FLOOR LIVE LOAD = 40 PSF

FLOOR DEAD LOAD = 15 PSF

= 110 MPH WIND SPEED, EXPOSURE "B", RISK CAT. II WIND LOAD TYPE: Y OCCUPANCY GROUP: R-3

| _ | DECIGN CHIEF TABLE TO BE TO | | | | | | | | | | | | | |
|---|-----------------------------|-----|------------------------|--------|---------------------------|--------------------|-------------------------------|---------------------|-------------------------|-----------------|-------------------------------|------------------------------|-------------------|----------------|
| | GROUND | | WIND | DESIGN | | SEISMIC | SUBJECT TO DAMAGE FROM WINTER | | JINTER ICE SHIELD FLOOD | | AIR | MEAN | | |
| | SNOW LOAD | | TOPOGRAPHIC EFFECTS | | WIND-BORNE DEBRIS ZONE | DESIGN CATEGORY | WEATHERING | FROST LINE DEPTH | TERMITE | DESIGN TEMP. | UNDER- LAYMENT REQUIRED | HAZARDS | FREEZING INDEX | ANNUAL TEMP |
| | 25 | 110 | | | | D1/D2 | MOD | 18 | SLIGHT- MOD | п | NO | PER LOCAL JURISDICTION | 50 | 5Ø |

DEGICAL COITEDIA. TARIE 02/012/1)

ADDITIONAL REQUIRED SUBMITTAL ITEMS
ITEMS TO BE SUBMITTED BY THE OWNER OR CONTRACTOR AT TIME OF PERMIT SUBMITTAL:

- MFG. JST. DESIGN AND LAYOUT IF APPLICABLE (FROM MANUFACTURER) - MFG. TRUSS DESIGN AND LAYOUTS (FROM MANUFACTURER)

SITE WORK

GENERAL UNLESS A SOILS INVESTIGATION BY A QUALIFIED SOILS ENGINEER IS PROVIDED, FOUNDATION DESIGN IS BASED ON AN ASSUMED AVERAGE SOIL BEARING OF 1500 PSF, EXTERIOR FOOTINGS SHALL BEAR 18" (MINIMUM) BELOW FINISHED GRADE. ALL FOOTINGS TO BEAR ON FIRM UNDISTURBED EARTH BELOW ORGANIC SURFACE SOILS. BACKFILL TO BE THOROUGHLY COMPACTED.

CONCRETE

Minimim composacive atdenutlios concosts ded table dago:

| MINIMUM COMPRESSIVE STRENGTH OF CONCRETE PER TABLE R40022 | | | | | | |
|---|---|--|--|--|--|--|
| | MINIMUM COMPRESSIVE STRENGTH (f'c) AT 28 DAYS | | | | | |
| TYPE OR LOCATIONS OF CONCRETE CONSTRUCTION | MODERATE WEATHERING POTENTIAL | | | | | |
| BASEMENT SLABS & INTERIOR SLAB ON GRADE, EXCEPT GARAGE FLOOR SLABS. (NON-STRUCTURAL) | 2,500 psi | | | | | |
| BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS & OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER. | 3,000 psi (5% to 7% air entrained) | | | | | |
| PORCHES, CARPORT SLABS & STEPS EXPOSED TO THE WEATHER & GARAGE FLOOR SLAB. | 3,000 psi (5% to 7% air entrained) | | | | | |
| | | | | | | |

CONCRETE 'BATCH TICKET' SHALL BE AVAILABLE ON SITE FOR REVIEW BY BUILDING OFFICIAL REINFORCING STEEL TO COMPLY WITH ASTM A615 GRADE 60. U.N.O. (SEE STRUCTURAL)

FOUNDATION

BOLT HEADS AND NUTS BEARING AGAINST WOOD TO BE PROVIDED WITH 1/4"x3"x3" PLATE WASHERS. WOOD BEARING ON OR INSTALLED WITHIN I' OF MASONRY OR CONCRETE TO BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE. FOUNDATION SILL BOLTS TO BE 5/8" DIAMETER AT 5'-0" O.C. UN.O. WITH MIN. 1" EMBEDMENT METAL FRAMING CONNECTORS TO BE

MANUFACTURED BY SIMPSON STRONG-TIE OR USP STRUCTURAL CONNECTORS. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED. FIELD CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESSURE TREATED LUMBER SHALL BE RETREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4. (END CUT SOLUTION BY WOLMANIZED WOOD) PER IRC R317.1.1, FASTENERS FOR PRESSURE PRESERVATIVE AND FIRE RETARDANT TREATED WOOD SHALL BE OF HOT-DIPPED

GALYANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER 6" MIN. CLEARANCE BETWEEN WOOD AND GRADE.

12" MIN. CLEARANCE BETWEEN FLOOR BEAMS AND GRADE. IS' MIN. CLEARANCE BETWEEN FLOOR JOIST AND GRADE.

<u>DAMPPROOFING</u> EXCEPT WHERE REQUIRED BY SEC. R4062 TO BE WATERPROOFED, FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE DAMPPROOFED FROM THE HIGHER OF (a) THE TOP OF THE FOOTING OR (B) 6 INCHES BELOW THE TOP OF THE BASEMENT FLOOR, TO THE FINISHED GRADE. MASONRY WALLS SHALL HAVE NOT LESS THAN 3/8 INCH PORTLAND CEMENT PARGING APPLIED TO THE EXTERIOR OF THE WALL. THE PARGING SHALL BE DAMPPROOFED IN ACCORDANCE WITH ONE OF THE FOLLOWING:

1. BITUMINOUS COATING. 2. 3 POUNDS PER SQ. YD. OF ACRYLIC MODIFIED CEMENT.

3. 1/2" COAT OF SURFACE-BONDING CEMENT COMPLYING WITH ASTM C 887.

4. ANY MATERIAL PERMITTED FOR WATERPROOFING IN SEC. R406.2. 5. OTHER APPROVED METHODS OR MATERIALS.

EXCEPTION: PARGING OF UNIT MASONRY WALLS IS NOT REQUIRED WHERE A MATERIAL IS APPROVED FOR DIRECT APPLICATION TO

CONCRETE WALLS SHALL BE DAMPPROOFED BY APPLYING ANY ONE OF THE LISTED DAMPPROOFING MATERIALS OR ANY ONE OF THE WATERPROOFING MATERIALS LISTED IN SECTION R4062 TO THE EXTERIOR OF THE WALL.

WATERPROOFING R4062 - IN AREAS WHERE A HIGH WATER TABLE OR OTHER SEVERE SOIL-WATER CONDITIONS ARE KNOWN TO EXIST, EXTERIOR FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE WATERPROOFED FROM THE HIGHER OF (a) THE TOP OF THE FOOTING, OR (b) 6 INCHES BELOW THE TOP OF THE BASEMENT FLOOR, TO THE FINISHED GRADE. WALLS SHALL BE WATERPROOFED IN ACCORDANCE WITH ONE OF THE FOLLOWING:

1. 2-PLY HOT-MOPPED FELTS.

2.55 POUND ROLL ROOFING... 3. 6-MIL POLYVINYL CHLORIDE.

4. 6-MIL POLYETHYLENE 5. 40-MIL POLYMER-MODIFIED ASPHALT.

6.60-MIL FLEXIBLE POLYMER CEMENT.

1. 1/2" CEMENT-BASED, FIBER-REINFORCED, WATERPROOF COATING. 8. 60-MIL SOLVENT-FREE, LIQUID-APPLIED SYNTHETIC RUBBER.

EXCEPTION: ORGANIC-SOLVENT-BASED PRODUCTS SUCH AS HYDROCARBONS, CHLORINATED HYDROCARBONS, KETONES AND ESTERS SHALL NOT BE USED FOR ICF WALLS WITH EXPANDED POLYSTYRENE FORM MATERIAL, USE OF PLASTIC ROOFING CEMENTS. ACRYLIC COATINGS, LATEX COATINGS, MORTARS AND PARGINGS TO SEAL ICF WALLS IS PERMITTED. COLD-SETTING ASPHALT OR HOT

ASPHALT SHALL CONFORM TO TYPE C OF ASTM D 449. HOT ASPHALT SHALL BE APPLIED AT A TEMPERATURE OF LESS THAN 200°F.

ALL JOINTS IN MEMBRANE WATERPROOFING SHALL BE LAPPED AND SEALED WITH AN ADHESIVE COMPATIBLE WITH THE MEMBRANE.

VENTILATION R408.1 - THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING (EXCEPT SPACE OCCUPIED BY THE BASEMENT) SHALL HAVE VENTILATION OPENING THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. A GROUND COVER OF SIX MIL (0.006 IN THICK BLACK POLYETHYLENE OR APPROVED EQUAL SHALL BE LAID OVER THE GROUND WITHIN CRAWL SPACES. THE GROUND COVER SHALL BE OVERLAPPED SIX INCHES MINIMUM AT THE JOINTS AND SHALL

EXTEND TO THE FOUNDATION WALL. EXCEPTION: THE GROUND COVER MAY BE OMITTED IN CRAWL SPACES IF THE CRAWL SPACE HAS A CONCRETE SLAB FLOOR WITH A MINIMUM THICKNESS OF TWO INCHES.

DRAFTSTOPPING & FIRE BLOCKING

DRAFTSTOPPING R302.12 IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE & BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED

1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE & A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES: 1. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.

2. FLOOR FRAMING 19 CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS, DRAFTSTOPPING SHALL CONSIST OF MATERIALS LISTED IN IRC SECTION R302.12.1.

FIREBLOCKING R302.11

IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS:

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR

STAGGERED STUDS AS FOLLOWS: 1.1. YERTICALLY AT THE CEILING AND FLOOR LEVELS.

12. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10ft 2. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS,

AND COYE CEILINGS. 3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH IRC SECTION R302.7 (1/2" GWB)

4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT

BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.

5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE IRC SECTION RID03.19.

6. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION. FIREBLOCKING SHALL CONSIST OF MATERIALS LISTED IN IRC SECTION R302.11.1 LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED. THE INTEGRITY OF ALL FIREBLOCKS SHALL BE MAINTAINED.

<u>UALL CONSTRUCTION/FRAMING</u>

GENERAL ALL MINIMUM NAILING SHALL BE IN ACCORDANCE WITH IBC TABLE 2304.10.1 AND IRC TABLE R602.3(1) UNLESS NOTED OTHERWISE. GYPSUM WALL BOARD AT INTERIOR WALLS TO BE FASTENED ACCORDING TO TABLE RT02.3.5

| | MINIMUM T | HICKNESS AND | | ON OF GYT | osum B | OARD | | |
|--------------------------------------|--|----------------------------------|--|--|--------|---|--|--|
| | | | E R10235 | | | | | |
| THICKNESS OF GYPSUM BOARD OR | APPLICATION | ORIENTATION OF GYPSUM BOARD OR | MAXIMUM SPACING OF FRAMING MEMBERS (INCHES O.C.) | MAXIMUM SPACING OF FASTENERS (INCHES) | | SIZE OF NAILS FOR APPLICATION | | |
| GYPSUM PANEL PRODUCTS (INCHES) | | GYPSUM PANEL PRODUCTS TO FRAMING | | NAILS w/o adhesive | SCREWS | TO WOOD FRAMING | | |
| 2 (01 | CEILING | PERPENDICULAR | 16 | 7 | 12 | 13 GAGE, 1-1/4" LONG, 19/64" HEAD; 0098" DIA., 1-1/4" LONG, ANNULAR- | | |
| 3/8' | WALL | EITHER DIRECTION | 16 | 8 | 16 | RINGED; OR 4d COOLER NAIL, 0,080 DIA., 1-3/8 LONG, 7/32 HEAD. | | |
| | CEILING | EITHER DIRECTION | 16 | ٦ | 12 | 13 GAGE, 1-3/8' LONG, 19/64' HEAD; 0.098' DIA, 1-1/4' LONG, ANNULAR- | | |
| 1/2" | CEILING | PERPENDICULAR | 24 | ٦ | 12 | RINGED: OR 5d COOLER NAIL, 0086" DIA., 1-5/8" LONG, 15/64" HEAD; OR GYPSUM BOARD NAIL, 00915" DIA., 1-7/8" LONG, 9/32" HEAD. | | |
| 1/2" | WALL | EITHER DIRECTION | 24 | 8 | 12 | | | |
| | WALL | EITHER DIRECTION | 16 | 8 | 16 | | | |
| | CEILING | EITHER DIRECTION | 16 | 7 | 12 | 13 GAGE, 1-5/8" LONG, 19/64" HEAD; <i>00</i> 98" DIA., 1-3/8" LONG, ANNULAR- RINGED; OR 6d COOLER NAIL, <i>00</i> 92" DIA., 1-7/8" LONG, I/4" HEAD; OR | | |
| | CEILING | PERPENDICULAR | 24 | ٦ | 12 | GYPSUM BOARD NAIL, 00915' DIA, 1-1/8' LONG, 19/64' HEAD. | | |
| 5/8" | TYPE X AT GARAGE CLG BENEATH HABITABLE ROOMS | PERPENDICULAR | 24 | 6 | 6 | 1-7/8" LONG 6d COATED NAILS OR EQUIVALENT DRYWALL SCREWS. SCREWS SHALL COMPLY WITH SECTION R7023.5.I. | | |
| | WALL | EITHER DIRECTION | 24 | 8 | 12 | 13 GAGE, 1-5/8" LONG, 19/64" HEAD; 0098" DIA., 1-3/8" LONG, ANNULAR | | |
| | WALL | EITHER DIRECTION | 16 | 8 | 16 | RINGED: OR 6d COOLER NAIL, 0092" DIA., 1-7/8" LONG, 1/4" HEAD: OR GYP6UM BOARD NAIL. 00915" DIA., 1-7/8" LONG, 19/64" HEAD. | | |
| | | | APPLICATION | WITH ADHESIVE | E | | | |
| 3/8' | CEILING | PERPENDICULAR | 16 | 16 | 16 | 8AME AS ABOVE FOR 3/8' GYPSUM BOARD AND GYPSUM PANEL | | |
| 3/8- | WALL | EITHER DIRECTION | 16 | 16 | 24 | PRODUCTS. | | |
| | CEILING | EITHER DIRECTION | 16 | 16 | 16 | SAME AS ABOVE FOR 1/2" AND 5/8" GYPSUM BOARD AND GYPSUM | | |
| 1/2" OR 5/8" | CEILING | PERPENDICULAR | 24 | 12 | 16 | PANEL PRODUCTS, RESPECTIVELY. | | |
| | WALL | EITHER DIRECTION | 24 | 16 | 24 | • · · · · · · · · · · · · · · · · · · · | | |
| TWO | CEILING | PERPENDICULAR | 16 | 16 | 16 | BASE PLY NAILED AS ABOVE FOR ! GYPSUM BOARD AND GYPSUM | | |
| 3/8 LAYERS | WALL | EITHER DIRECTION | 24 | 24 | 24 | PANEL PRODUCTS; FACE PLY INSTALLED WITH ADHESIVE. | | |

FASTENERS ALL NAILS SPECIFIED ON THIS PLAN SHALL BE COMMON OR GALYANIZED BOX (UNLESS NOTED OTHERWISE) OF THE DIAMETER AND LENGTH LISTED BELOW OR AS PER APPENDIX L OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS) 8d COMMON (Ø.131" DIA., 2-1/2" LENGTH), 8d BOX (Ø.113" DIA, 2-1/2" LONG), 10d COMMON (Ø.148" DIA., 3" LONG) 10d BOX (Ø.128" DIA., 3' LENGTH), 16d COMMON (0.162' DIA, 3-1/2' LONG), 16d SINKER (0.148 DIA, 3-1/4' LONG) 5d COOLER (0.086' DIA, 1-5/8' LONG), 6d COOLER (0.092" DIA., 1-7/8" LONG)

LUMBER GRADES FRAMING LUMBER SHALL COMPLY TO THE LATEST EDITION OF WUPA GRADING RULES FOR THE WESTERN LUMBER. ALL SAWN LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED LUMBER GRADING AGENCY AND SHALL HAVE THE FOLLOWING UNADJUSTED DESIGN MINIMUM PROPERTIES:

| JOISTS: | WOOD TYPE: |
|---------------|---|
| 2×4 | HF *2 - Fb=850 psi, Fv=75 psi, Fc=1300 psi, E=12000000psi |
| 2X6 OR LARGER | HF 12 - Fb=850 psi, Fv=75 psi, Fc=1300 psi, E=12000000psi |
| BEAM | |
| 4 × | DF-L 2 - Fb=900 psi, Fv=95 psi, Fc=1350 psi, E=1600000psi |
| 6X OR LARGER | DF-L 2 - Fb=875 psi, Fv=85 psi, Fc=600 psi, E=13000000psi |
| STUDS | |
| 2×4 | HF *2 - Fb=850 psi, Fv=75 psi, Fc=1300 psi, E=12000000psi |
| 2X6 OR LARGER | HF 12 - Fb=850 psi, Fv=75 psi, Fc=1300 psi, E=12000000psi |
| POSTS | |
| 4×4 | HF 2 - Fb=900 psi, Fv=95 psi, Fc=1350 psi, E=16000000psi |
| 4X6 OR LARGER | HF 2 - Fb=900 psi, Fv=95 psi, Fc=1350 psi, E=16000000psi |
| 6X6 OR LARGER | DF-L 4 - Fb=100 psi, Fv=85 psi, Fc=415 psi, E=13000000psi |
| 6X6 OR LARGER | DF-L 2 - Fb=100 psi, Fv=85 psi, Fc=415 psi, E=13000000psi |

GLUED-LAMINATED BEAM (GLB) SHALL BE 24F-V4 FOR SINGLE SPANS & 24F-V8 FOR CONTINUOUS OR CANTILEVER SPANS WITH THE FOLLOWING MINIMUM PROPERTIES: Fb = 2,400 PSI, Fv = 165 PSI, Fc = 650 PSI (PERPENDICULAR), E = 1,800,000 PSI.

ENGINEERED WOOD BEAMS AND I-JOIST CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND SPECIFICATIONS FOR APPROVAL BY BUILDING OFFICIAL. DESIGN, FABRICATION AND ERECTION IN ACCORDANCE WITH THE LATEST ICC EVALUATION REPORT. BEAMS DESIGNATED AS "PSL" SHALL HAVE THE MINIMUM PROPERTIES:

Fb = 2,900 PSI, Fv = 290 PSI, Fc = 150 PSI (PERPENDICULAR), E = 2,000,000 PSI, BEAMS DESIGNATED AS "LYL" SHALL HAVE THE MINIMUM PROPERTIES: Fb = 2,600 PSI, Fv = 285 PSI, Fc = 750 PSI (PERPENDICULAR), E = 1,900,000 PSI. BEAMS DESIGNATED AS "LSL" SHALL HAVE THE

Fb = 1.700 PSI. Fv = 400 PSI, Fc = 680 PSI (PERPENDICULAR), E = 1,300,000 PSI. CALCULATIONS SHALL INCLUDE DEFLECTION AND CAMBER REQUIREMENTS. DEFLECTION SHALL BE LIMITED AS FOLLOWS: FLOOR LIVE LOAD MAXIMUM = L/480, FLOOR TOTAL LOAD MAXIMUM = L/240.

