

GENERAL NOTES:

- THE DRAWINGS ARE INTENDED TO ONLY PARTIALLY DESCRIBE THE SCOPE OF WORK FOR THE PROJECT. ANY WORK NOT SHOWN HERE, BUT REQUIRED BY CODE, OR THE SPECIFICATIONS, OR TO MAKE THE WORK COMPLETE, SHALL BE PROVIDED AS PART OF THE WORK.
- PROJECT SPECIFICATIONS AND SCOPE SHALL TAKE PRECEDENCE OVER THE DRAWN PLANS. IN THE CASE OF DISCREPANCY NOTIFY MAINVUE HOMES FOR CLARIFICATION.
- IT IS THE INTENT OF THE DOCUMENTS THAT ALL WORK COMPLIES WITH THE INTERNATIONAL RESIDENTIAL CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL ELECTRICAL CODE, INTERNATIONAL ENERGY CODE, INTERNATIONAL FIRE CODE, AND ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND ORDINANCES IN EFFECT AT THE DATE OF PERMIT SUBMITTAL. NOTHING IN THESE DRAWINGS SHALL BE CONSTRUED TO GRANT APPROVAL FOR ANY CODE VIOLATION, ANY ERRORS, OMISSIONS, OR NON-COMPLIANCE WITH GOVERNING CODES SHALL BE BROUGHT TO THE ATTENTION OF MAINVUE HOMES IMMEDIATELY.
- BEFORE STARTING EACH PORTION OF THE WORK, SUBCONTRACTORS SHALL CAREFULLY STUDY AND COMPARE THE VARIOUS DRAWINGS AND OTHER CONTRACT DOCUMENTS RELATED TO THAT PORTION OF THE WORK. SHALL TAKE FIELD MEASUREMENTS OF ANY EXISTING CONDITIONS RELATED TO THAT PORTION OF THE WORK AND SHALL OBSERVE ANY CONDITIONS AT THE SITE AFFECTING IT. ANY ERRORS, INCONSISTENCIES OR OMISSIONS SHALL BE REPORTED PROMPTLY TO MAINVUE HOMES.
- DO NOT SCALE THE DRAWINGS. SUBCONTRACTORS SHALL USE DIMENSIONS SHOWN ON THE DRAWINGS AND ACTUAL FIELD MEASUREMENTS. IF DISCREPANCIES ARE FOUND, MAINVUE HOMES SHALL BE NOTIFIED AT ONCE.
- DIMENSIONS ARE SHOWN TO THE FACE OF FRAMING, FACE OF FRAMING AT EXTERIOR AND INTERIOR WALLS, AND FACE OF FRAMING OF ROUGH OPENINGS, UNLESS DETAILED OR NOTED OTHERWISE. REFER TO MAINVUE HOMES IF CLARIFICATION IS NEEDED.
- REPETITIVE FEATURES NOT INDICATED IN THE DRAWINGS EVERYWHERE THEY OCCUR SHALL BE PROVIDED AS IF DRAWN IN FULL.
- THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. IN CASE OF DISCREPANCY, REFER TO MAINVUE HOMES FOR CLARIFICATION.
- WORK SHOWN ON THE DRAWINGS IS INTENDED TO ILLUSTRATE THE GENERAL DESIGN INTENT, SCOPE, AND LOCATION OF WORK. ALL WORK NOT SPECIFICALLY DRAWN, BUT REQUIRED FOR A COMPLETE, LEGAL, AND FUNCTIONING SYSTEM, SHALL BE PROVIDED AS PART OF THE WORK.

GENERAL CODE COMPLIANCE NOTES:

ASSUMED DESIGN LOADS

ALL ASSUMED DESIGN LOADS ARE PER 2018 INTERNATIONAL BUILDING CODE (UNLESS NOTED BY ENGINEER)

UNIFORM SNOW LOAD	25 PSF
SEISMIC ZONE CATEGORY	D
WEATHERING	MODERATE
FROST LINE DEPTH	18"
TERMITE INFESTATION RISK	SLIGHT TO MODERATE
RISK OF DECAY	SLIGHT TO MODERATE
WINTER DESIGN TEMPERATURE	22° F
FLOOD HAZARD INDEX	MAY 12, 1974 - AMENDED NOV 9 1999
AIR FREEZING INDEX	250
MEAN ANNUAL TEMPERATURE	51° F

ANCHORED MASONRY VENEER:

MASONRY UNITS (5 INCHES MAX. IN THICKNESS) AND MASONRY VENEER NOT EXCEEDING 5 INCHES IN THICKNESS MAY BE ANCHORED DIRECTLY TO STRUCTURAL MASONRY, CONCRETE OR STUDS IN ONE OF THE FOLLOWING MANNERS:

- ANCHOR TIES SHALL BE CORROSION RESISTANT, AND IF MADE OF SHEET METAL, SHALL HAVE A MINIMUM SIZE OF NO. 22 GAUGE BY 1 INCH OR, IF OF WIRE, SHALL BE A MINIMUM OF NO. 4 GAUGE. ANCHOR TIES SHALL BE SPACED AS TO SUPPORT NOT MORE THAN 2 SQUARE FEET OF WALL AREA BUT NOT MORE THAN 24 INCHES ON CENTER HORIZONTALLY. ANCHOR TIES SHALL BE PROVIDED TO HORIZONTAL JOINT REINFORCEMENT WIRE NO. 4 GAUGE OR EQUIVALENT. THE JOINT REINFORCEMENT SHALL BE CONTINUOUS WITH BUTT SPLICES BETWEEN TIES PERMITTED.
- WHEN APPLIED OVER STUD CONSTRUCTION, THE STUDS SHALL BE SPACED A MAXIMUM OF 16 INCHES ON CENTERS AND APPROVED PAPER SHALL FIRST BE APPLIED OVER THE SHEATHING OR WIRE BETWEEN STUDS EXCEPT AS OTHERWISE PROVIDED IN THE I.R.C., AND MORTAR SHALL BE SLUSHED INTO THE SPACE BETWEEN FACING AND PAPER.
- AS AN ALTERNATE, AN AIR SPACE OF AT LEAST 1 INCH MAY BE MAINTAINED BETWEEN THE BACKING AND VENEER IN WHICH CASE TEMPORARY SPOT BEDDING MAY BE USED AWAY FROM THE TIES TO ALIGN THE VENEER. SPOT BEDDING AT THE TIES SHALL BE OF CEMENT MORTAR ENTIRELY SURROUNDING THE TIES.

PLUMBING | MECHANICAL | ELECTRICAL INSTALLATION

ALL PLUMBING, MECHANICAL AND ELECTRICAL PERMITS SHALL BE OBTAINED SEPARATELY FROM THE BUILDING PERMIT AS NECESSARY AND SHALL BE APPLIED FOR BY THE APPROPRIATELY LICENSED SUBCONTRACTOR DIRECTLY.

THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATH TUB AND WHIRLPOOL BATH TUB FILLER SHALL BE LIMITED TO 120° FAHRENHEIT. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION PER UPC 408.3

GAS-FIRED FURNACES INSTALLED WITHIN THE INTERIOR THERMAL ENVELOPE SHALL BE DIRECT-VENTED OR 92% EFFICIENT, UNLESS INSTALLED IN A ROOM OR SPACE THAT OPENS ONLY INTO A BEDROOM OR BATHROOM, AND SUCH ROOM OR SPACE IS USED FOR NO OTHER PURPOSE AND IS PROVIDED WITH A SOLID WEATHER-STRIPPED DOOR EQUIPPED WITH AN APPROVED SELF-CLOSING DEVICE PER IRC 62406.2. ALL COMBUSTION AIR SHALL BE TAKEN DIRECTLY FROM THE OUTDOORS IN ACCORDANCE WITH SECTION 62407.6, AND SAID ROOM OR SPACE SHALL BE INSULATED PER MEEC.

BLUE 18 AWG TRACER WIRE REQUIRED AT NON-METAL WATER SERVICE PIPING PER UPC 604.10.1

NO AIR ADMITTANCE VALVES TO BE INSTALLED IN LIEU OF UPC VENT TERMINATION REQUIREMENTS PER UPC 412.1

GENERAL CODE COMPLIANCE NOTES (CONT.):

2018 IRC

BUILDING SEPARATION REQUIREMENTS (REFERENCE IRC R302)
 ONE HOUR WALL IS REQUIRED IF LESS THAN 5' TO PROPERTY LINE. REFERENCE IRC TABLE R302.1 (NO OPENINGS ALLOWED IN WALLS LESS THAN 3' TO PROPERTY LINE)
EAVE OVERHANGS (REFERENCE IRC R302.1)
 EAVES CAN EXTEND NO CLOSER THAN 2' TO PROPERTY LINE. WHERE EAVES EXTEND AT 5' OR LESS TO PROPERTY LINE FIRE-BLOCKING SHALL BE PROVIDED FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING. GABLE ENDS AT 5' OR LESS TO PROPERTY LINE SHALL NOT HAVE GABLE VENT OPENINGS INSTALLED. EAVES/SOFFIT VENTS NOT ALLOWED AT 5' OR LESS FROM PROPERTY LINE.

GARAGE / HOUSE REQUIREMENTS (REF. IRC R302.5 AND Table R302.6)
 1/2" REGULAR GYP BOARD SHALL BE INSTALLED ON THE GARAGE SIDE AT WALLS SEPARATING GARAGE AND DWELLING
 GARAGE CEILING WHERE DWELLINGS OCCURS ABOVE REQUIRES INSTALLATION OF 5/8" TYPE "X" GYPSUM BOARD, SUPPORTING STRUCTURE REQ. 1/2" REGULAR GYP BOARD.
DOOR (REF IRC R302.5.1) 1-3/8" THICK MIN. SOLID CORE OR 20 MIN. DOOR SHALL BE INSTALLED BETWEEN GARAGE AND DWELLING.

BATHUB AND SHOWER SPACES (REF R307.2)
 TUB/SHOWER SURROUND WALLS TO HAVE FIBER-CEMENT BACKER BOARD AND FINISHED WITH A SMOOTH NON-ABSORBENT SURFACE TO A MINIMUM HEIGHT OF 72" ABOVE THE FLOOR.

SAFETY GLAZING (REF IRC R308.4)
 ALL SIDE-LITES, SLIDING GLASS DOORS AND TUB/SHOWER ENCLOSURES TO COMPLY WITH 5.6. REG'S.

SKYLIGHTS SHALL COMPLY WITH IRC R308.6

EGRESS WINDOWS (REF IRC R310)
 REQUIRED TO BE LOCATED IN ALL BEDROOMS AND SHALL CONFORM TO THE FOLLOWING CRITERIA- MINIMUM NET CLEAR OPENING OF 5.7 SOFT. MIN NET CLEAR HEIGHT SHALL BE 24". MIN NET CLEAR WIDTH SHALL BE 20". MAX FINISHED SILL HEIGHT ABOVE FLOOR SHALL BE 44". WHERE THE SILL OF A WINDOW IS GREATER THAN 72" ABOVE FINISH GRADE OR OTHER SURFACE ON THE EXTERIOR OF THE BUILDING, MINIMUM SILL HEIGHT ABOVE FINISH FLOOR SHALL BE 24" OR BE PROVIDED WITH A WINDOW FALL PREVENTION DEVICE (REF IRC 312.2).

STAIRS (REF IRC R311.7)
 BUILT MINIMUMS AND MAXIMUMS. MINIMUM WIDTH IS 36" MAX RISER IS 7-3/4" MIN TREAD RUN IS 10" MIN HEAD CLEARANCE IS 6'-8"
 HANDRAIL SHALL BE INSTALL AT BETWEEN 34" TO 38" ABOVE TREAD NOSING.
 HANDRAIL GRASPING DIMENSION 1-1/4" MIN AND 2" MAX.

DECK / GUARDRAILS (REF IRC R312)
 GUARD OR GUARD RAILS ARE REQUIRED FOR WALKING SURFACES 30" ABOVE ADJACENT GRADE OR FLOOR BELOW WITH MINIMUM INSTALLED HEIGHT OF 36" AND MAX OF 4" CLEAR SPACE BETWEEN INTERMEDIATE RAILS.

SMOKE ALARM (REF IRC R314)
 MUST BE POWERED BY INTERCONNECTED BUILDING WIRING AND PROVIDED W/BATTERY BACKUP. REQUIRED IN ALL SLEEPING ROOMS, OUTSIDE SLEEPING AREAS IN IMMEDIATE VICINITY OF BEDROOMS, SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3' HORIZ FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM AS REQ'D BY SECTION R314.3, AND ON EACH ADDITIONAL STORY CONTAINING HABITABLE SPACE. ALARM MUST BE CLEARLY AUDIBLE IN ALL BEDROOMS.

CARBON MONOXIDE ALARM (REF IRC R315)
 CO ALARM SHALL MEET UL LISTING 2034 COMBO CO-SMOKE ALARM SHALL ALSO MEET UL 217.
 CO ALARM TO BE POWERED BY INTERCONNECTED BUILDING WIRING AND PROVIDED W/ BATTERY BACKUP AND INSTALLED PER MFG LISTING. TO BE PROVIDED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.

SITE ADDRESS (REF IRC R314)
 BUILDING SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION WHERE SIZE AND LOCATION OF NUMBERS IS PER R314.1

ROOF VENTILATION (REF IRC R306)
 MIN NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE AND NOT MORE THAN 40% OR LESS THAN 50% OF THE REQ. VENTILATING AREA SHALL BE LOCATED IN THE UPPER PORTION OF THE ATTIC SPACE WITH THE BALANCE SUPPLIED BY EAVE OR CORNICIE VENTS.
 EAVE BAFFLES PROVIDING MIN 1" CLEARANCE SHALL BE PROVIDED FOR FREE FLOW OF AIR BETWEEN THE INSULATION AND THE ROOF SHEATHING AND THE LOCATION OF THE VENT. CROSS VENTILATION REQUIRED.

ATTIC ACCESS (REF IRC R307)
 ATTIC AREAS WITH A VERTICAL HEIGHT OF 30" OR GREATER OVER AN AREA OF 30 S.F. MIN. HAVE HAVE AN ATTIC ACCESS OPENING MINIMUM OF 22" X 30"

CRRAWL SPACE VENTILATION (REF IRC R408)
 AN APPROVED CLASS I VAPOR RETARDER MATERIAL SHALL BE INSTALLED OVER THE GROUND SURFACE. MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 S.F. FOR EA 1500 S.F. OF UNDER FLOOR SPACE.
 VENTILATION OPENINGS SHALL PROVIDE INSECT AND CORROSION PROTECTION WHERE THE LEAST DIM OF THE COVERING SHALL NOT EXCEED 1/4"
 ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING

MECHANICAL VENTILATION (RC M505)
 KITCHENS, BATHROOMS AND LAUNDRY ROOMS SHALL BE SUPPLIED WITH MECHANICAL VENTILATION PER IRC TABLE M505.4
 VENT DRYER, OVEN/RANGE AND EXHAUST FANS TO OUTSIDE. DRYER EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMB. HORIZ. AND VERT. LENGTH OF 35'-0" (REDUCE BY 5'-0" FOR EA 90 DEG ELBOW W/ 4" RADIUS OR 26" FOR EACH 45 DEG ELBOW W/ 4" RADIUS), INCL. TWO 90d. ELBOWS (4" RADIUS). DEDUCT 5'-0" FOR EA. 90d. ELBOW IN EXCESS OF TWO. ALL EXHAUST DUCTS TO BE INSULATED TO A MIN. OF R-4. ALL VENT TERMINATIONS MUST BE SCREENED W/ 1/4-1/2" METAL MESH.

FIRE AND DRAFT STOPS (REFERENCE IRC R302.11 AND R302.12)
 INSTALL DRAFT STOPS IN FLOOR-CEILING ASSEMBLIES SO THAT CONCEALED SPACE DOES NOT EXCEED 1,000 SQ. FT. FIRE BLOCKS SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS FROM VERTICAL TO HORIZONTAL SPACES, INCLUDING THE STAIR, TUB, SHWR, FIREPLACE, BALLOON FRAMED WALLS, FURRED WALLS, VOIDS, SOFFITS ETC. PER R302.11.

FACTORY BUILT FIREPLACE AND CHIMNEY TO BE UL LABELED, SEC.3102.5 UM 412 INSTALL PER MFR'S SPECS. OUTSIDE COMBUSTION AIR REQ'D. (MIN 6 SQ IN) DUCTED DIRECTLY TO FIREBOX W/ OPERABLE OUTSIDE DAMPER, TIGHTLY FITTING FLUE DAMPER AND TIGHT FITTING GLASS OR METAL DOORS OR FLUE DRAFT INDUCTION FAN.

ENERGY CODE REQUIREMENTS

2018 MEEC RESIDENTIAL PROVISIONS; PRESCRIPTIVE REQUIREMENTS (OPT. PER PLAN)

R401.3 A PERMANENT ENERGY COMPLIANCE CERTIFICATE SHALL BE POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM OR AN APPROVED LOCATION INSIDE THE BUILDING AND INCLUDE THE FOLLOWING: PREDOMINATE R-VALUES, U-VALUES OF PENETRATION, RESULTS FROM DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING, AND EFFICIENCIES OF HTG/COOLING/WATER HEATING EQUIPMENT.

AIR LEAKAGE TESTING (MEEC-R402.4.1.2) THE DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 5 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2" w.g. (50 PASCALS). DUCTS MUST BE LEAK TESTED IN ACCORDANCE WITH (MURS-33) USING MAX DUCT LEAKAGE RATES SPECIFIED. TOTAL LEAKAGE OF THE DUCT SHALL BE MEASURED BY EITHER THE POST-CONSTRUCTION TEST OR ROUGH-IN TEST PER (MEEC R403.3.4) TOTAL LEAKAGE MUST BE LESS THAN OR EQUAL TO 4cfm PER 100 s.f. OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1" w.g. (25 PA) ACROSS THE ENTIRE SYSTEM. ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST. JOINTS AND SEAMS SHALL COMPLY WITH I.R.C. SECTION M601.4. THE AIR LEAKAGE TEST/ BLOWER DOOR TEST IS TO CONTAIN 6PS MARKINGS WITH PHOTOS TO CERTIFY THE LOCATION OF THE TEST.

LIGHTING: AT LEAST 90% OF ALL LAMPS (INTERIOR AND EXTERIOR) IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS. (MEEC 404.1). HIGH EFFICACY LAMPS ARE DEFINED AS, COMPACT FLUORESCENT LAMPS, T-8 OR SMALLER DIAMETER LINEAR FLUORESCENT LAMPS, OR LAMPS WITH A MINIMUM EFFICIENCY OF, 60 LUMENS PER WATT FOR LAMPS OVER 40 WATTS, 50 LUMENS PER WATT FOR LAMPS OVER 15 WATTS AND UP TO 40 WATTS, 40 LUMENS PER WATT FOR LAMPS OF 15 WATTS OR LESS.

HOT WATER TANK SHALL BE LABELED PER ASHRAE STD. NO. 90A-80, MEET THE ENERGY PERFORMANCE REQMNTS. OF THE 1987 NATIONAL APPLIANCE ENERGY CONSERVATION ACT AND MEEC R403.4.

LIMIT SHOWER FLOW TO 1.75 GAL/ MIN. LIMIT TOILETS TO 1.6 GAL/ FLUSH.

INSULATION AND PENETRATION REQUIREMENTS BY COMPONENT (TABLES R402.1.1 AND 402.1.3 AND 403.5.3 FOR PIPING)

PENETRATION U-FACTOR	30
SKYLIGHT U-FACTOR	50

INSULATION VALUES	
CEILINGS w/ ATTICS	R-44
CEILINGS VAULTED - SCISSOR TRUSSES	R-44
CEILINGS VAULTED - SINGLE RAFTER	R-38
WALLS ABOVE GRADE (2x6)	R-21 INT
WALLS BELOW GRADE (INTERIOR)	R-21 INT + TB.
WALLS BELOW GRADE (EXTERIOR)	R-10
FLOORS w/ UNHEATED SPACE BELOW	R-38
SLAB ON GRADE	R-10, 2 ft
EXT. WALL HEADERS	R-10 RIGID AT INSIDE FACE OF HEADER, WHERE HEADERS ARE NOT FULL WIDTH

MECHANICAL PIPE INSULATION	R-6 (WRAPPED)
HOT WATER PIPE (ALL LOCATIONS)	R-3 (OK TO BE DISCONTINUOUS THROUGH STRUCT. MEMBERS)(PER 403.5.3)

2018 MEEC-R406.3 - REQ'D CREDITS = 6.0

OPT. 2 (1.0 CREDITS) = HEATING OPTIONS - HEAT PUMP FOR SPACE HEATING	
OPT. 1.3 (0.5 CREDITS) = ENERGY OPTIONS - EFFICIENT BUILDING ENVELOPE - UPGRADE WINDOWS TO 0.28, R-38 IN UNHEATED FLOORS AND R-10 UNDER SLAB	
OPT. 3.5d (1.5 CREDITS) = ENERGY OPTIONS - SPACE HEATING USING FORCED-AIR DUCTED HEAT PUMP SYSTEM - 11.0 HSPF EFFICIENCY	
OPT. 5.5 (2.0 CREDITS) = ENERGY OPTIONS - HYBRID HEAT PUMP TANK WATER HEATER TIER III (NO GAS LINE SHALL BE RUN TO THE LOCATION OF THE WATER HEATER)	
OPT. 4.2 (1.0 CREDITS) = ENERGY OPTIONS - LOCATE FURNACE AND ALL DUCTWORK COMPLETELY WITHIN CONDITIONED SPACE THROUGH OPEN-WEB FLOOR SYSTEM	

MOISTURE CONTROL

WALLS SEPARATING CONDITIONED SPACES FROM UNCONDITIONED SPACES SHALL HAVE A VAPOR RETARDER INSTALLED ON THE WARM SIDE OF THE WALL USING MIN CLASS II VAPOR RETARDER SUCH AS KRAFT FACED INSULATION.

SEAL, CAULK, GASKET, FLASH OR WEATHER STRIP. AROUND WINDOW AND DOOR FRAMES (PER MFG INSTALLATION SPECIFICATIONS), AT EXTERIOR JOINTS, OPNG'S BTWN WALL AND ROOF AND WALL PANELS, OPNG'S AT UTILITY PENETRATIONS THROUGH WALLS, FLOORS, AND ROOFS, ALL OTHER OPNG'S IN BLD'G ENVELOPE.

CATHEDRAL CEILING (NO ATTIC) - VAPOR RETARDER SHALL HAVE A DRY GUP PERM RATE OF 1.0 OR LESS

ALL EXTERIOR DOORS OR ACCESS HATCHES TO ENCLOSED UNHEATED AREAS MUST BE WEATHER STRIPPED.

VENTILATION / AIR QUALITY REQUIREMENTS:

SOURCE SPECIFIC VENTILATION REQUIREMENTS

- BATHROOMS, LAUNDRY ROOMS AND POWDER ROOM FANS TO BE 50 CFM.
- KITCHEN EXHAUST FANS TO BE 100 CFM.
- EXHAUST FANS SHALL BE FLOW RATED AT .25 W.G. STATIC PRESSURE

- EXHAUST DUCTS SHALL:
- NO DUCTS SHALL BE PRESENT IN UNCONDITIONED SPACE
 - BE EQUIPPED WITH A BACK-DRAFT DAMPER
 - TERMINATE OUTSIDE THE BUILDING
 - COMPLY WITH DUCT LENGTH TABLE M504.2

WHOLE HOUSE VENTILATION REQUIREMENTS

- A CONTINUOUS WHOLE HOUSE EXHAUST FAN SHALL BE PROVIDED AND SHALL BE SIZED TO PROVIDE THE MINIMUM VENTILATION RATE SPECIFIED IN TABLE M505.4.3(1)
- EXHAUST FANS MUST BE FLOW RATED AT .25 W.G. AND MAX. 1.0 SONE RATING.
- CONTROLS FOR ALL VENTILATION SYSTEMS SHALL BE READILY ACCESSIBLE BY THE OCCUPANT AND MEET THE CONTROL AND OPERATION REQUIREMENTS OF M505.4.2.
- A LABEL SHALL BE AFFIXED TO THE CONTROLS THAT READS "WHOLE HOUSE VENTILATION (SEE OPERATING INSTRUCTIONS)."
- INTERIOR DOORS SHALL BE INSTALLED SO AS NOT TO IMPEDE THE MOVEMENT OF FRESH AIR TO ALL HABITABLE ROOMS (1/2" UNDERCUT ABOVE SURFACE OF FINISH FLOOR COVERING U.N.O.).
- AN AIR TRANSFER GRILLE SHALL BE PROVIDED ABOVE OR WITHIN UTILITY ROOM DOOR TO PROVIDE SUFFICIENT MAKE-UP AIR FOR EXHAUST AS REQUIRED
- EACH HABITABLE SPACE SHALL BE PROVIDE WITH OUTDOOR AIR INLETS OR OPERABLE WINDOWS.
- OUTDOOR AIR INLETS SHALL PROVIDE AT LEAST 4 SQUARE INCHES OF NET FREE AREA OPENING FOR EA 10 CFM OF OUTDOOR AIR REQ BY M505.4.3(1). INLETS SHALL BE SCREENED AND SHALL NOT DRAW AIR FROM PROHIBITED LOCATIONS LISTED UNDER IRC M505.4.3

IRIS 'B'

(17-30-01)

CHANGE LOG						
PLAN NUMBER	17-30-01					
Line Item	Elev.	Sheet #	Location	Description	Updated	Int
1	ALL	E2.0	MASTER BATH	CHANGED MASTER BATH PENDANT LIGHTS TO WALL LIGHTS AT +89" AFF	04/08/21	SS
2	ALL	A6.0	FRONT ELEVATION	LAP SIDING CHANGED TO 7" REVEAL (ILO 6-3/4")	04/08/21	SS
3	ALL	A2.0	OUTDOOR ROOM	CORRECTED DETAIL CALLOUT (D3.1 CALLOUT CORRECTED TO D3.2)	04/09/21	SS
4	ALL	E1.0	GARAGE	GARAGE CARRIAGE LIGHT ADDED AS 9/D1.1	04/15/21	SS
5	E/GA	A2.0	FOYER	2666 SIDE WINDOW TO BE CENTERED BETWEEN FRONT WALL & FIRST STAIR RISER	05/17/21	SS
6	E/GA	A2.0	HALLWAY	REVISED HALLWAY CEILING IN FRONT OF PDR DOOR TO BE STANDARD CEILING HEIGHT (9'-1"). BULKHEADS REMAINED UNCHANGED.	05/17/21	SS
7	ALL	A2.0	GREAT ROOM	REMOVED MIDDLE CAN LIGHTS. MOVED CAN LIGHTS NEAREST KITCHEN 8" TOWARDS GRM. MOVED CAN LIGHTS NEAREST FP TO BE 24" FROM FACE OF FIREPLACE FRAMING.	05/14/21	SS
8	ALL	A4.0	MASTER BEDROOM	AT SIDE WALL, REMOVE EXISTING WINDOW & REPLACE WITH 7046 X0 w30" ACTIVE ON BEDWALL SIDE OF WINDOW	05/14/21	SS
9	ALL	A4.0	MASTER BEDROOM	REMOVED EXISTING WINDOW AT REAR WALL, REPLACED WITH 2x 2656 PIC, 12" FROM WALL WITH (4) STUDS BETWEEN (6")	05/17/21	SS
10	ALL	A3.1	UPPER FLR P.E.M.	ADDED A3.1 UPPER FLOOR P.E.M. LAYOUT SHEET	08/15/21	SS
11	ALL	E1.0	ELECTRICAL PLAN	REVISED LOCATION OF SOME CAN LIGHTS ACCOMMODATE FLOOR TRUSS LAYOUT	06/15/21	SS
13	ALL	A6.0	FRONT ELEVATION	UPDATED VERBIAGE ON ELEVATION TRIM CALLOUTS	08/08/21	SS
14	ALL	ALL	ALL	FRAMEWALK UPDATES RE: SOFFIT CLEAN UP AND MISC DRAFTING NOTES	09/15/21	TD

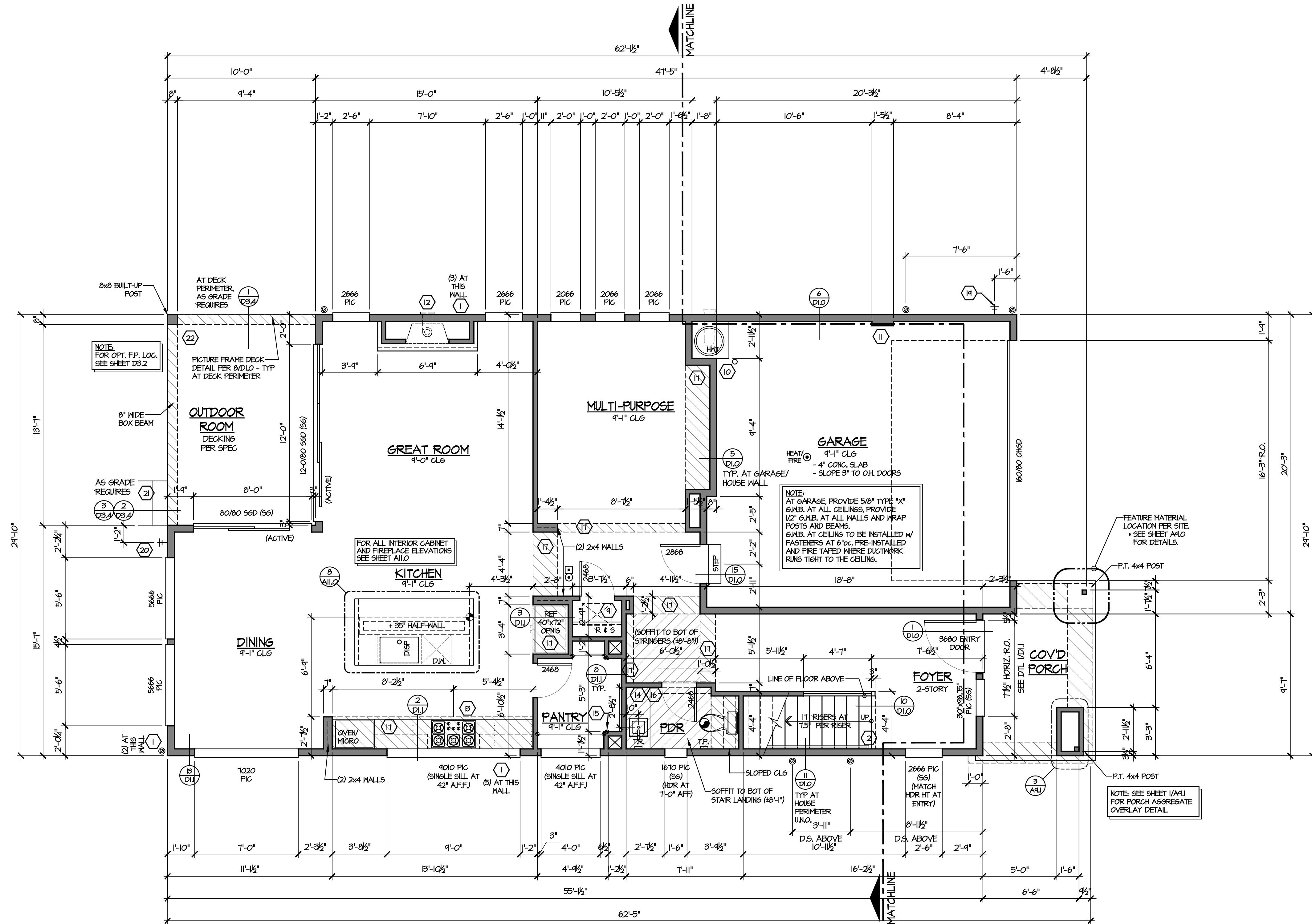
DESIGN: SU DRAWN: AT
 PLAN NO: 17-30-01 B
 SHEET A0.0
 22x34 - 1/4" = 1'-0"
 11x17 - 1/8" = 1'-0"

IRIS 'B' (17-30-01)
 COVER SHEET
 1110 112th Ave NE, Suite 202
 Bellevue, WA 98004
 Phone: (425) 646-4022
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MAINVUE WA, LLC
 PERMIT SET (AU)
 MODEL ACTION ITEMS PLAN UPDATES (56)
 ADDED A3.1 UPPER FLR P.E.M. LAYOUT SHEET (66)
 FRAMEWALK REVISIONS (TD)

APPROVED
 Plans Reviewed by **SAFEbuilt** WASHINGTON
 For Building Code Compliance
 Reviewed by: **Bobby Thomas** CBO, Plans Examiner, Combination I inspector
 Date: **8/9/2023**

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CRAWLSPACE VENTILATION

1136 SQ. FT. / 300 = NET SQ. FT. VENT. REQ'D	3.14
NET SQ. FT. REQ'D / .42 SQ. FT. PER VENT =	4.02
TOTAL VENTS PROVIDED (SEE PLAN FOR LOCATIONS)	10

**VENT LOCATIONS SHALL BE EVENLY SPACED TO PROVIDE CROSS VENTILATION OF THE SPACE PER R402.2 (SEE I.A. AMENDMENTS TO IRC)
**VENTS TO BE LOCATED CENTERED WITHIN JOIST BAYS AND NOT DIRECTLY BENEATH POINT LOADS

KEYNOTES (NOT ALL USED)

