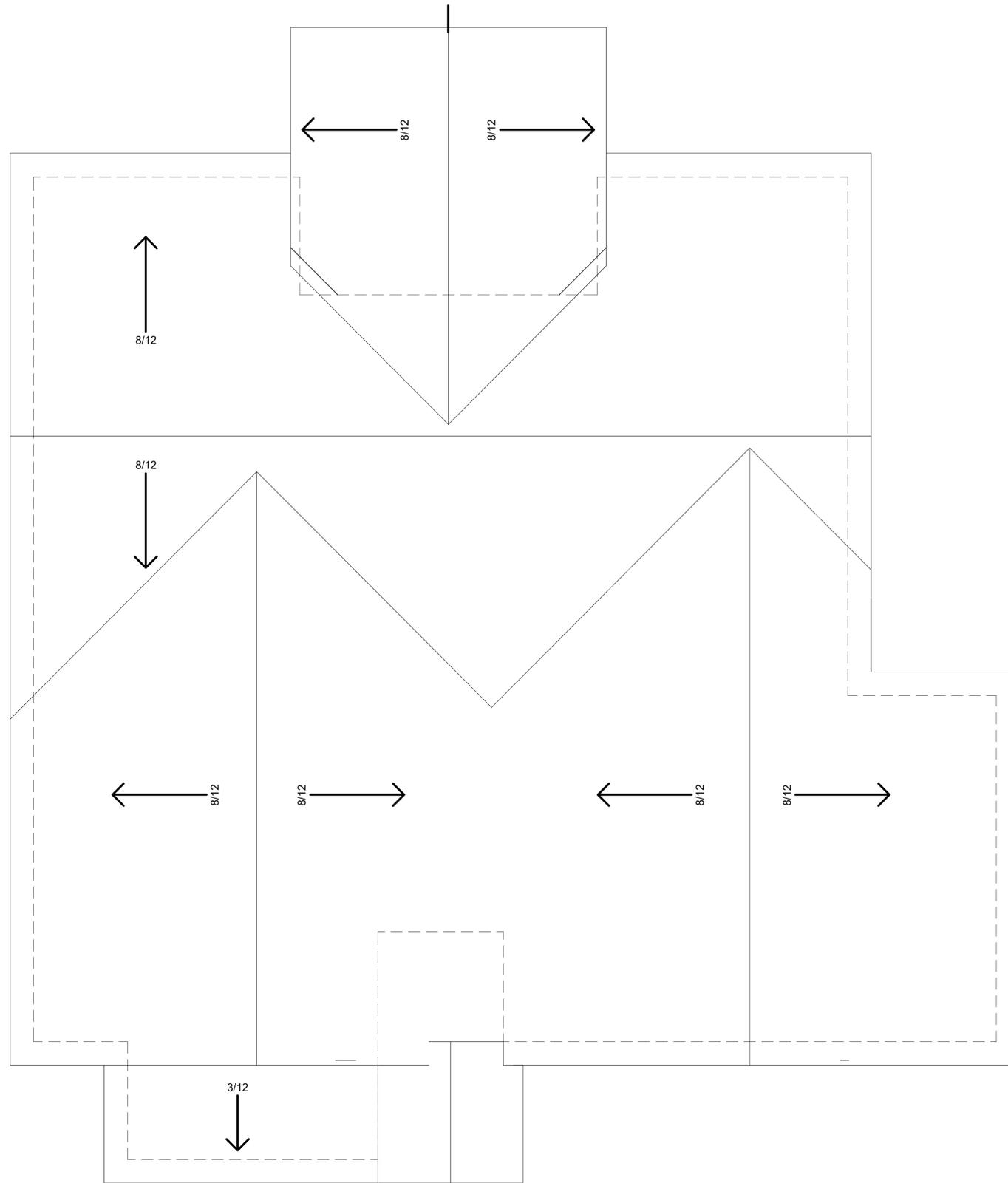
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Isometric

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A2.2





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Roof Plan

**A2.3**

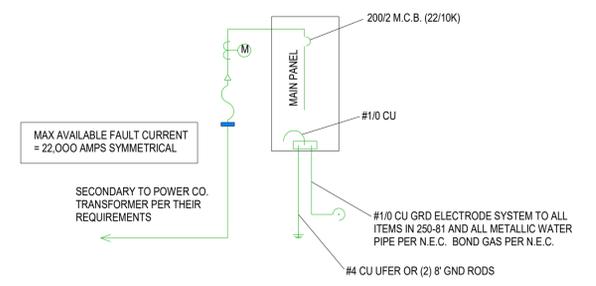


- EXHAUST FAN
- SWITCH-SINGLE
- SWITCH-SINGLE W/ DIMMER
- SWITCH-FOUR WAY
- SWITCH-THREE WAY
- ARC-FAULT CIRCUIT INTERRUPTER
- GROUND-FAULT CIRCUIT INTERRUPTER
- GFI-WATER PROOF
- RANGE-OUTLET
- SCONCE LIGHT
- FLOOR-OUTLET
- LIGHT FIXTURE
- RECESSED LIGHT
- FAN + LIGHT
- FAN
- WALL MOUNTED LIGHT
- SMOKE DETECTOR
- CEILING SPEAKER

Lighting Equipment (Mandatory) N1104.1 (amended)  
 Not less than 90 percent of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps.