PREFABRICATED WOOD TRUSSES:

PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED TO SUPPORT SELF WEIGHT PLUS LIVE LOAD AND SUPERIMPOSED DEAD LOADS AS STATED IN THE GENERAL NOTES. TRUSSES SHALL BE DESIGNED & STAMPED BY A LICENSED PROFESSIONAL ENGINEER AND FABRICATED ONLY FROM THOSE DESIGNS. NONBEARING WALLS SHALL BE HELD AWAY FROM THE TRUSS BOTTOM CHORD WITH AN APPROVED FASTENER (SUCH AS SIMPSON STC) TO ENSURE THAT THE TRUSS BOTTOM CHORD WILL NOT BEAR ON THE WALL, ALL PERMANENT TRUSS MEMBER BRACING SHALL BE INSTALLED PER THE TRUSS DESIGN DRAWINGS. ROOF/WALL/FLOOR SHEATHING

TYPICAL WALL 4 ROOF SHEATHING SHALL BE 1/16" RATED SHEATHING MINIMUM UNLESS OTHERWISE SPECIFIED, MINIMUM NAILING SHALL BE 8d COMMON @ 6" O.C. @ PANEL EDGES AND 12" O.C. IN FIELD U.N.O. ON SHEARWALL SCHEDULE. SPAN INDEX SHALL BE 24/0 FOR WALLS AND 24/16 FOR ROOF. FLOOR SHEATHING SHALL BE 3/4" TIG RATED (40/20) SHEATHING, UNLESS OTHERWISE SPECIFIED. MINIMUM NAILING SHALL BE 8d COMMON AT 6" O.C. @ PANEL EDGES AND 12" O.C. IN FIELD. SPAN INDEX SHALL BE 40/20 UNLESS NOTED OTHERWISE. STAGGER END LAPS AT ROOF AND FLOOR SHEATHING.

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

1. AT TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH A MANNER AS TO BE LEAKPROOF,

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

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 CONSTRUCTION. 6. AT WALL AND ROOF INTERSECTIONS.

7. AT BUILT-IN GUTTERS.

FOLLOWING LOCATIONS:

EXTERIOR DOORS, WINDOWS AND SKYLIGHTS

PER 2018 WASHINGTON STATE ENERGY CODE WINDOWS SHALL BE INSTALLED AND FINISHED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS. WRITTEN INSTALLATION INSTRUCTIONS SHALL BE PROVIDED BY THE MANUFACTURER FOR EACH WINDOW. ALL SKYLIGHTS AND SKY WALLS TO BE LAMINATED GLASS UNLESS NOTED OTHERWISE.

SECTION R310-EMERGENCY ESCAPE & RESCUE OPENINGS R310.1 EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED.

BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

EXCEPTION: STORM SHELTERS AND BASEMENTS USED ONLY TO HOUSE MECHANICAL EQUIPMENT NOT EXCEEDING A TOTAL FLOOR AREA OF 200 SQ FT. MINIMUM OPENING AREA: ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MIN. NET CLEAR OPENING OF 5.7 SQ. FT.

EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MIN. 5.0 SQ. FT.

MINIMUM OPENING HEIGHT: THE MIN. NET CLEAR OPENINGS HEIGHT SHALL BE 24 INCHES.

MINIMUM OPENING WIDTH: THE MIN NET CLEAR OPENING WIDTH SHALL BE 20 INCHES. MAXIMUM SILL HEIGHT: WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR, WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SEC. R31023.

SAFETY GLAZING SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS OR AS OTHERWISE REQUIRED PER IRC SECTION R308.4 1. GLAZING IN DOORS - SIDE HINGED DOORS, SLIDING GLASS DOORS AND PANELS IN SLIDING, & BIFOLD DOOR ASSEMBLIES PER IRC SECTION R308.4.1.

2. GLAZING ADJACENT TO DOORS - PANELS WITHIN 24" OF EITHER SIDE OF THE DOOR IN CLOSED POSITION PER IRC SECTION R308.42. 3. GLAZING IN WINDOWS - THE PANE IS LARGER THAN 9 SQ. FT., THE BOTTOM EDGE IS LESS THAN IS' ABOVE THE FLOOR, THE TOP EDGE IS MORE THAN 36" ABOVE THE FLOOR, AND ONE OR MORE WALKING SURFACES ARE WITHIN 36", MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE GLAZING PER IRC SECTION R308.4.3. 4. GLAZING IN GUARDS AND RAILS PER IRC SECTION R308.4.4.

5. GLAZING IN WET SURFACES - WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE PER IRC SECTION R308.4.5.

T. GLAZING ADJACENT TO STAIRS AND RAMPS - WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDING BETWEEN FLIGHTS OF STAIRS AND RAMPS PER IRC SECTION R308.46. 8. GLAZING ADJACENT TO THE BOTTOM STAIR LANDING - WHERE THE GLAZING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN A 60" HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING PER IRC SECTION R308.4.7.

INSULATION AND MOISTURE PROTECTION

R302.10 FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX FOR INSULATION FLAME SPREAD AND SMOKE-DEVELOPED INDEX FOR INSULATION SHALL BE IN ACCORDANCE WITH SECTIONS R302.10.1 THROUGH R302.10.5.

R302.10.1 INSULATION INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS AND VAPRO-PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE A FLAME

SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHERE TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 123.

WHERE SUCH MATERIALS ARE INSTALLED IN CONCEALED SPACES, THE FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX LIMITATIONS DO NOT APPLY TO THE FACINGS, PROVIDED THAT THE FACING IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, FLOOR OR WALL FINISH.

2. CELLULOSE FIBER LOOSE-FILL INSULATION, THAT IS NOT SPRAY APPLIED, COMPLYING WITH THE REQUIREMENTS OF SECTION R302.10.3, SHALL NOT BE REQUIRED TO MEET THE SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 AND SHALL BE REQUIRED

TO MEET A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHERE TESTED IN ACCORDANCE WITH CANVULC 51022. 3. FOAM PLASTIC INSULATION SHALL COMPLY WITH SECTION R316. R302.10.2 LOOSE-FILL INSULATION

LOOSE-FILL INSULATION MATERIALS THAT CANNOT BE MOUNTED IN THE ASTM E 84 OR UL 123 APPARATUS WITHOUT A SCREEN OR

ARTIFICIAL SUPPORTS SHALL COMPLY WITH THE FLAME SPREAD AND SMOKE-DEVELOPED LIMITS OF SECTION R302.10.1 WHERE TESTED IN ACCORDANCE WITH CANJULC SIØ22. EXCEPTION: CELLULOSIC FIBER LOOSE-FILL INSULATION SHALL NOT BE REQUIRED TO BE TESTED IN ACCORDANCE WITH CANVILC \$102.2, PROVIDED SUCH INSULATION COMPLIES WITH THE REQUIREMENTS OF SECTIONS R302.10.1 AND R302.10.3.

R302.10.3 CELLULOSIC FIBER LOOSE-FILL INSULATION CELLULOSIC FIBER LOOSE-FILL INSULATION SHALL COMPLY WITH CPSC 16 CFR, PARTS 1209 AND 1404. EACH PACKAGE OF SUCH INSULATING MATERIAL SHALL BE CLEARLY LABELED IN ACCORDANCE WITH CPSC 16 CFR, PARTS 1209 AND 1404.

R302.10.1 EXPOSED ATTIC INSULATION EXPOSED INSULATION MATERIALS INSTALLED ON ATTIC FLOORS SHALL HAVE A CRITICAL RADIANT FLUX NOT LESS THAN 0.12 WATT PER SQUARE CENTIMETER.

R302.10.5 TESTING TESTS FOR CRITICAL RADIANT FLUX SHALL BE MADE IN ACCORDANCE WITH ASTM E 970.

INFILTRATION CONTROL EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, PENETRATIONS IN FLOORS, ROOFS AND WALLS AND ALL SIMILAR OPENINGS SHALL BE SEALED, CAULKED, GASKETED OR WEATHERSTRIPPED TO LIMIT AIR LEAKAGE. RT02.T VAPOR RETARDERS

CLASS I OR II VAPOR RETARDERS ARE REQUIRED ON THE INTERIOR SIDE OF FRAME WALLS IN CLIMATE ZONES 5, 6, 7, 8, AND MARINE

EXCEPTIONS:

EXCEPTIONS:

I. BASEMENT WALLS.

2. BELOW-GRADE PORTION OF ANY WALL.

3. CONSTRUCTION WHERE MOISTURE OR ITS FREEZING WILL NOT DAMAGE THE MATERIALS. RT02.7.1 CLASS III VAPOR RETARDERS

CLASS III VAPOR RETARDERS SHALL BE PERMITTED WHERE ANY ONE OF THE CONDITIONS IN TABLE R702.7.1 IS MET.

R102.12 MATERIAL VAPOR RETARDER CLASS. THE VAPOR RETARDER CLASS SHALL BE BASED ON THE MANUFACTURER'S CERTIFIED TESTING OR A TESTED ASSEMBLY.

THE FOLLOWING SHALL BE DEEMED TO MEET THE CLASS SPECIFIED: CLASS I: SHEET POLYETHYLENE, UNPERFORATED ALUMINUM FOIL.

> CLASS II: KRAFT-FACED FIBERGLASS BATTS. CLASS III: LATEX OR ENAMEL PAINT.

RT02.7.3 MINIMUM CLEAR AIRSPACES AND VENTED OPENINGS FOR VENTED CLADDING.

FOR THE PURPOSES OF THIS SECTION, VENTED CLADDING SHALL INCLUDE THE FOLLOWING MINIMUM CLEAR AIRSPACES. OTHER OPENING WITH THE EQUIVALENT VENT AREA SHALL BE PERMITTED.

I. VINYL LAP OR HORIZONTAL ALUMINUM SIDING APPLIED OVER A WEATHER-RESISTIVE BARRIER AS SPECIFIED IN TABLE

2. BRICK VENEER WITH A CLEAR AIRSPACE AS SPECIFIED IN TABLE R103.8.4. 3. OTHER APPROVED VENTED CLADDINGS.

WSEC R402.4 AIR LEAKAGE (MANDATORY)

THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R402.4.1 THROUGH R402.4.4. R402.4.12 TESTING

THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 5 AIR EXCHANGES PER HOUR.

INSPECTIONS AND ENFORCEMENT

POSTING OF CERTIFICATE WSEC R4013 A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM, OR AN APPROVED LOCATION INSIDE THE BUILDING. WHEN LOCATED ON AN ELECTRICAL PANEL, THE CERTIFICATE SHALL NOT COVER OR OBSTRUCT THE VISIBILITY OF THE CIRCUIT DIRECTORY LABEL, SERVICE DISCONNECT LABEL, OR OTHER REQUIRED LABELS. THE CERTIFICATES SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION (SLAB, BELOW-GRADE WALL, AND/OR FLOOR) AND DUCTS OUTSIDE CONDITIONED SPACES; U-FACTORS FOR FENESTRATION AND THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF FENESTRATION, AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING. WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, THE CERTIFICATES SHALL LIST THE VALUE COVERING THE LARGEST AREA. THE CERTIFICATES SHALL LIST THE TYPES AND EFFICIENCIES OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT. WHERE A GAS-FIRED UNVENTED ROOM HEATER, ELECTRIC FURNACE, OR BASEBOARD ELECTRIC HEATER IS INSTALLED IN THE RESIDENCE, THE CERTIFICATES SHALL LIST 'GAS-FIRED UNVENTED ROOM HEATER,' 'ELECTRIC FURNACE' OR 'BASEBOARD ELECTRIC HEATER, " AS APPROPRIATE. AN EFFICIENCY SHALL NOT BE LISTED FOR GAS-FIRED UNVENTED ROOM HEATERS, ELECTRIC FURNACES OR ELECTRIC BASEBOARD HEATERS.

DUCT LEAKAGE TESTING: DUCTS SHALL BE LEAK TESTED IN ACCORDANCE WITH WIGHT RIS-33, USING THE MAXIMUM DUCT LEAKAGE RATES SPECIFIED IN 2018 WISEC SEC. R403.3.3. A WRITTEN REPORT OF THE RESULTS SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE

CODE OFFICIAL. BUILDING AIR LEAKAGE TESTING 2018 WSEC SEC. R402.4

THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R402.4.1 THROUGH R402.4.4.

<u>PLUMBING NOTES:</u>

RODENT PROOFING:

2018 UNIFORM PLUMBING CODE SEC. 312.12

STRAINER PLATES ON DRAIN INLETS SHALL BE DESIGNED AND INSTALLED SO THAT NO OPENING EXCEEDS 1/2 OF AN INCH IN THE LEAST 312.12.1 METER BOXES SHALL BE CONSTRUCTED IN SUCH AN MANNER THAT RATS CANNOT ENTER A BUILDING BY FOLLOWING THE SERVICE PIPES

FROM THE BOX INTO THE BUILDING. 312.12.2 METAL COLLARS IN OR ON BUILDINGS WHERE OPENINGS HAVE BEEN MADE IN WALLS, FLOORS, OR CEILINGS FOR THE PASSAGE OF PIPES, SUCH OPENINGS SHALL BE CLOSED AND PROTECTED BY THE INSTALLATION OF APPROVED METAL COLLARS SECURELY FASTENED TO THE ADJOINING STRUCTURE.

312.12.3 TUB WASTE OPENINGS IN FRAMED CONSTRUCTION TO CRAWL SPACES AT OR BELOW THE FIRST FLOOR SHALL BE PROTECTED BY THE INSTALLATION OF APPROVED METAL COLLARS OR METAL SCREEN SECURELY FASTENED TO THE ADJOINING STRUCTURE WITH NO OPENING EXCEEDING 1/2 OF AN INCH IN THE LEAST DIMENSION. WATER HAMMER: 609.10(UPC)

BUILDING WATER SUPPLY SYSTEM WHERE QUICK-ACTING VALVES ARE INSTALLED SHALL BE PROVIDED WITH WATER HAMMER ARRESTER(S) TO ABSORB HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF THESE VALVES. WATER HAMMER ARRESTORS SHALL BE APPROVED MECHANICAL DEVICES IN ACCORDANCE WITH THE APPLICABLE STANDARD AND SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO QUICK ACTING VALVES.

LIGHTING WSEC SECTION R404

<u>LIGHTING EQUIPMENT PER SEC R404.1</u> - A MINIMUM OF 90 PERCENT OF LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

INTERIOR STAIRWAY ILLUMINATION PER SEC R303.7 IRC

INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. STAIRWAY ILLUMINATION SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS NOT LESS THAN I FOOT-CANDLE MEASURED AT THE CENTER OF TREADS AND LANDINGS, THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS. EXCEPTION: A SWITCH IS NOT REQUIRED WHERE REMOTE, CENTRAL OR AUTOMATIC CONTROL OF LIGHTING IS PROVIDED.

EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP LANDING OF THE STAIRWAY. STAIRWAY ILLUMINATION SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTDOOR GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE BOTTOM LANDING OF THE STAIRWAY.

DRILLING AND NOTCHING STUDS

EXTERIOR STAIRWAY ILLUMINATION PER SEC R303.8 IRC

PER SEC R6026 DRILLING AND NOTCHING OF STUDS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

I. NOTCHING, ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION SHALL BE PERMITTED TO BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. STUDS IN NONBEARING PARTITIONS SHALL BE PERMITTED TO BE NOTCHED TO A DEPTH NOT TO EXCEED 40% OF A SINGLE STUD WIDTH.

2. DRILLING. ANY STUD SHALL BE PERMITTED TO BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NO MORE THAN 60% OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NO MORE THAN % INCH TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH, STUDS LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS DRILLED OVER 40% AND UP TO 60% SHALL ALSO BE DOUBLED WITH NO MORE THAN TWO SUCCESSIVE DOUBLED STUDS BORED. SEE FIGURES R602.6(1) AND R602.3(2).

EXCEPTION: USE OF APPROVED STUD SHOES IS PERMITTED WHERE THEY ARE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

DRILLING AND NOTCHING OF TOP PLATE. PER SEC R6026.1 WHEN PIPING OR DUCTWORK IS PLACED IN OR PARTLY IN AN EXTERIOR WALL OR INTERIOR LOAD-BEARING WALL, NECESSITATING CUTTING, DRILLING OR NOTCHING OF THE TOP PLATE BY MORE THAN 50 PERCENT OF IT'S WIDTH, A GALVANIZED METAL TIE NOT LESS THAN 0.054 INCH THICK AND 1-1/2" INCHES WIDE SHALL BE FASTENED ACROSS AND TO THE PLATE AT EACH SIDE OF THE OPENING WITH NOT LESS THAN EIGHT 100 NAILS HAVING A MINIMUM LENGTH OF 1-1/2" INCHES AT EACH SIDE OR EQUIVALENT. THE METAL TIE MUST EXTEND A MINIMUM OF 6 INCHES PAST THE OPENING. SEE FIGURE R602.6.1,

WHEN THE ENTIRE SIDE OF THE WALL WITH THE NOTCH OR CUT IS COVERED BY WOOD STRUCTURAL PANEL SHEATHING.

S D

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O

. Contractor or builder must verify all dimensions before proceeding with

This plan was designed to be marketed throughout many municipalities. The purchaser must verify compliance with all local where the home is to be constructed.