- 1 CRAWL SPACE VENTILATION (10) OF VENTS AT EACH WALL PER NOTE ON PLAN. SPACE VENT LOCATIONS ACROSS LENGTH OF WALL
- 2 2x12 HANDRAIL BLK'S AT 36" ABOVE TREAD TO T.O. BLOCK
- 3 FLAT BLOCK AT OUTSIDE CORNER OF SHOWER, EA SIDE
- 4 1" x 4" D (ALWAYS INSTALL DRYER TO THE RIGHT OF WASHER ON SITE)
- 5 MEDI FAN SHOWER w/ 2x12 BLK'g AT SHOWER BASE, ALL SIDES
- 6 60"x32" TUB / SHOWER INSERT, SHOWER HEAD AT +1'5"
- 7 (4) 16" SHELVES
- 8 22"x32" ATTIC ACCESS
- 9 18"x24" CRAWLSPACE ACCESS
- 10 HOT WATER TANK, BRACED PER IRC P2201.6, SECURE PER MFG SPECS. w/ 4" DIA STEEL BOLLARD, LOC. PER PLAN WHERE SHOWN
- 11 2x4 FURR OUT FOR ELECTRICAL PANEL
- 12 D.V. FIREPLACE TO BEAR STAMP OF U.L. OR I.C.C. TESTING LAB. INSTALL PER MFG SPECS
- 13 GAS COOKTOP w/ 100 CFM (MIN), HOOD - VTOS
- 14 VERTICAL 2x6, FLAT FRAMED, CENTERED 8" FROM BACK WALL, AT EACH SIDE OF VANITY
- 15 VERTICAL 2x6, FLAT FRAMED, AT EACH DATUM POINT SHOWN
- 16 PONDOR ROOM ROUGH IN: WATER AT 30-3/4", AND WASTE AT 21-1/2" A.F.F.
- 17 SOFFIT TO T-1"
- 18 -
- 19 HB AT 24" ABOVE GARAGE SLAB (FRONT OF HOUSE)
- 20 HB AT 36" ABOVE GRADE (BACK OF HOUSE)
- 21 STAIRS TO GRADE, LOCATION PER SITE. FRAMING PER SHEET D3.4
- 22 8" WIDE BOXED BEAM, SOFFIT TO BOTTOM OF BEAM OR 1'-0" 1/2" BELOW MAIN PLATE (TYP OUTDOOR ROOM SOFFIT)

AREA SUMMARY

MAIN FLOOR:	1136
UPPER FLOOR:	1556
TOTAL AREA:	2694
GARAGE SQ. FT.	413
COVERED PORCH	88
OUTDOOR ROOM	143

FLOOR PLAN NOTES

1. ALL PLATE AND HEADER HEIGHTS PER ELEVATIONS, UNO.
2. ALL STAIRS TO HAVE UNIFORM RISERS
3. GLASS ENCLOSURE DOORS TO BE LABELED CATEGORY II
4. PROVIDE MR. BACKER BOARD AT TUBS/SHOWERS TO T2" A.F.F.
5. VERIFY ALL WINDOW SIZES AND PATTERNS WITH BUILDER
6. SEE COVER SHEET, A.O.D. FOR HEATING AND ENERGY SPECIFICATIONS AND VENTILATION REQUIREMENTS
7. ENTRY DOOR FROM GARAGE TO BE 20 MIN RATED SOLID CORE WOOD NOT LESS THAN 1-3/8" THICK; EQUIPPED WITH A SELF-CLOSING DEVICE PER IRC R302.5.1
8. PROVIDE STAIRWAY ILLUMINATION PER R303.7
9. UTILITY ROOM ADDITIONAL AIR (15"x14.5" LOVERED VENT)

SYMBOLS LEGEND

	50 CFM FAN, VENT TO OUTSIDE
	FANLIGHT COMBO w/ 50 CFM FAN, VENT TO OUTSIDE
	116 CFM CONTINUOUS WHOLE HOUSE FAN, VENT TO OUTSIDE
	SMOKE DETECTOR, INTERCONNECTED AND HARD WIRED w/ BATTERY BACKUP
	CARBON MONOXIDE COMBO DETECTOR, INTERCONNECTED AND HARD WIRED w/ BATTERY BACKUP
	OPEN RAILING TO 36" AFF. ATOP 3" CURB WALL, UNO.
	1/2 HEIGHT WALL TO BE 42" AFF., UNO.
	RECESSED CAN LOCATION (SEE ELECTRICAL)
	VENEER SIDING, SEE ELEVATIONS
	GUTTER DOWNSPOUT - SEE PLAN FOR LOCATION

MAINVUE WA, LLC

IRIS 'B' (17-30-01)

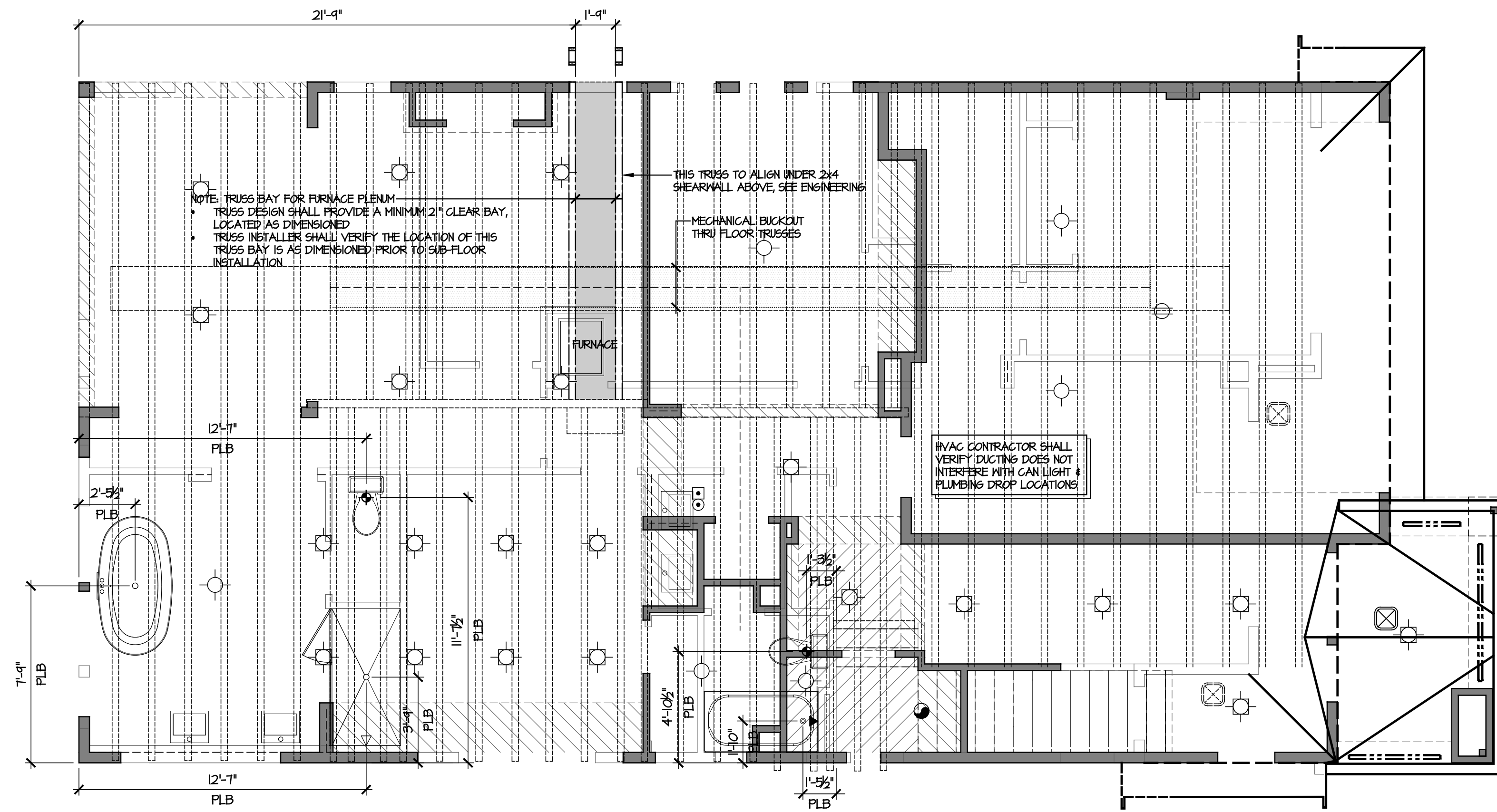
MAIN FLOOR PLAN

DESIGN: SU DRAWN: AT
PLAN No: 17-30-01.02.0 B

SHEET A2.0

22x34 - 1/4" = 1'-0"
11x17 - 1/8" = 1'-0"

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 For Building Code Compliance
 Reviewed By:
Bobby Thomas CBO, Plans Examiner,
Combination Inspector
 Date:
8/9/2023

SYMBOLS LEGEND	
	50 CFM FAN, VENT TO OUTSIDE
	FANLIGHT COMBO W/ 50 CFM FAN, VENT TO OUTSIDE
	116 CFM CONTINUOUS WHOLE HOUSE FAN, VENT TO OUTSIDE
	SMOKE DETECTOR, INTERCONNECTED AND HARD WIRED W/ BATTERY BACKUP
	CARBON MONOXIDE COMBO DETECTOR, INTERCONNECTED AND HARD WIRED W/ BATTERY BACKUP
	RECESSED CAN FIXTURE LOCATION (SEE ELECTRICAL)
	SURFACE MOUNT FIXTURE LOCATION (SEE ELECTRICAL)
	PLUMBING PENETRATION LOCATION
	FLOOR TRUSS BAY FOR FURNACE PLENUM. TRUSS DESIGN SHALL PROVIDE MINIMUM 21" CLEAR BETWEEN FLOOR TRUSSES FOR FURNACE PLENUM. LOCATE PER PLAN
	BUCK-OUT THROUGH FLOOR TRUSSES FOR MECHANICAL DUCTING

No.	DATE	DESCRIPTION
△	11-18-20	PERMIT SET (AJ)
△	05-11-21	MODEL ACTION ITEMS PLAN UPDATES (56)
△	06-11-21	ADDED ASJ UPPER FLOOR P.E.M. LAYOUT SHEET (56)
△	04-15-21	FRAMEWORK REVISIONS (TD)

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 Bellevue, WA 98004
 Phone: (425) 646-4022
 Fax: (425) 646-4024

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 WA, LLC

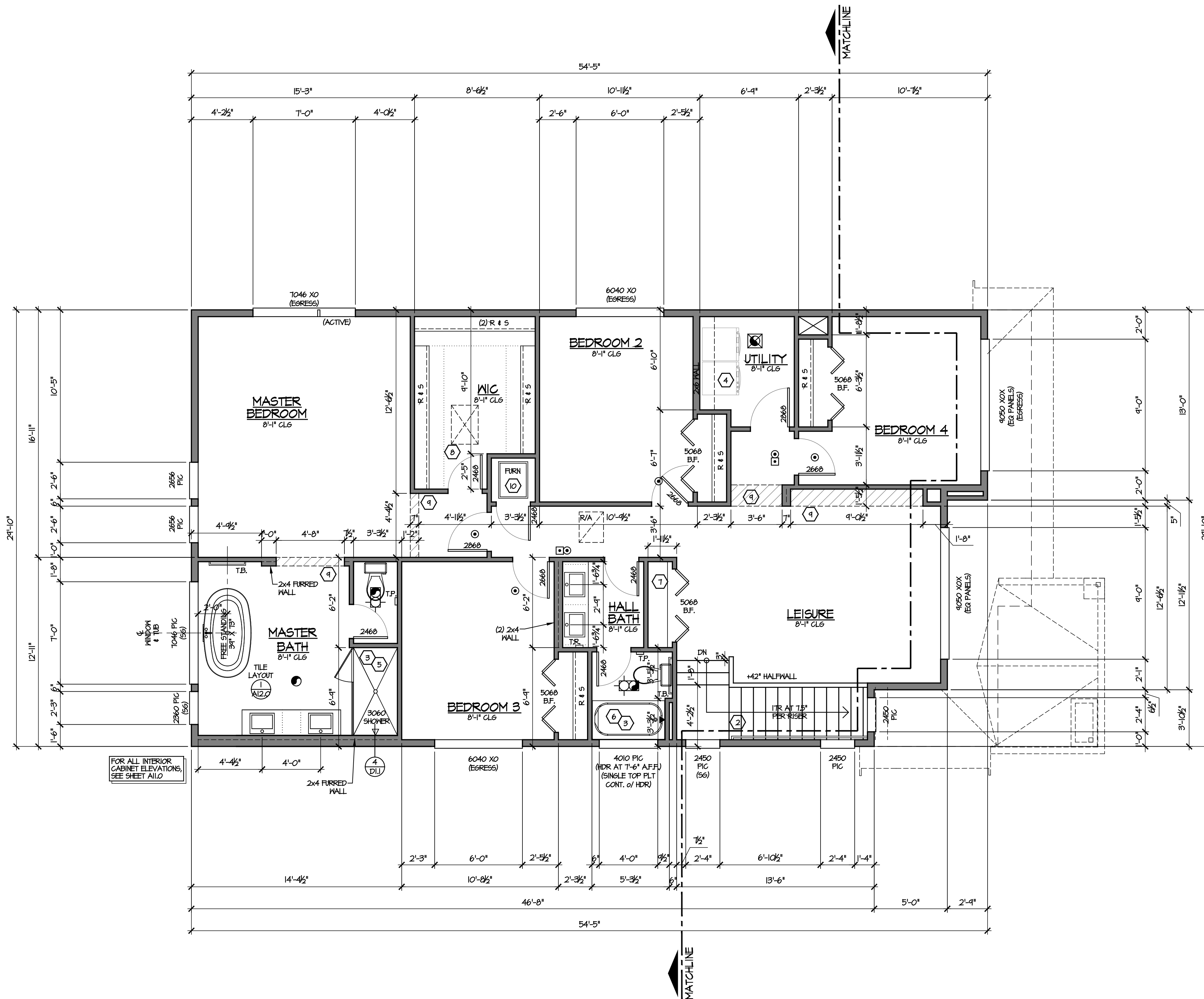
IRIS 'B' (17-30-01)

**UPPER FLOOR
 P.E.M. LAYOUT**

DESIGN: SU
 DRAWN: AJ
 PLAN No:
 17-30-01.02.0 B

**SHEET
 A3.1**

22x34 - 1/4" = 1'-0"
 11x17 - 1/8" = 1'-0"



FOR ALL INTERIOR CABINET ELEVATIONS, SEE SHEET A11.0

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 Reviewed By:
Bobby Thomas CBO, Plans Examiner,
Combination Inspector
 Date:
8/9/2023

KEYNOTES (NOT ALL USED)

- 1 —
- 2 2x12 HANDRAIL BLK'g AT 36" ABOVE TREAD TO T.O. BLOCK
- 3 FLAT BLOCK AT OUTSIDE CORNER OF SHOWER, EA SIDE
- 4 N & D (ALWAYS INSTALL DRYER TO THE RIGHT OF WASHER ON SITE)
- 5 MEDI FAN SHOWER W/ 2x12 BLK'g AT SHOWER BASE, ALL SIDES
- 6 60"x32" TUB / SHOWER INSERT, SHOWER HEAD AT +75"
- 7 (4) 16" SHELVES
- 8 22"x32" ATTIC ACCESS
- 9 SOFFIT TO T-4"
- 10 FURNACE PER SPEC. - REFER TO MEEG PRESCRIPTIVE ENERGY CODE WORKSHEET FOR TYPE & SIZE REQ'TS
- 11 —
- 12 —
- 13 —
- 14 —

FLOOR PLAN NOTES

1. ALL PLATE AND HEADER HEIGHTS PER ELEVATIONS, UNO.
2. ALL STAIRS TO HAVE UNIFORM RISERS
3. GLASS ENCLOSURE DOORS TO BE LABELED CATEGORY II
4. PROVIDE WR. BACKER BOARD AT TUBS/SHWRS TO T2" A.F.F.
5. VERIFY ALL WINDOW SIZES AND PATTERNS WITH BUILDER
6. SEE COVER SHEET, A.O.O. FOR HEATING AND ENERGY SPECIFICATIONS AND VENTILATION REQUIREMENTS
7. ENTRY DOOR FROM GARAGE TO BE 20 MIN RATED SOLID CORE WOOD NOT LESS THAN 1-3/8" THICK, EQUIPPED WITH A SELF-CLOSING DEVICE PER IRC R302.5.1
8. PROVIDE STAIRWAY ILLUMINATION PER R303.1
9. UTILITY ROOM ADDITIONAL AIR (15"x19.5" LOUVERED VENT)

SYMBOLS LEGEND

	50 CFM FAN VENT TO OUTSIDE
	FANLIGHT COMBO W/ 50 CFM FAN VENT TO OUTSIDE
	116 CFM CONTINUOUS WHOLE HOUSE FAN, VENT TO OUTSIDE
	SMOKE DETECTOR, INTERCONNECTED AND HARD WIRED W/ BATTERY BACKUP
	CARBON MONOXIDE COMBO DETECTOR, INTERCONNECTED AND HARD WIRED W/ BATTERY BACKUP
	OPEN RAILING TO 36" AFF. ATOP 3" CURB WALL, UNO.
	1/2 HEIGHT WALL TO BE 42" AFF., UNO.
	RECESSED CAN LOCATION (SEE ELECTRICAL)
	VENEER SIDING, SEE ELEVATIONS
	GUTTER DOWNSPOUT - SEE PLAN FOR LOCATION

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MAINVUE
 WA, LLC

DESCRIPTION
 PERMIT SET (AU)
 MODEL ACTION ITEMS PLAN UPDATES (56)
 ADDED AS1 UPPER FLOOR P.E.M. LAYOUT SHEET (56)
 FRAMEWORK REVISIONS (TD)

No. DATE

1 11-11-20

2 05-11-21

3 06-11-21

4 04-15-21

IRIS 'B' (17-30-01)

UPPER FLOOR PLAN

DESIGN: SU

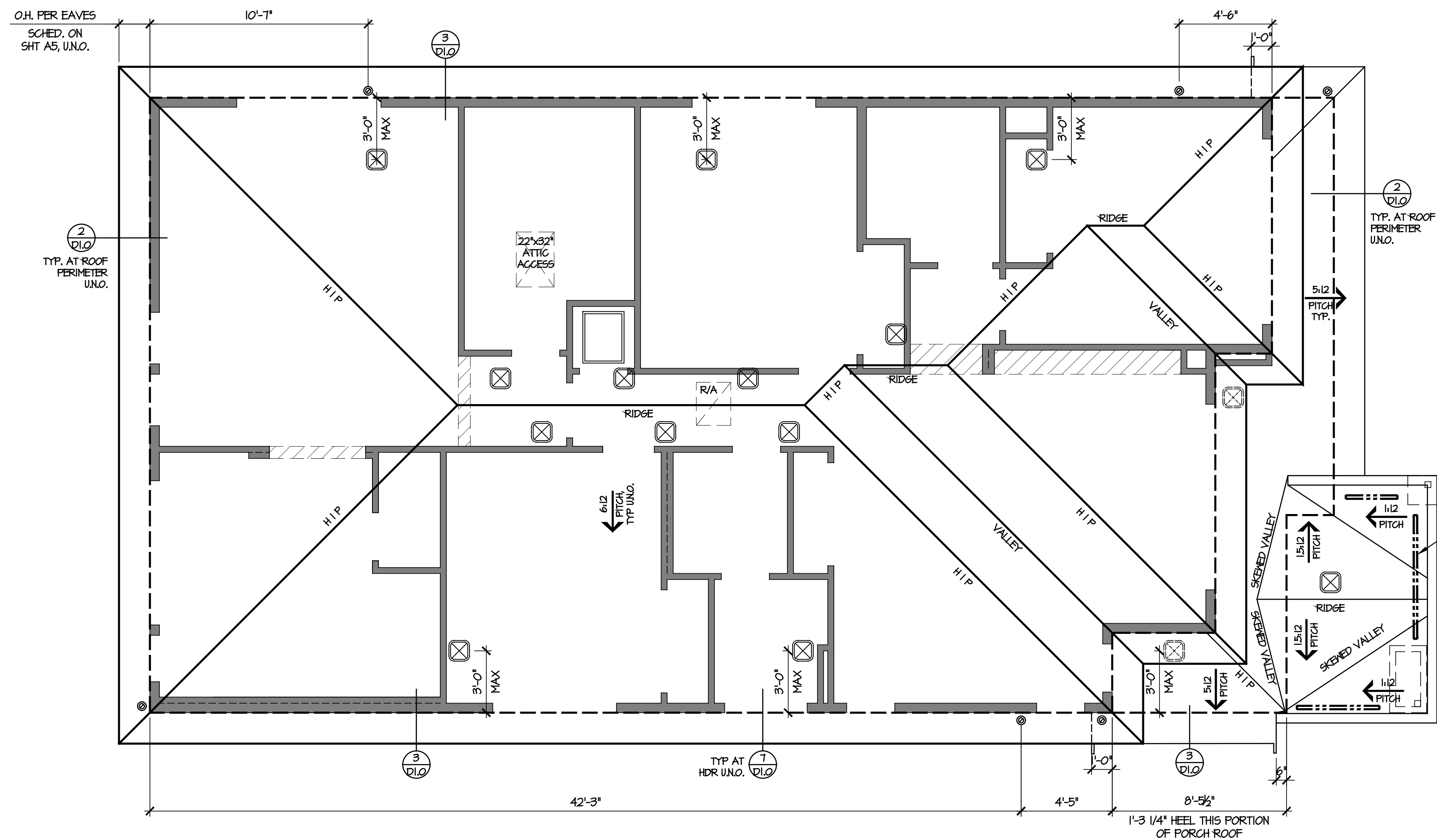
DRAWN: AL

PLAN No:
17-30-01.02.0 B

SHEET
A4.0

22x34 - 1/4" = 1'-0"
 11x17 - 1/8" = 1'-0"

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LOWER ROOF ATTIC VENTILATION	
133	SQ. FT. / 150 = 0.89 NET SQ. FT. OF VENTILATION REQUIRED
10	EAVE BLOCK VENTS PROVIDED (1.01 SQ. IN. EA) (1/4" SCREENED W/ (3) 2" HOLES) = 0.41 SQ. FT.
1	LOW ROOF VENTS PROVIDED (0.341 SQ. FT. EA) (MFR BY MENZIES #AF-50, OR EQUAL) = 0.35 SQ. FT.
0	STRIP VENTS PROVIDED (8.5 SQ. IN./FT) (MFR BY COR-A-VENT, OR EQUAL) = 0.00 SQ. FT.
1	ROOF VENTS PROVIDED (0.341 SQ. FT. EA) (MFR BY MENZIES #AF-50, OR EQUAL) = 0.35 SQ. FT.
TOTAL VENTILATION PROVIDED (SEE PLAN FOR LOCATIONS) 1.11 SQ. FT.	

UPPER ROOF ATTIC VENTILATION	
156	SQ. FT. / 300 = 5.19 NET SQ. FT. OF VENTILATION REQUIRED
30	EAVE BLOCK VENTS PROVIDED (1.01 SQ. IN. EA) (1/4" SCREENED W/ (3) 2" HOLES) = 1.41 SQ. FT.
5	LOW ROOF VENTS PROVIDED (0.341 SQ. FT. EA) (MFR BY MENZIES #AF-50, OR EQUAL) = 1.74 SQ. FT.
0	STRIP VENTS PROVIDED (8.5 SQ. IN./FT) (MFR BY COR-A-VENT, OR EQUAL) = 0.00 SQ. FT.
7	ROOF VENTS PROVIDED (0.341 SQ. FT. EA) (MFR BY MENZIES #AF-50, OR EQUAL) = 2.43 SQ. FT.
TOTAL VENTILATION PROVIDED (SEE PLAN FOR LOCATIONS) 5.64 SQ. FT.	

PORCH ROOF ATTIC VENTILATION	
45	SQ. FT. / 150 = 0.63 NET SQ. FT. OF VENTILATION REQUIRED
0	EAVE BLOCK VENTS PROVIDED (1.01 SQ. IN. EA) (1/4" SCREENED W/ (3) 2" HOLES) = 0.00 SQ. FT.
0	LOW ROOF VENTS PROVIDED (0.341 SQ. FT. EA) (MFR BY MENZIES #AF-50, OR EQUAL) = 0.00 SQ. FT.
12.5	STRIP VENTS PROVIDED (8.5 SQ. IN./FT) (MFR BY COR-A-VENT, OR EQUAL) = 0.74 SQ. FT.
1	ROOF VENTS PROVIDED (0.341 SQ. FT. EA) (MFR BY MENZIES #AF-50, OR EQUAL) = 0.35 SQ. FT.
TOTAL VENTILATION PROVIDED (SEE PLAN FOR LOCATIONS) 1.09 SQ. FT.	

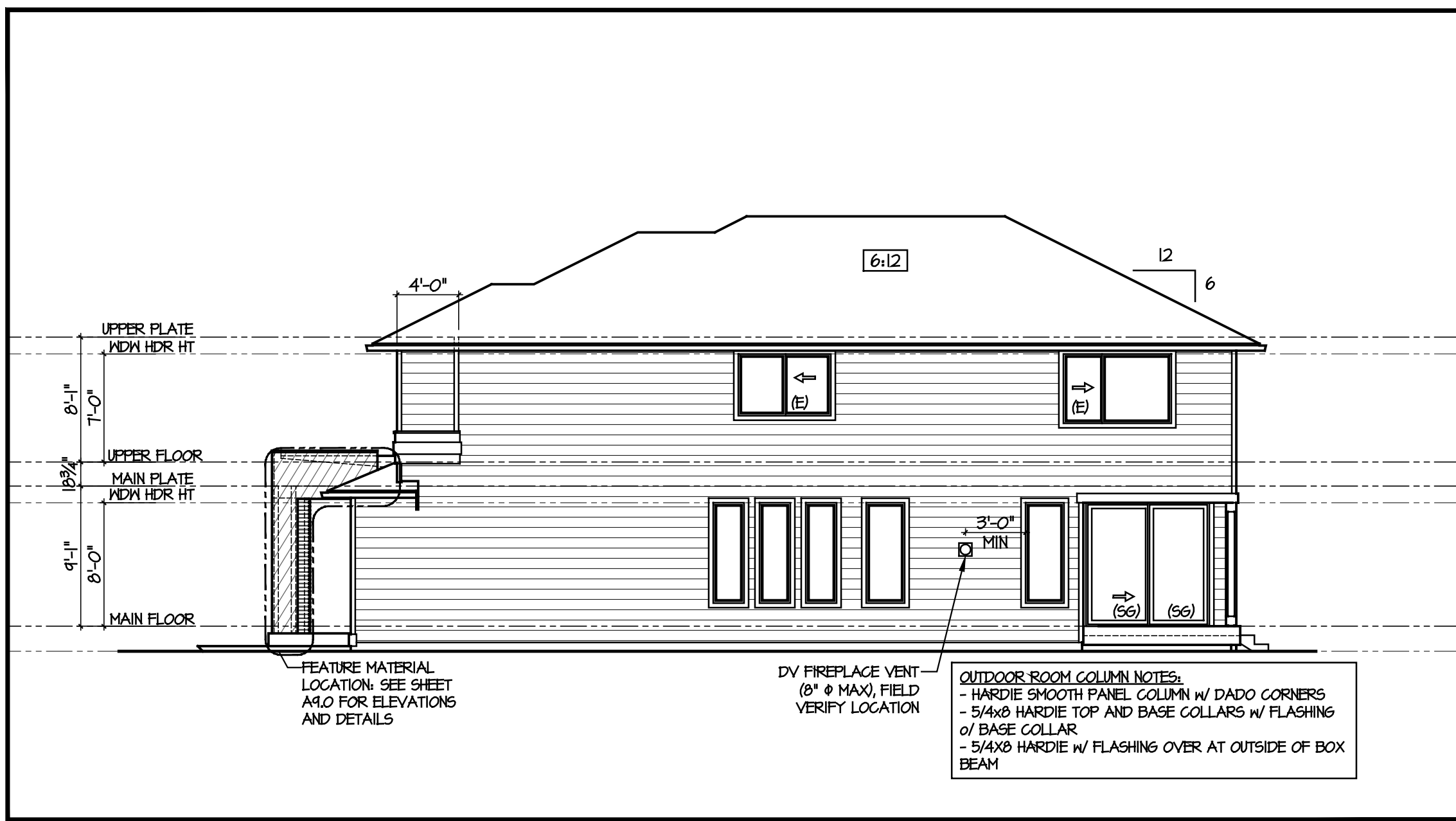
- ### ROOF FRAMING NOTES
- ALL PLATE AND HEADER HEIGHTS PER ELEVATIONS, UNO.
 - ALL EXTERIOR WALLS ARE 2x6 AT 16"OC, UNO.
 - ALL INTERIOR WALLS ARE 2x4 AT 16"OC, UNO.
 - ALL ROOF TRUSSES SHALL:
 - HAVE DESIGN DETAIL AND SHOP DRAWINGS STAMPED BY A LICENSED ENGINEER AND BE ON SITE FOR FRAMING INSPECTION. NO TRUSS SHALL BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPARTMENT APPROVAL OF CALCULATIONS.
 - BE BRACED TO MANUFACTURERS SPECIFICATIONS PER IRC R802.10.3 AND THE TRUSS PLATE INSTITUTES BUILDING COMPONENT SAFETY INFORMATION.
 - PROVIDE INSULATION BAFFLES AT EAVES WHERE REQUIRED
 - FIELD-CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESSURE PRESERVATIVELY TREATED WOOD SHALL BE RETREATED IN THE FIELD IN ACCORDANCE WITH ANPA M4 (IRC 311.1).
 - REFER TO STRUCTURAL GENERAL NOTES AND STRUCTURAL DETAILS FOR ADDITIONAL INFORMATION.
 - AT TRUSS DIRECTION CHANGE, BLOCK BTWN TRUSSES AT 2'-0" O.C. FOR SHEET ROCK NAILING, TYP.

SYMBOLS LEGEND	
→	DIRECTION OF ROOF SLOPE, PITCH PER NOTE AT ARROW LOCATION
⊗	ROOF VENT LOCATION
⊙	GUTTER DOWNSPOUT - SEE PLAN FOR LOCATION
○	CEILING MOUNTED LIGHT
⊕	110V DUPLEX OVERHEAD OUTLET
⊖	RECESSED CAN LIGHT
⊗	CEILING FAN VOTOS / LIGHT COMBO
⊗	CEILING FAN VOTOS (CONTINUOUS WHOLE HOUSE FAN)

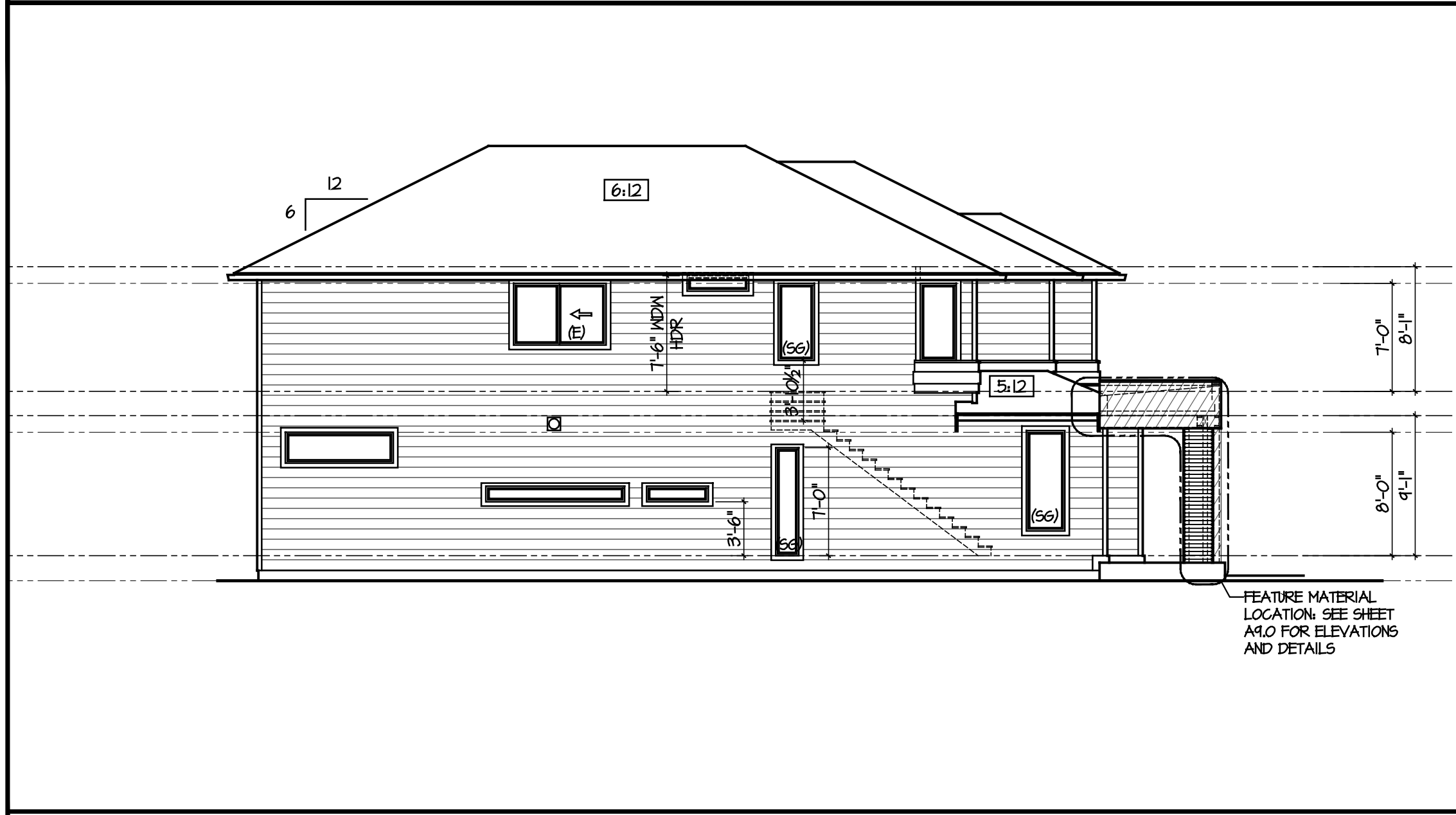
APPROVED
 Plans Reviewed by **SAFEbuilt** WASHINGTON
 For Building Code Compliance
 Reviewed By:
Bobby Thomas CBO, Plans Examiner,
Combination Inspector
 Date:
8/9/2023

TYP. ROOF EAVES SCHED.		
(VERIFY WITH SITE PLAN FOR IMPERVIOUS LOT CONDITIONS)		
COMMUNITY	TYPICAL O.H.	GABLE END O.H.
TEHALEH (PIERCE COUNTY)	24"	18"
ALLURA (CITY OF RENTON)	18"	12"
HILLSIDE VISTA (LAKE STEVENS)	18"	12"
MOREFORD (CITY OF KENT)	24"	18"
LAKELAND RIDGE (FOREST CANYON) (PIERCE COUNTY)	24"	18"
EAGLEMONT (CITY OF MONROE)	24"	18"
AMHERST (CITY OF PORT ORCHARD)	18"	12"
FOX POINTE (MAPLE VALLEY)	18"	12"
HARWOOD COVE (CITY OF LAKEWOOD)	24"	18"
LAKE KILLARNEY (KING COUNTY)	24"	18"
MCCORMICK WOODS (CITY OF PORT ORCHARD)	18"	12"
SKY ISLAND (PIERCE COUNTY)	24"	18"
TEN TRAILS (BLACK DIAMOND)	24"	18"
NORTH RIDGEVIEW (CITY OF AUBURN)	18"	12"