Electrical Service Reserved Space (U103.7)  
 The main electrical service panel shall have a reserved space to allow installation of a dual pole circuit breaker for "future solar electric" installation and shall be labeled as such.

**ONE LINE DIAGRAM**



E3902.6 Kitchen receptacles.  
 All 125-volt, single-phase, 15- and 20-ampere receptacles that serve countertop surfaces shall have ground-fault circuit-interrupter protection for personnel.

1. Minimum size of conductors for feeders and branch circuits shall be 12 AWG copper.
2. A minimum of two 20-ampere-rated branch circuits shall be provided to serve all wall and floor receptacle outlets located in the kitchen, pantry, breakfast area, dining area or similar area of a dwelling. The kitchen countertop receptacles shall be served by a minimum of two 20-ampere-rated branch circuits, either or both of which shall also be permitted to supply other receptacle outlets in the same kitchen, pantry, breakfast and dining area including receptacle outlets for refrigeration appliances.
3. At every outlet used exclusively for lighting, the box shall be designed or installed so that a luminaire or lampholder can be attached. Such boxes shall be capable of supporting a luminaire weighing up to 50 pounds (22.7 kg).
4. A surface mounted switch or circuit breaker located in a damp or wet location or outside of a building shall be enclosed in a weatherproof enclosure or cabinet. A flush-mounted switch or circuit breaker in a damp or wet location shall be equipped with a weatherproof cover.
5. A receptacle installed outdoors in a location protected from the weather or in other damp locations shall have an enclosure for the receptacle that is weatherproof when the receptacle cover(s) is closed and an attachment plug cap is not inserted. An installation suitable for wet locations shall also be considered suitable for damp locations.

**ELECTRICAL LOAD CALCULATION**

MAIN HOUSE	
Total Area	2298 sf
General Lighting and Receptacles @ 3.0 VA/sf	6894 VA
Small appliances 6 @ 1500 VA each	9000 VA
Garbage Disposal	600 VA
Dishwasher	1200 VA
Refrigerator 1	2400 VA
Air Handler 1	480 VA
Air Handler 2	480 VA
Air Handler 3	480 VA
Air Handler 4	480 VA
Air Handler 5	480 VA
Air Handler 6	480 VA
Range	3600 VA
Dryer	4500 VA
Washer	1200 VA
<b>TOTAL LOAD</b>	<b>32274 VA</b>
First 10 KVA "Other Loads" at 100%	10000 VA
Remainder @ 40%	8910 VA
(1) AC Heat Pump	9600 VA
<b>TOTAL DESIGN LOAD</b>	<b>28510 VA</b>
Line Voltage	240 V
Required Amps + VA / V	119 Amps

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Electrical/Mechanical

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Plumbing/Gas

P1.0



**G GAS**

**FIXTURE COUNT**

TOTAL DEVELOPED LENGTH OF WATER LINE FROM WELL TO THE FURTHEST WATER USING OUTLET:

	NO. OF FIXTURES	FIXTURE UNIT VALUE	TOTAL FIXTURE COUNT
LAVATORY	4	1	= 4
WATER CLOSET	3	3	= 9
BATH/SHOWER	3	4	= 12
KITCHEN SINK	1	2	= 2
DISHWASHER	1	2	= 1
LAUNDRY SINK	1	2	= 2
REFRIGERATOR / ICE	1	1	= 1
CLOTHES WASHER	1	4	= 4
HOSE BIB	2	3	= 6
<b>TOTAL</b>			<b>41</b>

P2705 Water closets, lavatories and bidets. A water closet, lavatory or bidet shall not be set closer than 15 inches (381 mm) from its center to any side wall, partition or vanity or closer than 30 inches (762 mm) center-to-center between adjacent fixtures. There shall be a clearance of not less than 21-inches (533 mm) in front of the water closet, lavatory or bidet to any wall, fixture or door.

osets, lavatories and bidets. A water closet, lavatory or bidet shall not be set nches (381 mm) from its center to any side wall, partition or vanity or closer (762 mm) center-to-center between adjacent fixtures. There shall be a clearance 21-inches (533 mm) in front of the water closet, lavatory or bidet to any wall,

25' Min

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