3. Purchaser should have plans reviewed by a licensed builder and structural engineer for compliance to specific site conditions.

be altered by other than a qualified designer, architect, or structural engineer. Plan No:

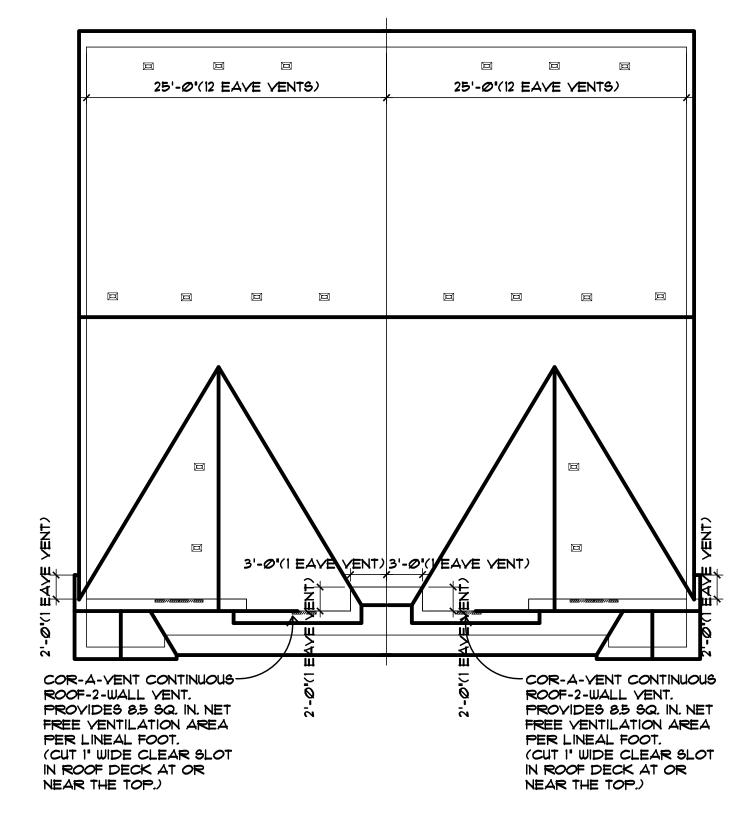
These plans should not

Date: 6-14-21

M-1822

VENTILATION REQUIREMENTS

ROOF ATTIC VENTILATION CALCULATIONS



VENTILATION CALCULATIONS & REQUIREMENTS

AT LEAST 40% & NOT MORE THAN 50% OF REQUIRED VENTS SHALL BE IN UPPER PORTION OF VENTILATED ROOF SPACE (NO MORE THAN 3' BELOW THE RIDGE OR HIGHEST POINT) WITH THE BALANCE OF REQUIRED VENTILATION PROVIDED BY EAVE VENTING.

<u>VENTILATION REQUIRED PER SEC. R806.1</u> - ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSIONS OF 1/16" INCH MINIMUM AND 1/4" INCH MAXIMUM. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4" SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16" MINIMUM AND 1/4" MAXIMUM, OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION RS02.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR.

MINIMUM VENT AREA PER SEC. R806.2 - THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.

VENT AND INSULATION CLEARANCE PER SEC. R8063 - WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR, NOT LESS THAN A 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE YENT.

<u>UPPER ROOF: (AREA 1)</u> 156 SQ. FT. OF ATTIC AREA/300 = 3.85 SQ. FT.

OF VENTILATION REQUIRED (555 SQ. INCHES) UPPER VENTS = 278 Sq. In. (6 AF50 VENTS) LOWER VENTS = 278 Sq. In. 15 EAVE VENTS x 12" PER BLOCK = 180 Sq. In. 3 AF50 YENTS x 50" PER YENT = 150 Sq. in.

52 SQ. FT. OF ATTIC AREA/300 = .51 SQ. FT.

AF50 ROOF VENTS. (50 * IN. PER VENT) NOTE: EAVE VENTING PROVIDED BY (4)-2 1/8' DIAMETER 'BIRD HOLES' PER EAVE BLOCK. (4)-2 1/8" DIA HOLES = 14.16 Sq. In. w/O MESH NF.A. w/ MESH = 12" Sq. In. PER BLOCK.

COR-A-VENT ROOF-2-WALL VENT

(8.5 SQ. IN. PER LINEAL FT.)

NOTE: UPPER ROOF VENTING PROVIDED BY 1'XIO'

<u> OWER ROOF - GARAGE: (AREA 3)</u>

NOTE: UPPER ROOF VENTING PROVIDED BY OF VENTILATION REQUIRED (13 SQ. INCHES) EAVE VENTS = 37 Sq. in.4 EAVE VENTS x 12" PER BLOCK = 48 Sa. In. UPPER VENTS = 30 Sq. in. (CONT. ROOF-2-WALL VENT) 85 SQ. IN. X 2 LF(TRUSS BAY)= 17 SQ. IN. PER TRUSS BAY 48 SQ. IN. REQUIRED/ 17 SQ. IN= 3 BAYS

WHOLE HOUSE VENTILATION USING EXHAUST FANS

<u>MECHANICAL</u>

HEATING EQUIPMENT ALL WARM-AIR FURNACES SHALL BE LISTED AND LABELED BY AN APPROVED AGENCY AND INSTALLED TO LISTED SPECIFICATIONS. NO WARM-AIR FURNACES SHALL BE INSTALLED IN A ROOM USED OR DESIGNED TO BE USED AS A BEDROOM,

BATHROOM, CLOSET OR IN ANY ENCLOSED SPACE WITH ACCESS ONLY THROUGH SUCH ROOM OR SPACE, EXCEPT DIRECT VENT FURNACE, ENCLOSED FURNACES AN ELECTRIC HEATING FURNACES. LIQUEFIED PETROLEUM GAS-BURNING APPLIANCES SHALL NOT BE INSTALLED IN A PIT. BASEMENT OR SIMILAR LOCATION WHERE HEAVIER THAN AIR GAS MIGHT COLLECT. APPLIANCES SO FUELED SHALL NOT BE INSTALLED IN

APPROVED MEANS FOR REMOVAL OF UNBURNED GAS. HEATING AND COOLING EQUIPMENT LOCATED IN A GARAGE AND WHICH GENERATES A GLOW, SPARK OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS SHALL BE INSTALLED WITH THE PILOTS AND BURNERS OR HEATING ELEMENTS AND SWITCHES AT LEAST IS' ABOVE THE FLOOR LEVEL.

AN ABOVE GRADE UNDER FLOOR SPACE OR BASEMENT UNLESS SUCH LOCATION IS PROVIDED WITH AN

TEMPERATURE CONTROL THE PRIMARY SPACE CONDITIONING SYSTEM WITHIN EACH DWELLING UNIT SHALL BE PROVIDED WITH AT LEAST ONE PROGRAMMABLE THERMOSTAT FOR THE REGULATION OF TEMPERATURE WEEC SEC.

<u>VENTILATION</u> EVERY FACTORY BUILT CHIMNEY, TYPE L VENT, TYPE B GAS VENT OR TYPE BW GAS VENT SHALL BE INSTALLED IN ACCORDANCE WITH THE TERMS OF ITS LISTING, MFR'S INSTALLATION INSTRUCTIONS AND APPLICABLE

A TYPE L VENTING SYSTEM SHALL TERMINATE NOT LESS THAN 2 FEET ABOVE THE HIGHEST POINT WHERE THE VENT PASSES THROUGH THE ROOF OF THE BUILDING AND AT LEAST 2' HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10' OF THE VENT

UTILITY ROOM NOTES/MAKE UP AIR:

1. WHERE THE EXHAUST DUCT IS CONCEALED WITHIN THE BUILDING CONSTRUCTION, THE EQUIVALENT LENGTH OF THE EXHAUST DUCT SHALL BE IDENTIFIED ON A PERMANENT LABEL OR TAG. THE LABEL OR TAG SHALL BE LOCATED WITHIN 6 FEET OF THE EXHAUST DUCT CONNECTION.

2. INSTALLATIONS EXHAUSTING MORE THAN 200 CFM SHALL BE PROVIDED WITH MAKE UP AIR, WHERE A CLOSET IS DESIGNED FOR THE INSTALLATION OF A CLOTHES DRYER, AN OPENING HAVING AN AREA OF NOT LESS THAN 100 SQ. INCHES FOR MAKE UP AIR SHALL BE PROVIDED IN THE CLOSET ENCLOSURE, OR MAKE UP AIR SHALL BE PROVIDED BY OTHER APPROVED MEANS. \square = 100 SQ INCH TRANSFER GRILL PER IRC G2439.5 (614.6)

WHOLE HOUSE VENTILATION SYSTEM USING EXHAUST FANS SEC. MISOS AS AMENDED BY WASHINGTON STATE

MISOS, GENERAL WHERE LOCAL EXHAUST OR WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS AND EQUIPMENT SHALL BE DESIGNED IN ACCORDANCE WITH THIS SECTION.

MISOS RECIRCULATION OF AIR EXHAUST AIR FROM BATHROOMS AND TOILET ROOMS SHALL NOT BE RECIRCULATED WITHIN A RESIDENCE OR TO ANOTHER DWELLING UNIT AND SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. EXHAUST AIR FROM BATHROOMS AND TOILET ROOMS SHALL NOT DISCHARGE INTO AN ATTIC, CRAWL SPACE OR OTHER AREAS OF THE BUILDING. THIS SECTION SHALL NOT PROHIBIT THE INSTALLATION OF DUCTLESS RANGE HOODS IN ACCORDANCE WITH THE EXCEPTION TO SECTION MIS/03.3.

MISOSS EXHAUST EQUIPMENT, EXHAUST EQUIPMENT SERVING SINGLE DWELLING UNITS SHALL BE LISTED AND LABELED AS PROVIDING THE MIN. REQUIRED AIRFLOW IN ACCORDANCE WITH ANSI/AMCA 210-ANSI/ASHRAE 51 MISOS.4 WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM

EACH DWELLING UNIT SHALL BE EQUIPPED WITH A VENTILATION SYSTEM. THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS MISOS.4.1 THROUGH MISOS.4.4.

MISOS.4.1 SYSTEM DESIGN THE WHOLE-HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY FANS, ONE OR EXHAUST FANS, OR AN EVR/HRY WITH INTEGRAL FANS, ASSOCIATED DUCTS AND CONTROLS, WHOLE HOUSE MECHANICAL VENTILATION SUPPLY AND EXHAUSTFANS PER SECTIONS MISOS, 4.12 THE SYSTEM SHALL BE DESIGNED AND INSTALLED TO EXHAUST AND OR SUPPLY THE MINIMUM OUTDOOR AIRFLOW RATES PER SECTION MISOS.4.3 AS MODIFIED BY THE WHOLE HOUSE VENTILATION SYSTEM COEFFICIENTS IN SECTION MISO4.4.3.1 WHERE APPLICABLE. THE WHOLE HOUSE VENTILATION SYSTEM SHALL OPERATE CONTINUOUSLY AT THE MINIUMUM VENTILATION RATE DETERMINED PER SECTION MISOS.4.2 UNLESS CONFIGURED WITH INTERMITTENT OFF CONTROLS PER SECTION MISOS.4.3.2

MISOS.4.I.I WHOLE HOUSE SYSTEM COMPONENT REQUIREMENTS WHOLE HOUSE VENTILATION SUPPLY AND EXHAUST FANS SPECIFIED IN THIS SECTION SHALL HAVE A MIN. EFFICACY AS PRESCRIBED IN THE WASHINGTON STATE ENERGY CODE. DESIGN AND INSTALLATION OF THE SYSTEM OF EQUIPMENT SHALL BE CARRIED OUT IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS. WHOLE HOUSE VENTILATION FANS SHALL BE RATED FOR SOUND NO LESS THAN THE MIN. AIRFLOW RATE REQUIRED BY SECTION MID/05,4.3.1. VENTILATION FANS SHALL BE RATED FOR SOUND AT A MAX. OF 1.0 SONE. THIS SHOULD RATING SHALL BE AT A MIN. OF Ø.1 IN W.C. STATIC PRESSURE IN ACCORDANCE WITH HYI PROCEDURES SPECIFIED IN SECTIONS MI505.4.1.2 AND MI505.4.1.3.

MISOS.4.12 EXHAUST FANS EXHAUST FANS REQUIRED SHALL BE DUCTED DIRECTLY TO THE OUTSIDE. EXHAUST AIR OUTLETS SHALL BE DESIGNED TO LIMIT THE PRESSURE DIFFERENCE. TO THE OUTSIDE AND EQUIPPED WITH BACKDRAFT DAMPERS OR MOTORIZED DAMPERS IN ACCORDANCE WITH THE WASHINGTON STATE ENERGY CODE. EXHAUST FANS SHALL BE TESTED AND RATED IN ACCORDANCE WITH THE AIRFLOW AND SOUND RATING PROCEDURES OF THE HOME VENTILATING INSTITUTE. EXHAUST FANS REQUIRED IN THIS SECTION MAY BE USED TO PROVIDE LOCAL VENTILATION. BATHROOM EXHAUST FANS THAT ARE DESIGNED FOR INTERMITTENT EXHAUST AIRFLOW RATES HIGHER THAN THE CONT. EXHAUST AIRFLOW RATES IN TABLE MISOS 43(3) SHALL BE PROVIDED WITH OCCUPANCY SENSORS OR HUMIDITY SENSORS TO AUTOMATICALLY OVERRIDE THE FAN TO THE HIGH SPEED AIRFLOW RATE. THE EXHAUST FANS SHALL BE TESTED AND THE TESTING RESULTS SHALL BE SUBMITTED AND POSTED IN ACCORDANCE WITH SECTION MI505.4.16.

MI505.4.1.3 SUPPLY FANS. SUPPLY FANS USED IN MEETING THE REQUIREMENTS OF THIS SECTION SHALL SUPPLY OUTDOOR AIR FROM INTAKE OPENINGS IN ACCORDANCE WITH IMC SECTIONS 401.4 AND 401.5. WHEN DESIGNEDFOR INTERMITTENT OFF OPERATION, SUPPLY SYSTEMS SHALL BE EQUIPPED WITH MOTORIZED DAMPERS IN ACCORDANCE WITH THE WASHINGTONE STATE ENERGY CODE.

MISOS.4.1.4 BALANCED WHOLE HOUSE VENTILATION SYSTEM. A BALANCED WHOLE HOUSE VENTILATION SYSTEM SHALL INCLUDE BOTH SUPPLY AND EXHAUST FANS. THE SUPPLY AND EXHAUST FANS SHALL HAVE AIRFLOW THAT IS WITHIN 10 PERCENT OR 5 CFM, WHICHEVER IS GREATER, OF THE TOTAL MECHANICAL SUPPLY AIRFLOW RATE.

MISOS.4.15 WHOLE-HOUSE VENTILATION INTEGRATED SUPPLY SYSTEMS USING SPACE HEATING AND OR COOLING AIR HANDLER FANS FOR OUTDOOR AIR SUPPLY DISTRIBUTION ARE NOT PERMITTED.

MISOS.4.16 TESTING. WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE TESTED. BALANCED AND VERIFIED TO PROVIDE A FLOW RATE NOT LESS THAN THE MINIMUM REQUIRED BE SECTIONS MISOS.4.3 AND MISOS.4.4. TESTING SHALL BE PERFORMED ACCORDING TO THE VENTILATION EQUIPMENT MANUFACTURER'S INSTRUCTIONS, OR BY USING A FLOW HOOD, FLOW GRID, OR OTHER AIRFLOW MEASURING DEVICE AT THE MECHANICAL VENTILATION FANS INLET TERMINALS. OUTLET TERMINALS OR GRILLES OR IN THE CONNECTED VENTILATION DUCTS.

MI505.4.1.7 CERTIFICATE. A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE MECHANICAL CONTRACTOR, TEST AND BALANCE CONTRACTOR OR OTHER APPROVED PARTY AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM, OR AN APPROVED LOCATION INSIDE THE BUILDING.

MISOS.4.2 SYSTEM CONTROLS THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT COMPLY WITH THE FOLLOWING:

I. THE WHOLE HOUSE VENTILATION SYSTEM SHALL BE CONTROLLED WITH MANUAL SWITCHES, TIMERS OR OTHER MEANS THAT PROVIDE FOR AUTOMATIC OPERATION OF THE VENTILATION SYSTEM WITH READY ACCESS BY THE

2. WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE OFF OF THE SYSTEM BY THE OCCUPANT DURING PERIODS OF POOR OUTDOOR AIR QUALITY. CONTROLS SHALL INCLUDE PERMANENT TEXT OR A SYMBOL INDICATION THEIR FUNCTION. RECOMMENDED CONTROL PERMANENT LABELING TO INCLUDE TEXT SIMILAR TO THE FOLLOWING: 'LEAVE ON UNLESS OUTDOOR AIR QUALITY IS VERY POOR'. MANUAL CONTROLS SHALL BE READILY ACCESSIBLE BY THE OCCUPANT. 3. WHOLE HOUSE VENTILATION SYSTEMS SHALL BE CONFIGURED TO OPERATE CONTINUOUSLY EXCEPT WHERE INTERMITTENT OFF CONTROLS AND SIZING ARE PROVIDED PER SECTION MIS/05.4.3.2

<u>MI5Ø5.4.3 MECHANICAL VENTILATION RATE. THE WHOLE-HOUSE MECHANICAL VENTILATION</u> SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE AS DETERMINED IN ACCORDANCE WITH TABLE MISOS.4.3.(1) OR EQUATION 15-1. MISØ5.4.3.1 VENTILATION QUALITY ADJUSTMENT. THE MINIMUM WHOLE HOUSE VENTILATION

RATE FROM SECTION 1505.4.3 SHALL BE ADJUSTED BY THE SYSTEM COEFFICIENT IN <u>MIBØ5.4.3.2 INTERMITTENT OFF OPERATION.</u> WHOLE-HOUSE MECHANICAL VENTILATION

SYSTEMS SHALL BE PROVIDED WITH ADVANCED CONTROLS THAT ARE CONFIGURED TO OPERATE THE SYSTEM WITH INTERMITTENT OFF OPERATION SHALL OPERATE FOR AT LEAST TWO HOURS IN EACH FOUR-HOUR SEGMENT. MISOS.4.4 LOCAL EXHAUST. BATHROOMS, TOILET ROOMS, AND KITCHENS SHALL INCLUDE A

LOCAL EXHAUST SYSTEM. SUCH LOCAL EXHAUST SYSTEMS SHALL HAVE THE CAPACITY TO EXHAUST THE MINIMUM AIRFLOW RATE IN ACCORDANCE WITH TABLE MI505.4.4/1). FANS REQUIRED BY THIS SECTION SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE OR AUTOMATIC OCCUPANCY SENSOR, HUMIDITY SENSOR OR POLLUTANT SENSOR CONTROLS, AN "ON/OFF" SWITCH SHALL MEET THIS REQUIREMENT FOR MANUAL CONTROLS. MANUAL FAN CONTROLS SHALL BE READILY ACCESSIBLE IN THE ROOM SERVED BY THE FAN.

MI505.4.42 LOCAL EXHAUST FANS. EXHAUST FANS MEET THE FOLLOWING CRITERIA: EXHAUST FANS SHALL E TESTED AND RATED IN ACCORDANCE WITH THE AIRFLOW AND SOUND RATING PROCEDURES OF THE HOME VENTILATION INSTITUTE.