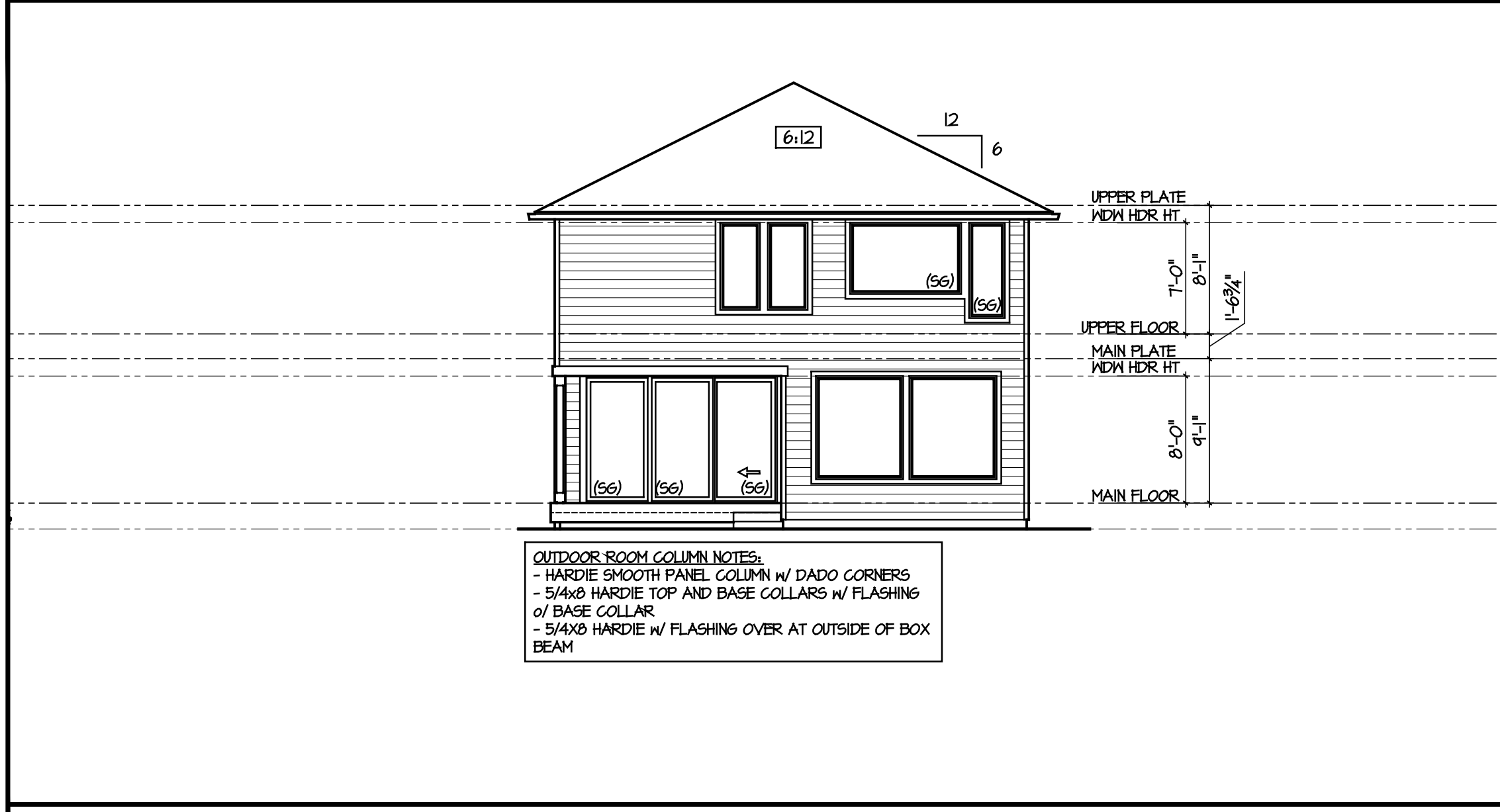
No.	△	PERMIT SET (AU)	DESCRIPTION	
	△	MODEL ACTION ITEMS PLAN UPDATES (56)		
	△	ADDED AS3 UPPER FLOOR P.E.M. LAYOUT SHEET (56)		
	△	FRAMING REVISONS (TD)		
DATE	11/8/20	06/11/21	06/11/21	08/15/21
1110 112th Ave NE, Suite 202 Bellevue, WA 98004 Phone: (425) 646-4022 Fax: (425) 646-4024				
		IRIS 'B' (17-30-01)		
ROOF PLAN		DESIGN: SU DRAWN: AL PLAN No: 17-30-01.02.0 B		
SHEET A5.0		22x34 - 1/4" = 1'-0" 11x17 - 1/8" = 1'-0"		



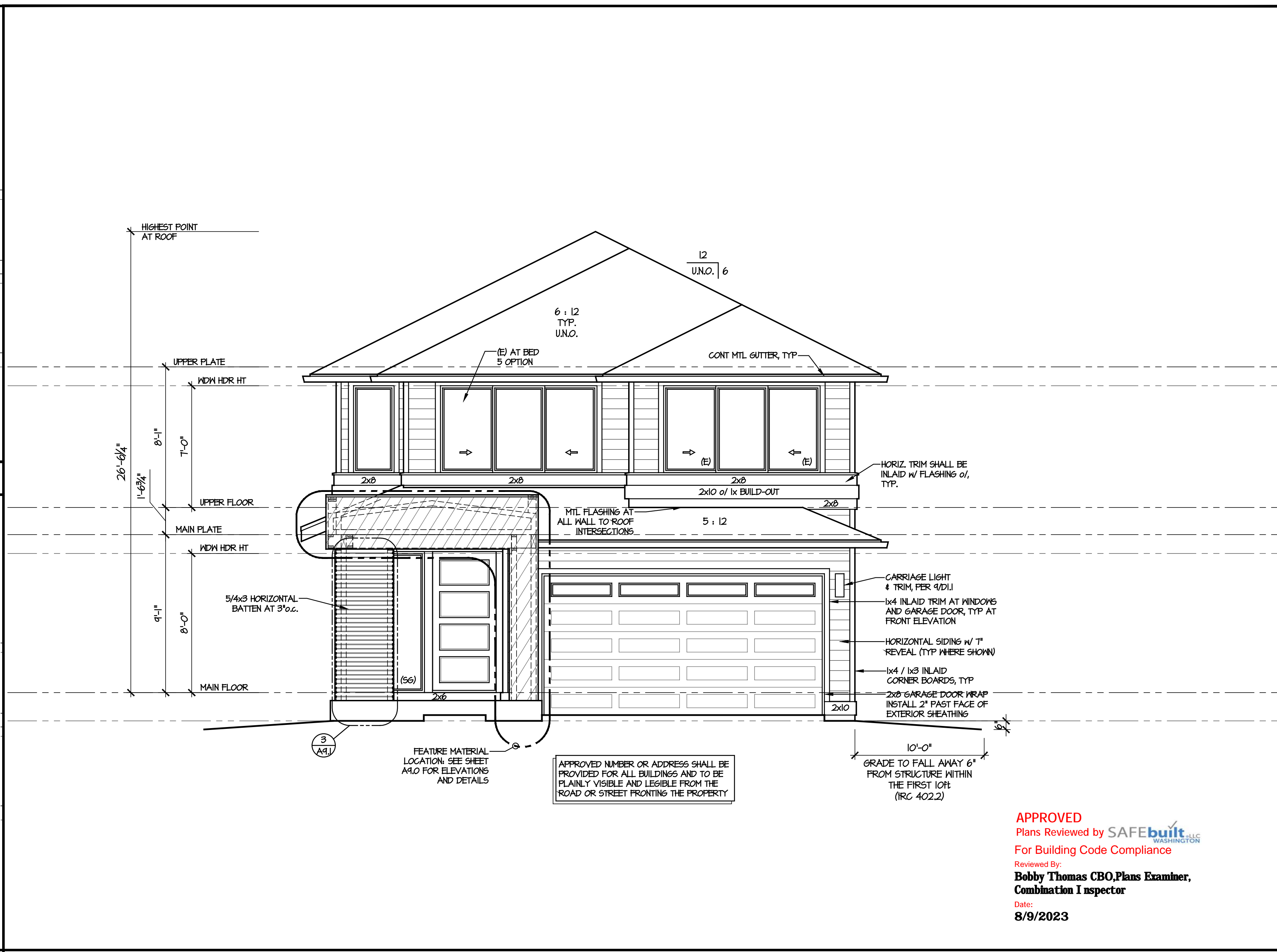
SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



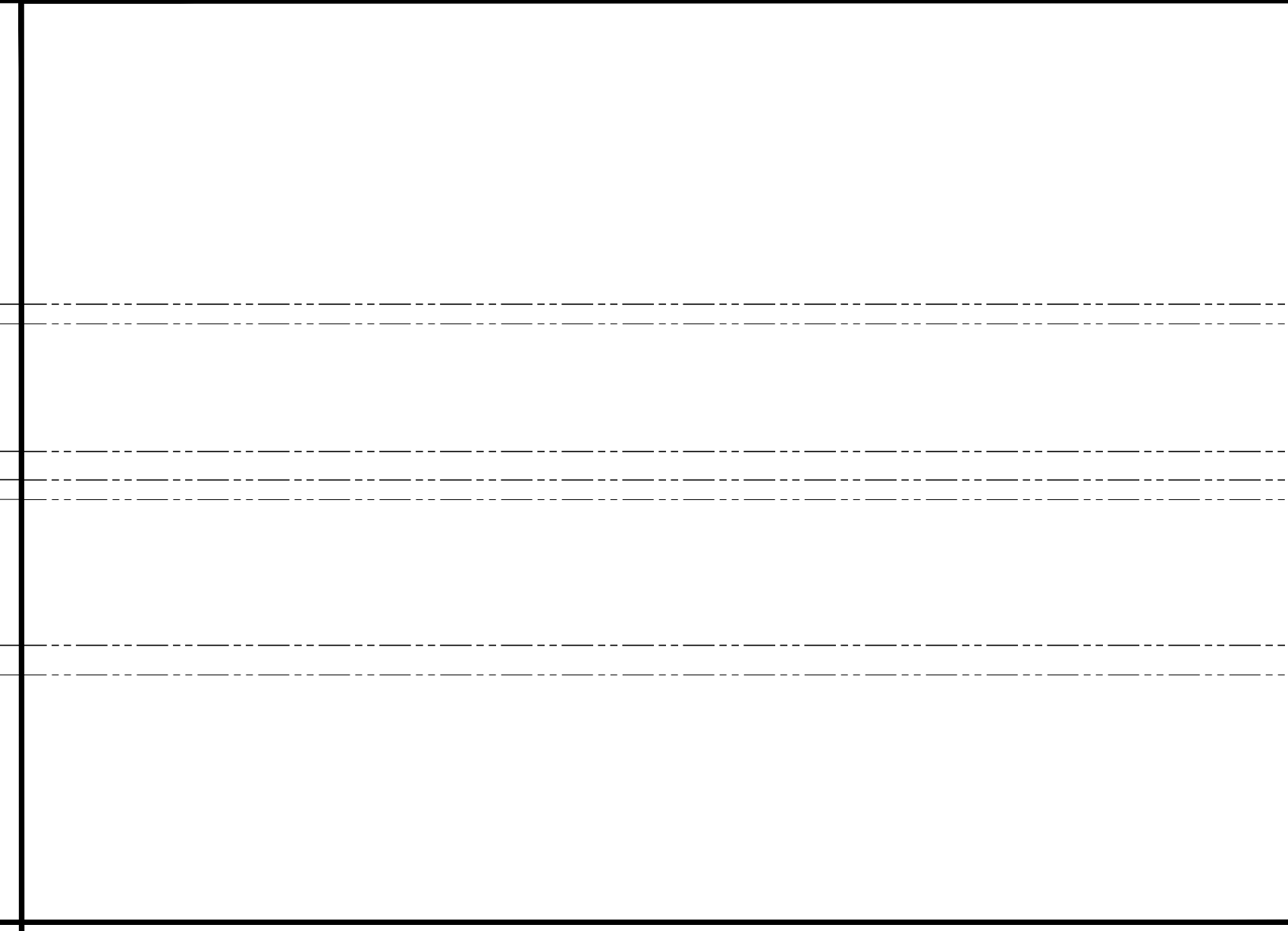
FRONT ELEVATION



NOT USED



NOT USED



NOT USED

DESCRIPTION	
NO.	DATE
1	11-11-21
2	06-11-21
3	06-11-21
4	04-15-21
PERMIT SET (A)	
MODEL ACTION ITEMS PLAN UPDATES (56)	
ADDED A3.1 UPPER FLOOR P.E.M. LAYOUT SHEET (56)	
FRAMEWORK REVISIONS (TD)	
1110 112th Ave NE, Suite 202 Bellevue, WA 98004 Phone: (425) 646-4024 Fax: (425) 646-4024	
MAINVUE WA, LLC	
IRIS 'B' (17-30-01)	
EXTERIOR ELEVATIONS	
DESIGN: SU	DRAWN: AT
PLAN No: 17-30-01.02.0 B	
SHEET A6.0	
22x34 - 1/4" = 1'-0"	
11x17 - 1/8" = 1'-0"	
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Plans Reviewed by **SAFEbuilt** LLC
For Building Code Compliance
Reviewed By:
Bobby Thomas CBO, Plans Examiner,
Combination 1 Inspector
Date:
8/9/2023

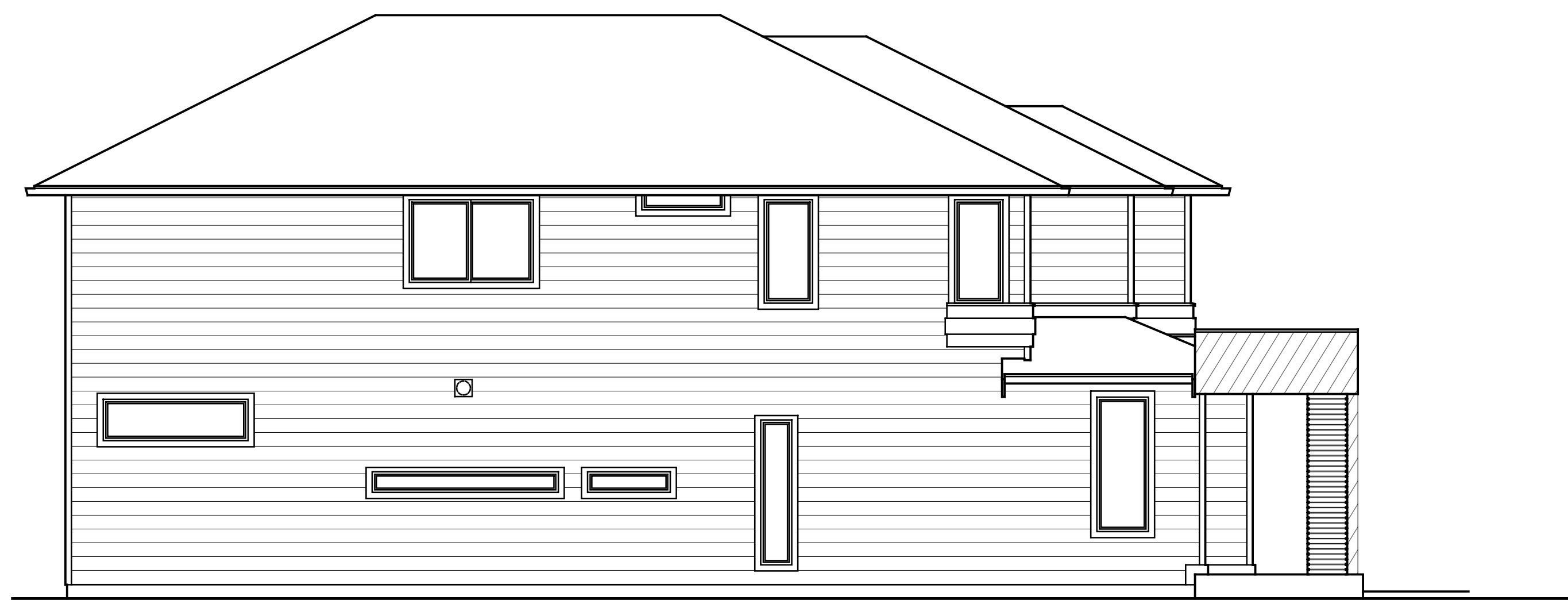


SIDE ELEVATION

FACADE GLAZING CALCULATION	
TOTAL FACADE AREA:	534
TOTAL GLAZING AREA:	144
GLAZING COVERAGE %:	27.00%



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

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 For Building Code Compliance
 Reviewed By:
Bobby Thomas CBO, Plans Examiner,
Combination Inspector
 Date:
8/9/2023

No.	DATE	DESCRIPTION
△	11-18-20	PERMIT SET (AJ)
△	05-11-21	MODEL ACTION ITEMS PLAN UPDATES (SG)
△	06-11-21	ADDED ASJ UPPER FLOOR P.E.M. LAYOUT SHEET (SG)
△	04-15-21	FRAMEWORK REVISIONS (TD)

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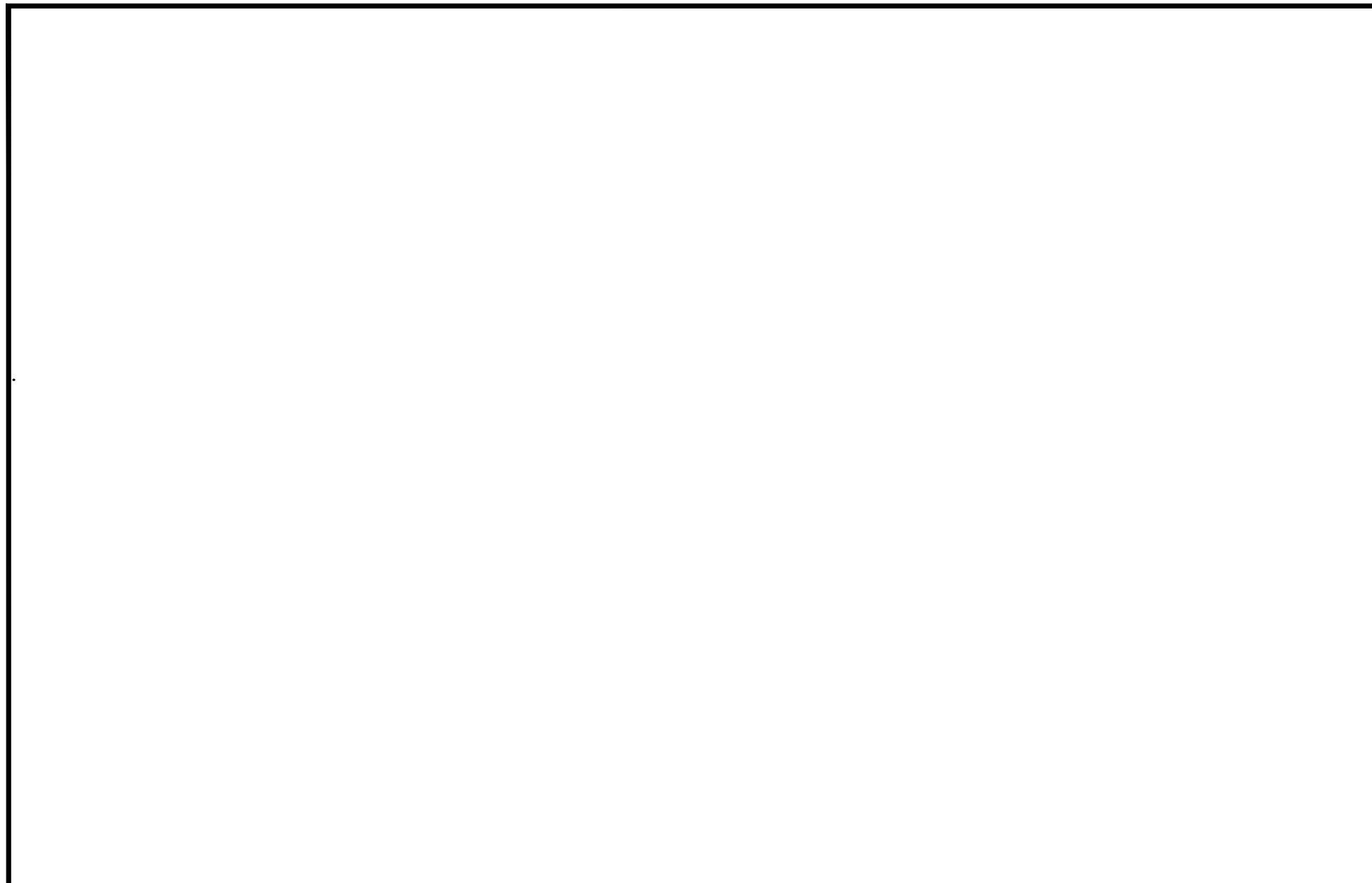
IRIS 'B' (17-30-01)

SIDING
 ENHANCEMENTS

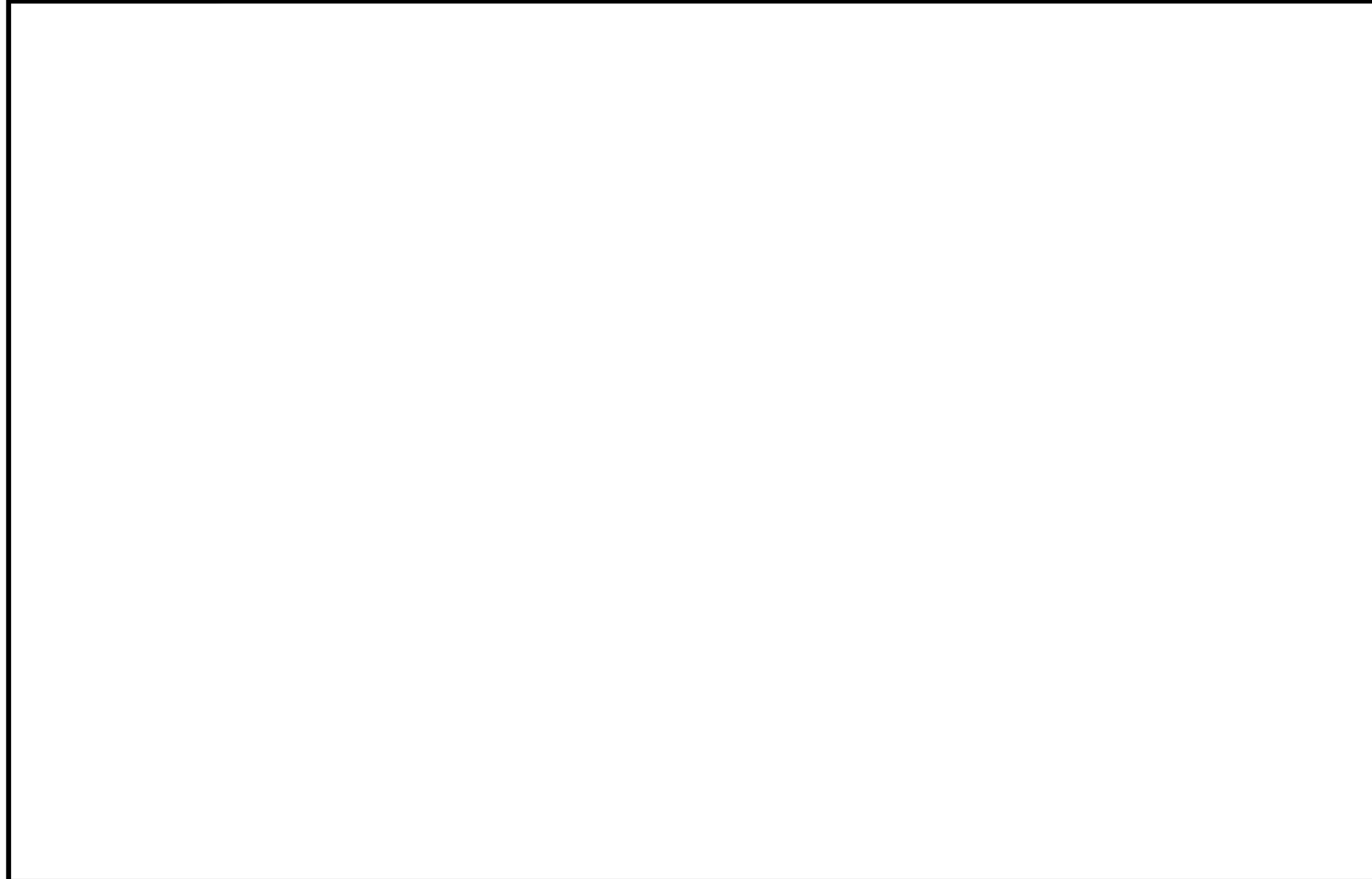
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DRAWN:	AL
PLAN No.:	17-30-01.02.0 B

SHEET
A6-DTL

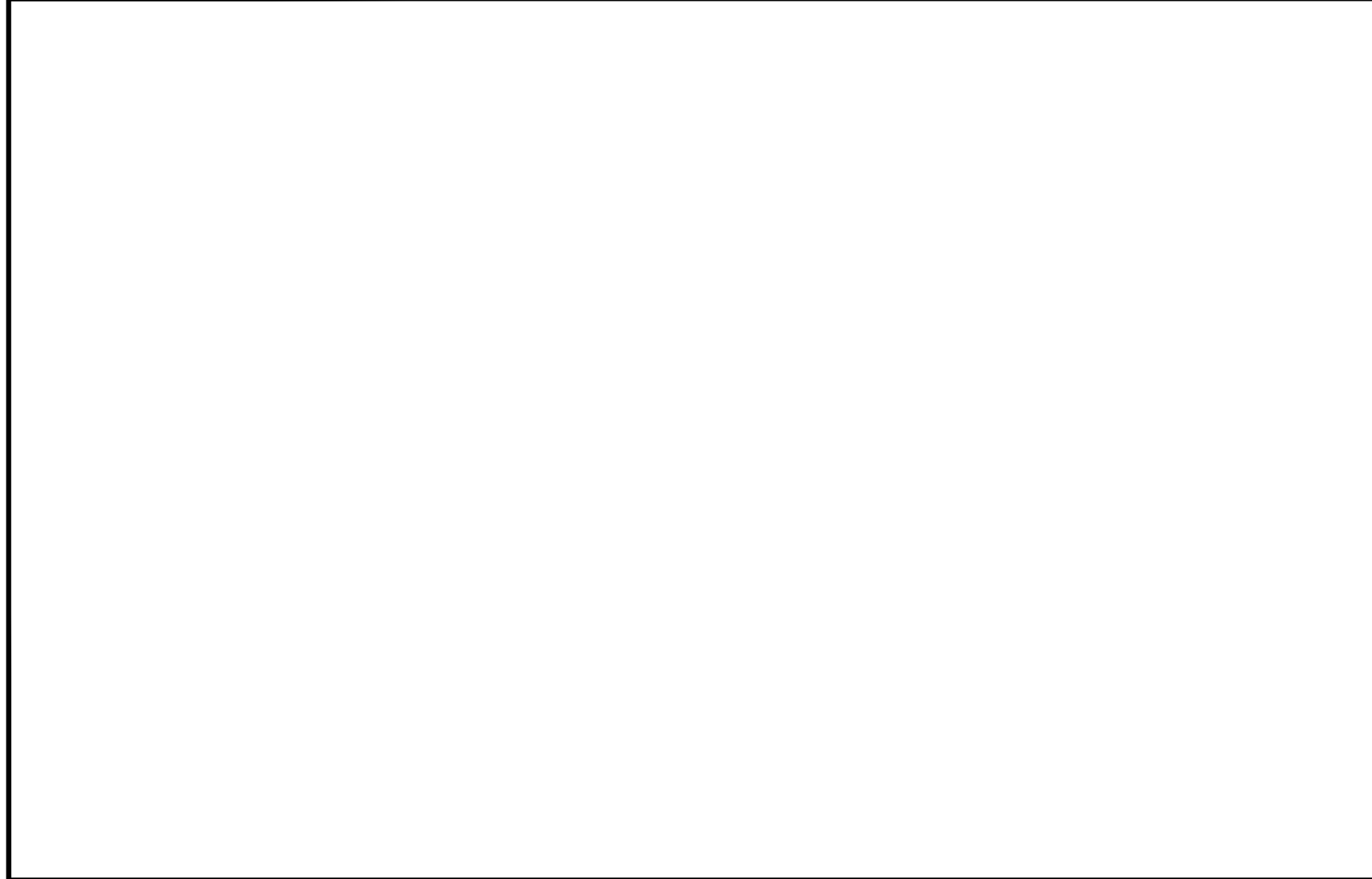
22x34 - 1/4" = 1'-0"
 11x17 - 1/8" = 1'-0"