<u>TABLE MISØS.4.3(1) CONTINUOUS WHOLE HOUSE MECHANICAL</u> VENTILATION SYSTEM AIR FLOW RATE REQUIREMENTS.

| DWELLING | | NUMBER OF BEDROOMS | | | | | | |
|------------------------|----------------|--------------------|----|----|-----------|--|--|--|
| UNIT FLOOR (AREA(S.F.) | Ø-1 | 2 | 3 | 4 | 5 OR MORE | | | |
| | AIRFLOW IN CFM | | | | | | | |
| 500 | 3Ø | 3Ø | 35 | 45 | 50 | | | |
| 501-1,000 | 30 | 35 | 40 | 50 | 55 | | | |
| 1,001-1,500 | 3Ø | 40 | 45 | 55 | 60 | | | |
| 1,501-2,000 | 35 | 45 | 50 | 60 | 65 | | | |
| 2,001-2,500 | 40 | 50 | 55 | 65 | 7Ø | | | |
| 2,501-3,000 | 45 | 55 | 60 | 70 | 75 | | | |
| 3,001-3,500 | 50 | 60 | 65 | 75 | 80 | | | |
| 3,501-4,000 | 55 | 65 | 70 | 80 | 85 | | | |
| 4,001-4,500 | 60 | 70 | 75 | 85 | 90 | | | |
| 4,501-5,000 | 65 | 75 | 80 | 30 | 95 | | | |

<u>TABLE MISØS.4.3(2) INTERMITTENT WHOLE HOUSE MECHANICAL</u>

| YENTILATION RATE FACTORS | | | | | | | | | | |
|--------------------------------------|-----|-----|-----|-----|-----|------|--|--|--|--|
| RUN-TIME % IN EACH 4-HOUR SEGMENT | 25% | 33% | 50% | 66% | 75% | 100% | | | | |
| FACTOR | 4 | Ŋ | 2 | 1.5 | 1.3 | 1.0 | | | | |

TABLE MISOSAA MINIMUM REQUIRED LOCAL EXHAUST RATES FOR

| AREA TO BE EXHAUSTED | EXHAUST RATES | AREA TO BE EXHAUSTED | EXHAUST RATES |
|----------------------|----------------------|-----------------------|---------------|
| KITCHENS | OR 25 cfm CONTINUOUS | INDOOR SWIMMING POOLS | CAPACITY OF |

2018 ENERGY CODE COMPLIANCE AND OPTIONS

2018 WSEC: 4.5 ENERGY CREDITS REQUIRED PER TABLE 406.2 4 - 3.4 5.5 = 4.5 ENERGY CREDITS

FUEL NORMALIZATION CREDITS (TABLE R4062)

4 (0.5 CREDITS)

FOR HEATING SYSTEM BASED ON ELECTRIC RESISTANCE WITH A DUCTLESS MINI-SPLIT HEAT PUMP SYSTEM IN ACCORDANCE WITH SECTION R403.7.1 INCLUDING THE EXCEPTION.

DUCTLESS MINI-SPLIT HEAT PUMP SYSTEM, ZONAL CONTROL: IN HOMES WHERE THE PRIMARY SPACE HEATING SYSTEM IS ZONAL ELECTRIC HEATING, A DUCTLESS MINI-SPLIT HEAT PUMP SYSTEM WITH MIN. HSPH OF 10.0 SHALL BE INSTALLED AND PROVIDE

HEATING TO THE LARGEST ZONE OF THE HOUSING UNIT. TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE HEATING EQUIPMENT TYPE AND THE MIN. EQUIPMENT EFFICIENCY.

55 (20 CREDIT) WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING:

ELECTRIC HEAT PUMP WATER HEATER MEETING. THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER HEATING SPECIFICATION

FOR R-2 OCCUPANCY, ELECTRIC HEAT PUMP WATER HEATER(S), MEETING THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER HEATING SPECIFICATION, SHALL SUPPLY DOMESTIC HOT WATER TO ALL UNITS. IF ONE WATER HEATER IS SERVING MORE THAN ONE DWELLING UNIT, ALL HOT WATER SUPPLY AND RECIRCULATION PIPING SHALL BE

INSULATED WITH R-8 MIN. PIPE INSULATION. TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE WATER HEATER EQUIPMENT TYPE AND THE MIN. EQUIPMENT EFFICIENCY AND, FOR SOLAR WATER HEATING SYSTEMS, THE CALCULATION OF THE MIN. ENERGY SAYINGS.

. Contractor or builder must verify all dimensions before proceeding with

SIGN

SEC. M1505

This plan was designed to be marketed throughout many municipalities. The purchaser must verify compliance with all local where the home is to be

3. Purchaser should have plans reviewed by a licensed builder and structural engineer for compliance to specific site con-

. These plans should not be altered by other than a qualified designer, architect, or structural engineer.

Plan No:

MASONRY VENEER - GENERAL NOTES PER SEC. R103.12

ADHERED MASONRY VENEER SHALL COMPLY WITH THE

REQUIREMENTS IN SECTIONS 12.1 AND 12.3 OF TMS 402/ACI 530/ASCE 5. ADHERED MASONRY VENEER SHALL BE INSTALLED IN ACCORDANCE WITH SECTION RT03.7.1, ARTICLE 3.3C OF TMS 602/ACI 530.1/ASCE 6 OR THE

CLEARANCES - MINIMUM OF 4 INCHES ABOVE THE

MINIMUM OF 1/2 INCH ABOVE EXTERIOR WALKING SURFACES THAT ARE SUPPORTED BY THE SAME FOUNDATION THAT SUPPORTS THE EXTERIOR WALL.

IN ACCORDANCE WITH SECTION R703.4.

EARTH, MINIMUM OF 2 INCHES ABOVE PAVED AREAS; OR

FLASHING AT FOUNDATION - A CORROSION-RESISTANT SCREED OR FLASHING OF A MINIMUM 0.019-INCH OR 26-GAGE GALYANIZED OR PLASTIC WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 31/2 INCHES SHALL BE INSTALLED TO EXTEND A MINIMUM OF I INCH BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS

WATER-RESISTIVE BARRIER - A WATER-RESISTIVE BARRIER SHALL BE INSTALLED AS REQUIRED BY SECTION RT03.2 AND SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R703.6.3. THE

WATER-RESISTIVE BARRIER SHALL LAP OVER THE

EXTERIOR OF THE ATTACHMENT FLANGE OF THE SCREED OR FLASHING PROVIDED IN ACCORDANCE WITH

- FLASHING

SIDING PER ELEVATION

REQUIREMENTS OF SECTION RT03.7.3 AND THE

MANUFACTURER'S INSTRUCTIONS.

SECTION RT03.12.2.

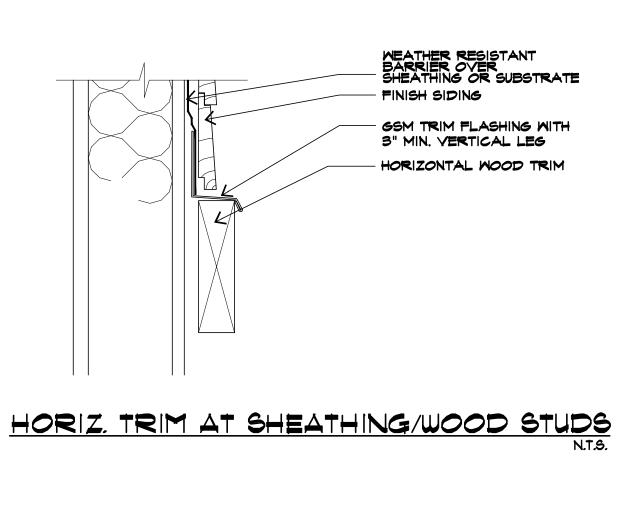
1. Contractor or builder must verify all dimensions before proceeding with construction. 2. This plan was designed to be marketed throughout many municipalities. The purchaser must verify compliance with all local applicable building codes where the home is to be constructed.

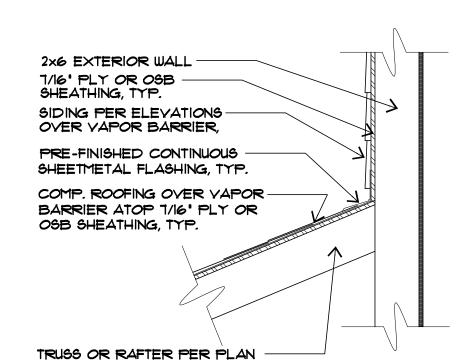
constructed. 3. Purchaser should have plans reviewed by a lic-ensed builder and structural engineer for compli-ance to specific site con-

ditions. 4. These plans should not be altered by other than a qualified designer, architect, or structural engineer.

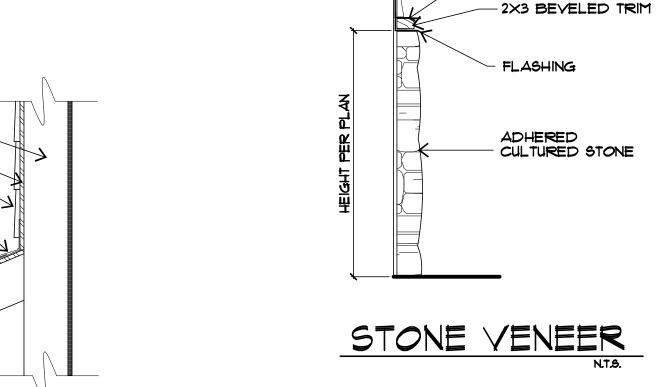
Plan No: M-1822Date:

6-14-21

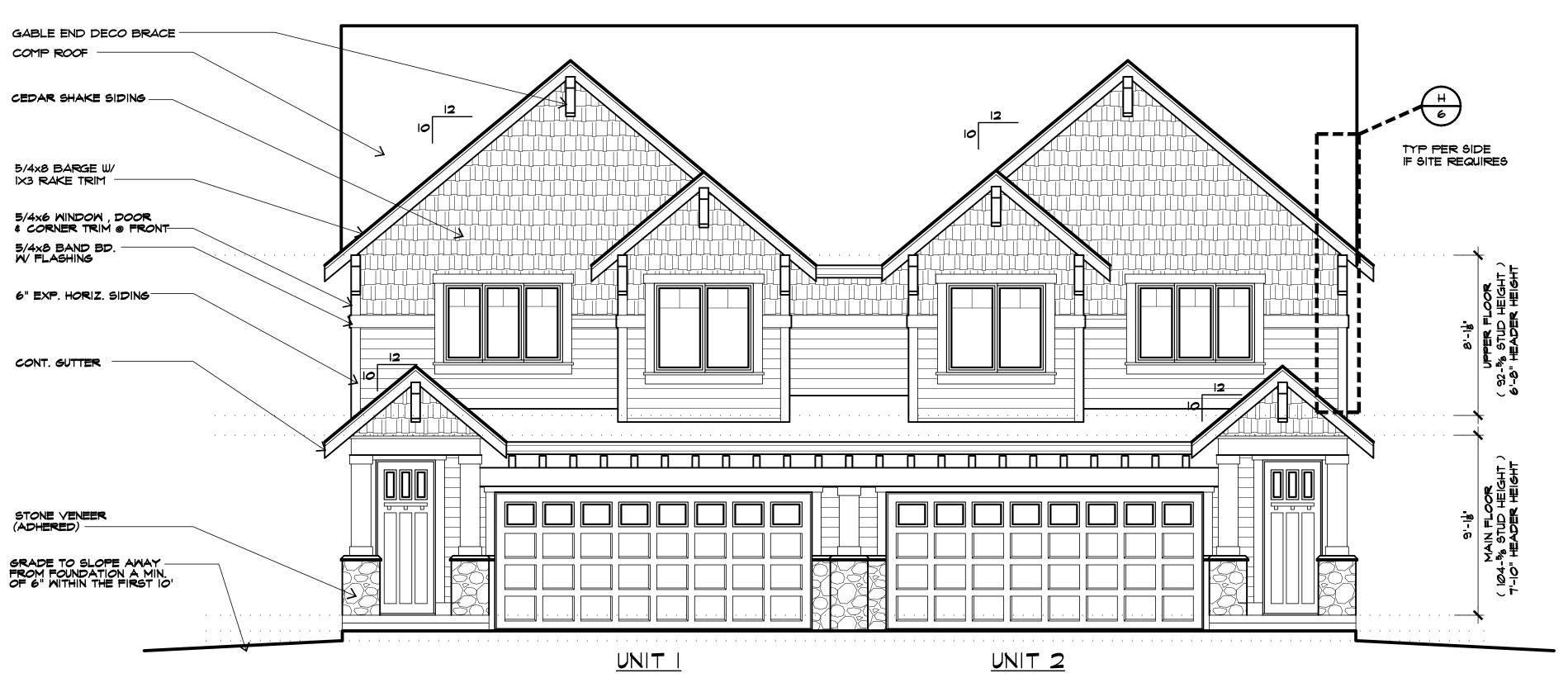




ROOF TO WALL FLASHING DETAIL



ROOF DRIP EDGES PER SEC. R905.2.8.5 PROVIDE DRIP EDGE AT EAVES & GABLES W/ A MIN. 2" OVERLAP



FRONT ELEVATION "A" SCALE: 1/4"=1'-0"

> HOUSE NUMBERS TO BE VISIBLE 4 LEGIBLE WITH CONTRASTING BACKGROUND FROM THE STREET FRONTING THE HOUSE.
> ADDRESS NUMBER SHALL BE MIN.
> 4" HIGH & A MIN. STROKE WIDTH OF 1/2" PER SEC. R319.1

RIGHT ELEVATION "A" SCALE |/4"=|'-0"

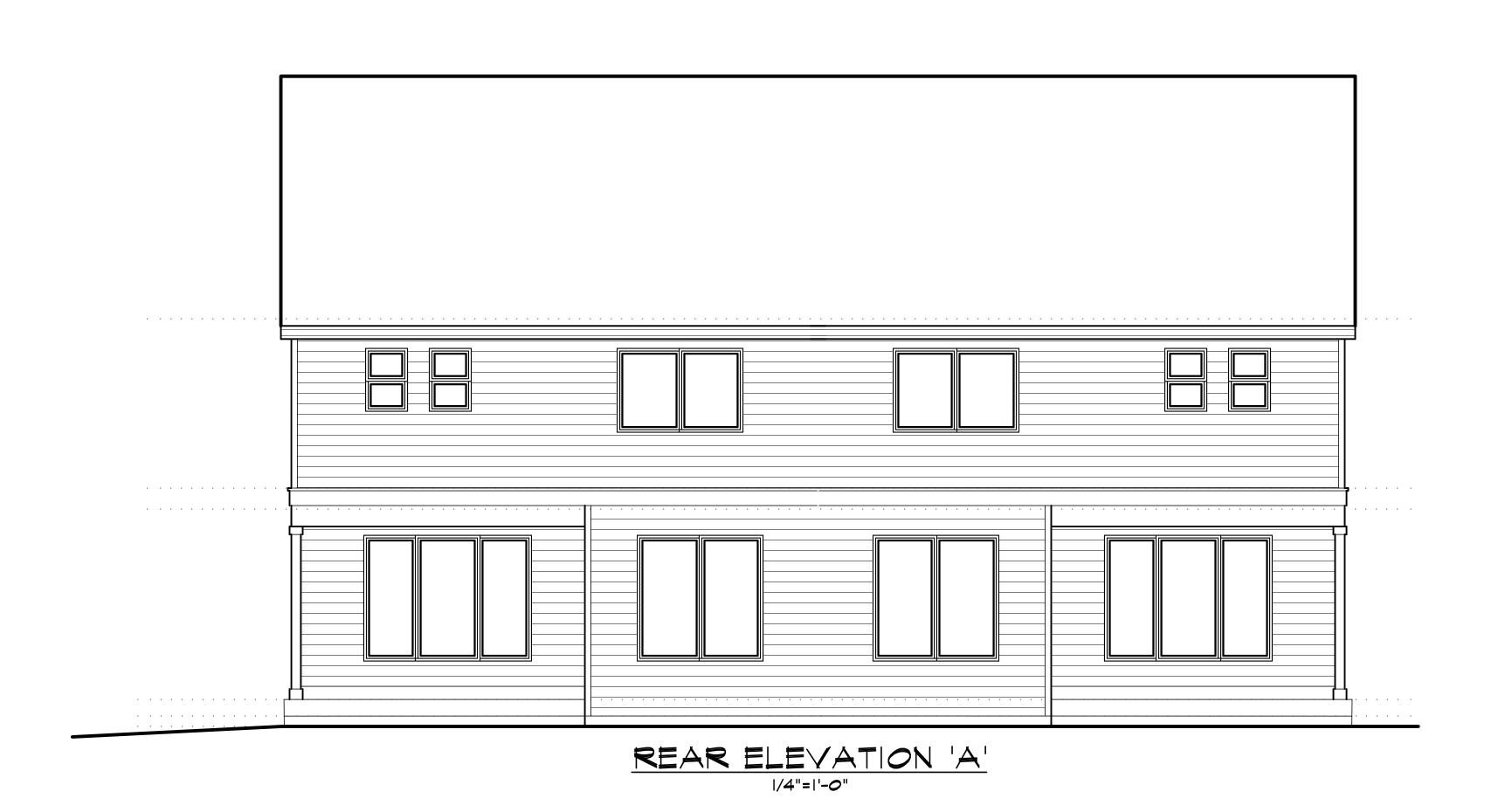
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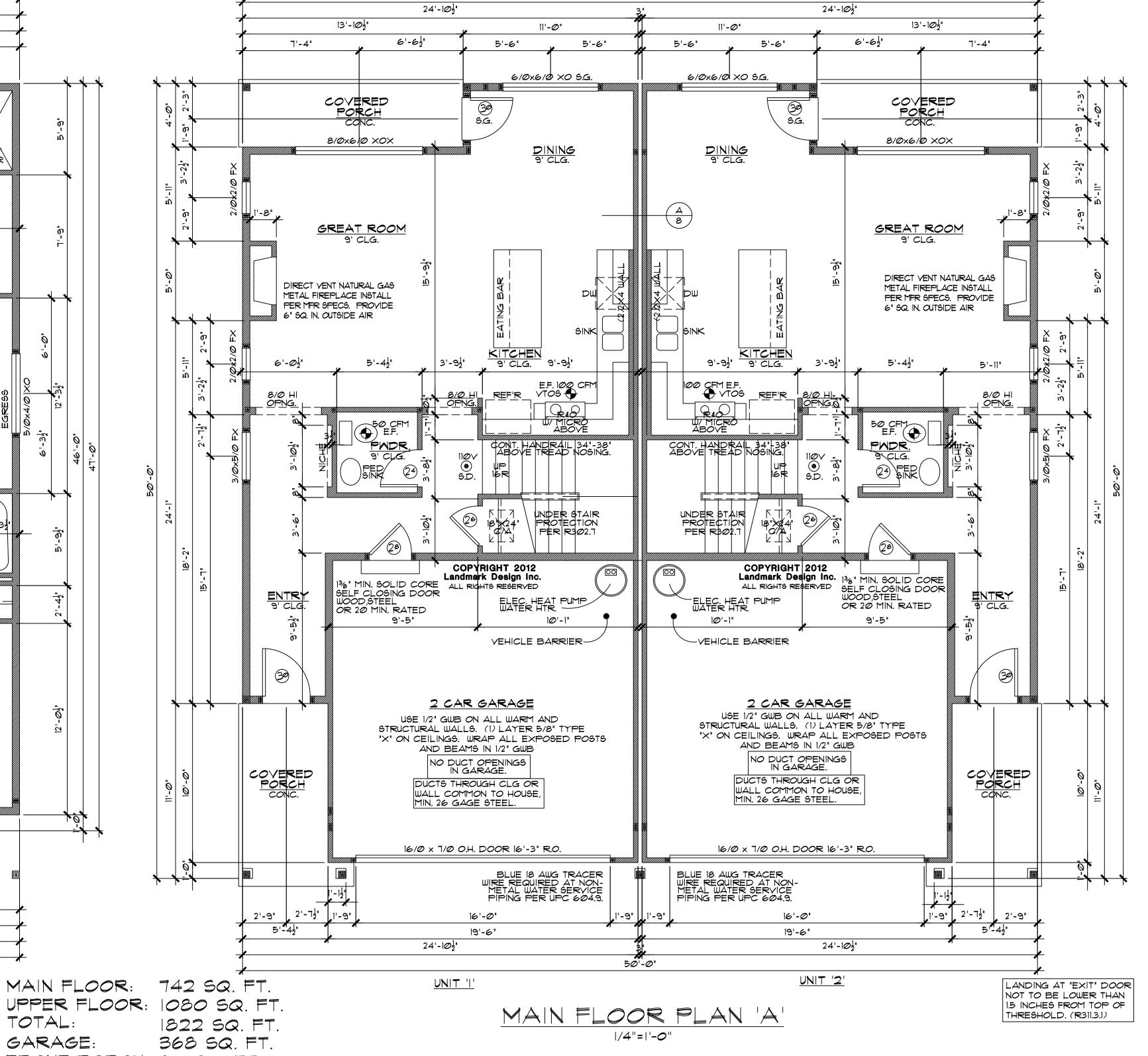
Plan No:
M-1822
Date:

6-14-21









50'-0"

GENERAL NOTES:

ALL WORK TO BE IN CONFORMANCE WITH 2018 IRC. . VENT ALL EXHAUST FANS, DRYER VENTS AND RANGES TO OUTSIDES. 3. VENT WATER HEATER PRESSURE RELIEF VALVES

7'-62"

- TO OUTSIDE. 4. PROVIDE FIRE BLOCKING AT ALL PLUMBING AND
- MECHANICAL PENETRATIONS. 5. ALL SHOWER WALLS TO BE WATERPROOF TO
- MINIMUM 72" ABOYE DRAIN.
- 6. SHOWERHEADS & KITCHEN FAUCET TO BE LIMITED TO MAXIMUM 1.75 G.P.M. FLOW. ALL OTHER LAYATORY FAUCETS TO BE LIMITED TO MAXIMUM 1.0 G.P.M FLOW.
- ALL GLAZING WITHIN 60' ABOVE DRAIN INLET TO BE SAFETY GLASS.
- 8. ALL GLAZING WITHIN 24" OF DOOR OR WITHIN 18" OF FLOOR TO BE SAFETY GLASS
-). SMOKE ALARMS TO BE INSTALLED PER SEC R314.3 IN THE FOLLOWING LOCATIONS: IN EACH SLEEPING ROOMS, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, AND ALARMS TO BE INSTALLED NOT LESS THAN 3 FT. HORIZONTALLY FROM A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER, ALARMS TO BE INTERCONNECTED IN SUCH A MANNER THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
- = 5MOKE ALARM-CARBON MONOXIDE COMBO.

10. PROVIDE CARBON MONOXIDE ALARMS PER SEC. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED ON EACH FLOOR & OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. PER 2018 IRC & WA. STATE

•

 $2'-100^{\frac{1}{2}}$

2'-10¹/₂"

50'-0"

upper floor plan 'a

1/4"=1'-0"

50'-0"

24'-10½"

1100

WALL W/ WOOD CAP

5'-2**"**

S.G.

3'-6"

49B.P.

<u>,</u>1'-8" |['-3"...

2/0×3/0 SH | 2/0×3/0 SH

50 CFM

BEDROOM-2

(59) B.P.

7'-6½"

BATH 8' CLG.

BEDROOM 3

EGRESS

6/0x4/0 XOX

13'-2"

5'-9½"

4'-6½"

13'-11"

6/0x4/0 XO

EGRESS

6'-5½"

7'-6"

2×6 WALL

BEDROOM 4

EGRESS

5/0×4/4 XO

8'-10**"**

8' CLG.

24'-100½"

7'-5½"

24

42" HI WALL W/ WOOD CAP

26

BATH 8' CLG.

(59) B.P.

BEDROOM 3

EGRESS

6/0x4/0 XOX

13'-2"

5'-7½"

24'-100'

5'-2**"**

<u>2/01×3/0 SH</u>

B.P. (49)

.|'-3".|'-8" . 3'-6"

S.G.

2/ØX3/Ø |SH

3'x5'\ SHWR

S.G.

 (\bigcirc)

50 CFM

13'-11"

6/0x4/0 XO

EGRESS

MASTER SUITE

6'-5½"

7'-6"

2×6 WALL

BEDROOM 4

8' CLG.

EGRESS

5/0x4/6 XO

8'-10"

4'-5"

- AMENDMENTS SEC R315. 11. INSULATE ALL WATER PIPES TO MINIMUM R-3 PER WSEC R403.5.3.
- 12. ALL DUCTS & EXHAUST DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED TO A MINIMUM OF R-8 PER WSEC R403.3.1. DUCTS WITHIN A CONCRETE SLAB OR IN THE GROUND SHALL BE INSULATED TO R-10 WITH INSULATION DESIGNED TO BE USED BELOW GRADE.
- 13. EXHAUST AIR SHALL NOT BE DIRECTED ONTO WALKWAYS. ALL EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING. PER R303.5.2.
- 14. GAS PIPING IS TO BE PROTECTED PER G2415.7. WHERE PIPING IS INSTALLED THROUGH HOLES OR NOTCHES IN FRAMING MEMBERS AND THE PIPING IS LOCATED LESS THAN 1-1/2 INCHES FROM THE FRAMING MEMBER FACE TO WHICH WALL, CEILING OR FLOOR MEMBRANES WILL BE ATTACHED, THE PIPE SHALL BE PROTECTED BY SHIELD PLATES THAT COVER THE WIDTH OF THE PIPE AND THE FRAMING MEMBER AND THAT EXTEND NOT LESS THAN 4 INCHES TO EACH SIDE OF THE FRAMING MEMBER. WHERE THE FRAMING MEMBER THAT THE PIPING PASSES THROUGH IS A BOTTOM PLATE, BOTTOM TRACK, TOP PLATE OR TOP TRACK, THE SHIELD PLATES SHALL COVER THE FRAMING MEMBER AND EXTEND NOT LESS THAN 4 INCHES ABOVE THE BOTTOM FRAMING MEMBER AND NOT LESS THAN 4 INCHES BELOW THE TOP FRAMING MEMBER.

15. ATTIC & CRAWL ACCESS HATCHES OR DOORS SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEYEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES

24'-102'

UNIT '2'

- 16. WHOLE HOUSE VENTILATION 24 HR TIMER, READILY ACCESSIBLE & WITH LABEL AFFIXED TO CONTROL THAT READS "WHOLE HOUSE VENTILATION" (SEE OPERATING INSTRUCTIONS)
- 17. DRYER DUCT SPECIFIED LENGTH PER SEC MIBO2.4.5.1. THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE 35 FEET(10.668mm) FROM THE CONNECTION TO THE TRANSITION DUCT FROM THE DRYER TO THE OUTLET TERMINAL. WHERE FITTINGS ARE USED, THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE REDUCED IN ACCORDANCE WITH THE TABLE MI502.4.5.1. THE MAXIMUM LENGTH OF THE EXHAUST DUCT DOES NOT INCLUDE THE
- TRANSITION DUCT. 18. CAVITIES WITHIN CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF R-3 PER INCH MINIMUM PER 2018 WSEC TABLE R402.4.1.1.

UPPER FLOOR: 1080 SQ. FT TOTAL: GARAGE:

FRONT PORCH: 60 SQ. FT REAR PORCH: 56 SQ. FT.

UTILITY ROOM NOTES/MAKE UP AIR: PER IRC G2439

1. WHERE THE EXHAUST DUCT IS CONCEALED WITHIN THE BUILDING CONSTRUCTION AND THE EXHAUST DUCT EQUIVALENT LENGTH EXCEEDS 35 FT., THE EQUIVALENT LENGTH OF THE EXHAUST DUCT SHALL BE IDENTIFIED ON A PERMANENT LABEL OR TAG. THE LABEL OR TAG SHALL BE LOCATED WITHIN 6 FT OF THE EXHAUST DUCT CONNECTION PER G2439.7.5. 2. INSTALLATIONS EXHAUSTING MORE THAN 200 CFM SHALL BE PROVIDED WITH MAKE UP AIR. WHERE A CLOSET IS DESIGNED FOR THE INSTALLATION OF A CLOTHES DRYER, AN OPENING HAVING AN AREA OF NOT LESS THAN 100 SQ. INCHES FOR MAKE UP AIR SHALL BE PROVIDED IN THE CLOSET ENCLOSURE, OR MAKE UP AIR SHALL BE PROVIDED BY OTHER APPR. MEANS PER G2439.5.

= 100 SQ INCH TRANSFER GRILL

INTERIOR STAIRWAY ILLUMINATION PER SEC R303.7 IRC INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. STAIRWAY ILLUMINATION SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS NOT LESS THAN I FOOT-CANDLE MEASURED AT THE CENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS. EXCEPTION: A SWITCH IS NOT REQUIRED WHERE REMOTE,

EXTERIOR STAIRWAY ILLUMINATION PER SEC R303.8 IRC EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP LANDING OF THE STAIRWAY. STAIRWAY ILLUMINATION SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTDOOR GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE BOTTOM LANDING OF THE STAIRWAY.

CENTRAL OR AUTOMATIC CONTROL OF LIGHTING IS PROVIDED.

<u>WHOLE HOUSE VENTILATION:</u>

REFER TO SHEET N-2 TABLE 1505.4.3(1) \$ 1505.4.3(2) FOR FAN SIZING AND RUN TIMES

FURNACE TO HAVE A DUCT FOR OUTSIDE AIR, MOTORIZED DAMPER WITH TIMER AND CONTROLS ARE TO BE ADDED FOR THE REQUIRED FRESH AIR EXCHANGE.

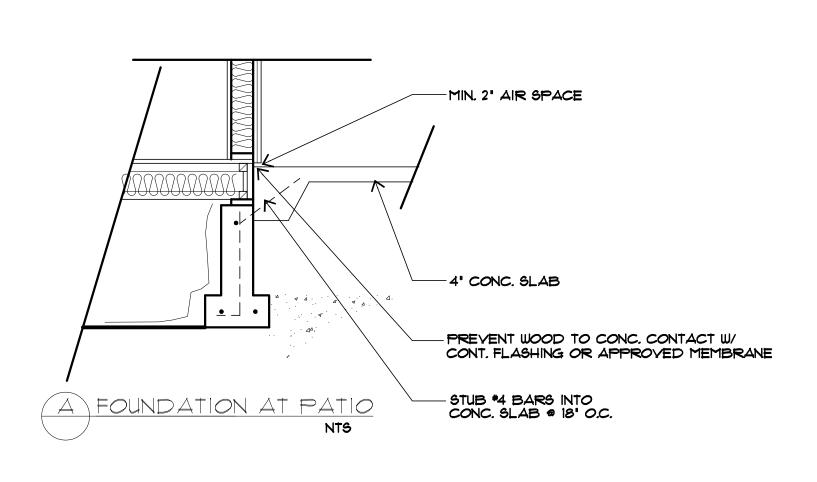
1. Contractor or builder must verify all dimensions before proceeding with

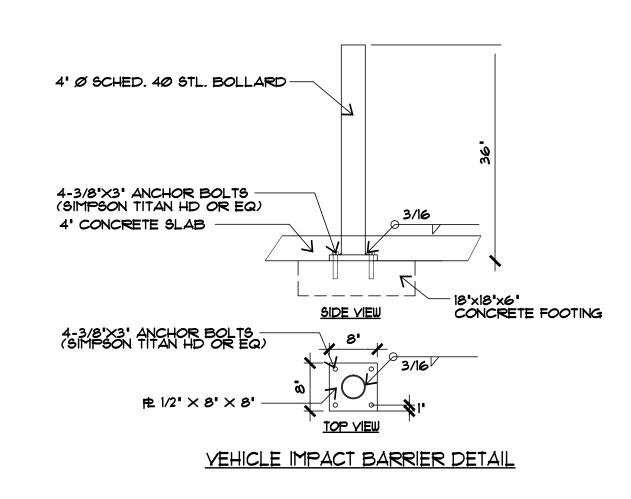
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> . These plans should not be altered by other than a qualified designer, archi-tect, or structural engineer

> > Plan No: L2-1822 Date: 6-14-21





50'-0**"**

10'-8½"

10'-8½"

24'-7**"**

13'-10½"

SAND AND GRAVEL BASE

6 MIL VISQUEEN VAPOR BARRIER THROUGHOUT CRAWLSPACE

LAP SPLICES 12". (BLACK)

* 4 BARS

4" CONC.

SLAB OVER

4' COMPACT

SAND AND

GRAVEL

BASE

4' CONC. SLAB

3' TO DOORS

OVER 4" COMPACT

SAND AND GRAVEL BASE SLOPE

16/0x7/0 O.H. DOOR 16'-3"R.O.

CONT. FTG.

16'-3"

19'-2<mark>1</mark>'

50'-0**"**

FOUNDATION PLAN 'A'

1/4"=1'-0"

24'-7**"**

- 6x6 P.T. POST W/ PB BASE ON 32'x32'x12'

imes CONCRETE FTG.

EACH WAY

W/ 3-*4 BARS

-6×6 P.T. POST W/ PB BASE

ON 32'x32'x12"

TONCRETE FTG.

W/ (3)#4 E.W.

4" CONC. SLAB

OVER 4" COMPACT

* 4 BARS 14 18' O.C. 52.0

24'-7"

13'-10½"

OVER 4" COMPACT SAND AND GRAVEL BASE

6x6 P.T. POST W/ PB BASE ON 32'x32'x12'

CONCRETE FTG.

W/3-*4 BARS EACH WAY

4" CONC. SLAB

14 * 4 BARS 52.0 18" O.C.

6 MIL VISQUEEN VAPOR BARRIER THROUGHOUT CRAWLSPACE

LAP SPLICES 12". (BLACK)

18' O.C.

4" CONC.

GRAVEL

BASE

6×6 P.T. POST W/ PB BASE ON 32'x32'x12' W/ (3)*4 E.W.

CONCRETE FTG.

SLAB OVER

4" COMPACT

SAND AND

4" CONC. SLAB

3' TO DOORS

OVER 4" COMPACT

SAND AND GRAVEL BASE SLOPE

16/0x7/0 O.H. DOOR 16'-3"RO.

CONT. FTG.

16'-3**'**

19'-2<mark>]</mark>"

24'-7**"**

FOUNDATION NOTES:

- 1. ALL FOOTINGS TO BEAR ON FIRM UNDISTURBED SOIL.
- 2. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
- 3. ALL BEAMS TO BE 4XIO DFL *2 ON 4X4 POSTS (4x6 AT SPLICES) ON 24" DIA. x 8" CONC. PADS UNLESS NOTED OTHERWISE.
- 4. ALL POSTS TO BE ANCHORED AGAINST LATERAL MOVEMENT.
- 5. SOLID BLOCK AT ALL POINT LOADS FROM ABOVE.
- 6. FLOOR JOISTS SHOULD BE SUPPORTED LATERALLY AT EACH END AND AT EACH SUPPORT, BY SOLID BLOCKING OR BY ANOTHER APPROVED METHOD.
- 1. PROVIDE MINIMUM 18"-24" CRAWL ACCESS. *CRAWL ACCESS HATCHES OR DOORS SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.
- 8. PROVIDE CRAWL SPACE VENTILATION PER IRC SECTION R408. *FOUNDATION VENTS SHALL BE PLACED SO THAT THE TOP OF THE VENT IS BELOW THE LOWER SURFACE OF THE FLOOR INSULATION.
- 9. INTERIOR GRADE OF CRAWL SPACE SHALL BE SLOPED TO DRAIN AND INSURE THE REMOVAL OF WATER.
- 10.PREVENT WOOD TO CONC. CONTACT W/CONT. FLASHING OR APPROVE MEMBRANE.
- 11. INDICATES 'SIMPSON' HOLDDOWN.
- 12. A SEE SHEARWALL SCHEDULE FOR ANCHOR BOLT SIZE # ANCHOR BOLT SIZE \$ SPACING (SHT SI.Ø).