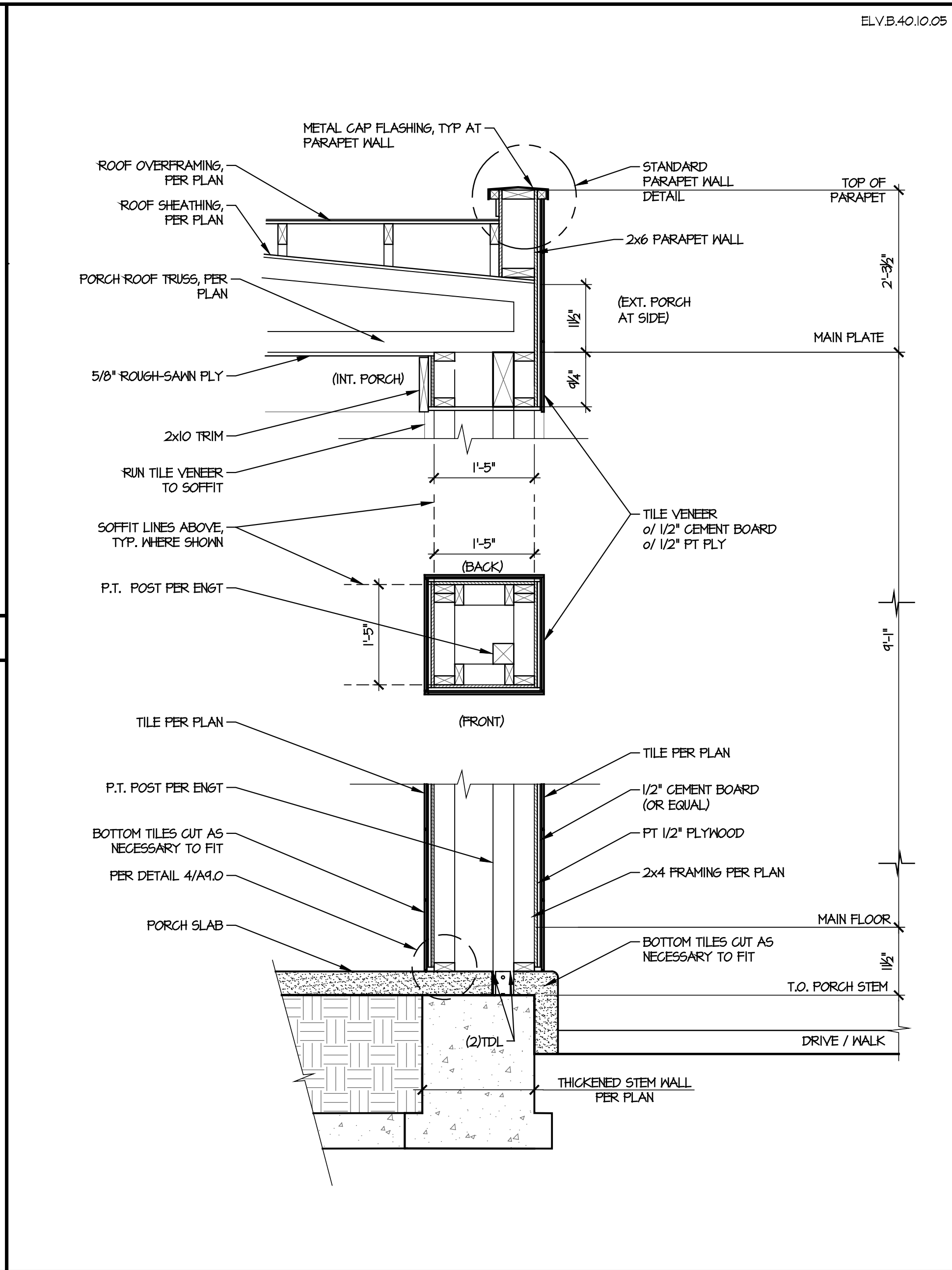
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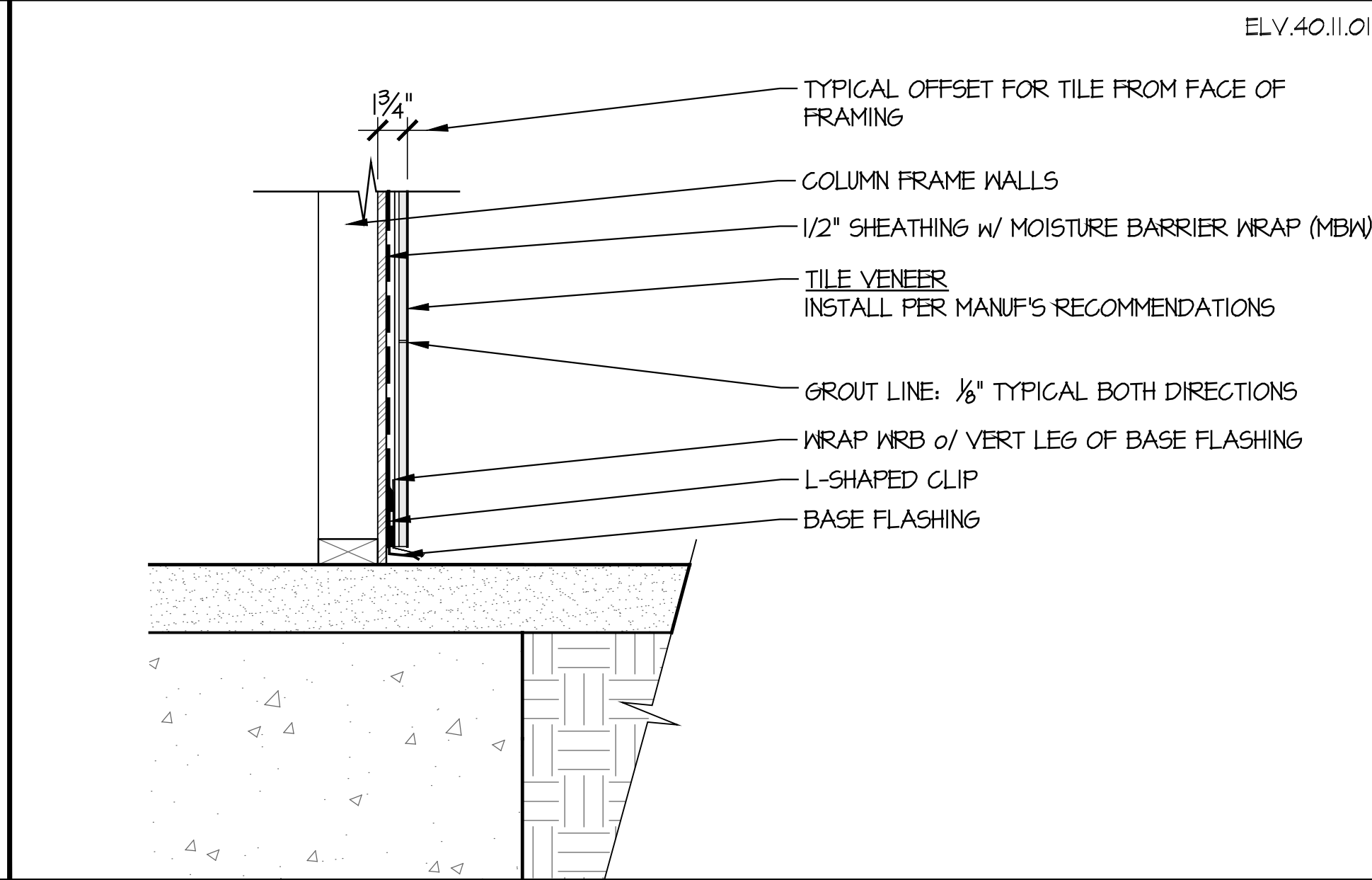
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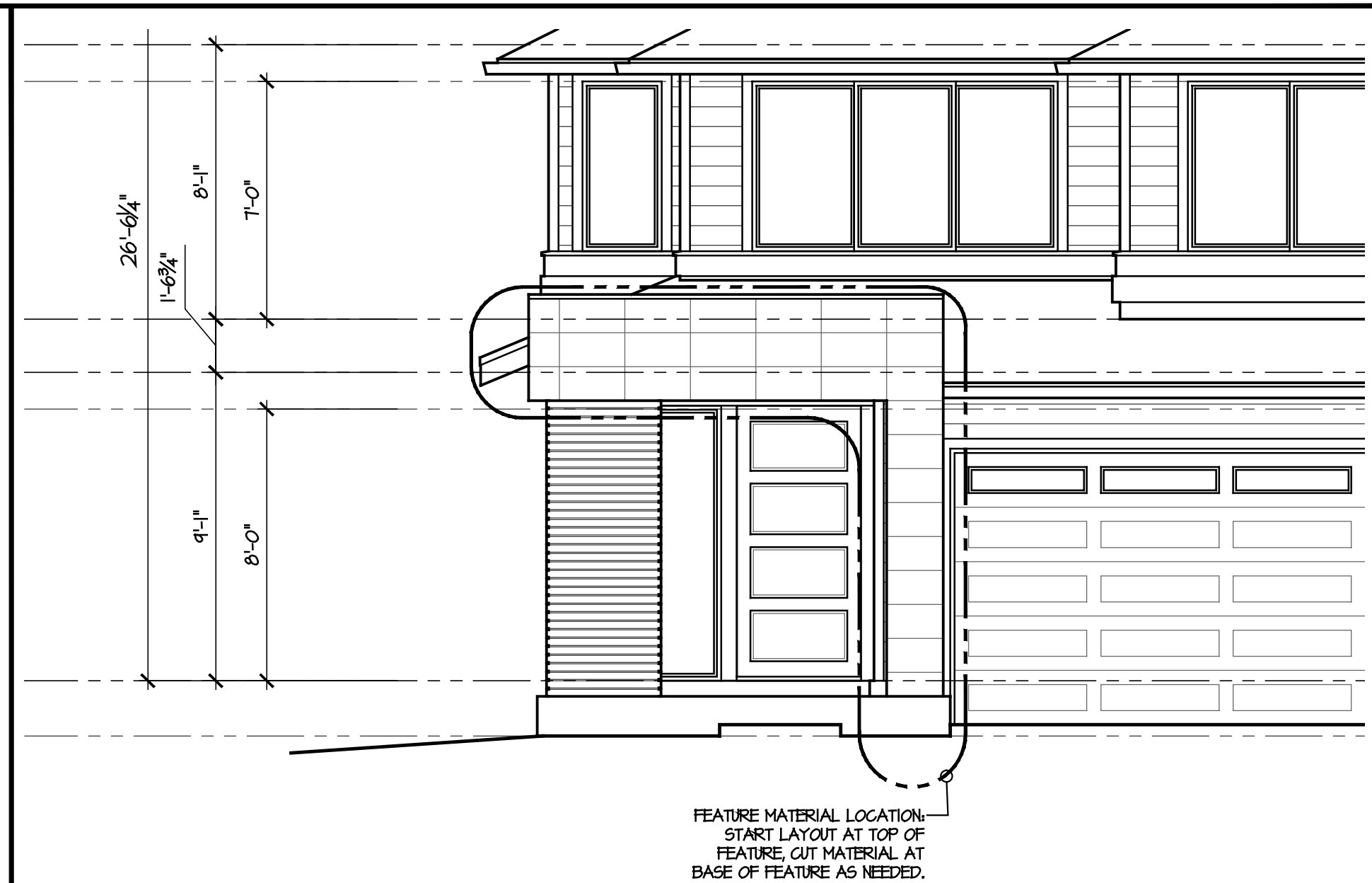
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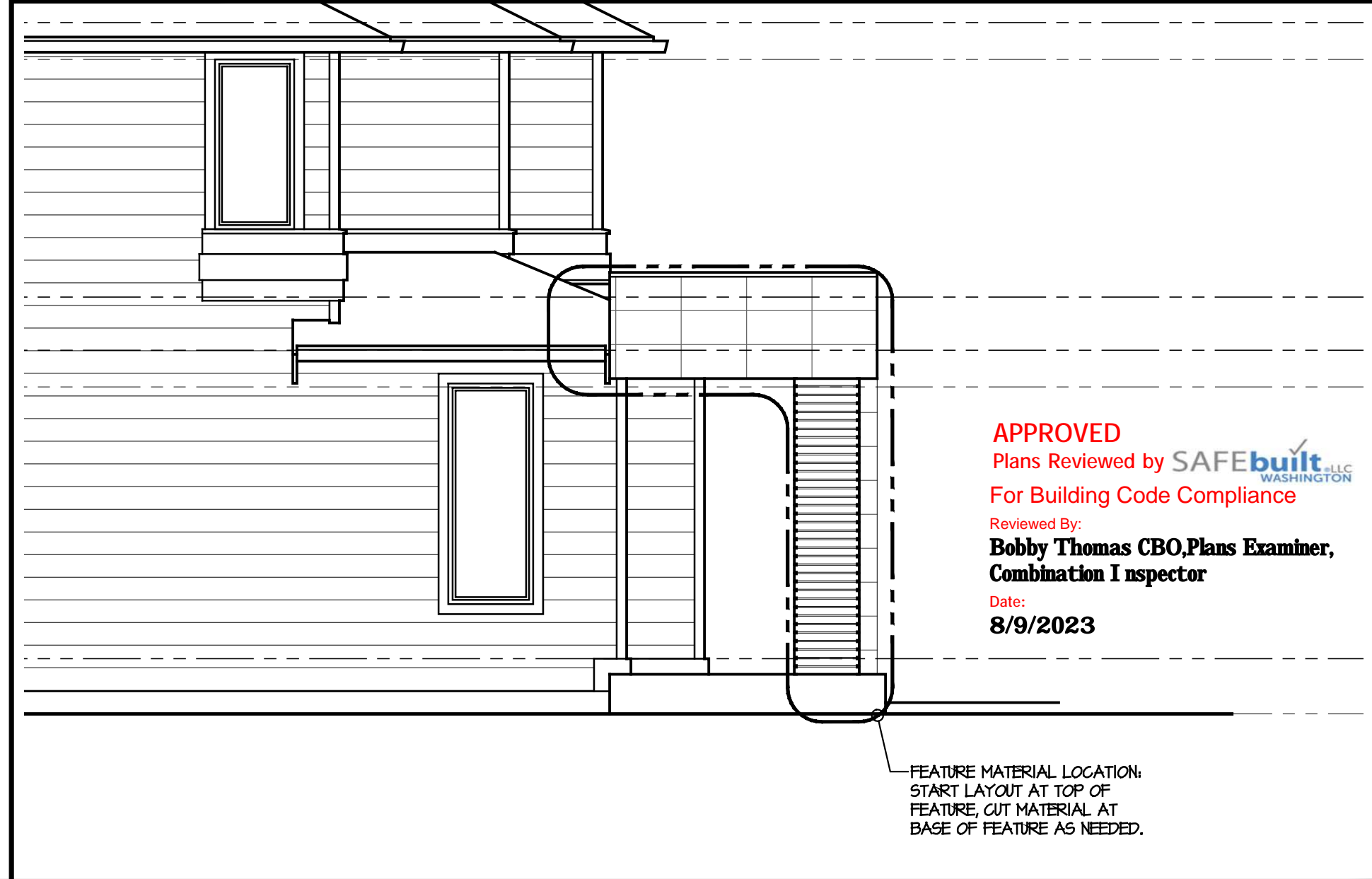
5 'B' FEATURE COLUMN SECTION - TILE W/PARAPET WALL 3/4"



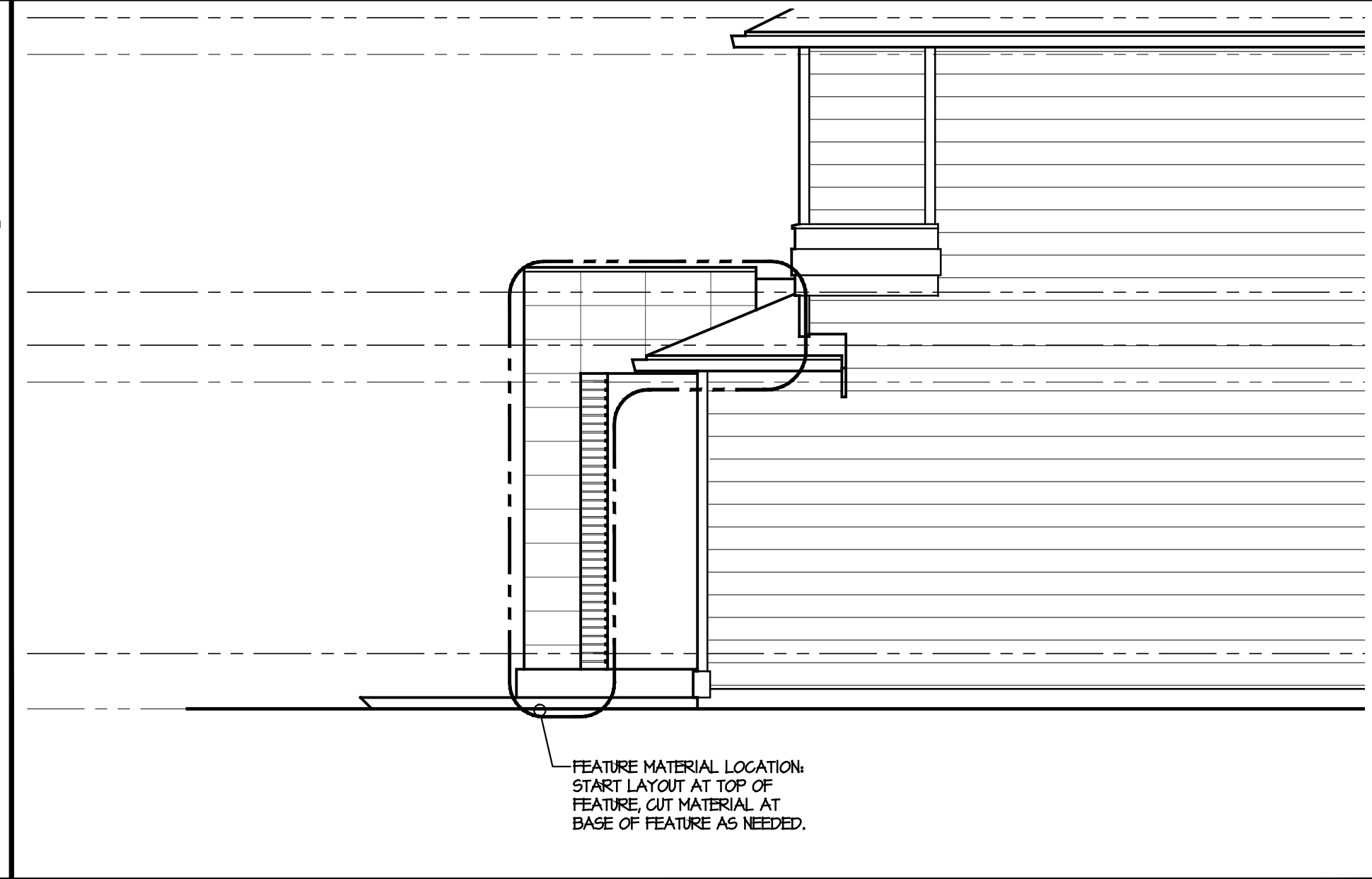
4 STANDARD LEDGE AT FOUNDATION - TILE VENEER 1-1/2"



3 FRONT ELEVATION (N.T.S.)



2 SIDE ELEVATION (N.T.S.)



1 SIDE ELEVATION (N.T.S.)

DESCRIPTION	
PERMIT SET (A)	DATE
MODEL ACTION ITEMS PLAN UPDATES (S)	11/20/20
ADDED AS3 UPPER FLOOR P.E.M. LAYOUT SHEET (S)	05-11-21
FRAMEWORK REVISIONS (D)	06-11-21
	04-15-21

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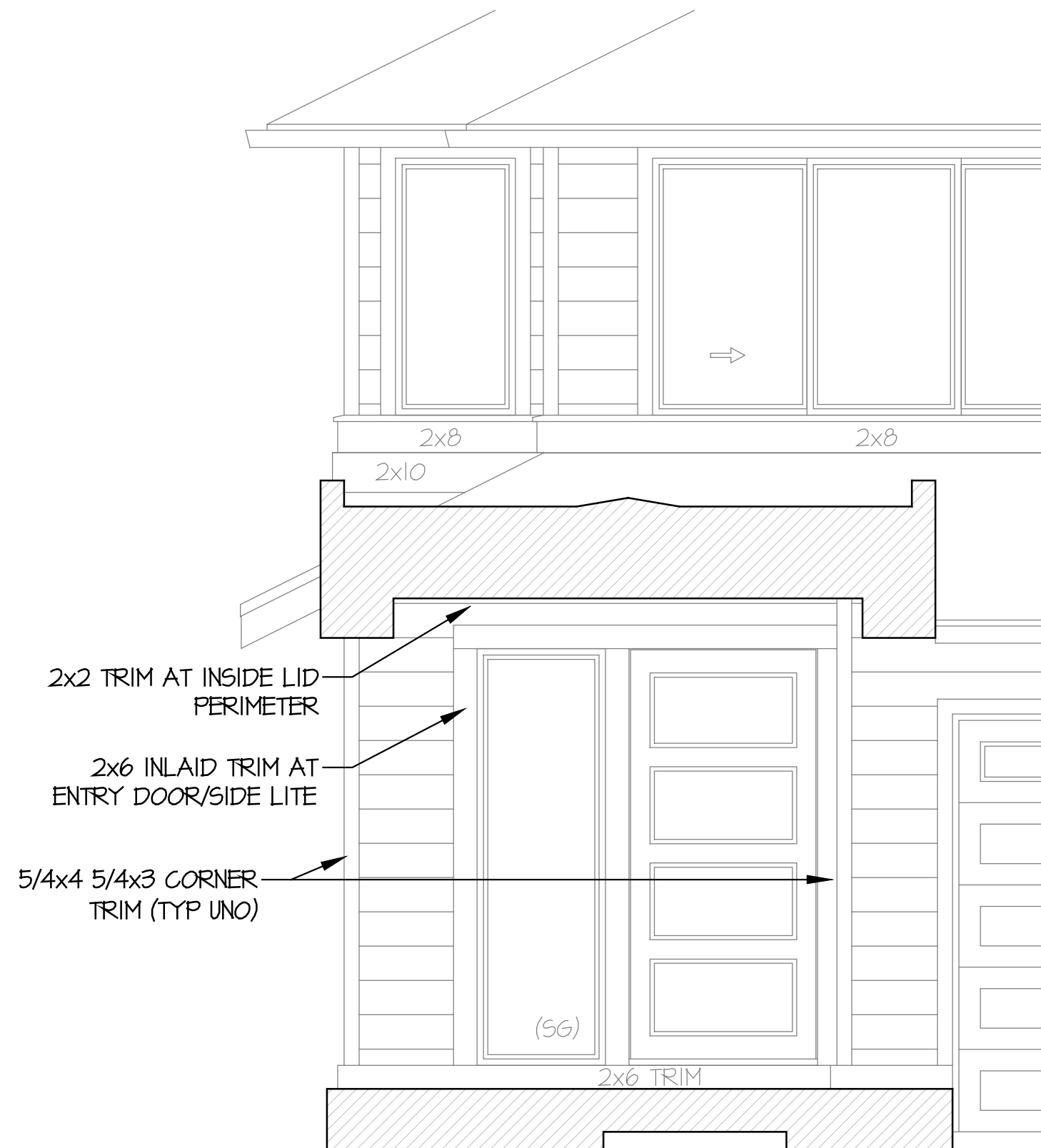
MAINVUE
 WA, LLC

IRIS 'B' (17-30-01)

FEATURE MATERIAL:
 TILE (4)

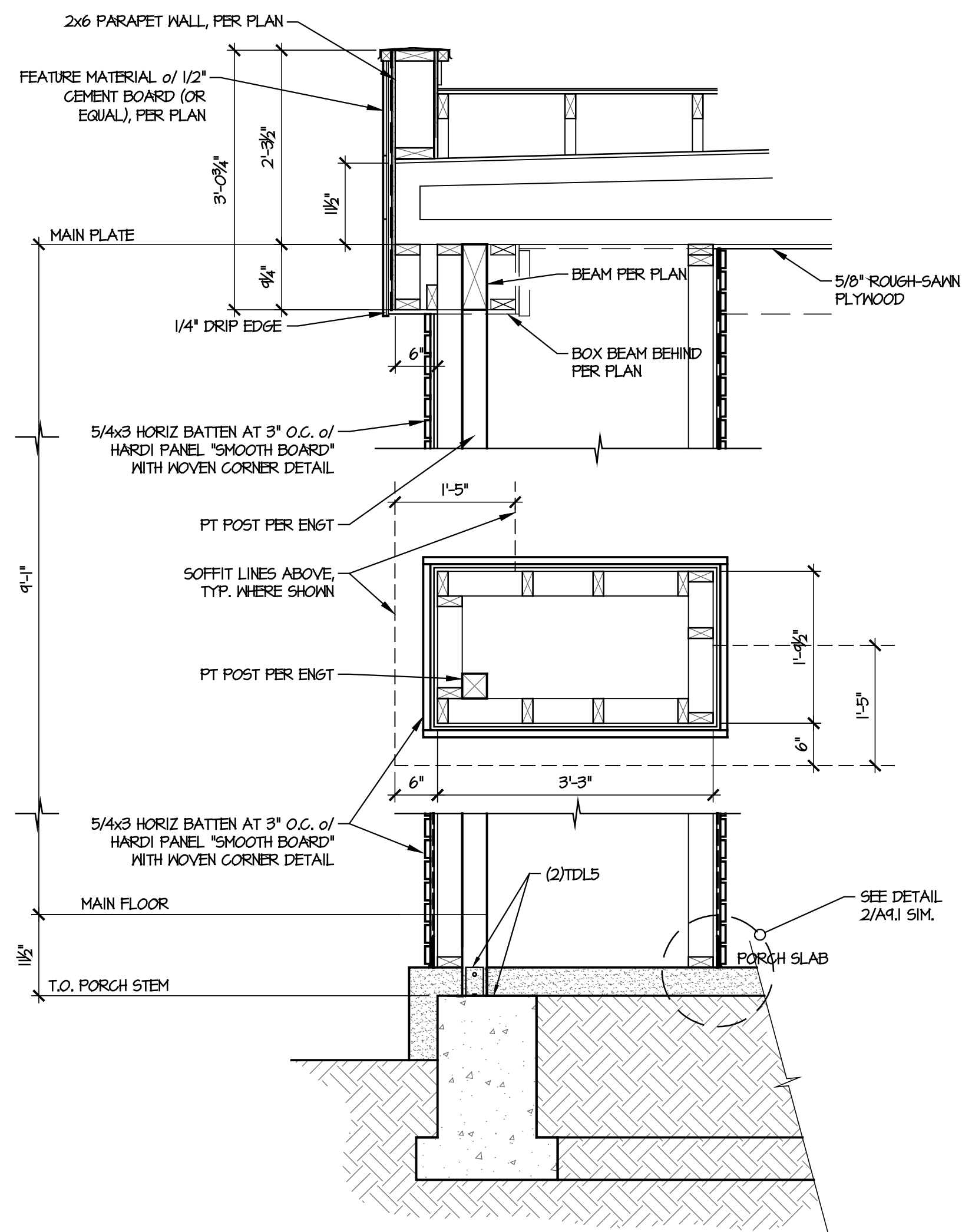
DESIGN: SU	DRAWN: AT
PLAN No: 17-30-01 B	
SHEET A9.0	
22x34 - 1/4" = 1'-0"	
11x17 - 1/8" = 1'-0"	

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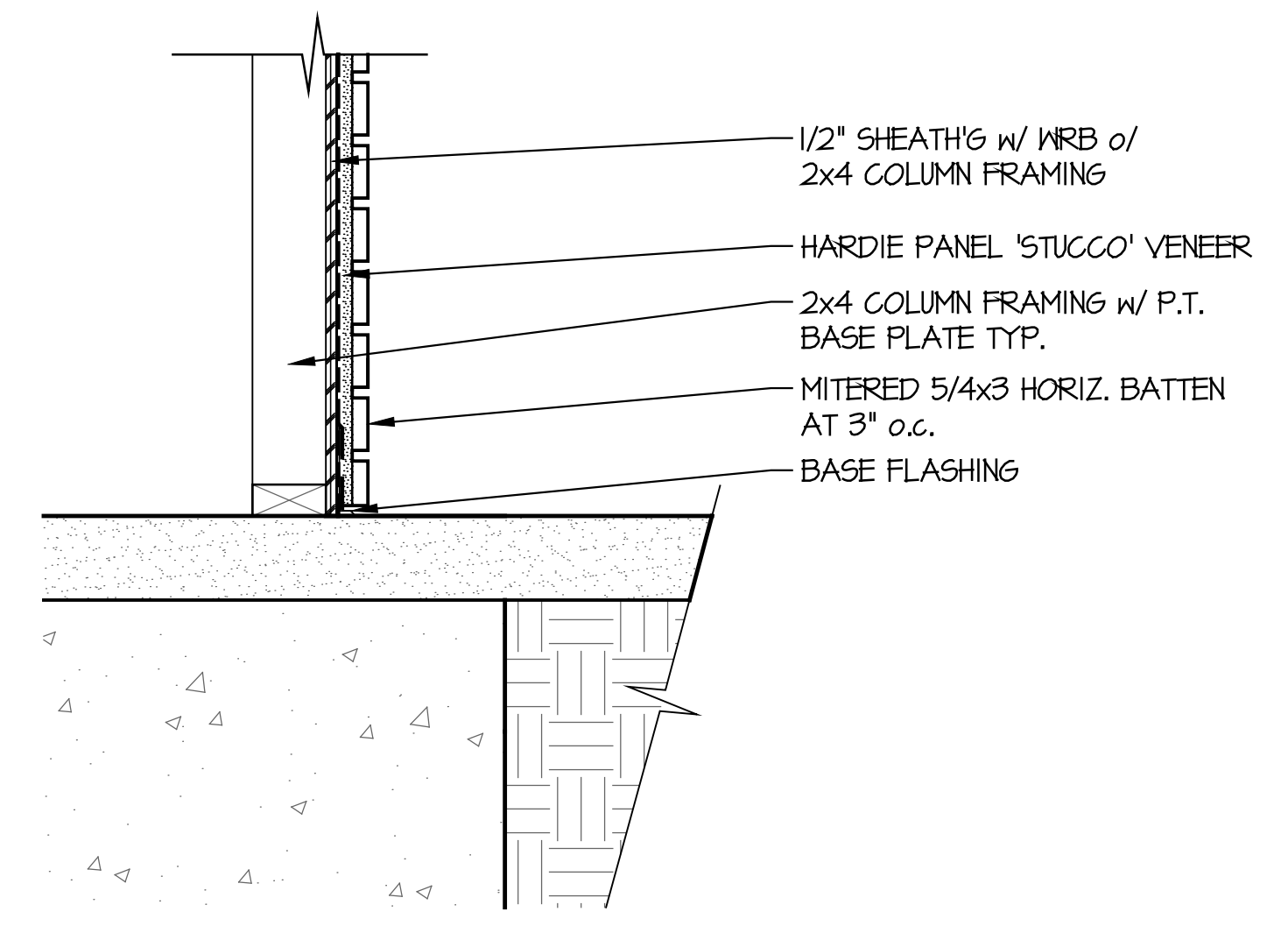


5 HIDDEN PORCH ELEVATION

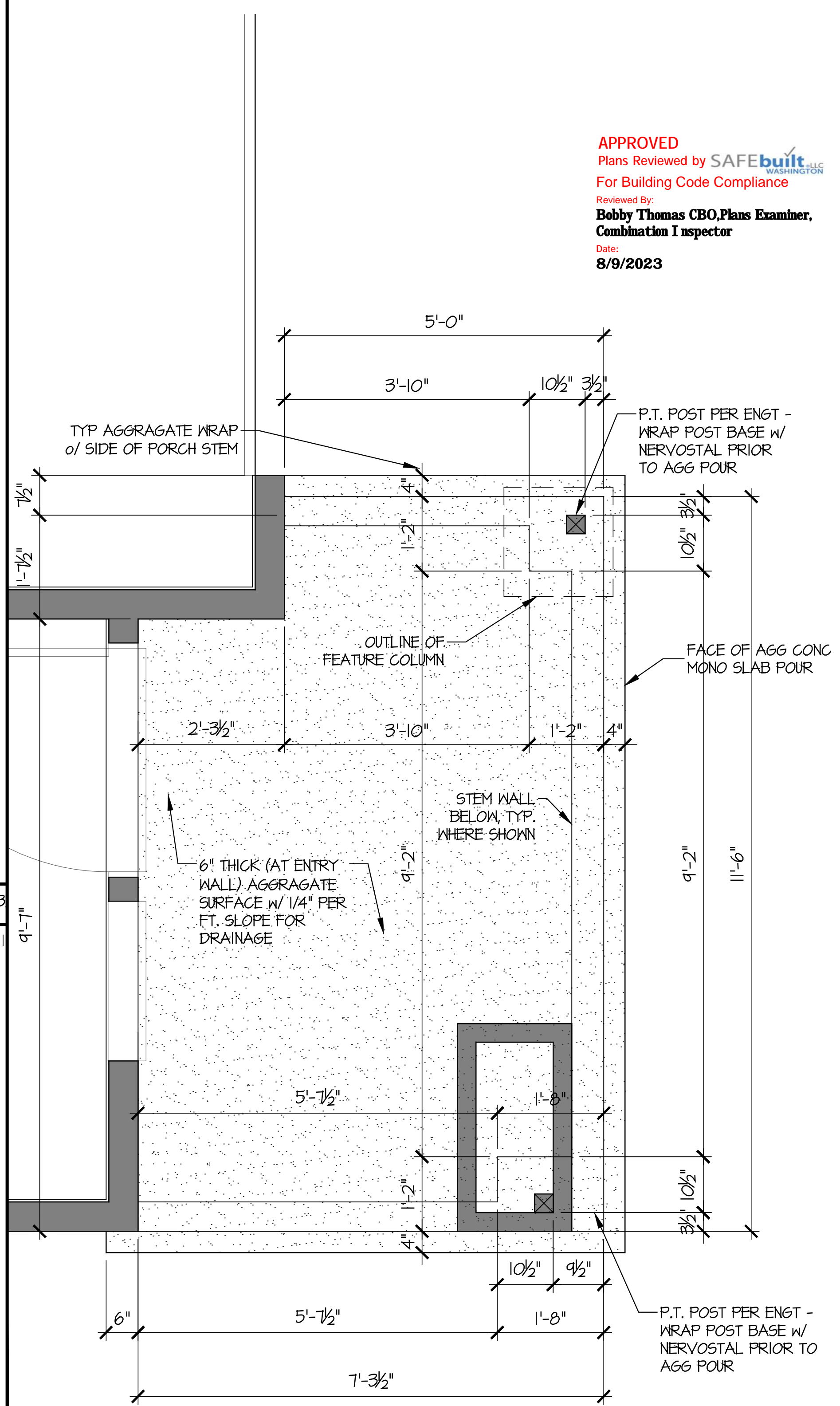
4 NOT USED



3 'B' COLUMN DETAIL - 5/4x3 BATTENS o/ HARDI PANEL



2 STANDARD LEDGE AT FOUNDATION - STUCCO/BATTEN



1 PORCH AGGREGATE OVERLAY

APPROVED
 Plans Reviewed by **SAFEbuilt**
 For Building Code Compliance
 Reviewed By:
Bobby Thomas CBO, Plans Examiner,
Combination I Inspector
 Date:
8/9/2023

No.	DATE	DESCRIPTION
1	08-11-21	PERMIT SET (AJ)
2	08-11-21	MODEL ACTION ITEMS PLAN UPDATES (SG)
3	08-11-21	ADDED ASJ UPPER FLOOR P.E.M. LAYOUT SHEET (SG)
4	08-15-21	FRAMEWORK REVISIONS (TD)

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MAINVUE
 WA, LLC

IRIS 'B' (17-30-01)

ELEVATION
 SPECIFIC
 DETAILS

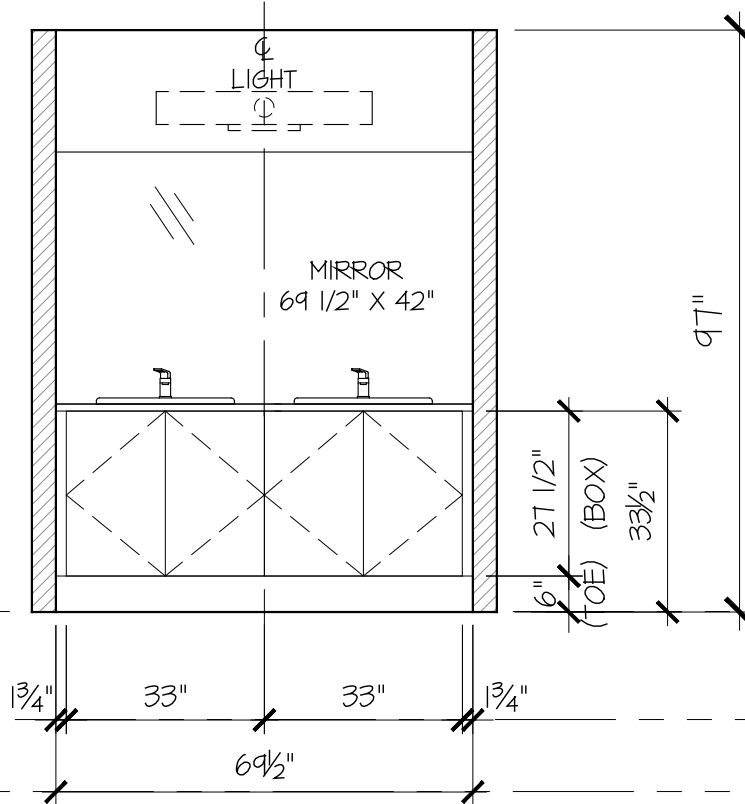
DESIGN: SU DRAWN: AJ
 PLAN No:
 17-30-01 B

SHEET
A9.1

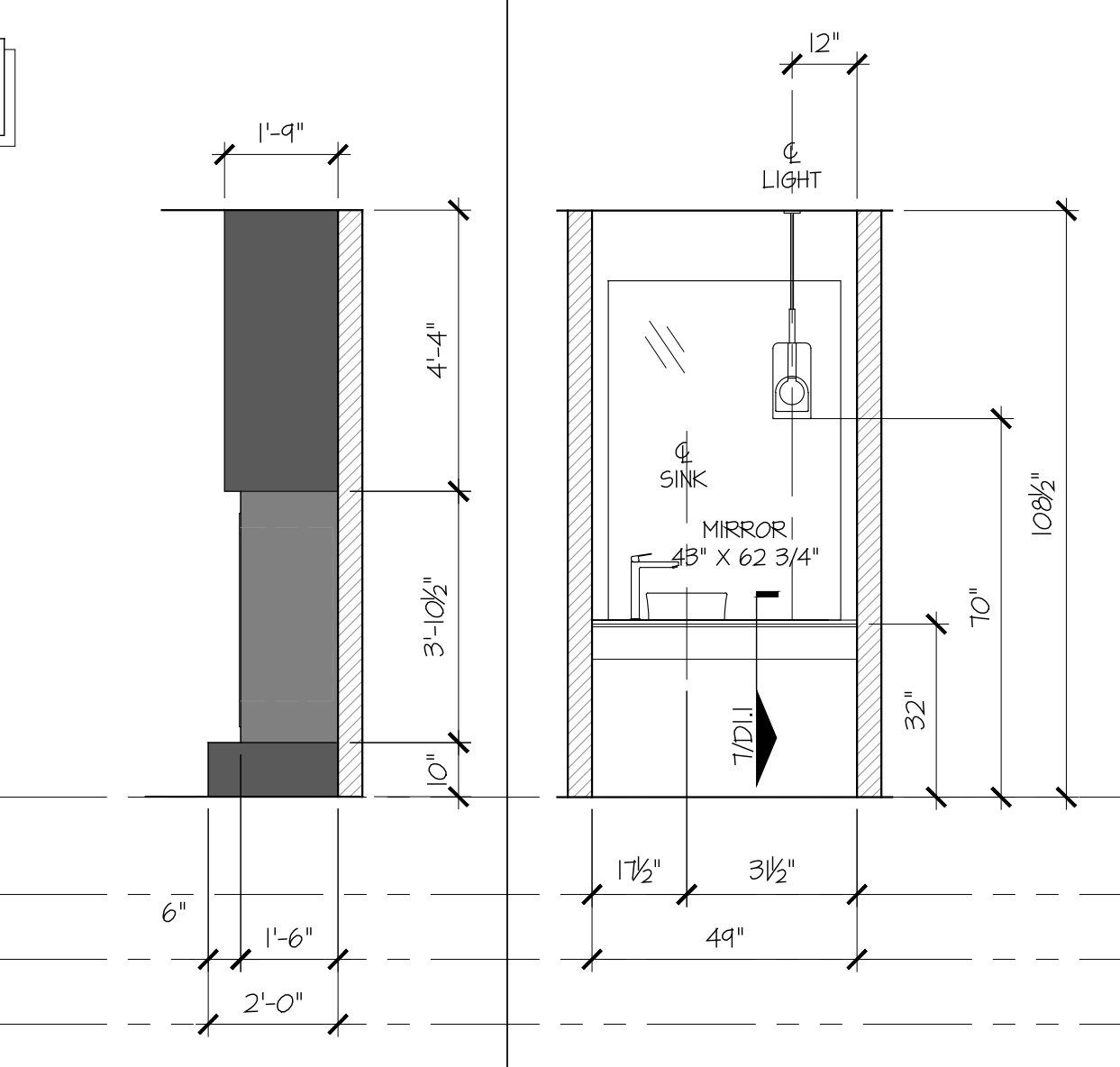
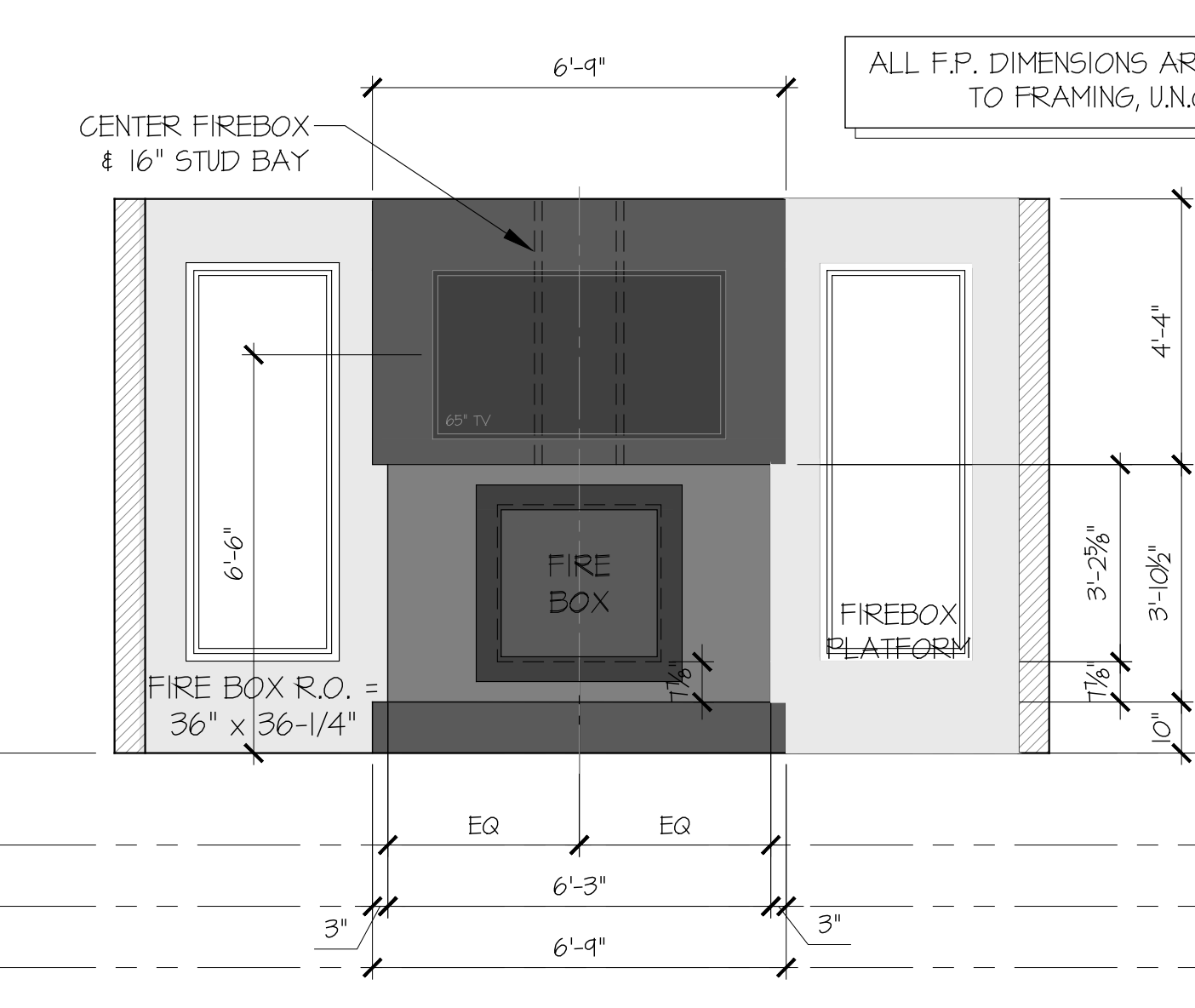
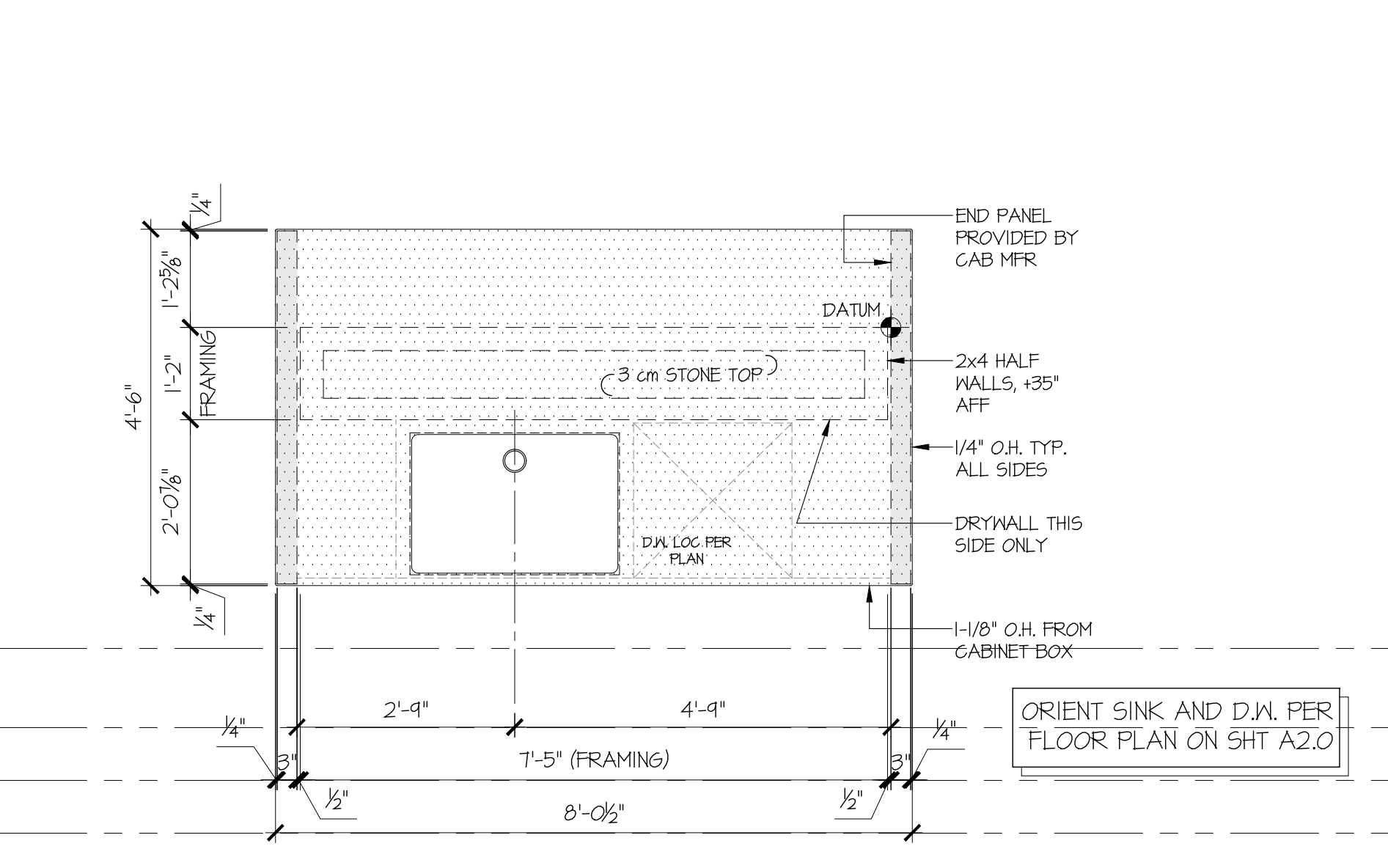
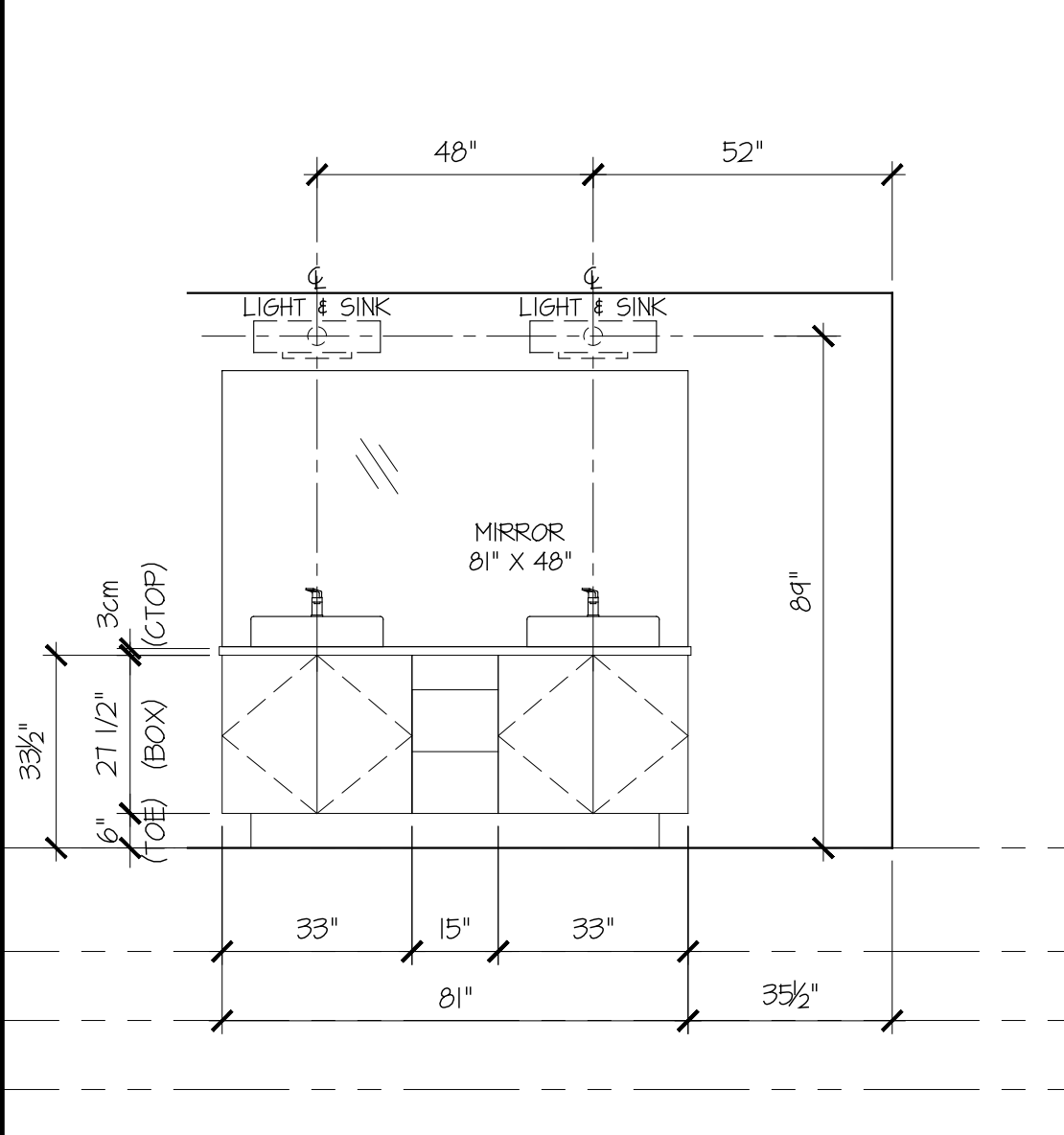
22x34 - 1/4" = 1'-0"
 11x17 - 1/8" = 1'-0"

ALL DIMENSIONS ARE TO FACE OF FINISH MATERIAL, UNO

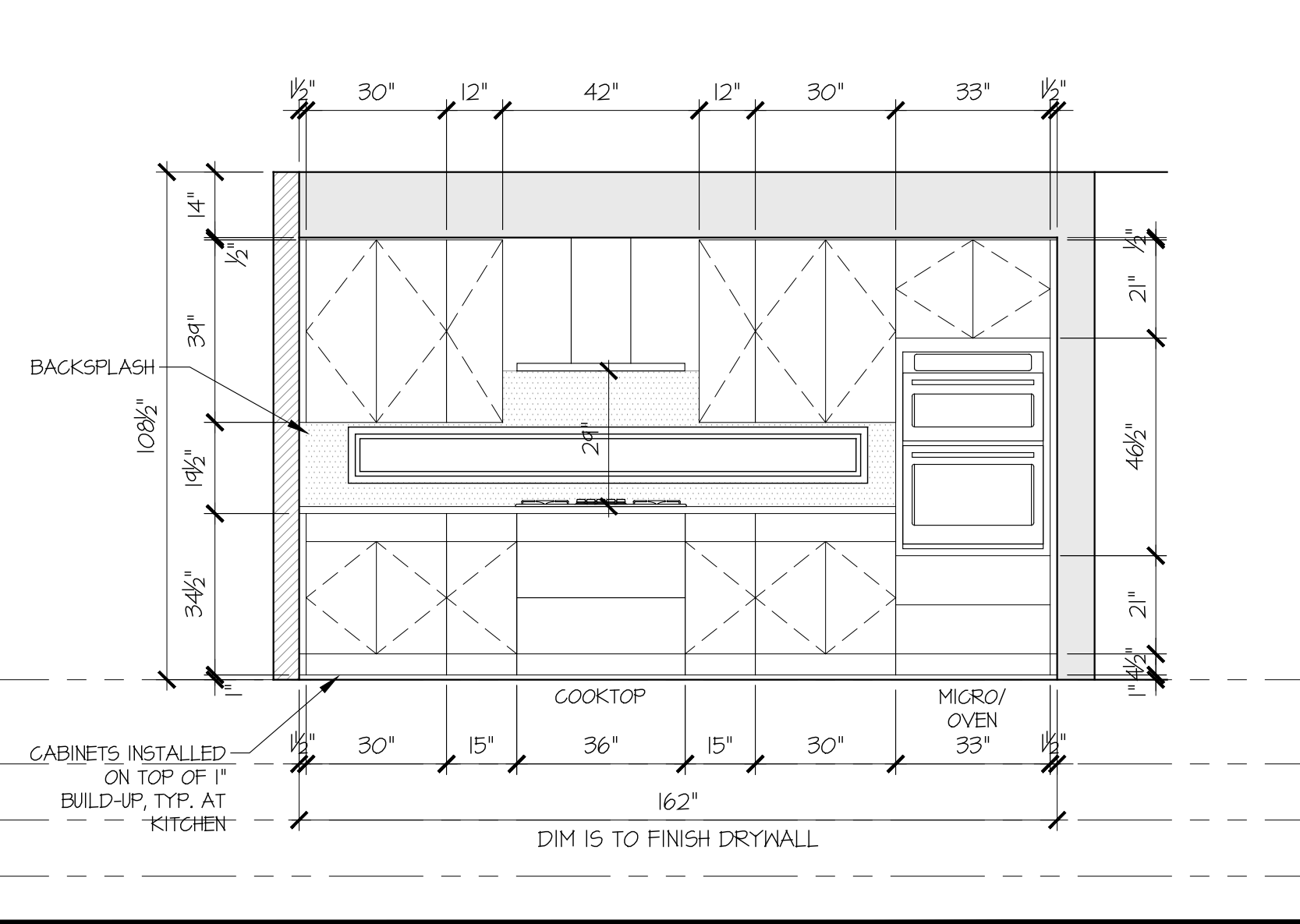
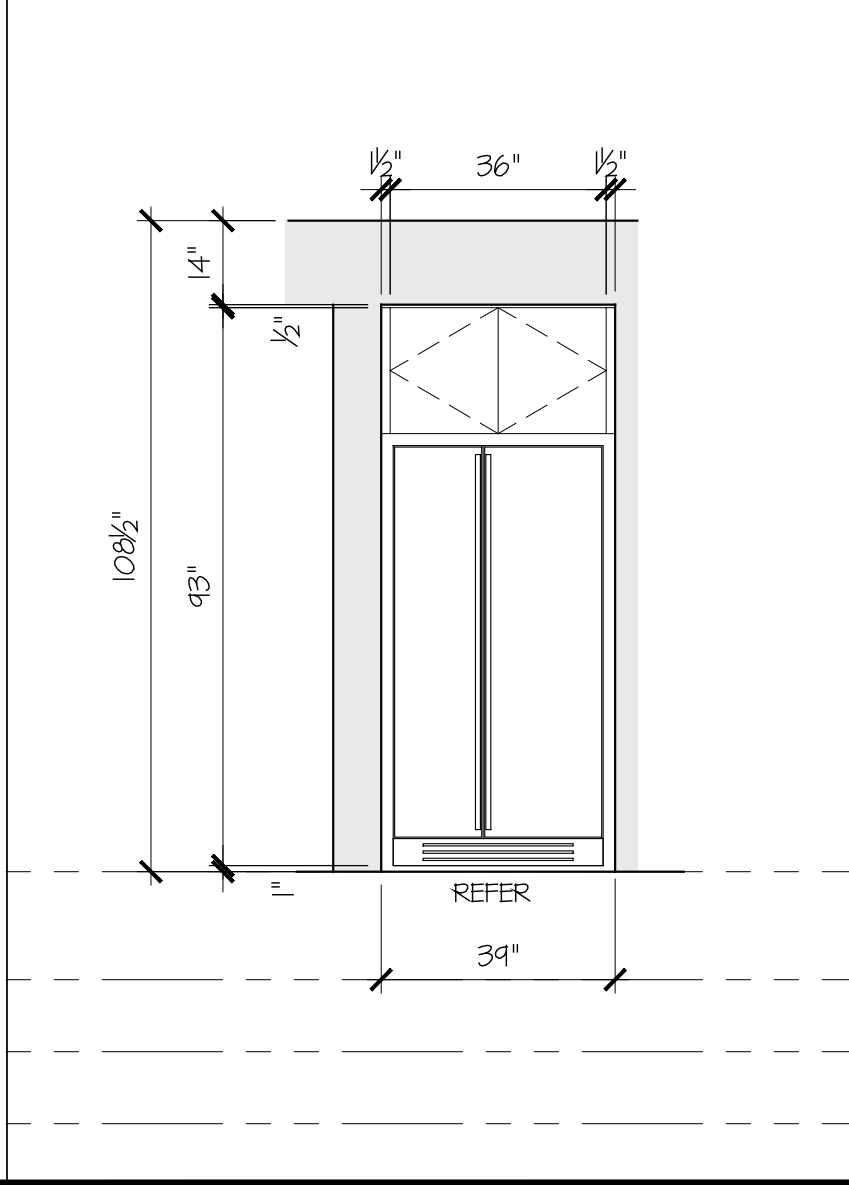
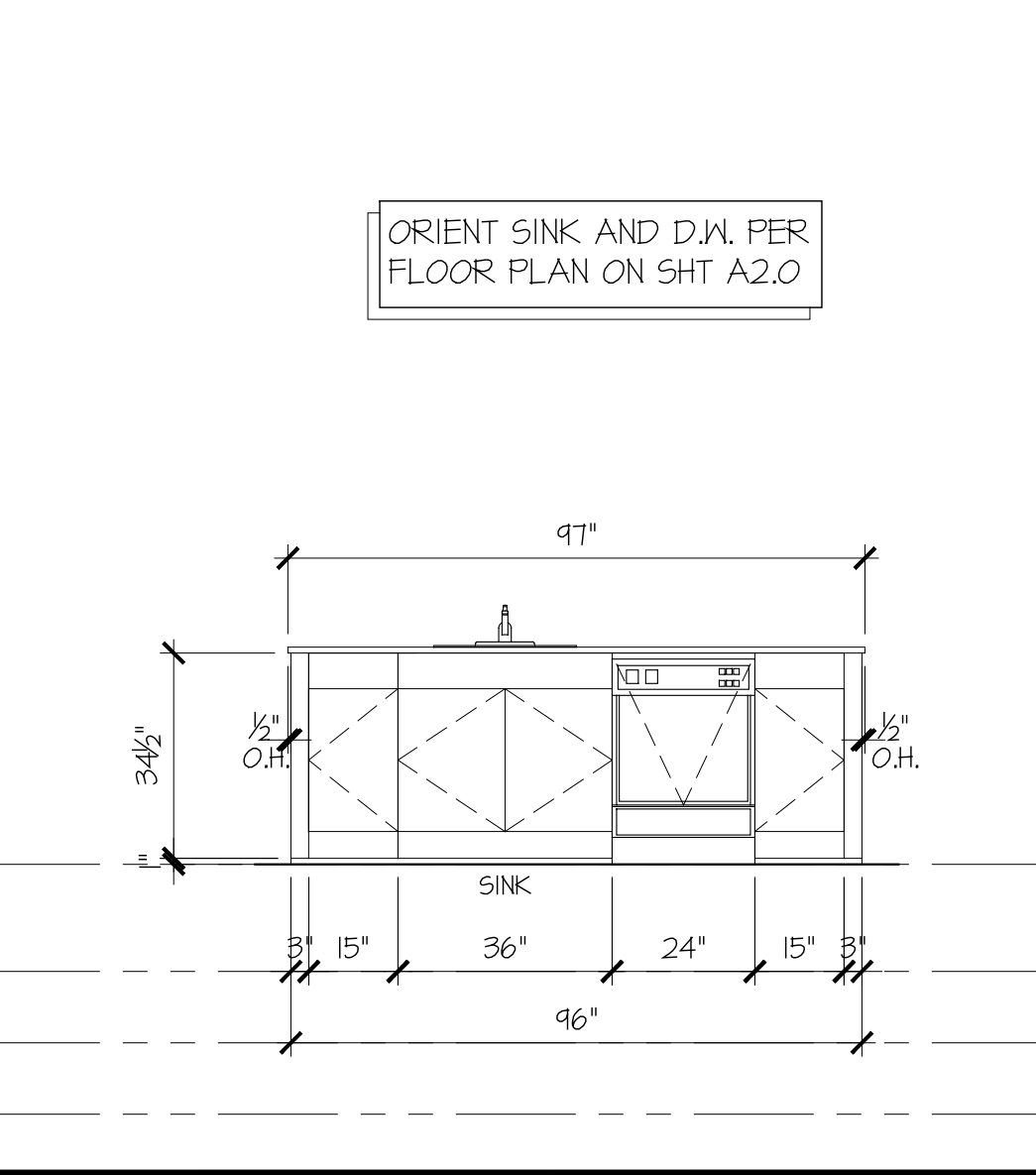
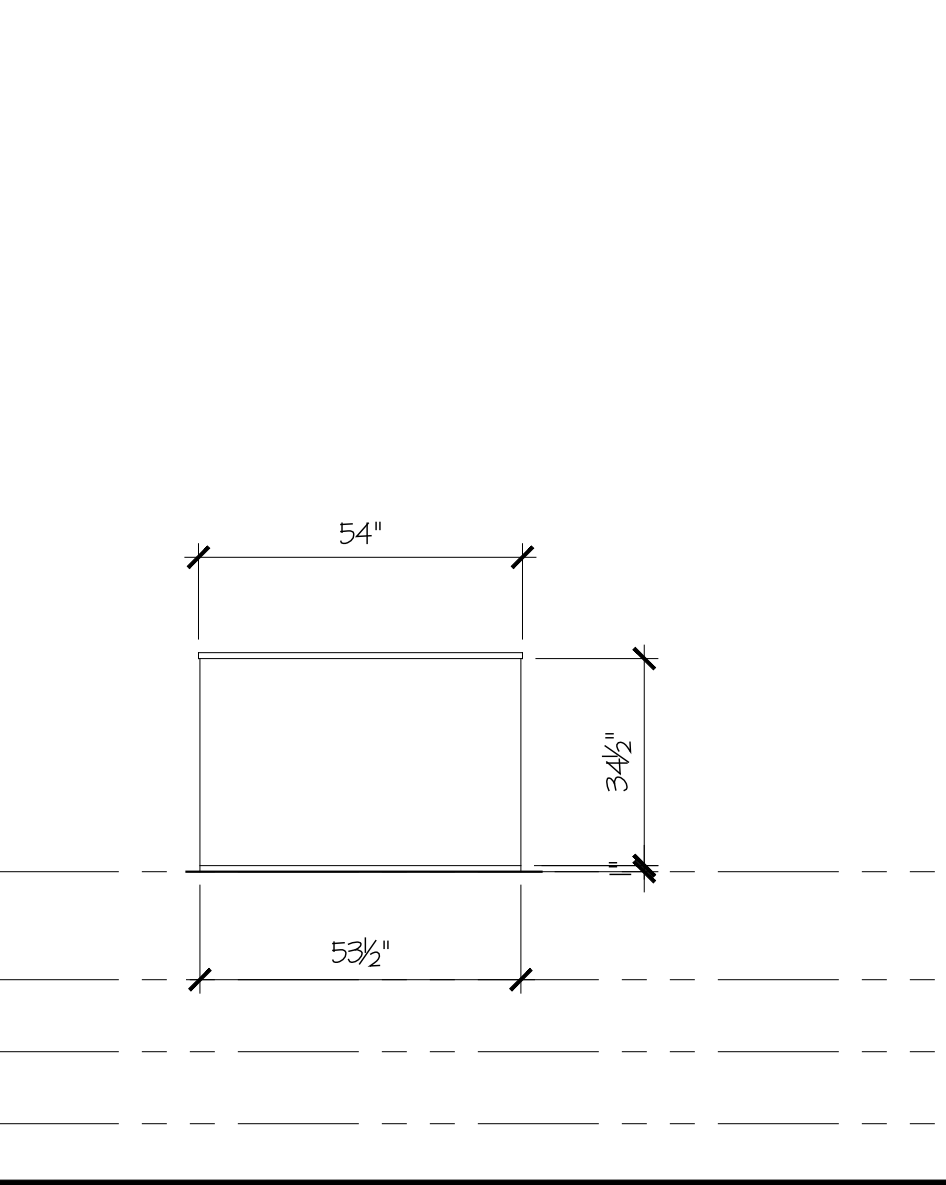
APPROVED
 Plans Reviewed by **SAFEbuilt** WASHINGTON
 For Building Code Compliance
 Reviewed By:
Bobby Thomas CBO, Plans Examiner,
Combination Inspector
 Date:
8/9/2023



15 NOT USED (N.T.S.) | 14 NOT USED (N.T.S.) | 13 NOT USED (N.T.S.) | 13 NOT USED (N.T.S.) | 12 NOT USED (N.T.S.) | 11 HALL BATH (N.T.S.)



9 GRAND BATHROOM (N.T.S.) | 8 KITCHEN ISLAND (N.T.S.) | 7 GREAT ROOM FIREPLACE DETAIL (N.T.S.) | 6 POWDER BATH (N.T.S.)



5 NOT USED (N.T.S.) | 4 KITCHEN ISLAND (N.T.S.) | 3 KITCHEN ISLAND (N.T.S.) | 2 KITCHEN (N.T.S.) | 1 KITCHEN (N.T.S.)

No.	DATE	DESCRIPTION
1	07-29-20	PERMIT SET (AJ)

131 3rd Ave
 Kirkland, WA 98033
 Phone: (425) 846-4022
 Fax: (425) 846-4024

MAINVUE
 WA, LLC

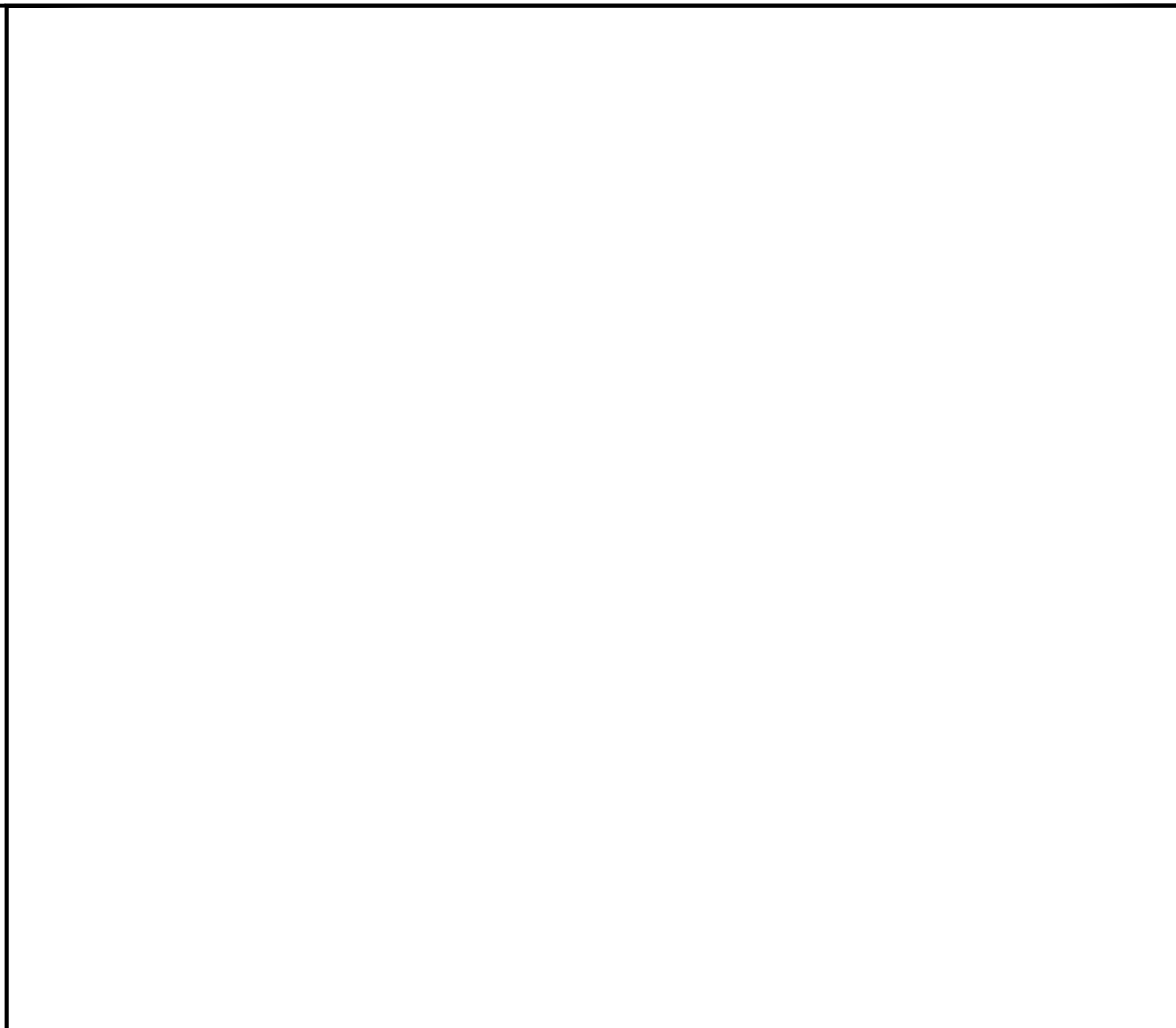
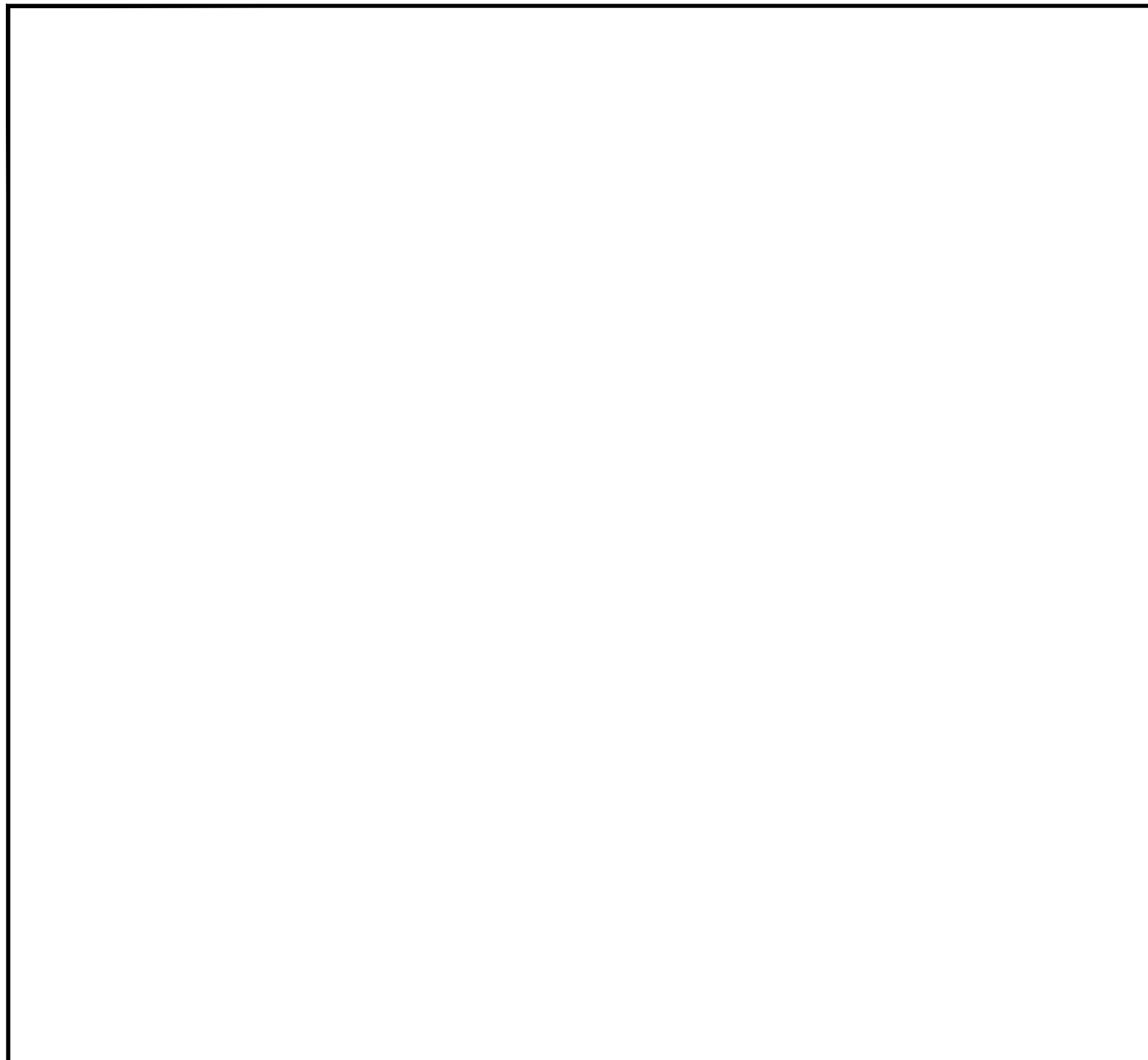
IRIS (17-30-01)