USE 3' x 3' x 1/4" GALVANIZED STEEL SQUARE PLATE WASHERS FOR ALL ANCHOR BOLTS

VENTILATION CRAWL SPACE VENTILATION TOTAL NET FREE AREA REQ'D 142/150 = 4.95 SQ. FT. PROVIDE SCREENED VENTS FOR VENTILATION 8 VENTS REQ'D

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3. Purchaser should have plans reviewed by a lic-ensed builder and structural engineer for compliance to specific site con-

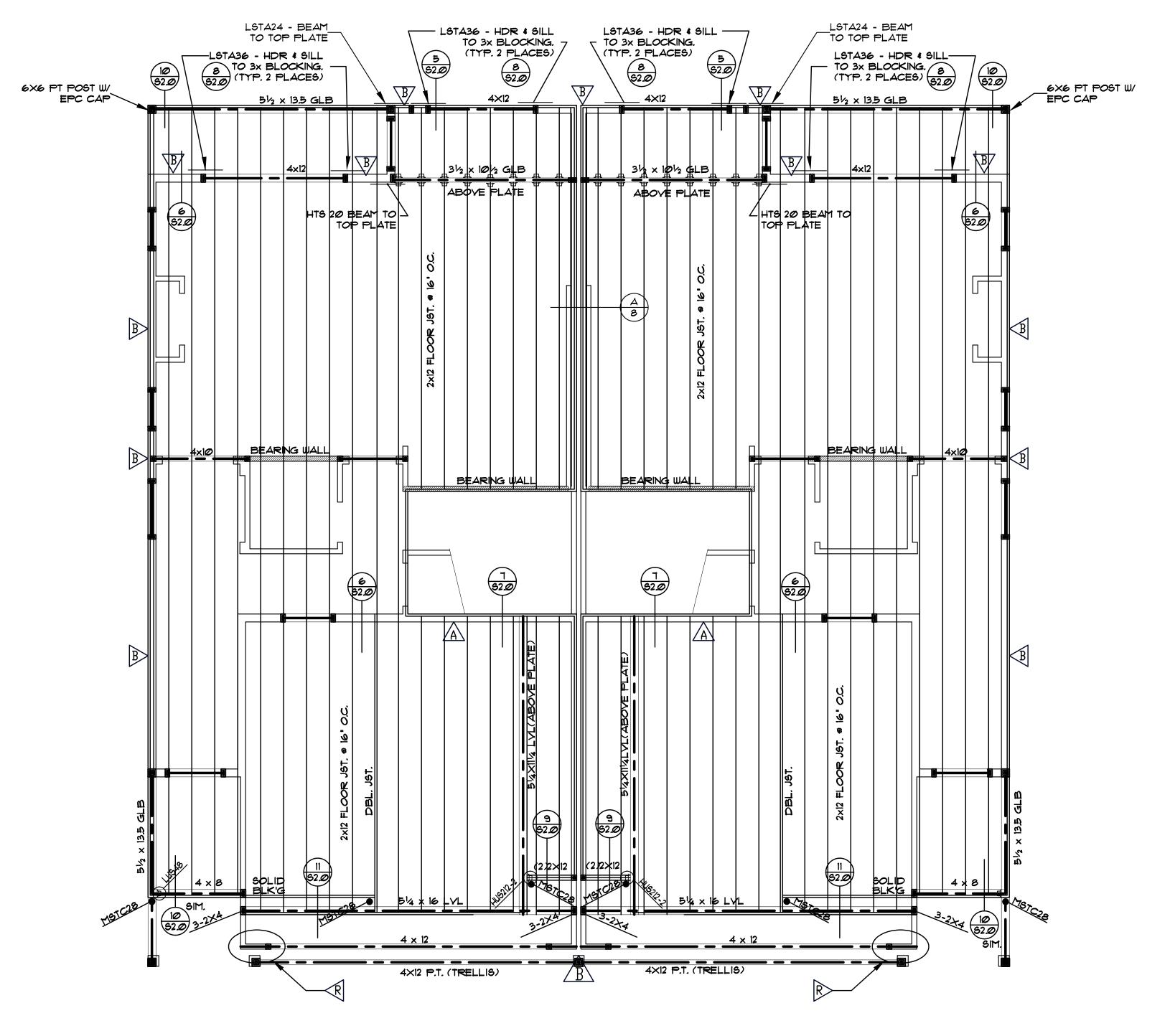
ditions.

4. These plans should not be altered by other than a qualified designer, architect, or structural engineer.

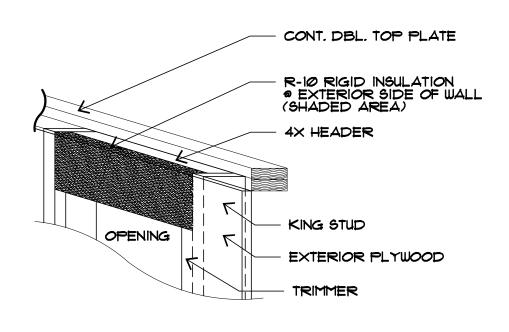
> Plan No: L2-1822

Date: 6-14-21





SECOND FLOOR FRAMING PLAN 'A'



HEADER/INSULATION DETAIL

FRAMING NOTES:

- 1. ALL MULTIPLE JOISTS OR BEAMS MUST BE BOTH GLUED AND NAILED W/80 NAILS @ 24" O.C. NAILED TOP & BOTTOM STAGGERED EACH SIDE.
- 2. ALL HEADERS TO BE 4x8 DF *2, UNLESS NOTED OTHERWISE. HEADERS AT EXTERIOR WALLS & WARM WALLS TO BE INSULATED W/R-10 RIGID INSULATION.
- 3. SOLID BLOCK BENEATH ALL POINT LOADS FROM ABOVE.
- 4. FLOOR JOISTS SHOULD BE SUPPORTED LATERALLY AT EACH AND AT EACH SUPPORT BY SOLID BLOCKING OR BY ANOTHER APPROVED METHOD.
- 5. MSTC 40 STRAPS PER STRUCTURAL, UNLESS NOTED OTHERWISE
- 6. A REFER TO SHEAR WALL SCHEDULE.

3. Purchaser should have plans reviewed by a licensed builder and structural engineer for compliance to specific site conditions.

 These plans should not be altered by other than a qualified designer, architect, or structural engineer.

 Contractor or builder must verify all dimensions before proceeding with construction.

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Plan No:
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Date:

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NOTE-FASTENERS FOR TREATED WOOD TO BE HOT-DIPPED GALVANIZED, STAINLESS STEEL, SILICONE, BRONZE OR COPPER.

STUD NOTCHING:

AND BORING:

- BEARING OR EXTERIOR WALL

NOTCH 25%, BORING 40%.

- 60% BORING IF DOUBLED 4

LESS OR EQUAL SUCCESSIVE STUDS.

- NON-BEARING MAXIMUM NOTCH
40%, BORING 60%.

- HOLES NO CLOSER THAN 5/8 INCH TO FACE OF STUD.

ROOF VENTILATION CALCULATIONS & REQUIREMENTS

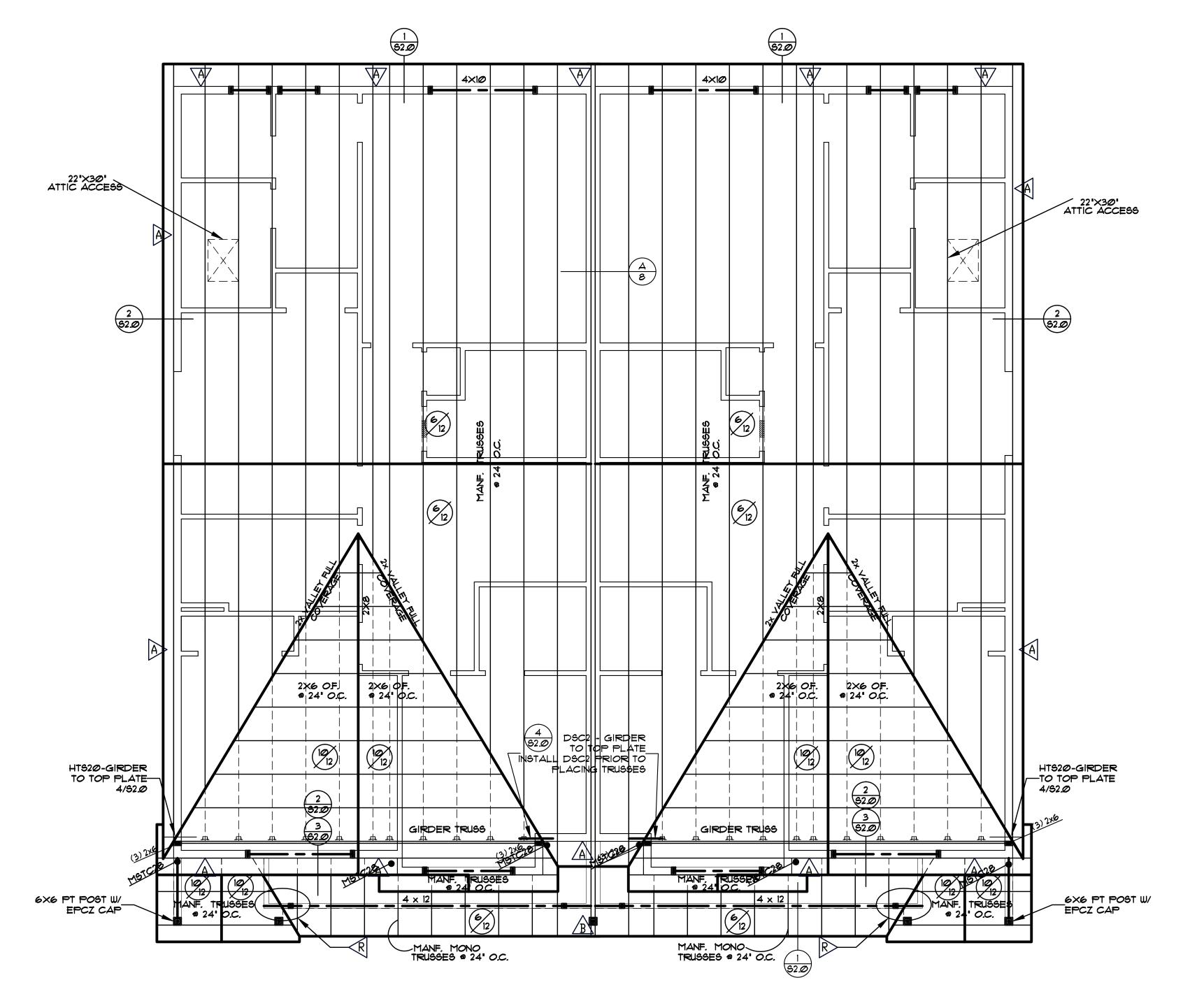
AT LEAST 40% 4 NOT MORE THAN 50% OF REQUIRED VENTS SHALL BE IN UPPER PORTION OF VENTILATED ROOF SPACE (NO MORE THAN 3' BELOW THE RIDGE OR HIGHEST POINT) WITH THE BALANCE OF REQUIRED VENTILATION PROVIDED BY EAVE VENTING.

YENTILATION REQUIRED PER SEC. R806.1 - ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSIONS OF 1/16" INCH MINIMUM AND 1/4" INCH MAXIMUM. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4" SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16" MINIMUM AND 1/4" MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR.

MINIMUM VENT AREA PER SEC. R8062 - THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.

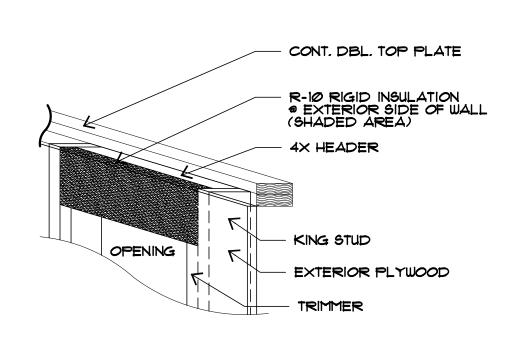
VENT AND INSULATION CLEARANCE PER SEC. R806.3 - WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. NOT LESS THAN A 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT.

SEE SHEET N2 FOR ROOF VENTILATION CALCULATIONS AND LOCATIONS



ROOF A FRAMING PLAN

1/4"=1'-0"



HEADER/INSULATION DETAIL

NTS

ROOF OVERFRAME NOTES:

I. RAFTERS SHALL BE FRAMED TO 2× RIDGE BOARD PER PLAN. RIDGE BOARD SHALL NOT BE LESS IN DEPTH THAN THE CUT END OF THE RAFTER. AT ALL VALLEYS AND HIPS THERE SHALL BE A 2× VALLEY OR HIP RAFTER AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. (FULL COVERAGE AT RIDGE, HIPS AND VALLEYS).

ROOF FRAMING NOTES:

- 1. ALL HEADERS TO BE 4x8 DF *2, UNLESS NOTED OTHERWISE. HEADERS AT EXTERIOR WALLS & WARM WALLS TO BE INSULATED W/R-10 RIGID INSULATION.
- 2. ALL OTHER TRUSSES:
- * SHALL CARRY MANUFACTURERS STAMP.
 * SHALL HAVE DESIGN DETAILS AND
 SPECIFICATIONS ON SITE FOR FRAME
 INSPECTION.
- * SHALL BE INSTALLED AND BRACED PER MANUFACTURERS SPECIFICATIONS PER IRC SEC. 502.11.2 AND 802.10.3 AS WELL AS THE TRUSS INSTITUTE'S BUILDING COMPONENT SAFETY INFORMATION.
- 3. NO TRUSS SHALL BE FIELD-MODIFIED WITHOUT PRIOR CONSENT OF THE TRUSS ENGINEER AND THE BUILDING DEPARTMENT.
- 4. PROVIDE ATTIC ACCESS AT A MINIMUM OF 22"x30" PER IRC SEC. R807.1. *ACCESS HATCHES OR DOORS SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.
- 5. PROVIDE ATTIC VENTILATION PER IRC SEC. R806. ALL FRAMING TO COMPLY WITH IRC SEC R802.
- 6. A REFER TO SHEAR WALL SCHEDULE.

MANUFACTURED TRUSSES

MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON SITE AT TIME OF INSPECTION, FOR THE INSPECTORS USE AND REFERENCE

NOTE-FASTENERS FOR TREATED WOOD TO BE HOT-DIPPED GALVANIZED, STAINLESS STEEL, SILICONE, BRONZE OR COPPER. STUD NOTCHING

AND BORING

- BEARING OR EXTERIOR WALL

NOTCH 25%, BORING 40%.

- 60% BORING IF DOUBLED &

LESS OR EQUAL SUCCESSIVE STUDS.

- NON-BEARING MAXIMUM NOTCH

40%, BORING 60%.

HOLES NO CLOSER THAN 5/8 INCH TO FACE OF STUD.

to be marketed throughout many municipalities. The purchaser must verify compliance with all local applicable building codes where the home is to be constructed.

3. Purchaser should have plans reviewed by a licensed builder and structenses.

2. This plan was designed

1. Contractor or builder must verify all dimensions before proceeding with

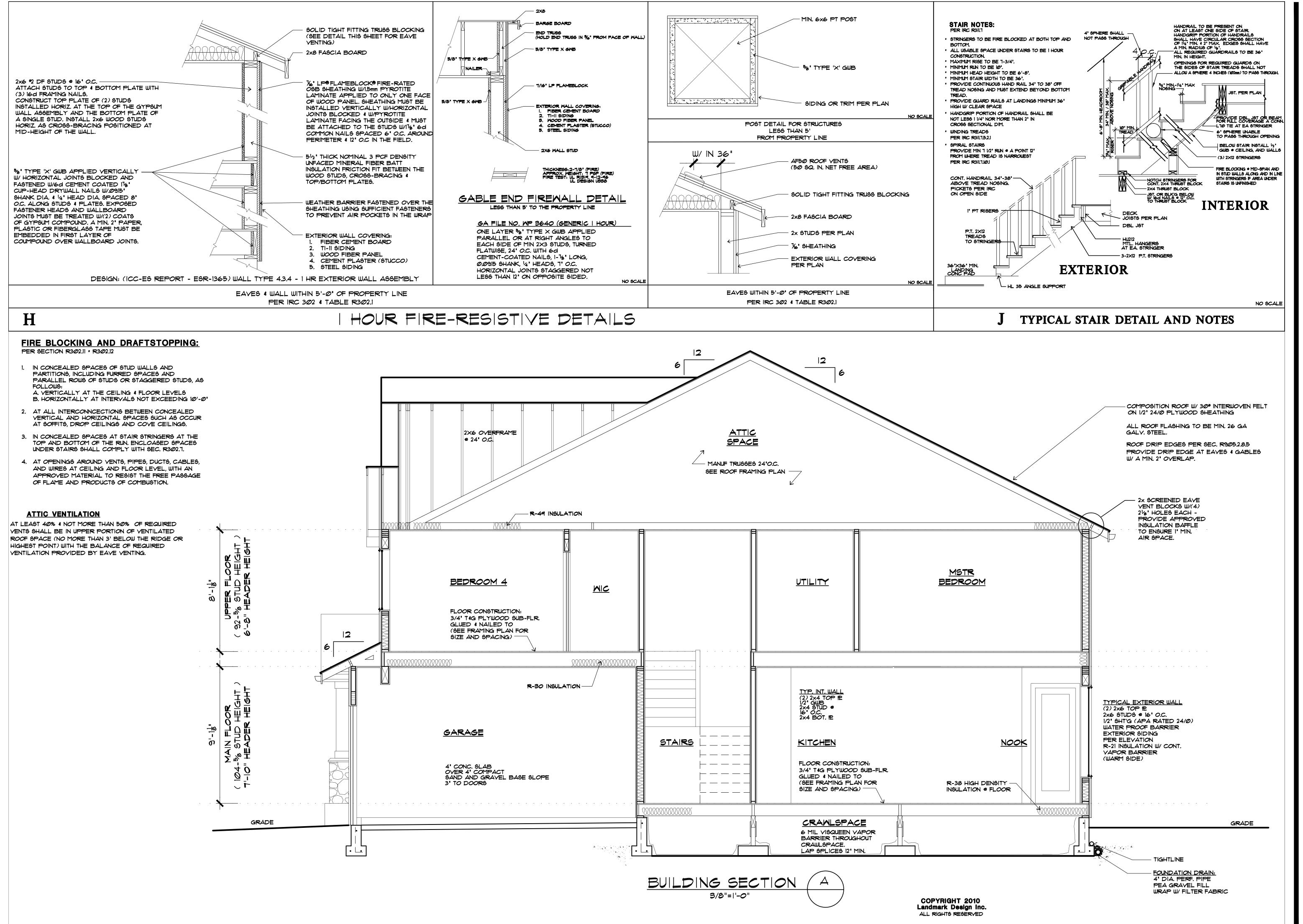
4. These plans should not be altered by other than a qualified designer, architect, or structural engineer.

ural engineer for compliance to specific site con-

> Plan No: L2-1822

Date: 6-14-21

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1. Contractor or builder must verify all dimensions before proceeding with construction.

2. This plan was designed to be marketed throughout many municipalities. The purchaser must verify compliance with all local applicable building codes where the home is to be

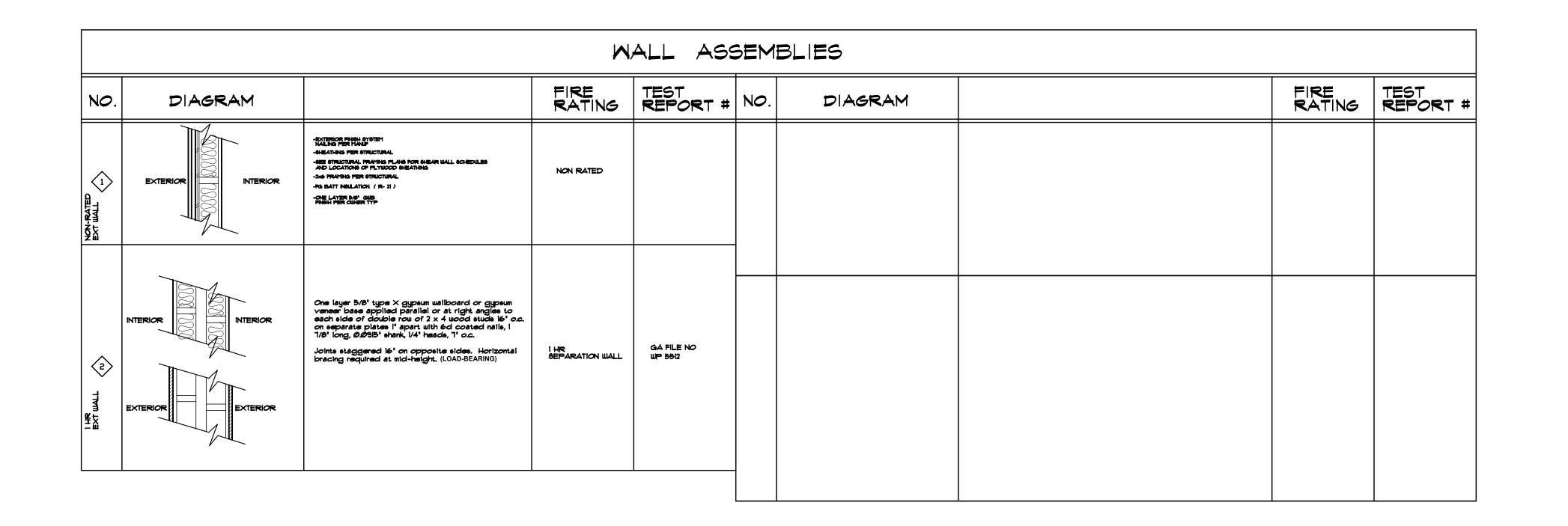
3. Purchaser should have plans reviewed by a licensed builder and structural engineer for compliance to specific site conditions.

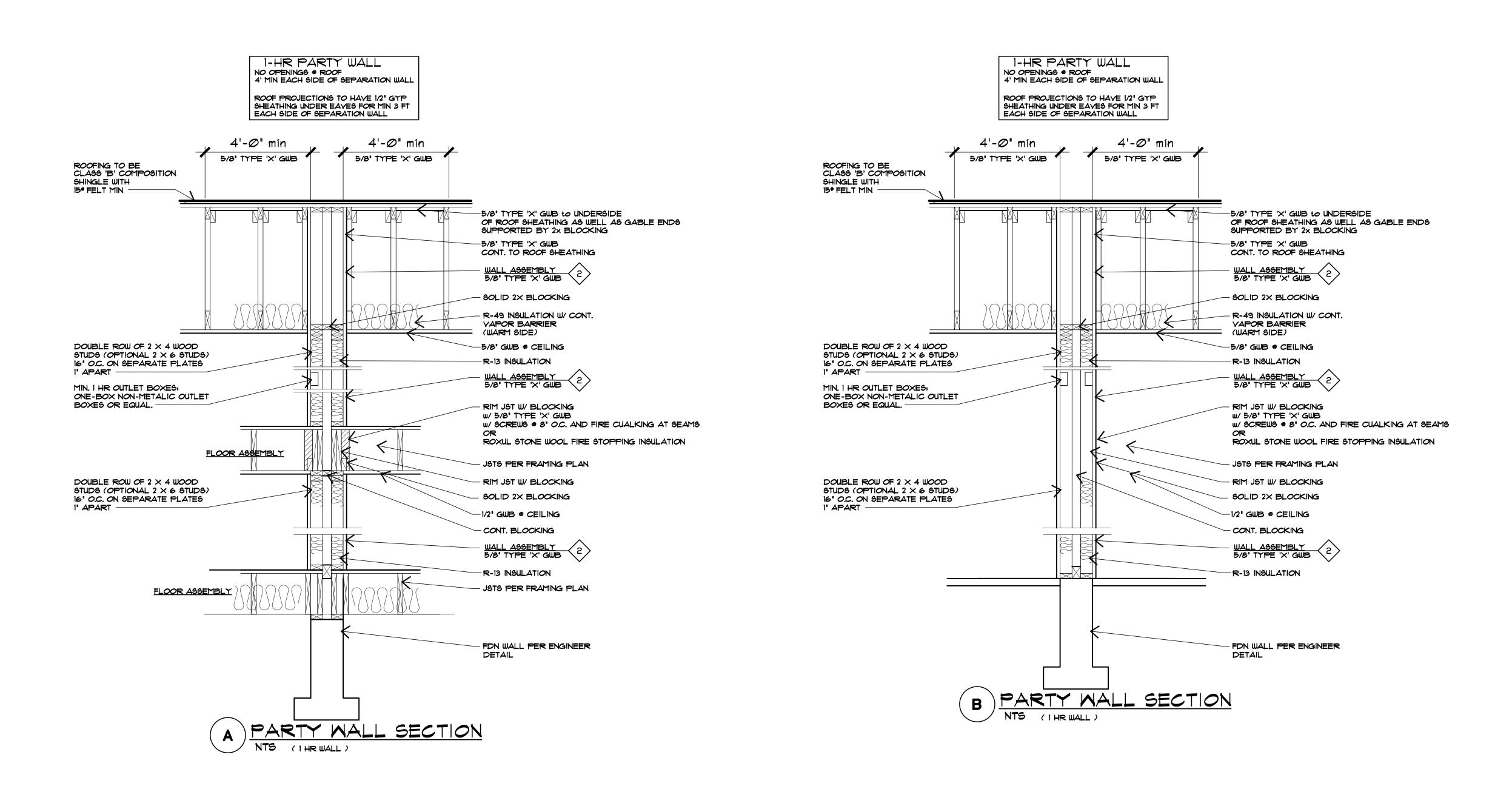
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Plan No:
L2-1822
Date:

Date: 6-14-21

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 Contractor or builder must verify all dimensions before proceeding with construction.

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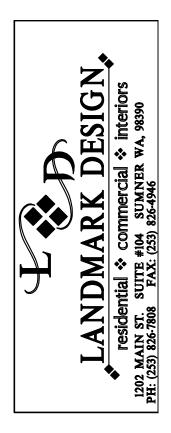
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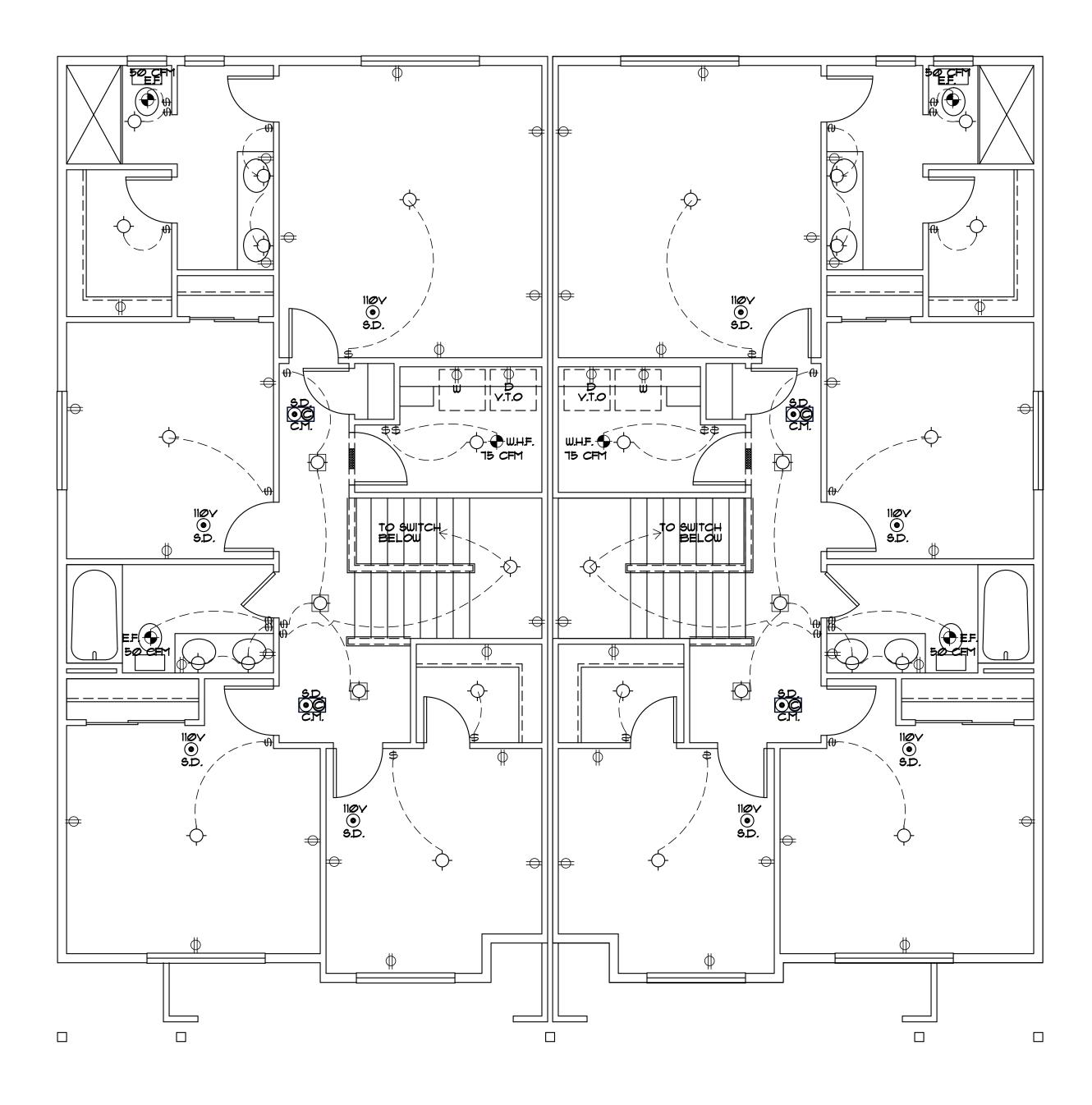
constructed.

 These plans should not be altered by other than a qualified designer, architect, or structural engineer

Plan No: L2-1822

Date: 6-14-21

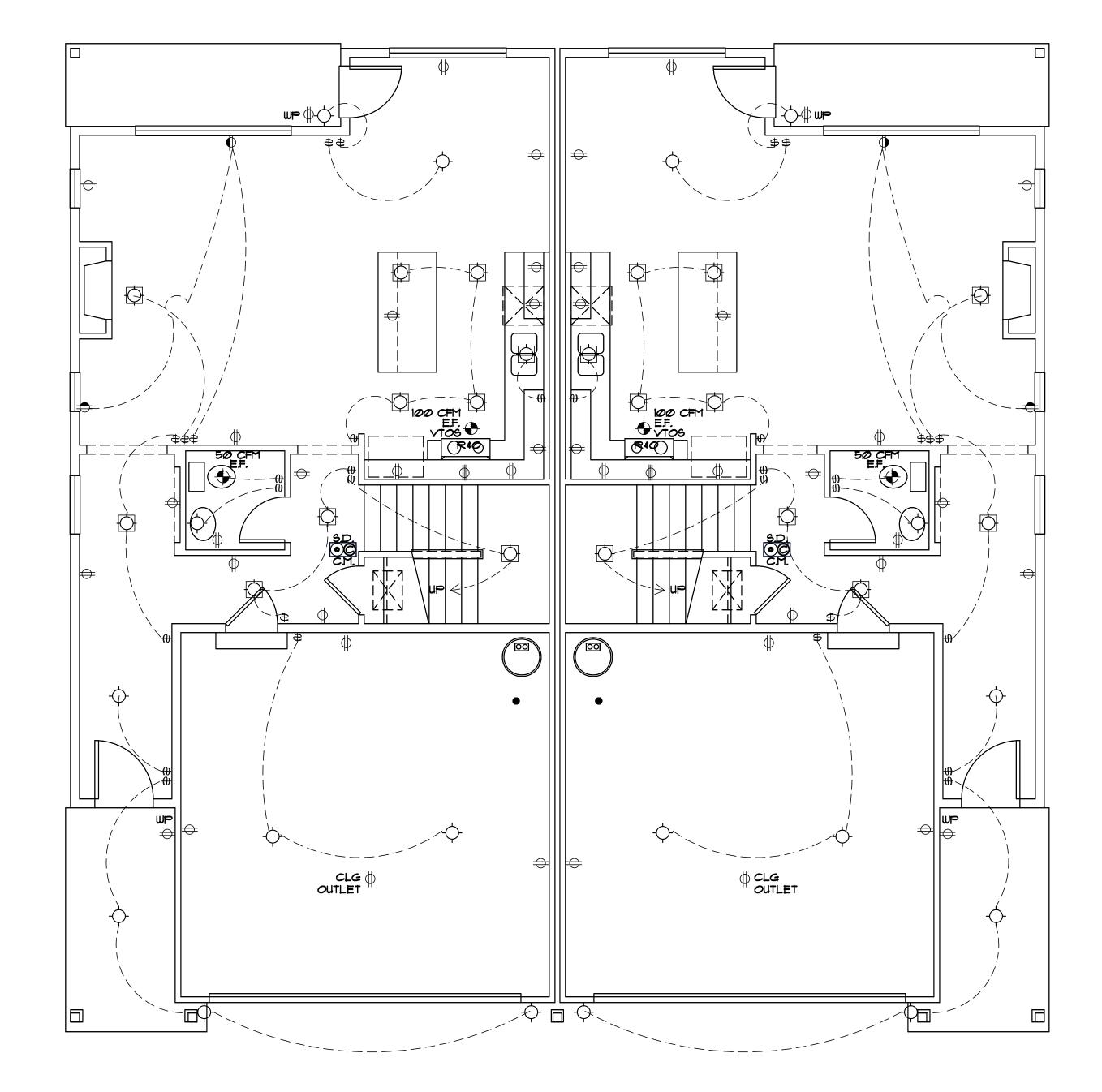




UPPER FLOOR ELECTRICAL

1/4"=1'-0"

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MAIN FLOOR ELECTRICAL 1/4"=1'-0"

INTERIOR STAIRWAY ILLUMINATION PER SEC R303.1 IRC
INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL
LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS.
STAIRWAY ILLUMINATION SHALL RECEIVE PRIMARY POWER FROM
THE BUILDING WIRING. THE LIGHT SOURCE SHALL BE CAPABLE
OF ILLUMINATING TREADS AND LANDINGS TO LEVELS NOT LESS
THAN I FOOT-CANDLE MEASURED AT THE CENTER OF TREADS
AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH
FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE
STAIRWAY HAS SIX OR MORE RISERS.
EXCEPTION: A SWITCH IS NOT REQUIRED WHERE REMOTE,
CENTRAL OR AUTOMATIC CONTROL OF LIGHTING IS PROVIDED.

EXTERIOR STAIRWAY ILLUMINATION PER SEC R303.8 IRC EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP LANDING OF THE STAIRWAY. STAIRWAY ILLUMINATION SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTDOOR GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE BOTTOM LANDING OF THE STAIRWAY.

| ELECTRICAL K | <u>EY</u> |
|---|---------------------------|
| OVERHEAD | \Diamond |
| CAN | igorphi |
| OUTLET | ÷ |
| DUPLEX OUTLET | \Rightarrow |
| 220V OUTLET | \Rightarrow |
| COMBO. EXT. FAN (YTOS) & LIGHT | * •• |
| COMBO SMOKE ALARI CARBON MONO. DET. 110 Y W/ BATTERY BACKUP CABLE T.V. JACK | M- SD. O© C.M. ♥ |
| PHONE | ▼ |
| UNDER COUNTER LIGHTS | - ↓uc |
| GAS OUTLET | • |
| HOSE BIBB | # |
| EXT. FAN VTOS | * |

 Contractor or builder must verify all dimensions before proceeding with construction.

2. This plan was designed to be marketed throughout many municipalities. The purchaser must verify compliance with all local applicable building codes where the home is to be constructed.

3. Purchaser should have plans reviewed by a liceensed builder and structural engineer for compliance to specific site conditions.

4. These plans should not be altered by other than a qualified designer, architect, or structural engineer.

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| Date: |] | | | | |
| 6-14-21 | | | | | |

9

GENERAL STRUCTURAL NOTES

ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE INTERNATIONAL BUILDING CODE (IBC), 2018 EDITION, WITH WASHINGTON STATE AMENDMENTS.

DESIGN LOADS:

ROOF 25 PSF (SNOW) LIVE LOAD DEAD LOAD

FLOOR

40 PSF (RESIDENTIAL) LIVE LOAD 60 PSF (DECKS)

DEAD LOAD 10 PSF

BASIC WIND SPEED IIØ MPH (3 SECOND GUST, ULTIMATE LOAD) RISK CATAGORY II, EXPOSURE B, K, = 1.0

SEISMIC

EQUIVALENT LATERAL FORCE PROCEDURE BEARING WALL SYSTEM (LIGHT-FRAMED WALLS) SITE CLASS: D SEISMIC DESIGN CATAGORY: D So = 15 - IBC FIGURE 1613.3(1) $S_{D6} = 1.0$, $I_{E} = 1.0$, R = 6.5 $C_{s} = 0.154$

NO SPECIAL INSPECTIONS ARE REQUIRED. NOTIFY THE BUILDING DEPARTMENT FOR INSPECTIONS REQUIRED BY LOCAL ORDINANCE. ALL PREPARED SOIL BEARING SURFACES SHALL BE INSPECTED BY A SOILS ENGINEER PRIOR TO PLACEMENT OF REINFORCING STEEL

PLACE FOOTINGS ON NATIVE OR COMPACTED SOIL WITH 1,500 PSF BEARING CAPACITY (ASSUMED) BOTTOM OF EXTERIOR FOOTINGS SHALL BE MINIMUM 1'-6" BELOW OUTSIDE FINISHED GRADE. BACKFILL WALLS WITH A WELL DRAINING MATERIAL FREE OF ORGANIC OBJECTS OR DEBRIS

THE SELECTION OF MATERIALS FOR AND THE MIXING AND PLACING OF ALL CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, 2018 EDITION. MATERIALS SHALL BE PROPORTIONED TO PRODUCE A DENSE, WORKABLE MIX HAVING A MAXIMUN SLUMP OF 4 INCHES WHICH CAN BE PLACED WITHOUT SEGREGATION OR EXCESS FREE SURFACE WATER USE MINIMUM F'C = 3,000 PSI WITH 5.5 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE AND A MAXIMUM OF 5.2 GALLONS OF WATER PER 94 LB SACK OF CEMENT. ALL CONCRETE SHALL CONTAIN AN AIR ENTRAINING AGENT. THE AMOUNT OF ENTRAINED AIR SHALL BE 41/2% ±1.5% BY YOLUME, MAXIMUM SIZE OF AGGREGATE IS 11/2". ALL CONCRETE SHALL BE POURED MONOLITHICALLY BETWEEN CONSTRUCTION OR EXPANSION JOINTS UNLESS SHOWN OTHERWISE. CONCRETE PURVEYORS/SUPPLIERS DELIVERY OR BATCH TICKET TO BE ON JOB SITE FOR BUILDING INSPECTOR VERIFICATION.