INTERIOR ELEVATIONS & DETAILS

DESIGN: SU
 DRAWN: JK / TD
 PLAN No:
 17-30-01.02.0

SHEET A11.0

22x34 - 1/4" = 1'-0"
 11x17 - 3/8" = 1'-0"

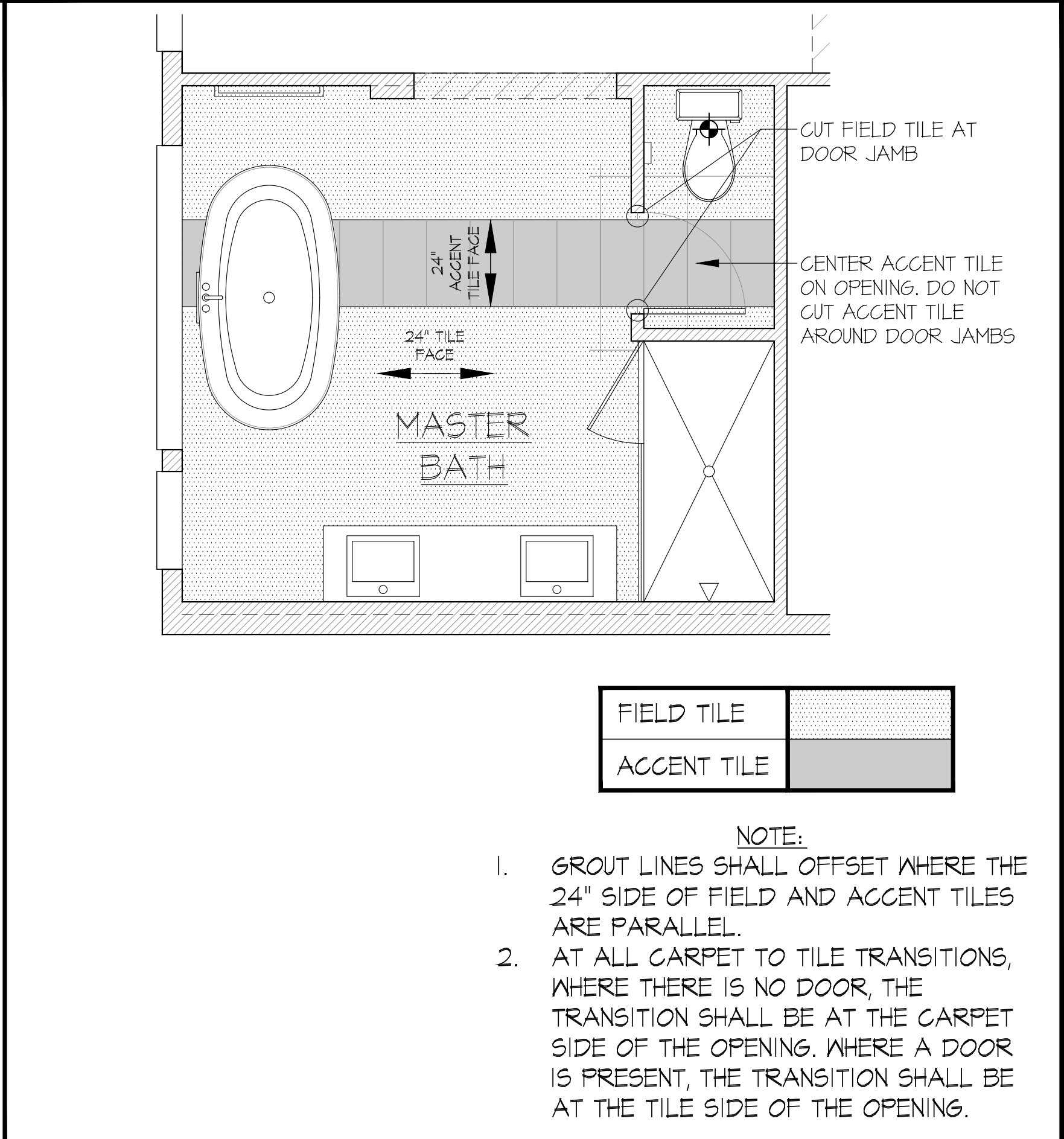
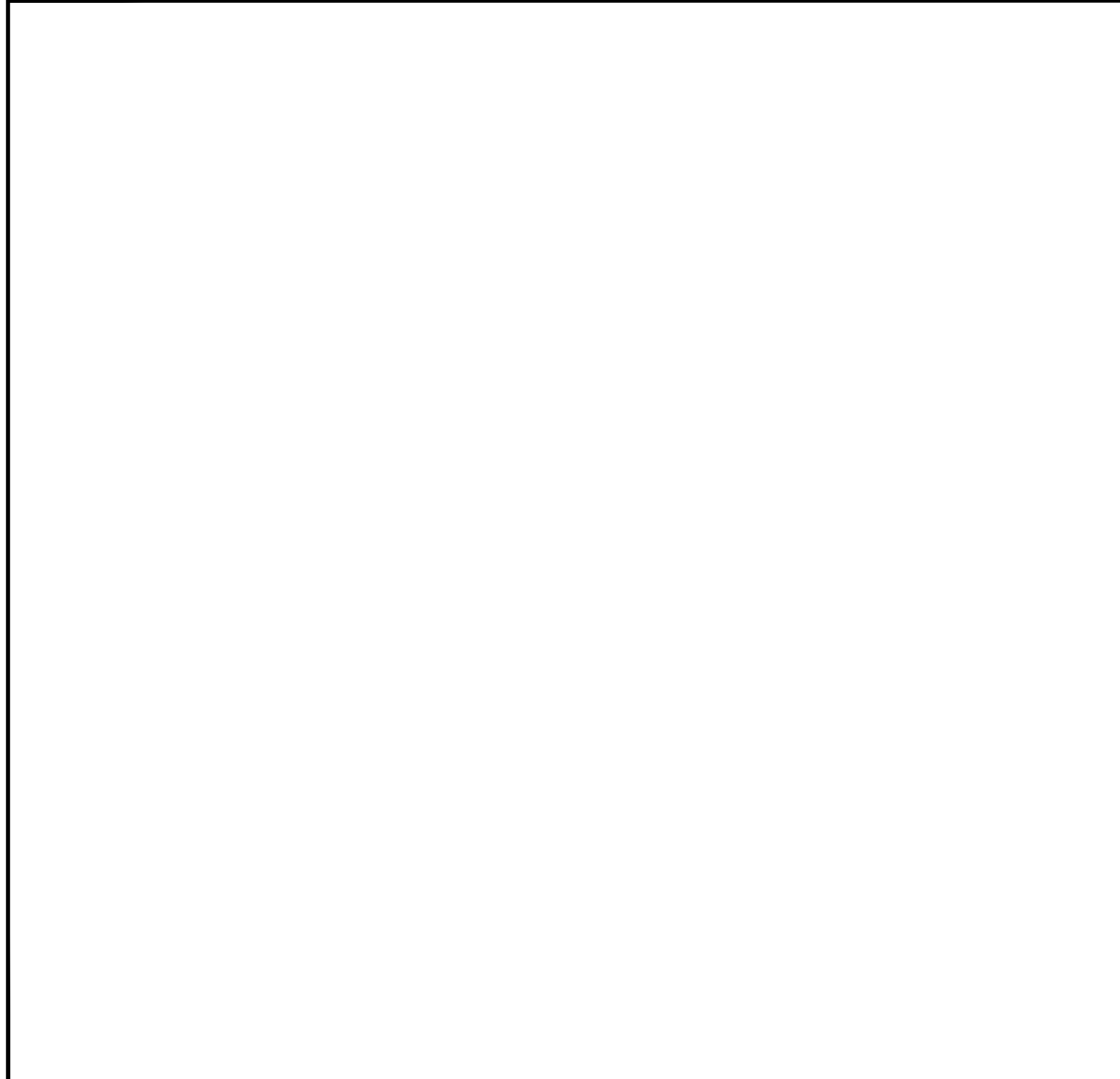


APPROVED
Plans Reviewed by **SAFEbuilt** LLC
For Building Code Compliance
Reviewed By: **Bobby Thomas CBO Plans Examiner, Combination I Inspector**
Date: **8/9/2023**

6 NOT USED (N.T.S.)

5 NOT USED (N.T.S.)

4 NOT USED (N.T.S.)



3 NOT USED (N.T.S.)

2 NOT USED (N.T.S.)

1 ENCLOSED MASTER BATH (N.T.S.)

No.	DATE	DESCRIPTION
▲	07-29-20	PERMIT SET (AU)
▲		
▲		
▲		

1110 12th Ave NE, Suite 202
Bellevue, WA 98004
Phone: (425) 646-4022
Fax: (425) 646-4024

MAINVUE
WA, LLC

IRIS (17-30-01)

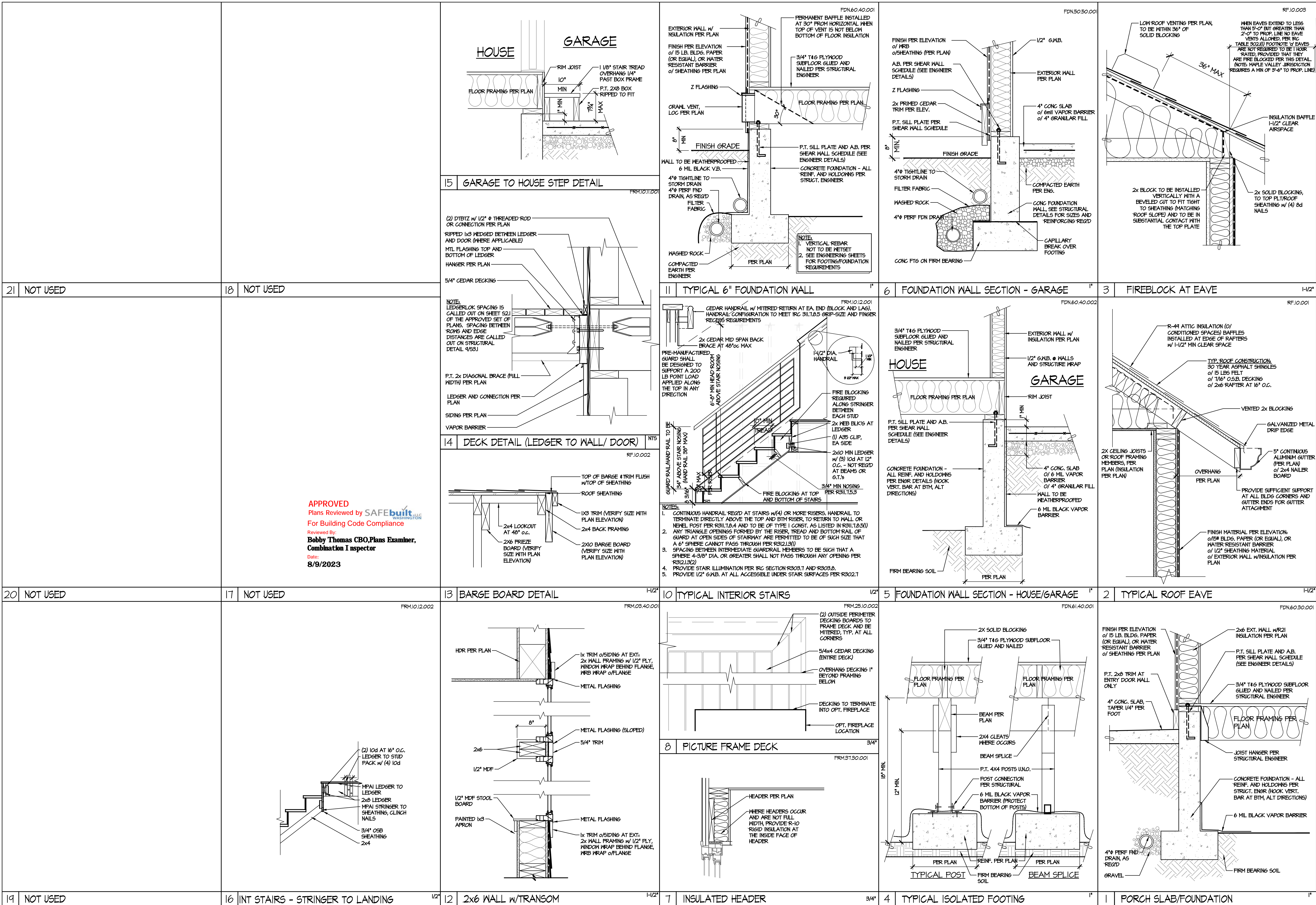
TILE AND PANTRY
LAYOUTS

DESIGN: SU	DRAWN: JK / TD
PLAN No: 17-30-01.02.0	

SHEET
A12.0

22x34 - 1/4" = 1'-0"
11x17 - 3/8" = 1'-0"

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 Reviewed By:
Bobby Thomas CBO, Plans Examiner,
Combination Inspector
 Date:
8/9/2023

DESCRIPTION	
5 III - UPDATED SHEET	REVISE LAYOUT & DETAILS
DATE: 4/19/16	10/12/16
DATE: 9/29/22	REVISE STAIR DETAIL
No. 1	1
No. 2	1
No. 3	1