REINFORCING STEEL:

ALL REINFORCING STEEL SHALL BE MINIMUM GRADE 60 (Fy = 60,000 PSI) DEFORMED BARS IN ACCORDANCE WITH ASTM SPECIFICATION A-615. LAP ALL SPLICES 32 BAR DIAMETERS OR 1'-6" MINIMUM UNLESS OTHERWISE SHOWN, PROVIDE ELBOW BARS (32 DIA.) TO LAP HORIZONTAL STEEL AT CORNERS AND INTERSECTIONS IN FOOTINGS AND WALLS, REINFORCEMENT SHALL BE ACCURATELY PLACED AND ADEQUATELY SUPPORTED BY APPROVED CHAIRS, SPACERS, OR TIES AND SECURED IN PLACE DURING GROUT OR CONCRETE PLACEMENT

MINIMUM CONCRETE COVER FOR REINFORCING STEEL:

PROTECTION

SLAB AND WALL BARS

INTERIOR FACES EXPOSED TO WEATHER OR EARTH

11/2" (*5 AND SMALLER) 2" (*6 AND LARGER)

FOOTING BARS

ALL LUMBER SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:

BEAMS DF12 OR BETTER POSTS DF12 OR BETTER 2x FRAMING HF*2 OR BETTER

ALL 2x TIMBER SHALL BE KILN DRIED. ALL GRADES SHALL CONFORM TO "WWPA GRADING RULES FOR WESTERN LUMBER", LATEST EDITION. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA UI. RE-TREAT ALL CUT ENDS, NOTCHES, AND DRILLED HOLES IN ACCORDANCE WITH AWPA M4. MAINTAIN MINIMUM 6" CLEAR BETWEEN WOOD AND EXPOSED EARTH. MAINTAIN 8" CLEAR BETWEEN EXPOSED EARTH AND NON-TREATED WOOD AT EXTERIOR FOUNDATION WALLS. ALL NAILS SHALL BE GALYANIZED BOX OR COMMON NAILS. FASTENERS IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE OF HOT-DIPPED ZINC-COATED GALYANIZED STEEL OR STAINLESS STEEL IN ACCORDANCE WITH SECTION IBC 23/04.10.5. ALL MINIMUM NAILING SHALL BE PER IBC TABLE 23/04.10.1 U.N.O. MACHINE BOLTS TO BE A-307. BOLT HEADS AND NUTS BEARING AGAINST WOOD SHALL BE PROVIDED WITH STANDARD CUT WASHERS. MISCELLANEOUS HANGERS TO BE 'SIMPSON' OR ICC APPROVED EQUAL. ALL HANGERS TO BE FASTENED TO WOOD WITH PROPER NAILS AND ALL HOLES SHALL BE NAILED.

GLUED LAMINATED WOOD MEMBERS:

GLUED LAMINATED WOOD BEAMS (GLB) TO BE IN ACCORDANCE WITH ANSI/AITC STANDARD A190.1, AMERICAN NATIONAL STANDARD FOR STRUCTURAL GLUED LAMINATED TIMBER USE STRESS GRADE COMBINATION 24F-Y4 (Fb = 2,400 PSI) FOR SIMPLE SPANS AND 24F-Y8 FOR CANTILEYER AND CONTINUOUS SPANS. SIMPLE SPANS SHALL BE CAMBERED ON A 3500' RADIUS U.N.O. GLUE SHALL BE CASEIN WITH MOLD INHIBITOR UNLESS OTHERWISE SPECIFIED, SEALER SHALL BE APPLIED TO ENDS OF ALL MEMBERS. BOTTOM LAMINATION TO BE FREE OF UNSOUND KNOTS LARGER THAN $\frac{1}{2}$ " DIAMETER AITC STAMP AND CERTIFICATION REQUIRED.

PREFABRICATED JOISTS:

JOISTS SHALL BE AS NOTED ON THE PLANS AND AS MANUFACTURED BY TRUSS JOIST WEYERHAEUSER OR APPROVED EQUIVALENT, JOISTS TO BE ERECTED IN ACCORDANCE WITH THE PLANS AND THE MANUFACTURER'S DRAWINGS AND INSTALLATION INSTRUCTIONS. CONSTRUCTION LOADS BEYOND THE DESIGN LOADS ARE NOT PERMITTED. PROVIDE ERECTION BRACING UNTIL SHEATHING MATERIAL HAS BEEN INSTALLED. PROVIDE SOLID BLOCKING AT CONCENTRATED LOADS FROM ABOVE AND WEB STIFFENERS PER MANUFACTURER'S DIRECTIONS. JOIST HANGERS TO BE SIZED AND PROVIDED BY THE MANUFACTURER OR SUPPLIER

LAMINATED VENEER LUMBER (LVL)

LAMINATED VENEER LUMBER (LYL) TO BE BY TRUSS JOIST WEYERHAEUSER (MICROLAM - Fb = 2,600 PSI, E = 1,900,000 PSI). MATERIAL SHALL BE DESIGNED & MANUFACTURED TO THE STANDARDS SET FORTH IN NER-481 OR CCMC REPORT NO. 08675-R. BEARING LENGTH SHALL NOT BE LESS THAN 11/2". DO NOT CUT OR NOTCH BEAMS WITHOUT PRIOR APPROYAL OR ENGINEER HEEL CUTS SHALL NOT OVERHANG INSIDE FACE OF SUPPORTING MEMBER

BEARING WALL FRAMING:

ALL DOOR AND WINDOW HEADERS NOT CALLED OUT OR OTHERWISE NOTED ON THE PLANS SHALL BE 4x8 DF2 WITH ONE CRIPPLE AND ONE STUD EACH END FOR OPENINGS 5'-O" OR LESS AND TWO CRIPPLES AND ONE STUD FOR OPENINGS MORE THAN 5'-0" WIDE. ALL COLUMNS NOT CALLED OUT ON THE PLANS SHALL BE TWO (2) STUDS. SPIKE LAMINATED COLUMNS TOGETHER WITH 16d @ 12" O.C. STAGGERED. STAGGER SPLICES AT TOP PLATES MINIMUM 48" AND NAIL WITH 16d @ 8" O.C.

SHEAR WALLS:

ALL SHEAR WALL SHEATHING NAILING AND ANCHORS SHALL BE AS DETAILED ON THE DRAWINGS AND NOTED IN THE SHEAR WALL SCHEDULE. USE APA RATED SHEATHING (24/16) WITH A MINIMUM PANEL EDGE NAILING OF 8d @ 6" O.C. UNLESS NOTED OTHERWISE. ALL SHEAR WALL NAILING SHALL BE COMMON WIRE OR GALVANIZED BOX NAILS. FASTENERS IN PRESERVATIVE-TREATED WOOD SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL OR STAINLESS STEEL. BLOCK ALL UNSUPPORTED PANEL EDGES. DESIGNATED 3x FRAMING MAY BE (2) 2x MEMBERS FACE-NAILED WITH 16d @ 12" O.C. STAGGERED. ALL HEADERS SHALL HAVE STRAP CONNECTORS TO THE TOP PLATE AT EACH END WHEN THE HEADER INTERRUPTS THE TOP PLATE, USE 'SIMPSON' LSTA24 CONNECTOR UN.O.

FLOOR AND ROOF FRAMING:

DIMENSIONAL FRAMING MEMBERS SHALL BE FREE OF SPLITS, CHECKS, AND SHAKES. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE LENGTH AND ALL AROUND ALL OPENINGS IN FLOORS AND ROOFS UN.O. PROVIDE SOLID BLOCKING AT RIM JOISTS BELOW CONCENTRATED LOADS FROM ABOVE, APPLY 34" RATED SHEATHING (40/20) GLUED AND NAILED TO FLOOR FRAMING MEMBERS WITH 8d COMMON OR GALVANIZED BOX NAILS AT 6" O.C. AT ALL SUPPORTED EDGES AND 8d COMMON OR GALVANIZED BOX NAILS AT 12" O.C. AT INTERIOR SUPPORTS. APPLY 1/2" RATED SHEATHING (24/16) ON ROOF NAILED TO STIFFENERS OR RAFTERS WITH 8d COMMON OR GALYANIZED BOX NAILS AT 6" O.C. AT SUPPORTED EDGES AND 8d COMMON OR GALVANIZED BOX NAILS AT 12" O.C. AT INTERIOR SUPPORTS. LAY SHEATHING PERPENDICULAR TO FRAMING AND STAGGER PANEL EDGES.

×/////

LSTA24 - BEAM

LSTA36 - HDR & SILL

TO 3x BLOCKING.-

(TYP. 2 PLACES)

5½ x 13.5 GLB

TO TOP PLATE

UPPER FLOOR

LSTA36 - HDR & SIL

-TO 3x BLOCKING.

(TYP. 4 PLACES)

31/2 x 1005 GLB

TO TOP PLATE

54 x 16 LYL

DSC2 - GIRDER

LSTA24 - BEAM

LSTA36 - HDR & SILL

-TO 3x BLOCKING.

(TYP. 2 PLACES)

(TYP. OF 2)

51/2 x 13.5 GLB

TO TOP PLATE

_HT620 - BEAM

MAIN FLOOR

A = 742 SQ FT

= 368 SQ FT

TO TOP PLATE

—to top plate.

(TYP. OF 2)

31/2 x 105 GLB

A = 1,080 SQ FT

FLOOR AND ROOF TRUSSES:

TRUSSES TO BE DESIGNED AND SUPPLIED IN ACCORDANCE WITH ANSI/TPI 1-2014. THE TRUSS CALCULATION PACKAGE SHALL BE PREPARED UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF WASHINGTON. THE TRUSS ENGINEER SHALL ASSUME ALL RESPONSIBILITY FOR THE WORK OF ALL SUBORDINATES INVOLVED IN THE PREPARATION OF THE TRUSS PLACEMENT PLAN AND TRUSS DESIGN DRAWINGS. EACH TRUSS SHALL BE PLANT FABRICATED AND SHALL BEAR THE QUALITY CONTROL STAMP, MANUFACTURER'S NAME, DESIGN LOAD, AND MAXIMUM SPACING. ALL MECHANICAL CONNECTORS SHALL BE ICC APPROVED. LOADS SHALL BE IN ACCORDANCE WITH THE RECOMMENDED DESIGN LOADS AND IBC CHAPTER 16. MANUFACTURER SHALL PROVIDE ALL TRUSS-TO-TRUSS CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE BUILDING DEPARTMENT FOR APPROVAL AND MAINTAIN DRAWINGS ON SITE FOR INSPECTION. CONTRACTOR TO VERIFY ALL TRUSS LENGTHS PRIOR TO FABRICATION AND INSTALLATION. TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS AND INDIVIDUAL TRUSS DRAWINGS. NO TRUSS SHALL BE ALTERED WITHOUT PRIOR WRITTEN CONSENT OF THE TRUSS DESIGNER AND ENGINEER OF RECORD.

GENERAL CONSTRUCTION NOTES:

ALL CONSTRUCTION SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE (IBC), 2018 EDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND METHODS, TECHNIQUES, AND SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE SPECIFIED WORK, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ALL CONDITIONS AT THE JOB SITE INCLUDING BUILDING AND SITE CONDITIONS BEFORE COMMENCING WORK AND BE RESPONSIBLE FOR SAME. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AS REQUIRED UNTIL ALL PERMANENT CONNECTIONS AND STIFFENERS HAVE BEEN INSTALLED. THE CONTRACTOR SHALL COORDINATE WITH THE BUILDING DEPARTMENT FOR ALL BUILDING DEPARTMENT REQUIRED INSPECTIONS, DO NOT SCALE DRAWINGS. USE ONLY WRITTEN DIMENSIONS. THE DETAILS SHOWN ARE TYPICAL AND SHALL BE USED FOR LIKE OR SIMILAR CONDITIONS NOT SHOWN. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT THE WRITTEN PERMISSION FROM THE ARCHITECT OR ENGINEER.

SHEAR WALL SCHEDULE

| MARK | MINIMUM SHEATHING (1) | SHEATHING NAILING (1) | ANCHOR BOLTS (3) | REMARKS (4,5) |
|------|--------------------------|--------------------------|-----------------------------|--|
| A | ½" CDX OR 05B | 8d @ 6" O.C. | 5 ₈ " a 60" O.C. | Qall = 230 PLF |
| B | ½" CDX OR 05B | 8d @ 4" O.C. | 5⁄8" @ 32" O.C. | Qall = 350 PLF |
| (C) | ½" CDX OR 06B | 8d a 3" O.C. | 5 ₈ " a 16" O.C. | Qall = 450 PLF USE 3x STUDS AT ABUTTING PANEL EDGES \$ |
| R | SEE DETAI | L 12 / 62.0 FOR CON | STRUCTION | STAGGER NAILS |

- 1) ALL WALLS DESIGNATED" X>" ARE SHEAR WALLS. EXTERIOR WALLS SHALL BE SHEATHED WITH RATED SHEATHING (24/0) AND NAILED AT ALL PANEL EDGES (BLOCKED) PER SCHEDULE. NAILING AT TI-II PANELS SHALL BE THROUGH EACH EDGE OF EACH PANEL. NAILING AT INTERMEDIATE FRAMING TO BE AT 12" O.C. NAILING NOT CALLED OUT SHALL BE PER IBC TABLE 23/04.10.1. NAILING IN PRESERVATIVE TREATED LUMBER SHALL BE STAINLESS STEEL OR OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL PER ASTM A153.
- 2) HOLDOWNS AND OTHER FRAMING HARDWARE BY SIMPSON STRONG TIE OR ICC APPROVED EQUAL TO BE USED PER PLAN. ENDS OF SHEAR WALLS SHALL USE DOUBLE STUDS MINIMUM
- 3) USE MINIMUM OF TWO (2) BOLTS PER SILL PIECE WITH ONE BOLT LOCATED NOT MORE THAN 12" NOR LESS THAN 5" FROM EACH END OF EACH PIECE. EMBED BOLTS MINIMUM OF 1" INTO CONCRETE, WASHERS TO BE 3" x 3" x 1/4" PER IBC SECTION 23/08.3.2 AND OF HOT-DIPPED ZINC-COATED GALYANIZED STEEL IN ACCORDANCE WITH ASTM A153.
- 4) ALLOWABLE LOADS ARE PERMITTED TO BE INCREASED 40% FOR WIND DESIGN IN ACCORDANCE WITH AF&PA SDPWS TABLE 4.3A.
- 5) DESIGNATED 3x STUDS MAY BE (2) 2x MEMBERS FACE-NAILED WITH 16d @ 12" O.C. STAGGERED.

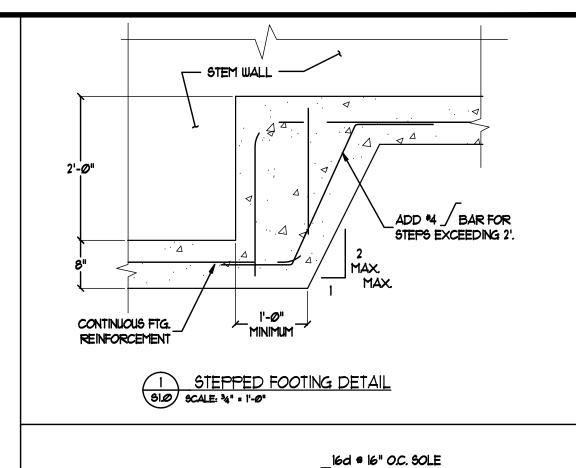
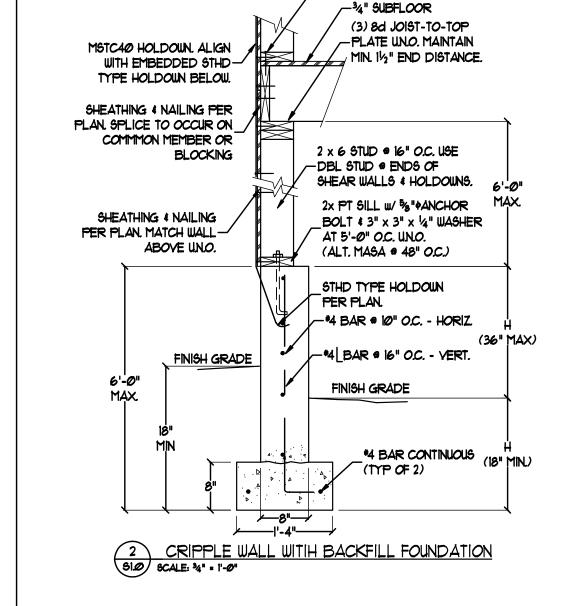
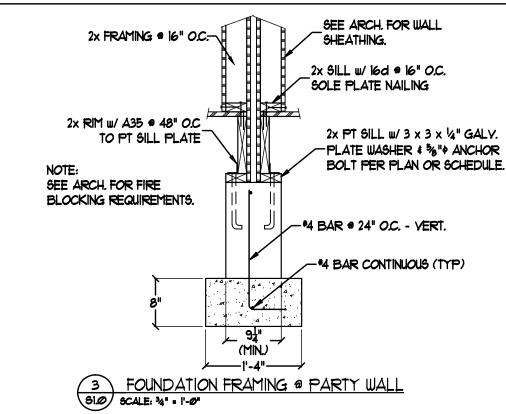
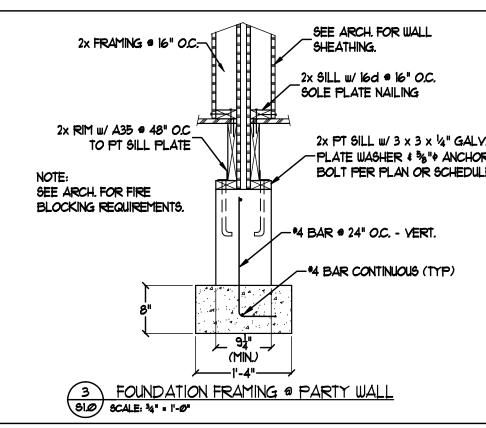


PLATE NAILING.







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