121 3rd Ave
 Kirkland, WA 98033
 Phone: (425) 646-4024

MAINVUE
 WA, LLC

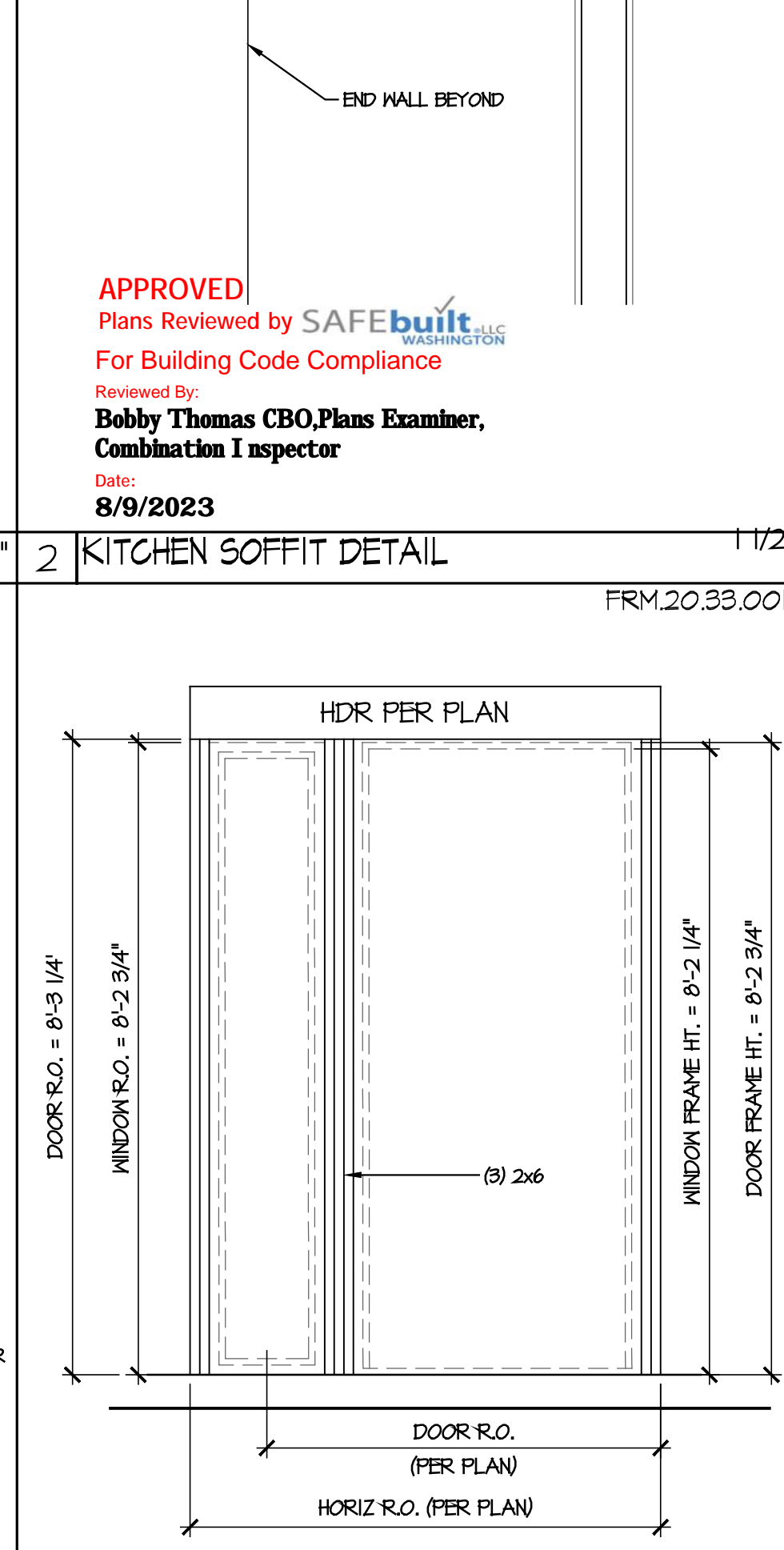
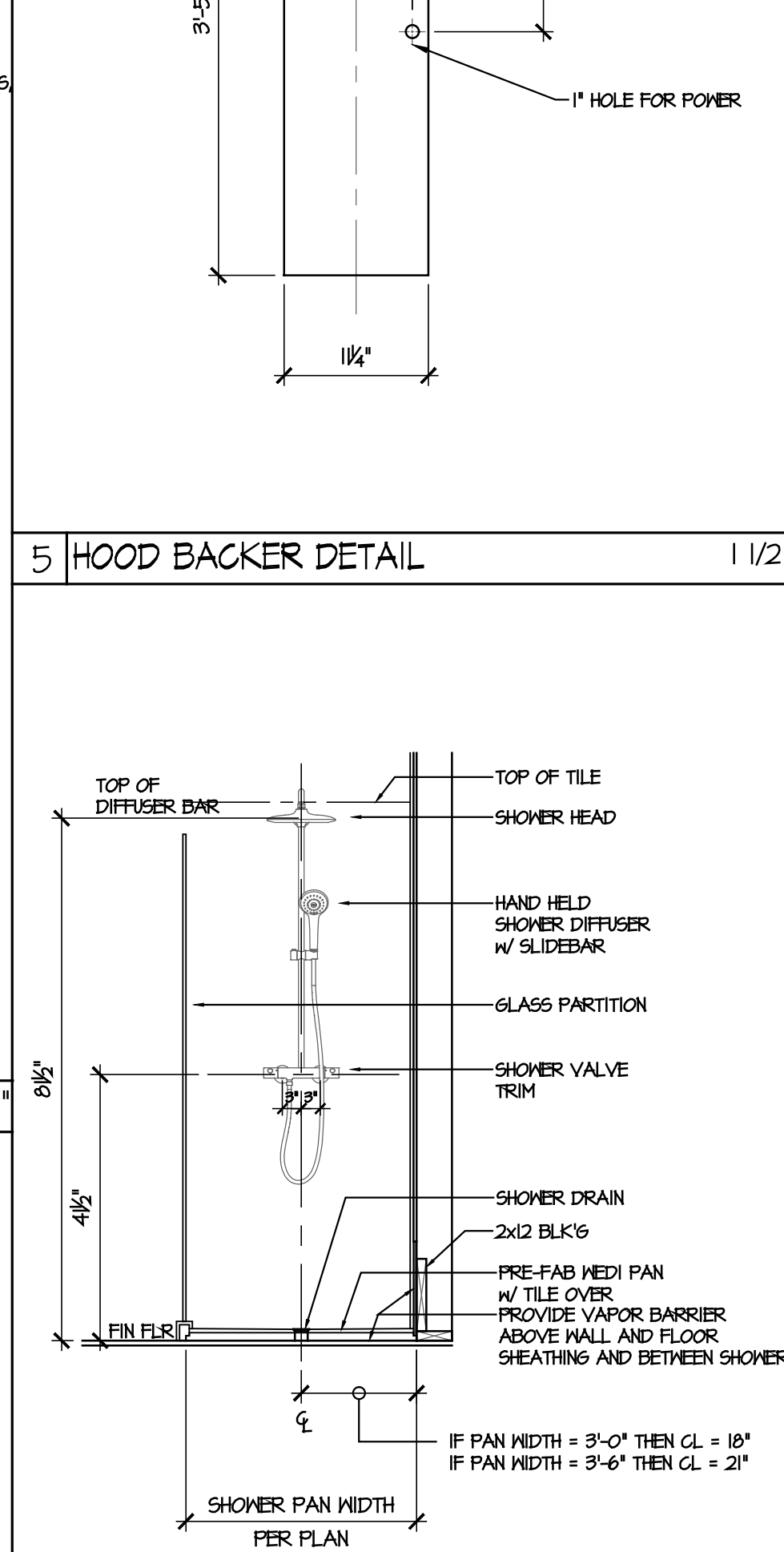
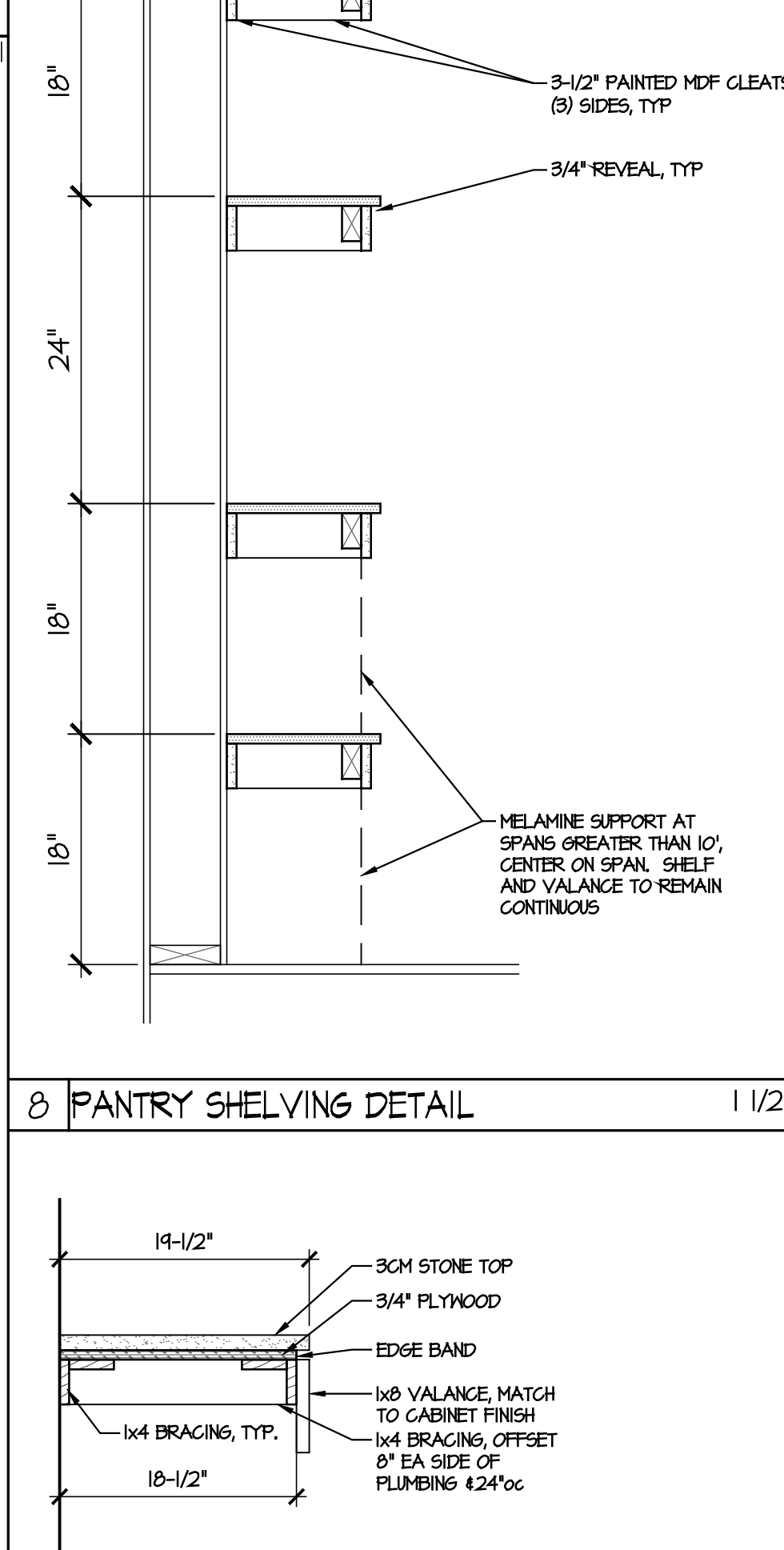
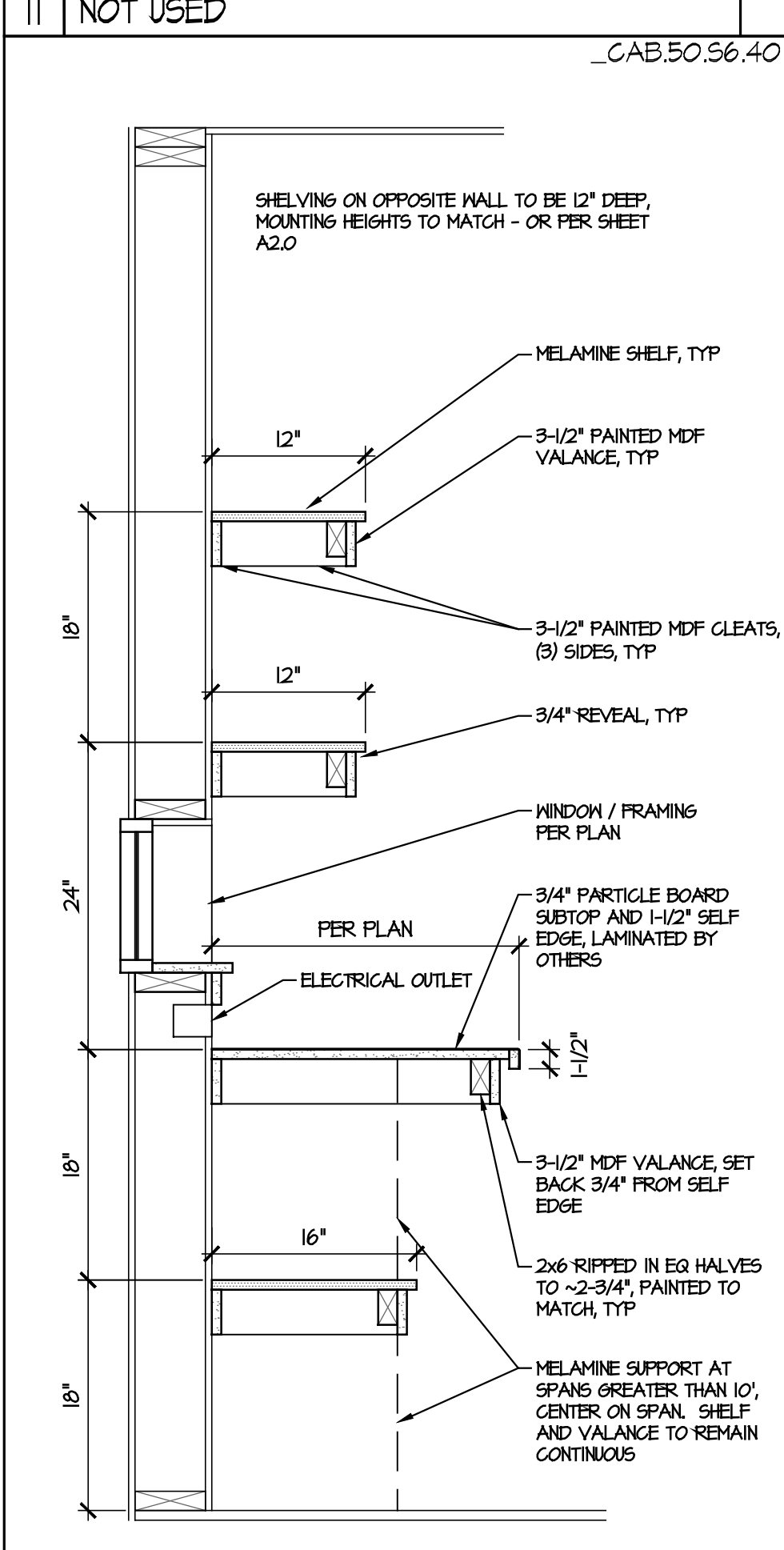
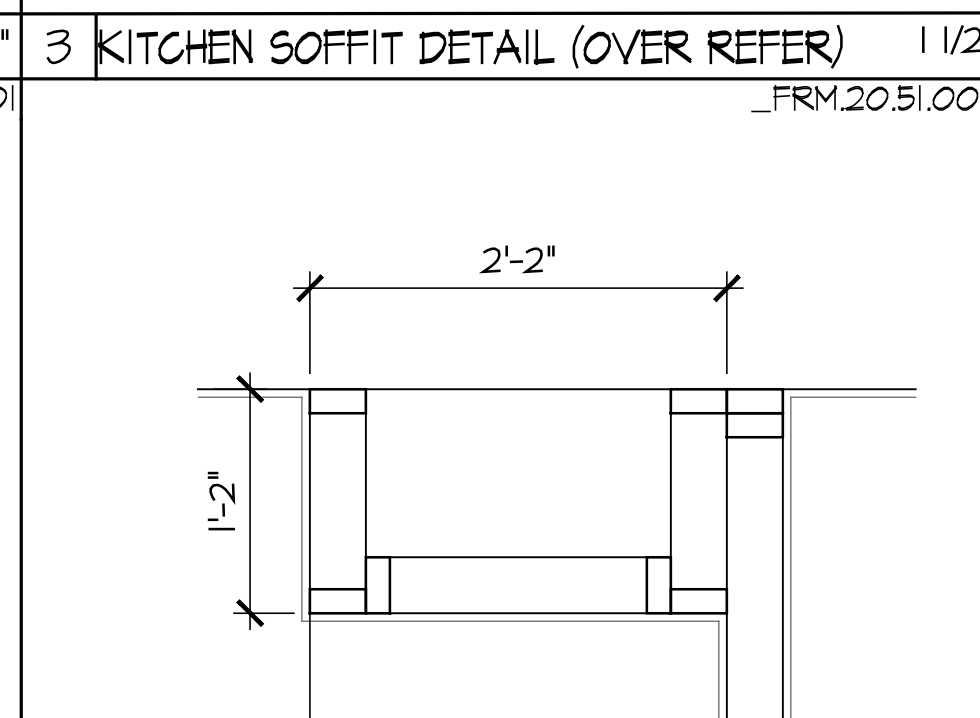
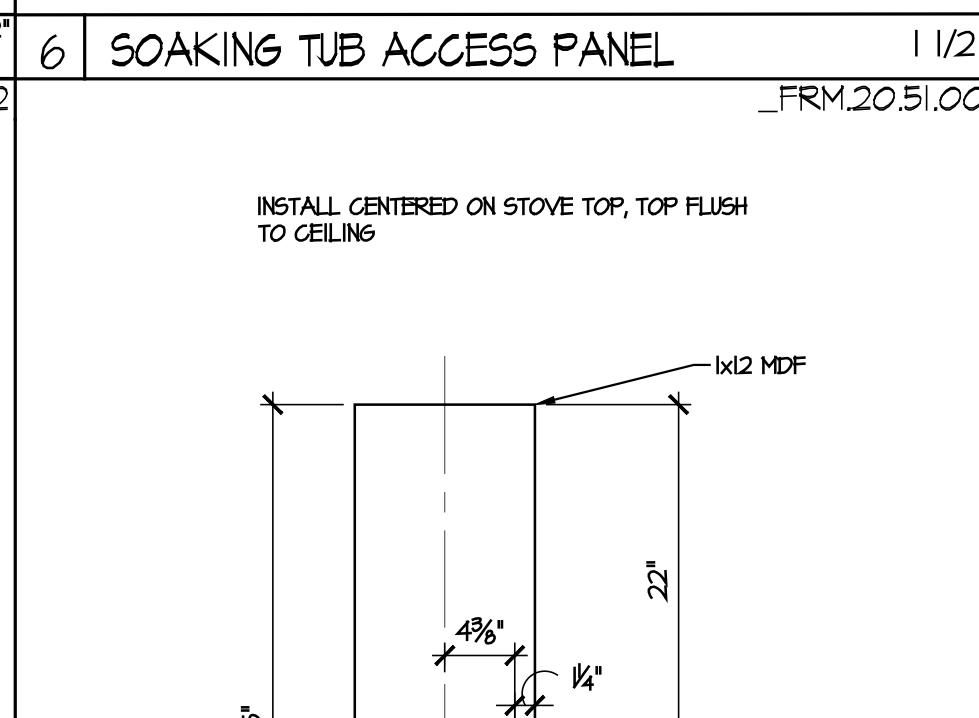
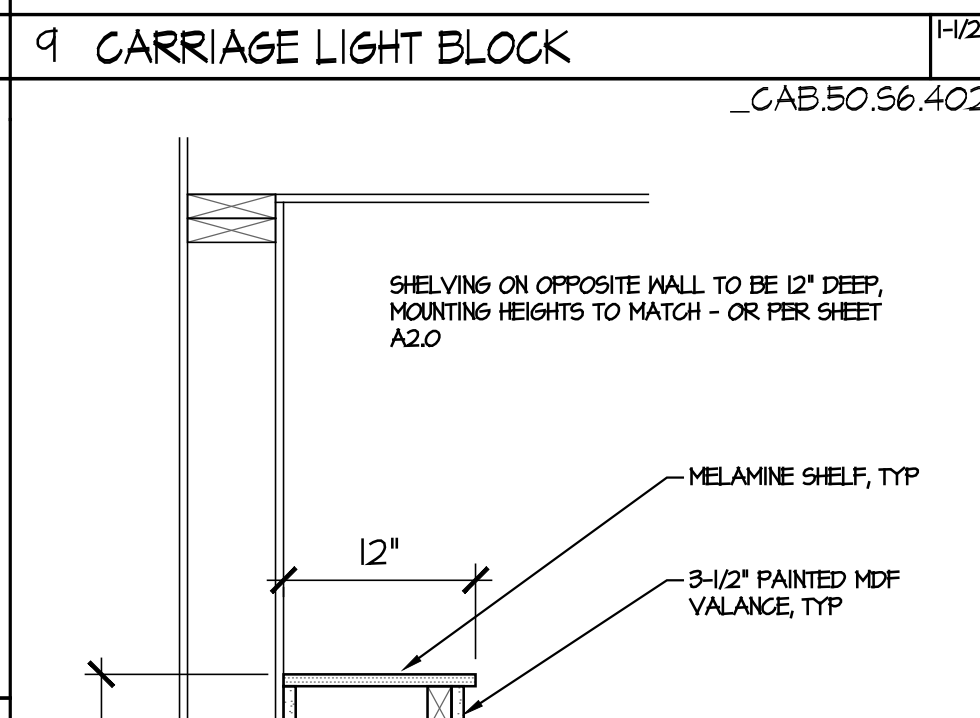
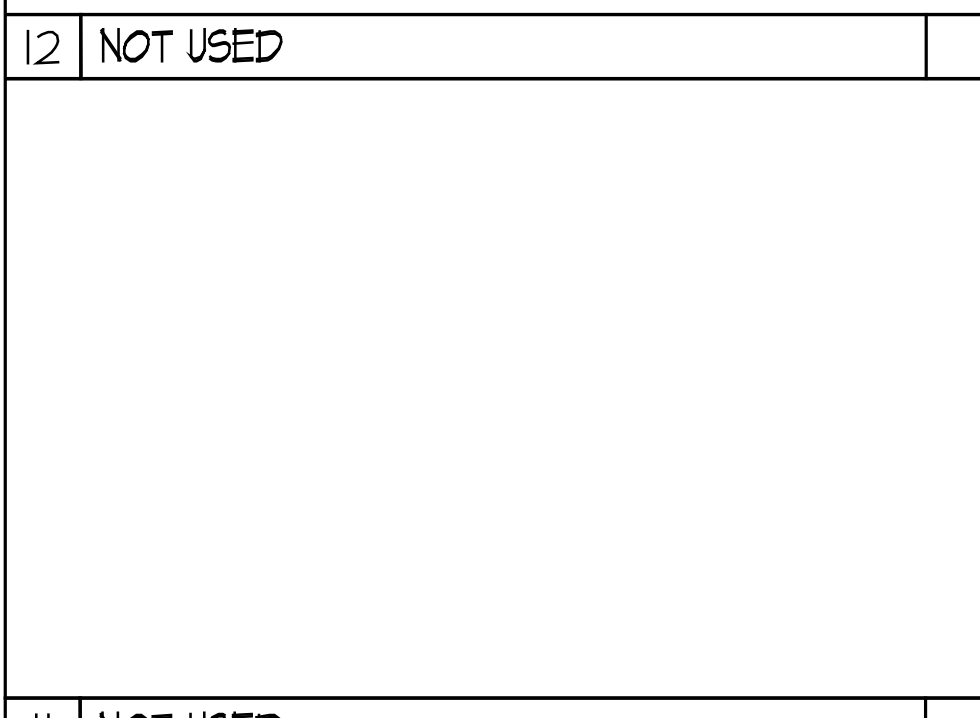
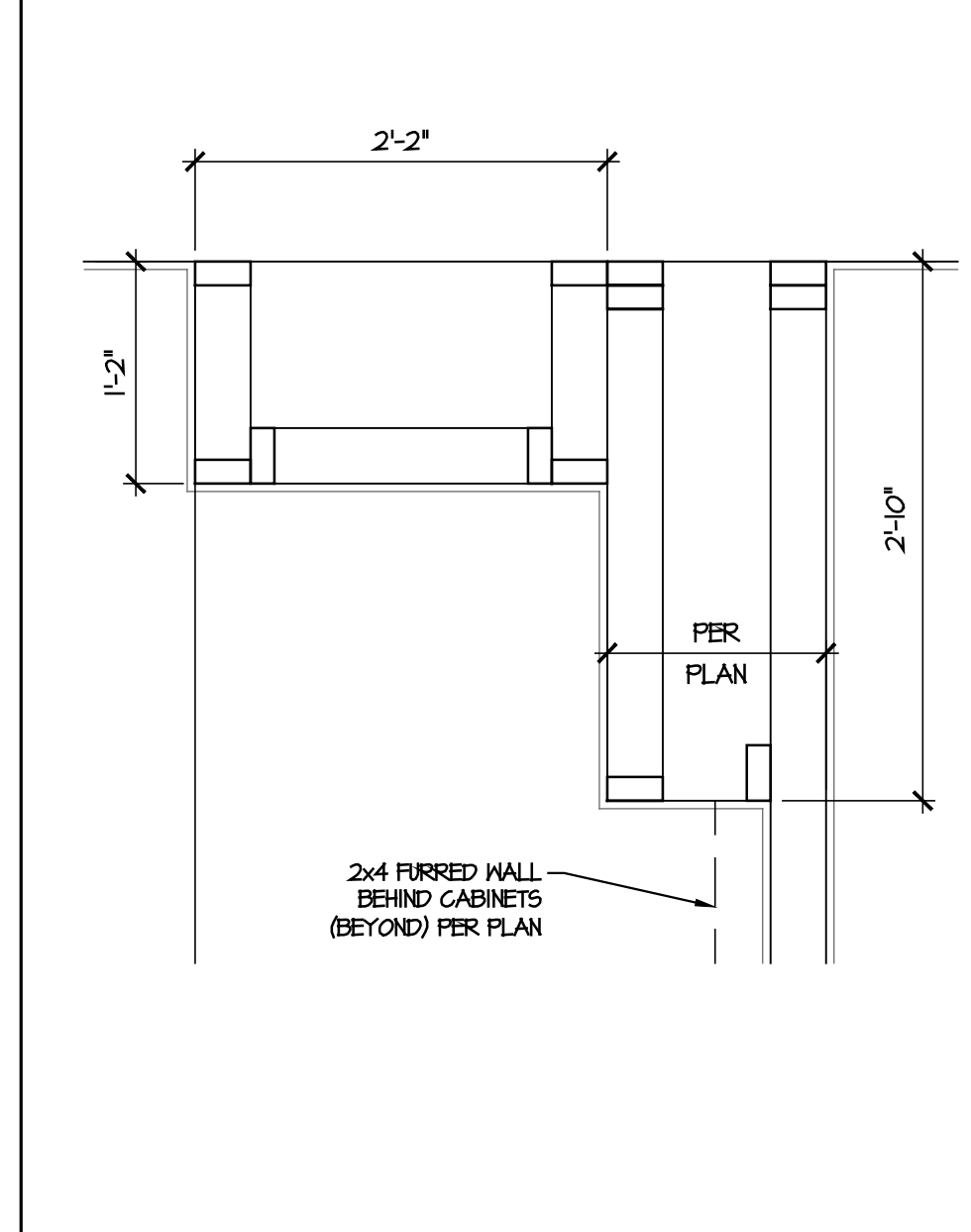
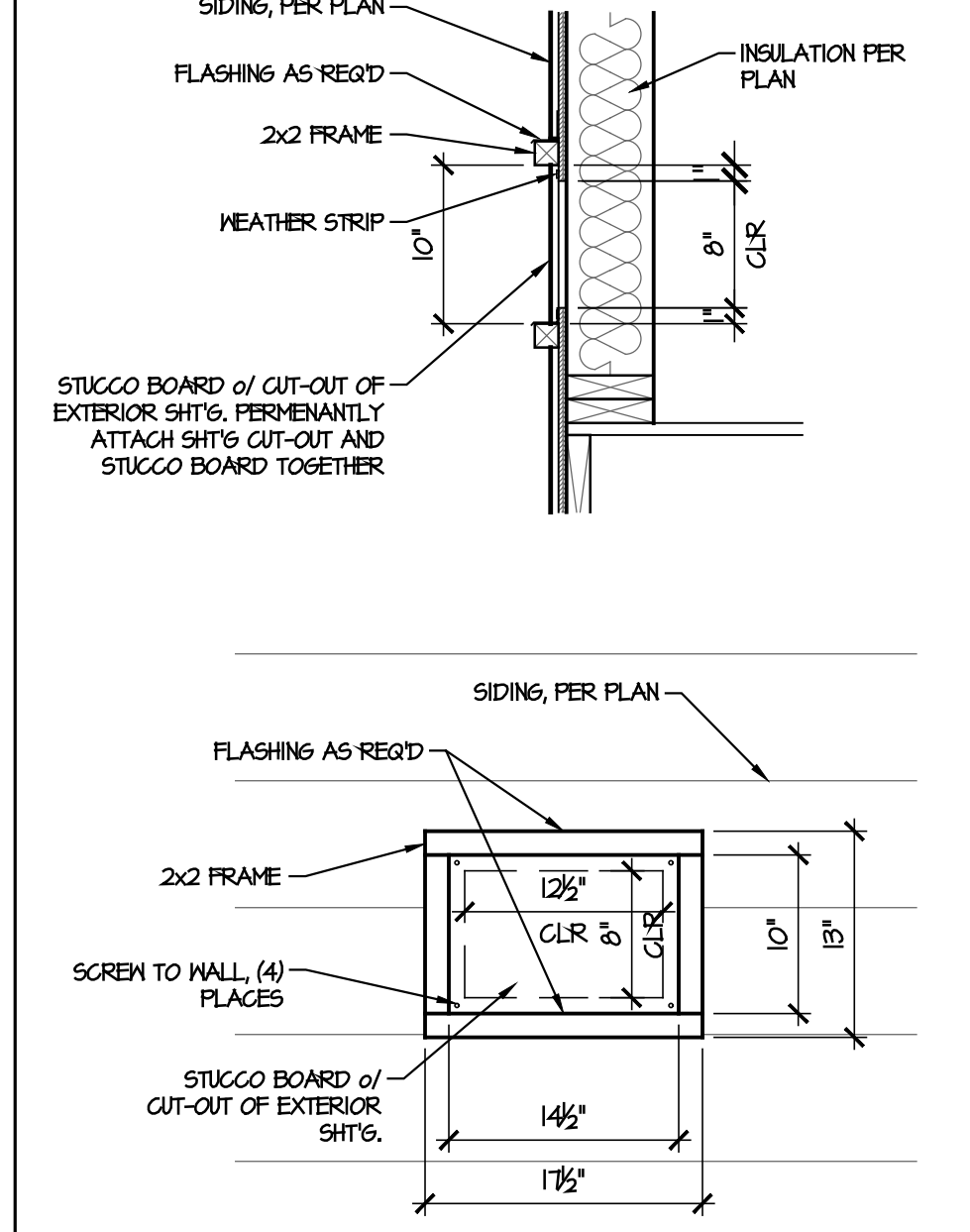
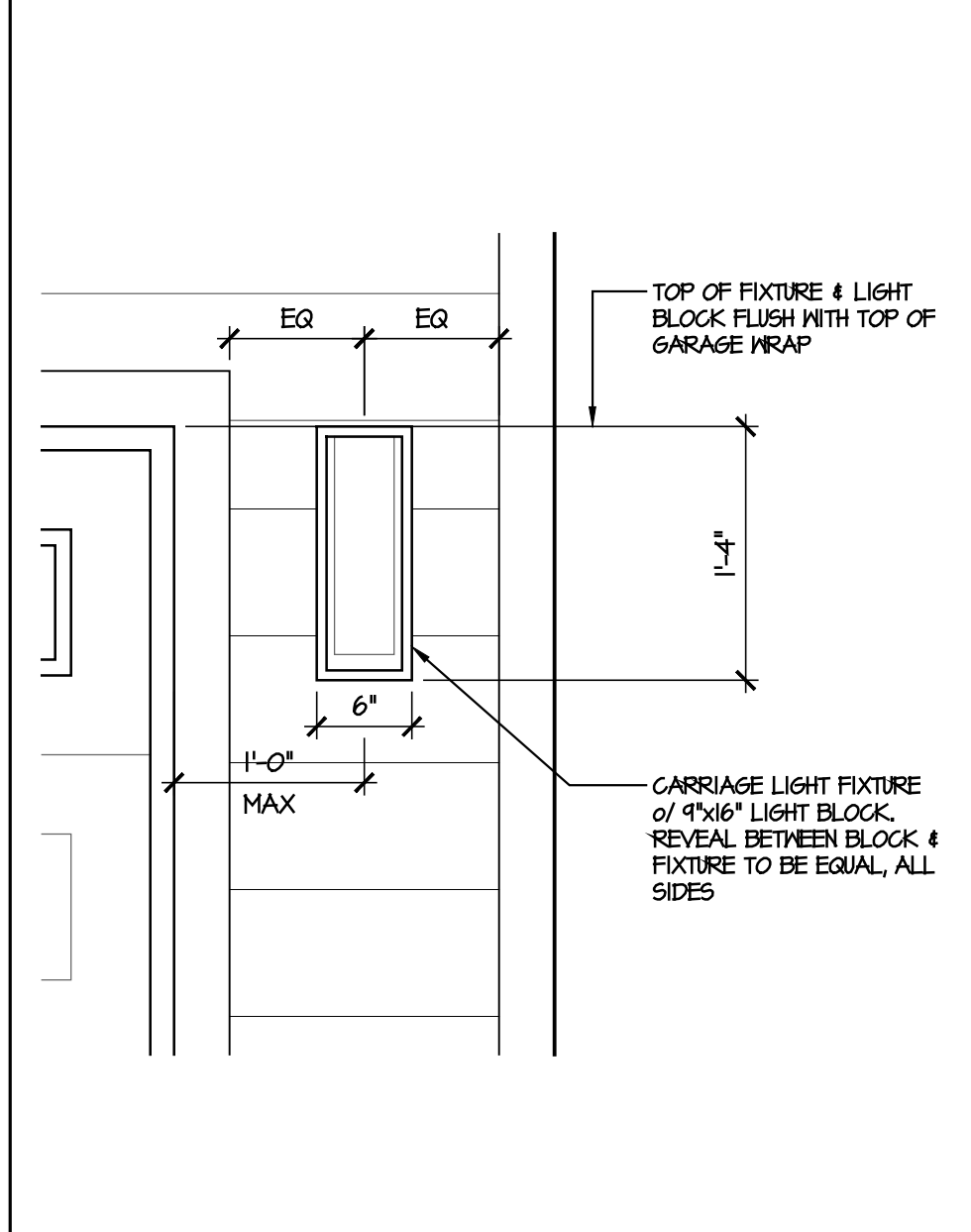
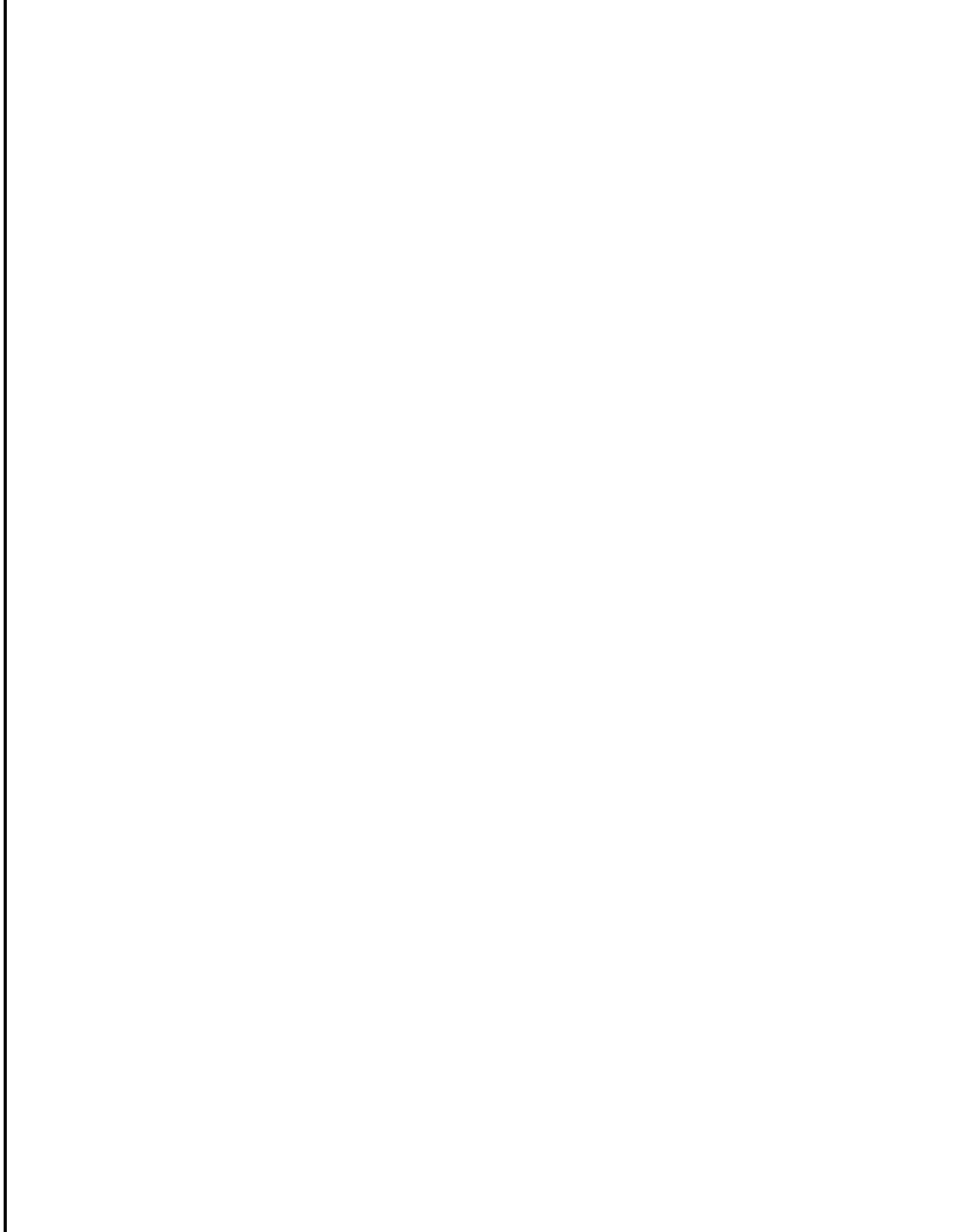
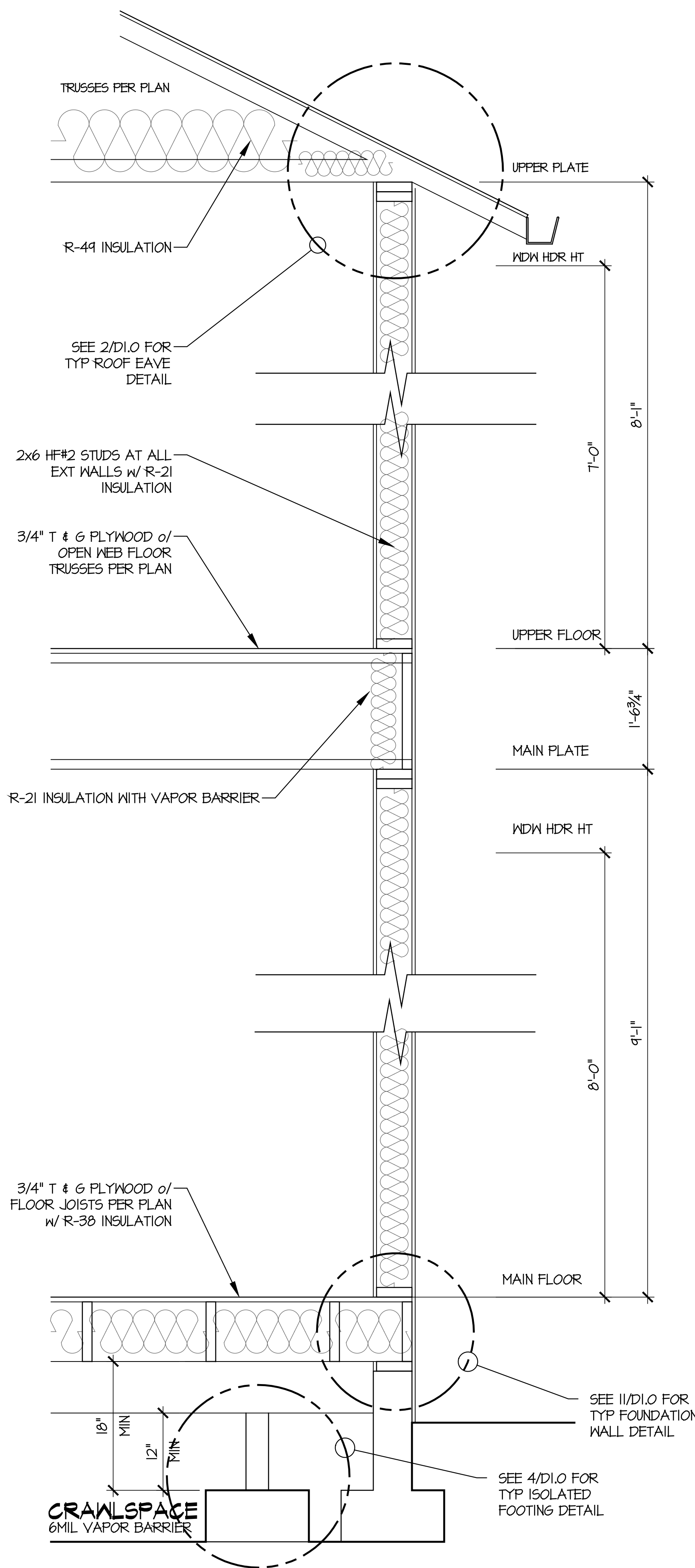
STANDARD DETAILS

MULTI-STORY
 DETAILS

DESIGN: DRAWN:
 PLAN No:
 DETAIL SHEETS

SHEET
D1.0

22x34 - 1/4" = 1'-0"
 11x17 - 1/8" = 1'-0"



10 BUTLER'S PANTRY SHELVING DETAIL 1 1/2"

7

4 MASTER SHOWER DETAIL 1 1/2"

1 ENTRY DOOR FRAMING DETAIL 1 1/2"

13	TYPICAL WALL SECTION DETAIL	3/4"	12	NOT USED	1 1/2"	6	SOAKING TUB ACCESS PANEL	1 1/2"	3	KITCHEN SOFFIT DETAIL (OVER REFER)	1 1/2"
11	NOT USED		9	CARRIAGE LIGHT BLOCK	1 1/2"	5	HOOD BACKER DETAIL	1 1/2"	2	KITCHEN SOFFIT DETAIL	1 1/2"

121 3rd Ave Kirkland, WA 98033 Phone: (425) 846-4024 Fax: (425) 846-4024		DESCRIPTION REVISE SHOWER DETAIL FOR MW4 ADD CARRIAGE LIGHT BLOCK DETAIL REVISE MW4 SHOWER DETAIL REVISE MW4 SHOWER DETAIL (10' & 21')
DATE	NO.	DESCRIPTION
11-14-21	1	REVISE MW4 SHOWER DETAIL
11-14-21	2	REVISE MW4 SHOWER DETAIL
04-15-21	3	ADD CARRIAGE LIGHT BLOCK DETAIL
11-14-20	4	REVISE SHOWER DETAIL FOR MW4

APPROVED
 Plans Reviewed by **SAFEbuilt**
 For Building Code Compliance
 Reviewed By:
Bobby Thomas CBO, Plans Examiner,
Combination I Inspector
 Date:
8/9/2023

STANDARD DETAILS
STANDARD PLAN DETAILS
SHEET D1.1
 22x34 - 1/4" = 1'-0"
 11x17 - 1/8" = 1'-0"

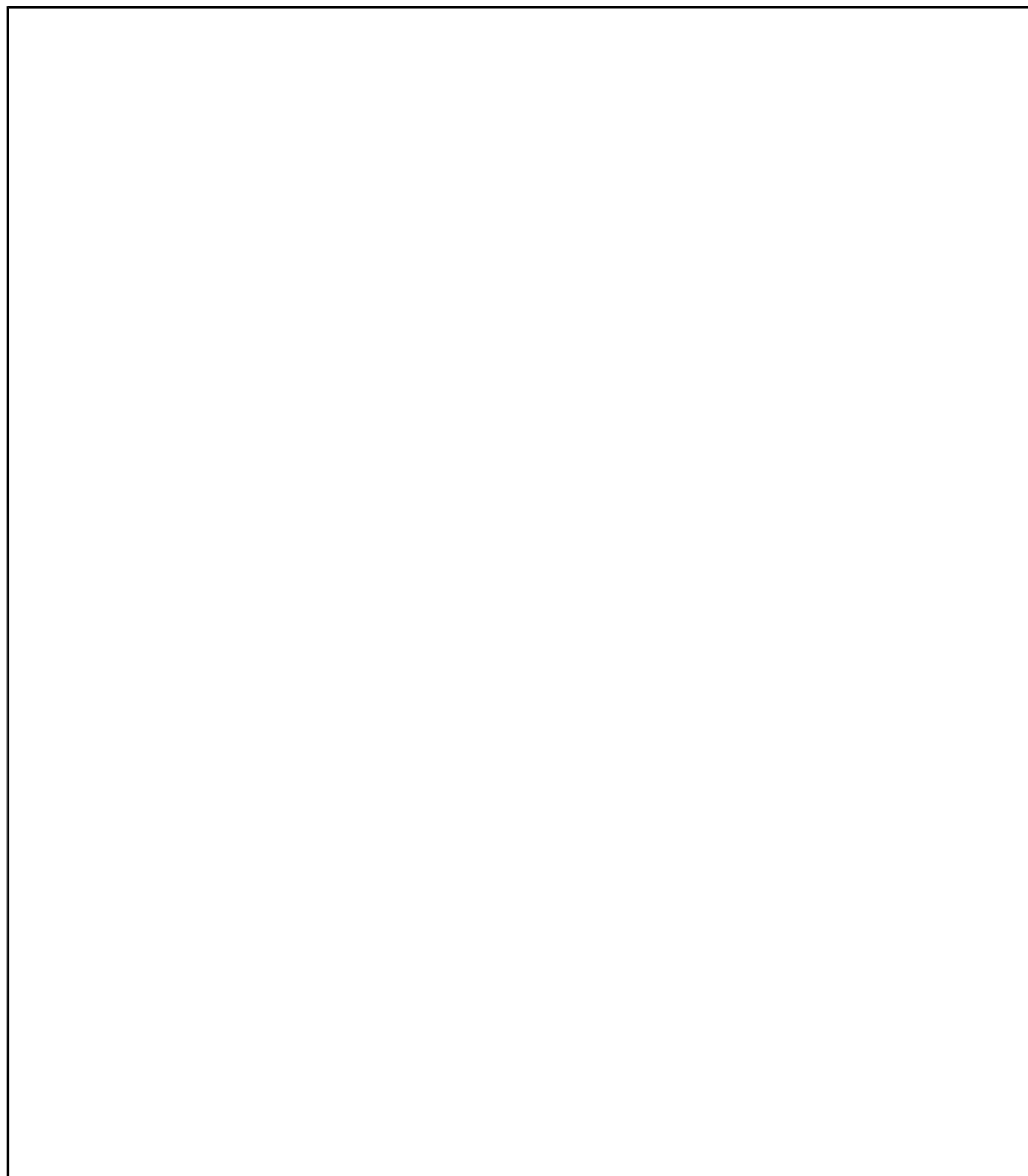
DESIGN:
DRAWN:
 PLAN NO:
 DETAIL SHEETS

MAINVUE
WA, LLC

16	12	8		
15	11	7		
14	10	6		
13	9	5		

DESCRIPTION		DETAILS - HVAC INSULATION (TD)	
DATE	6-20-22	NO.	1
121 3rd Ave Kirkland, WA 98033 Phone: (425) 846-4024 Fax: (425) 846-4024		MAINVUE WA, LLC	
STANDARD DETAILS			
STANDARD PLAN			
DETAILS II			
DESIGN:	..	DRAWN:	..
PLAN No:		DETAIL SHEETS	
SHEET			
D1.2			
22x34 - 1/2" = 1'-0"		11x17 - 1/8" = 1'-0"	

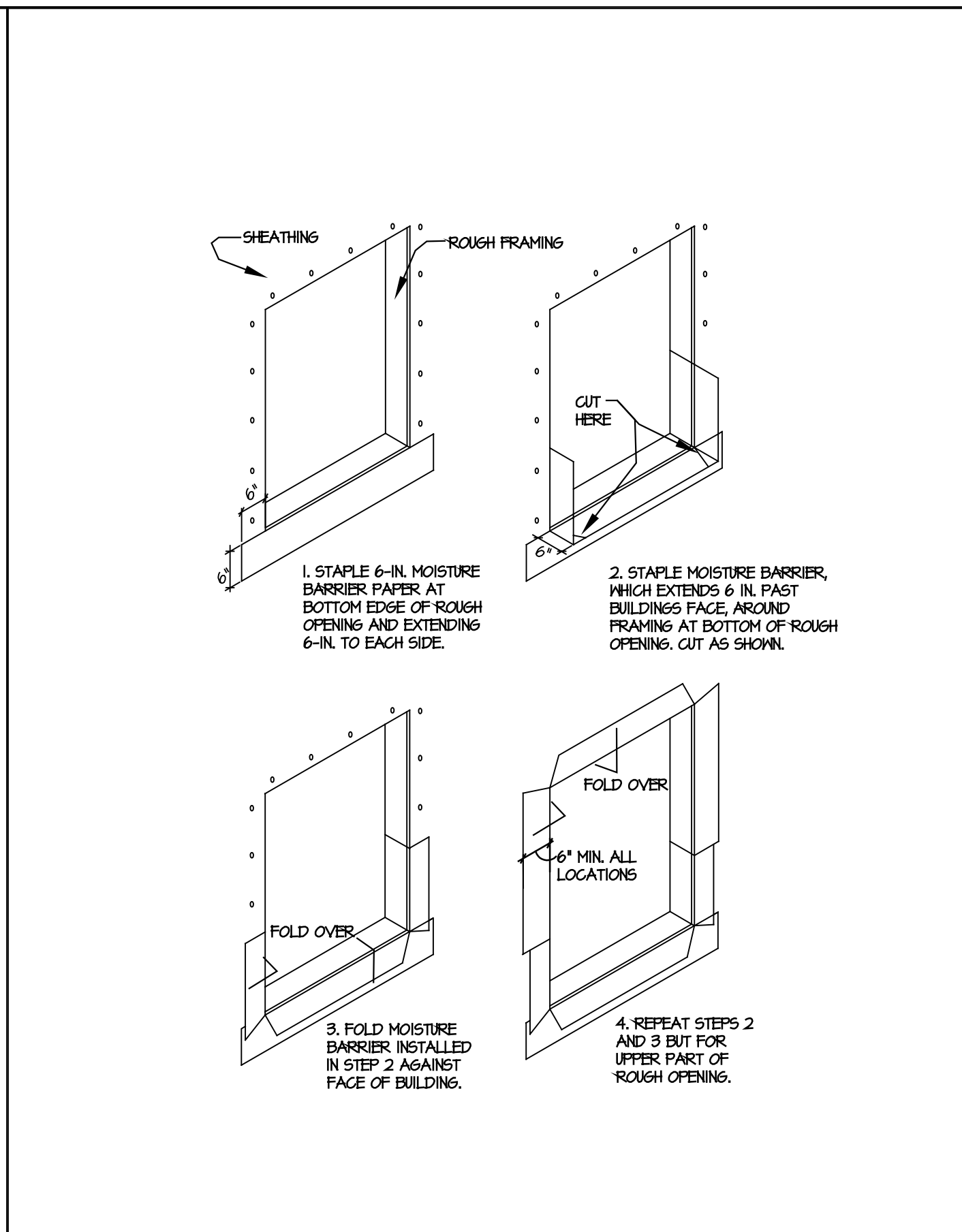
APPROVED
Plans Reviewed by **SAFEbuilt**
WASHINGTON
For Building Code Compliance
Reviewed By:
Bobby Thomas CBO, Plans Examiner,
Combination I Inspector
Date:
8/9/2023



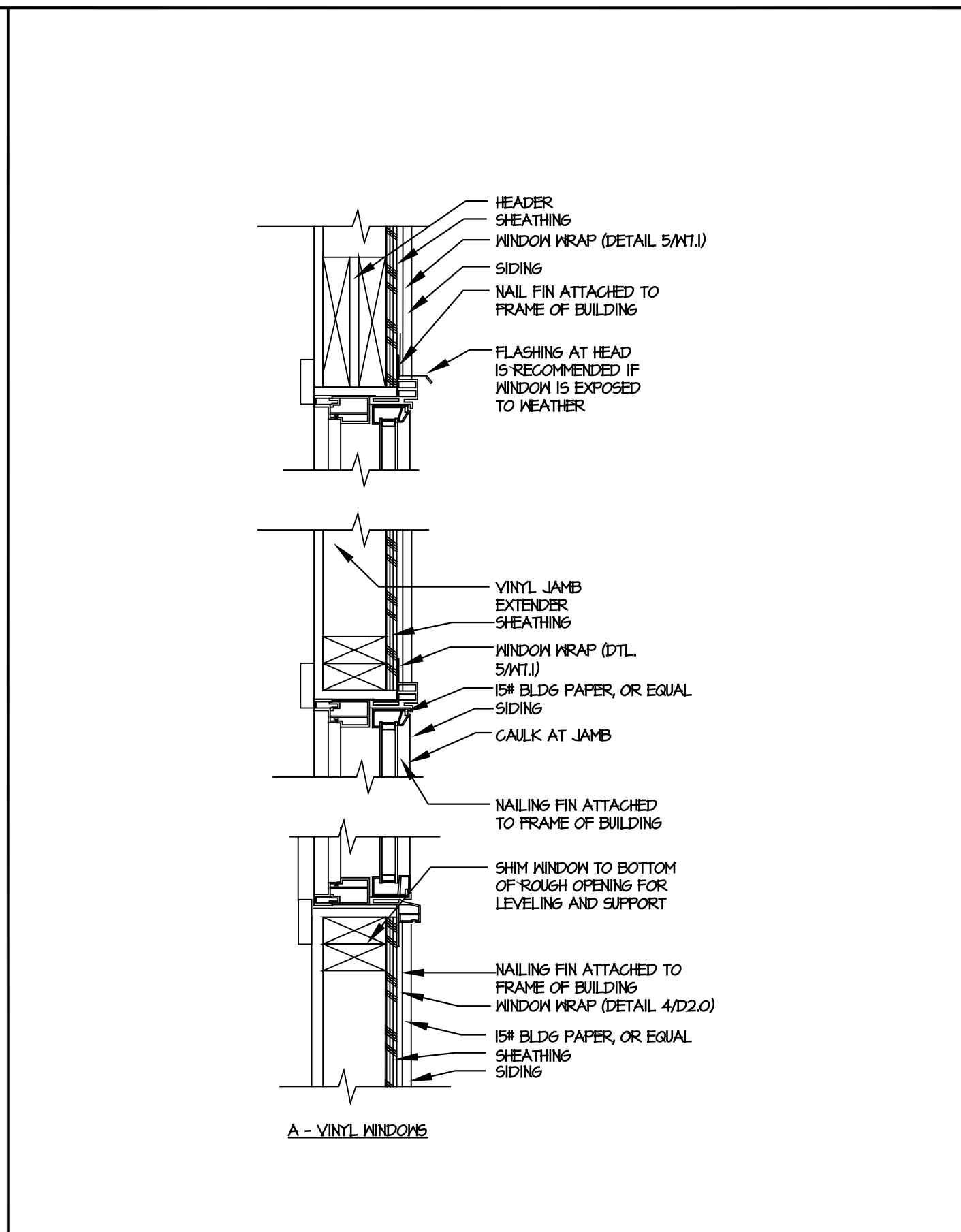
10 NOT USED SCALE: N.T.S.



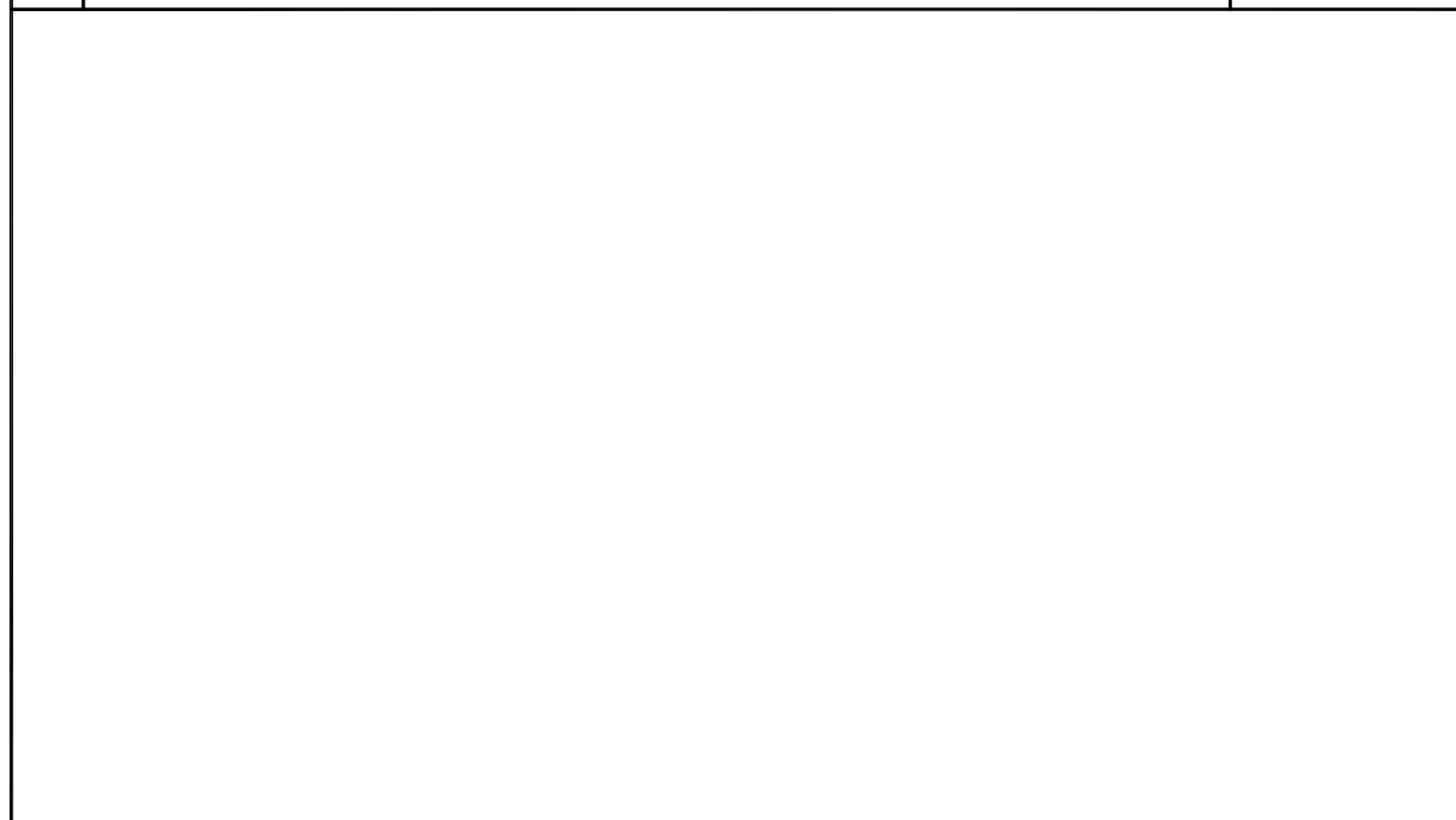
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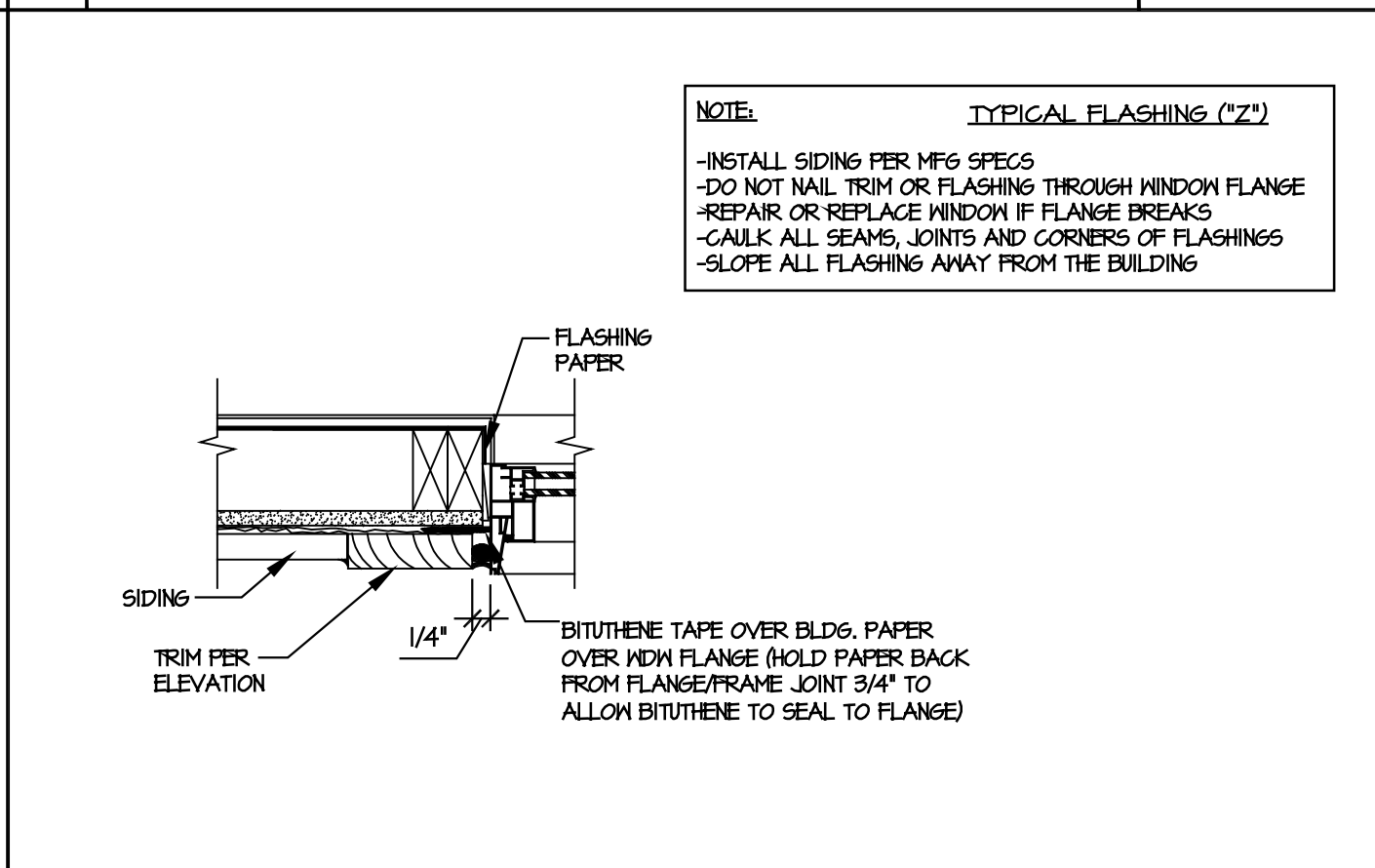
4 WINDOW / DOOR ROUGH OPENING SCALE: N.T.S.



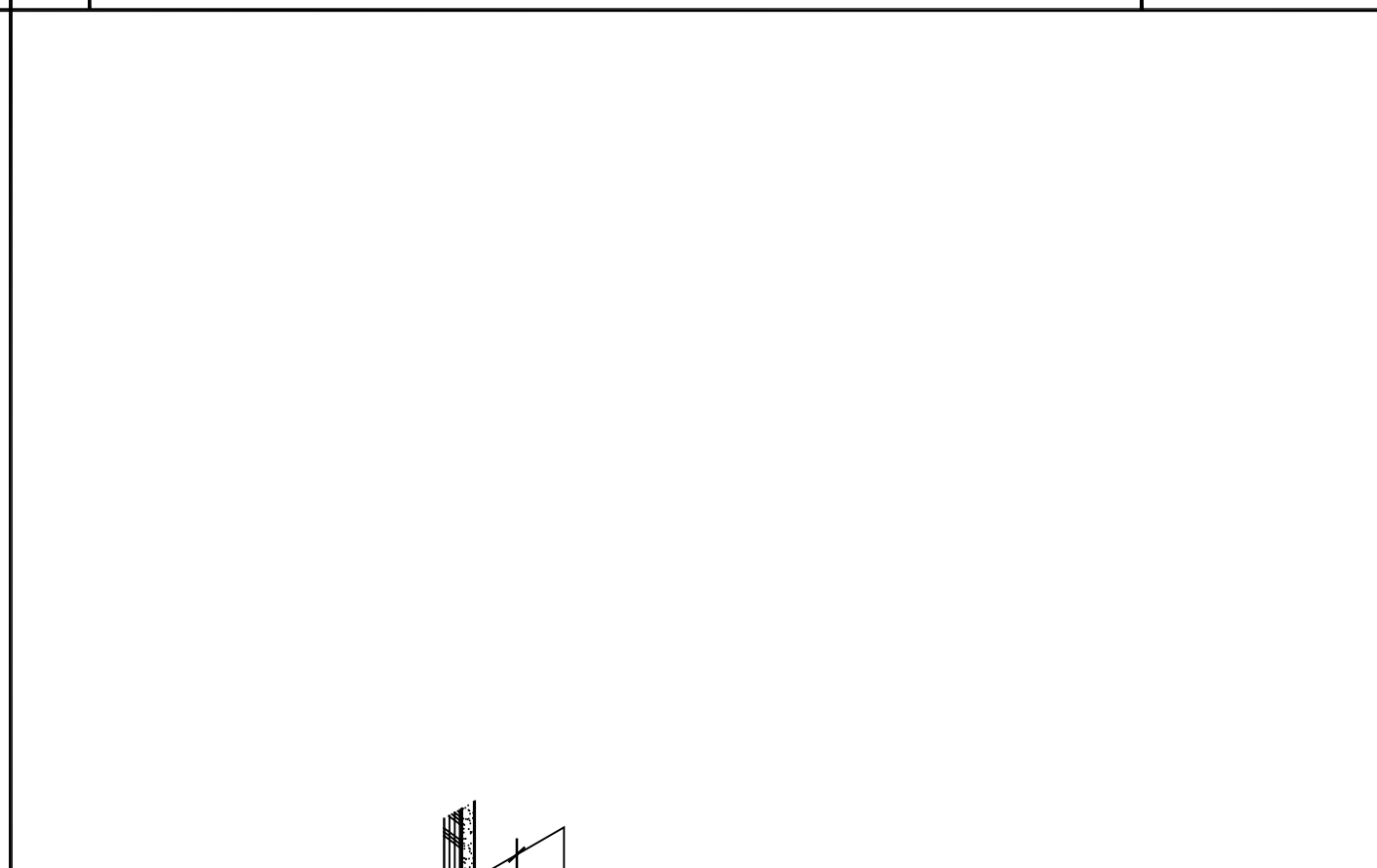
2 FLASHING AT EXTERIOR WINDOWS SCALE: N.T.S.



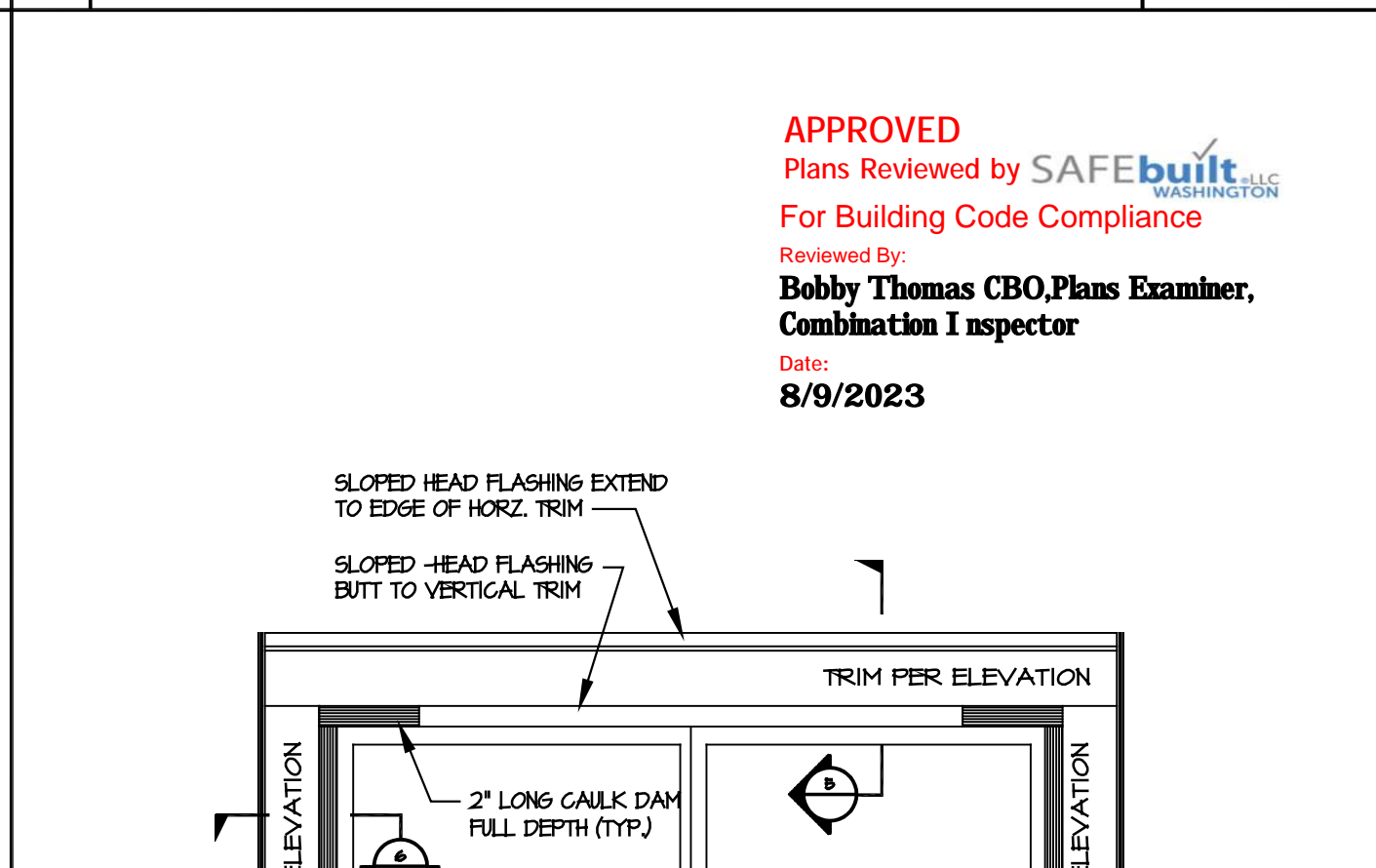
9 NOT USED SCALE: N.T.S.



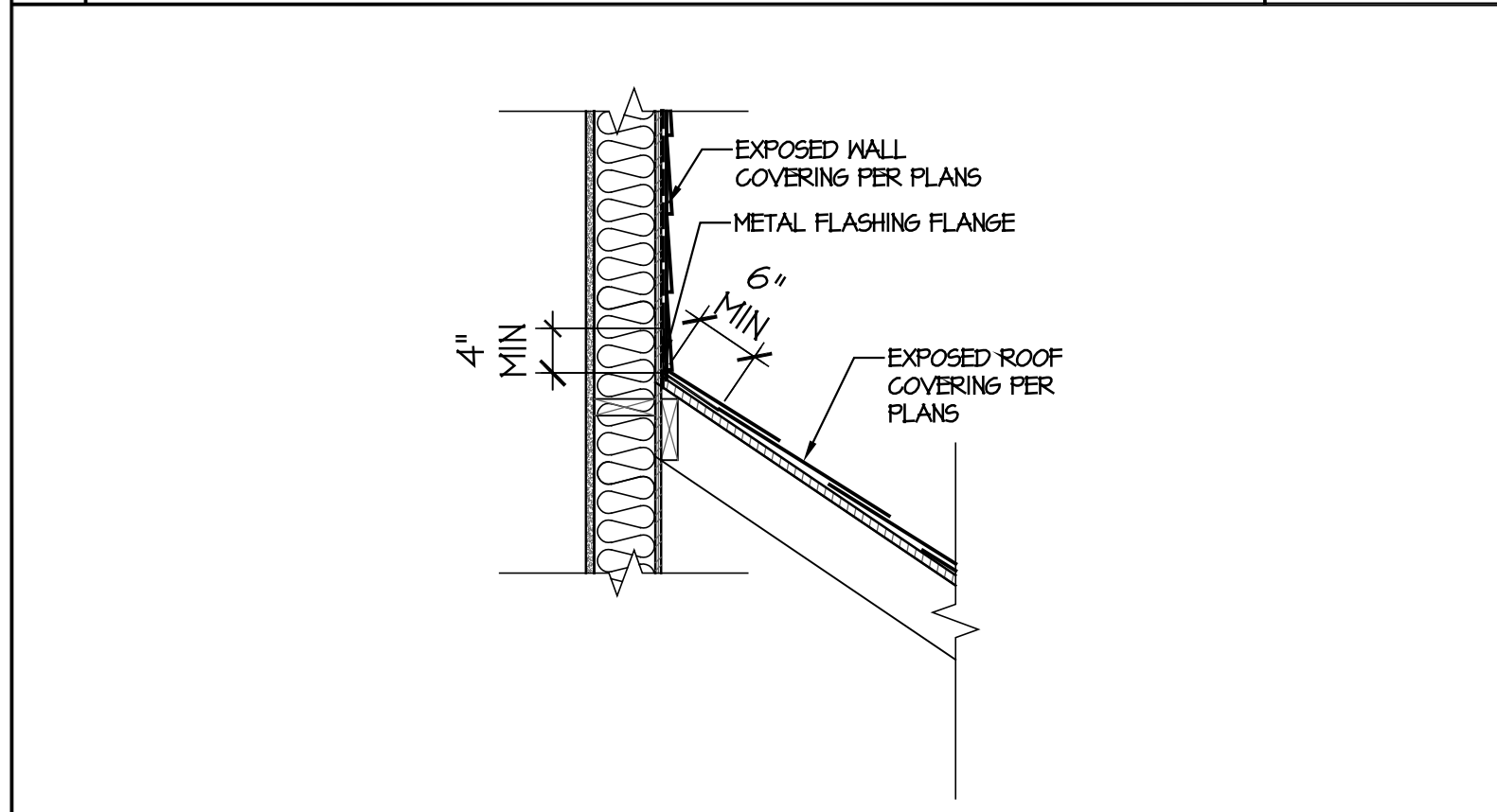
6 JAMB SCALE: N.T.S.



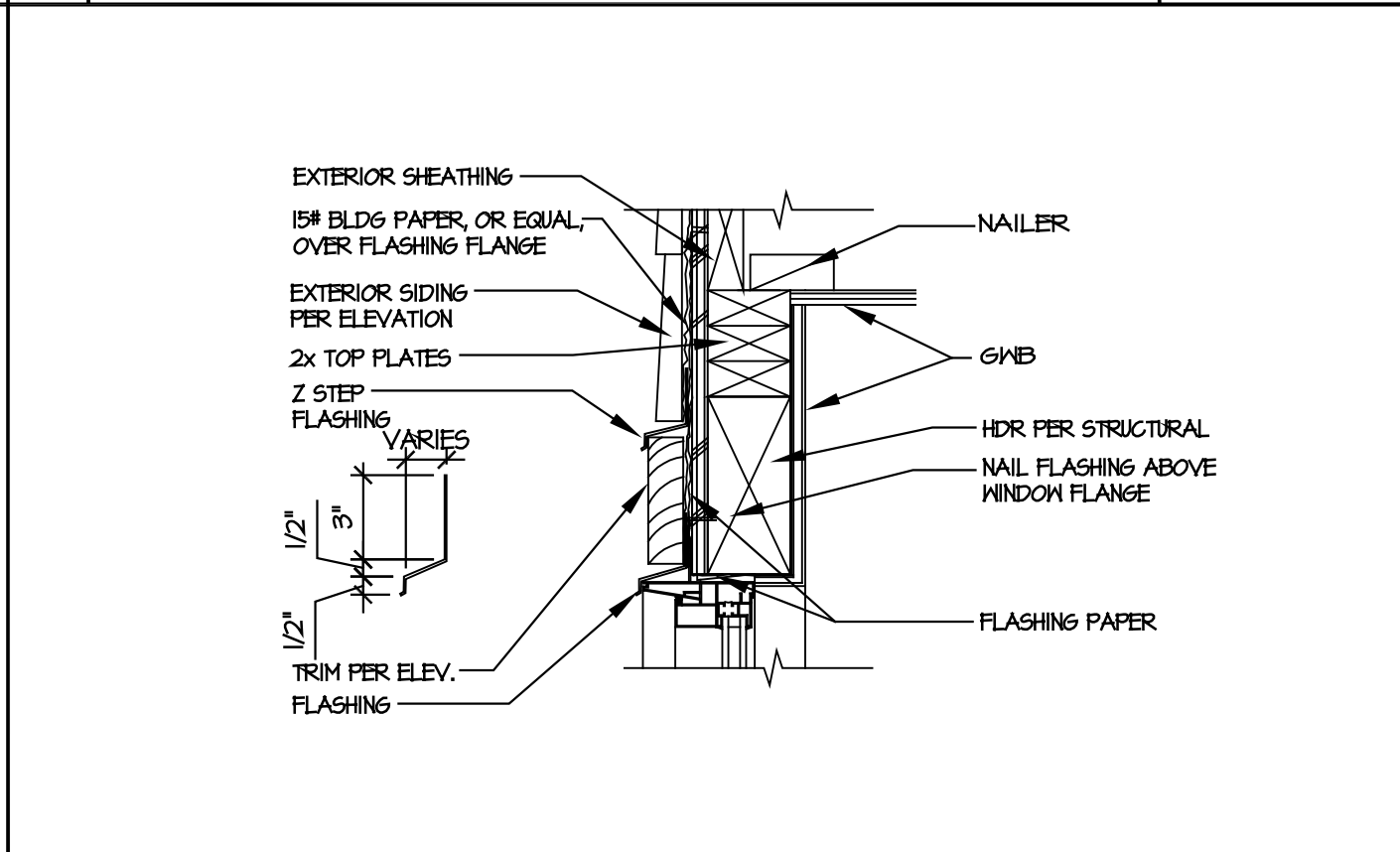
3 BITUTHENE DOOR PAN SCALE: N.T.S.



1 WINDOW DETAILS SCALE: N.T.S.



8 TYPICAL ROOF TO WALL FLASHING SCALE: N.T.S.



5 HEAD SCALE: N.T.S.

No.	DATE	DESCRIPTION

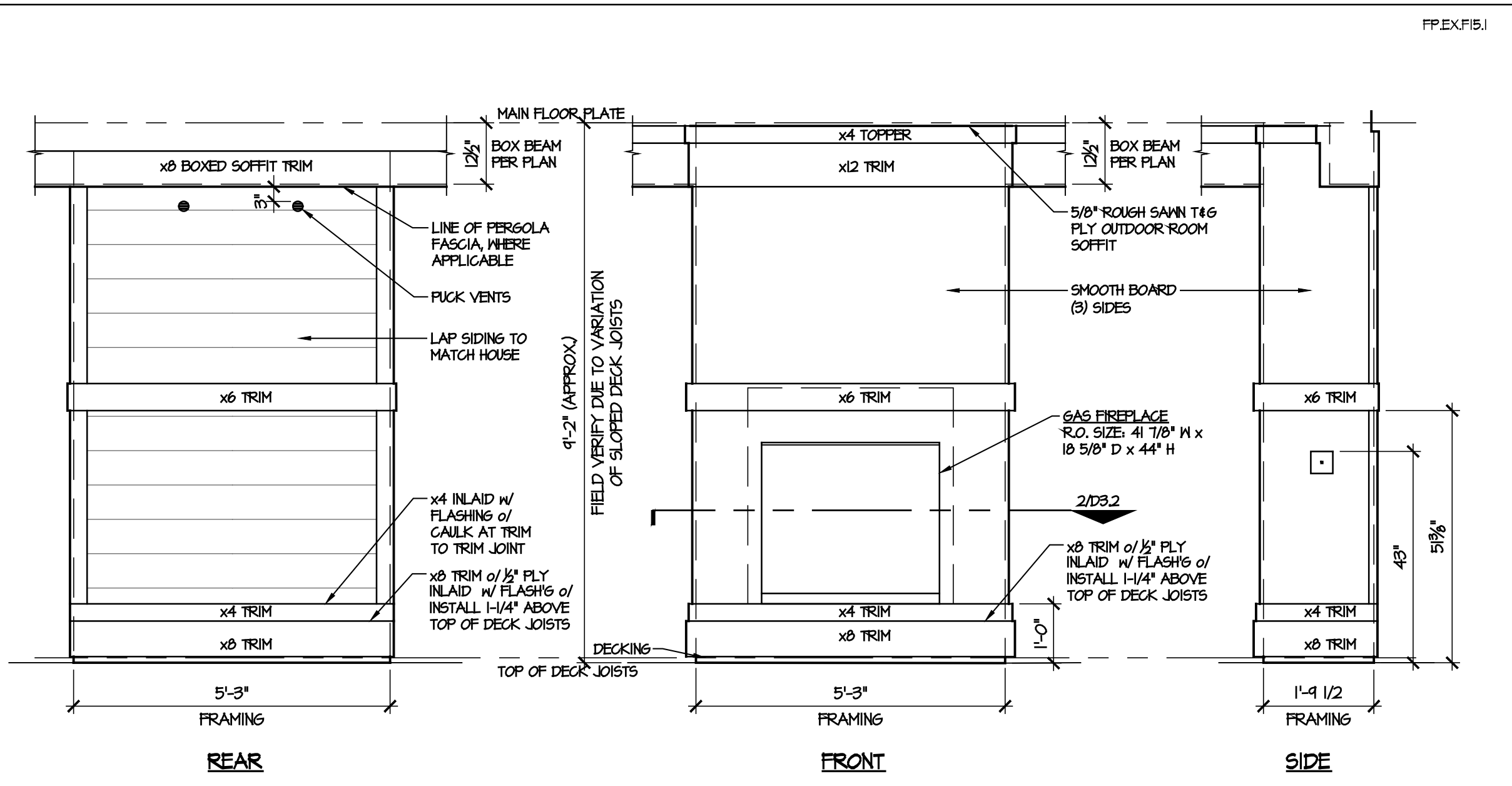
121 3rd Ave
 Kent, WA 98147
 Phone: (425) 646-4022
 Fax: (425) 646-4024

MAINVUE
 WA, LLC

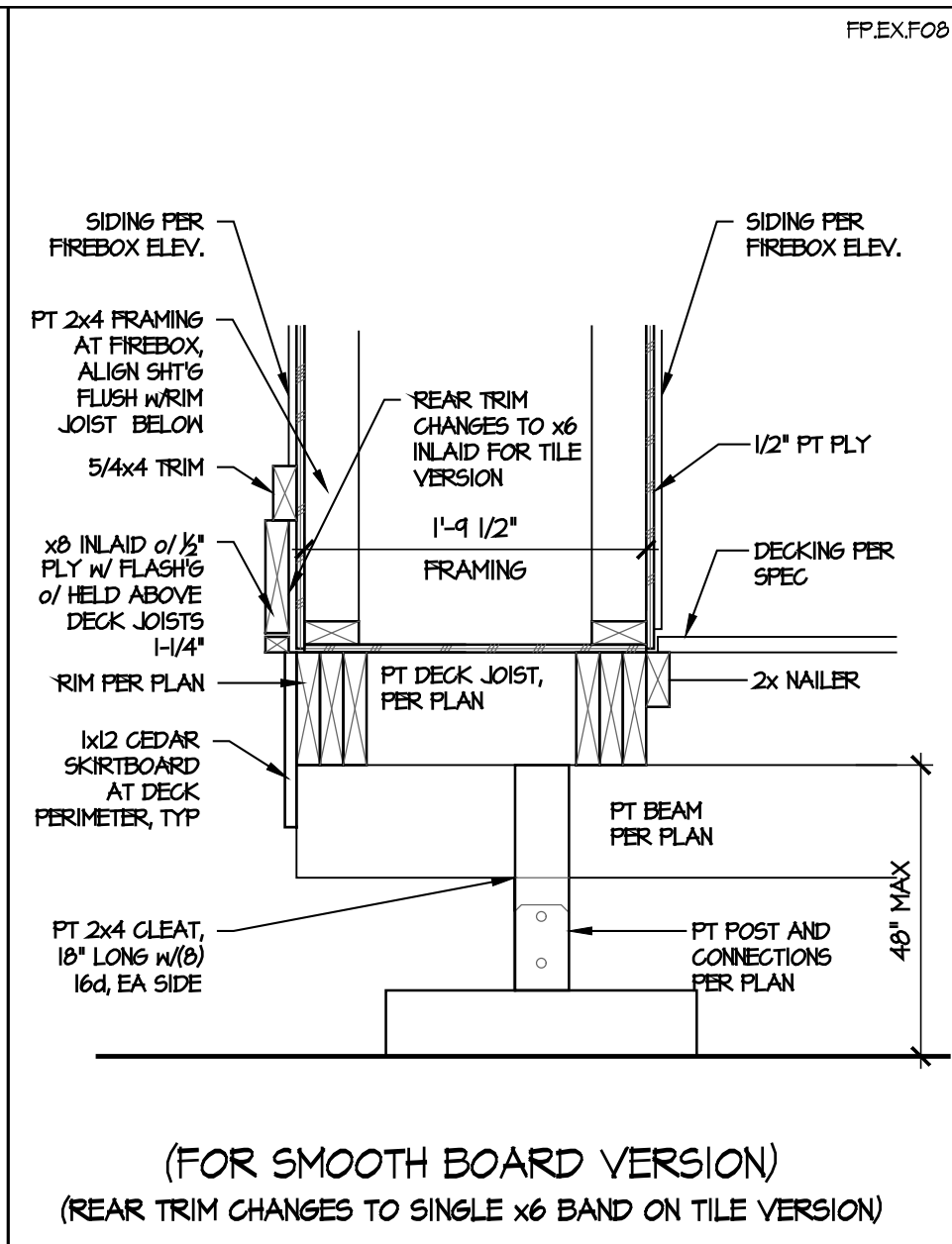
STANDARD DETAILS

WATER INTRUSION DETAILS

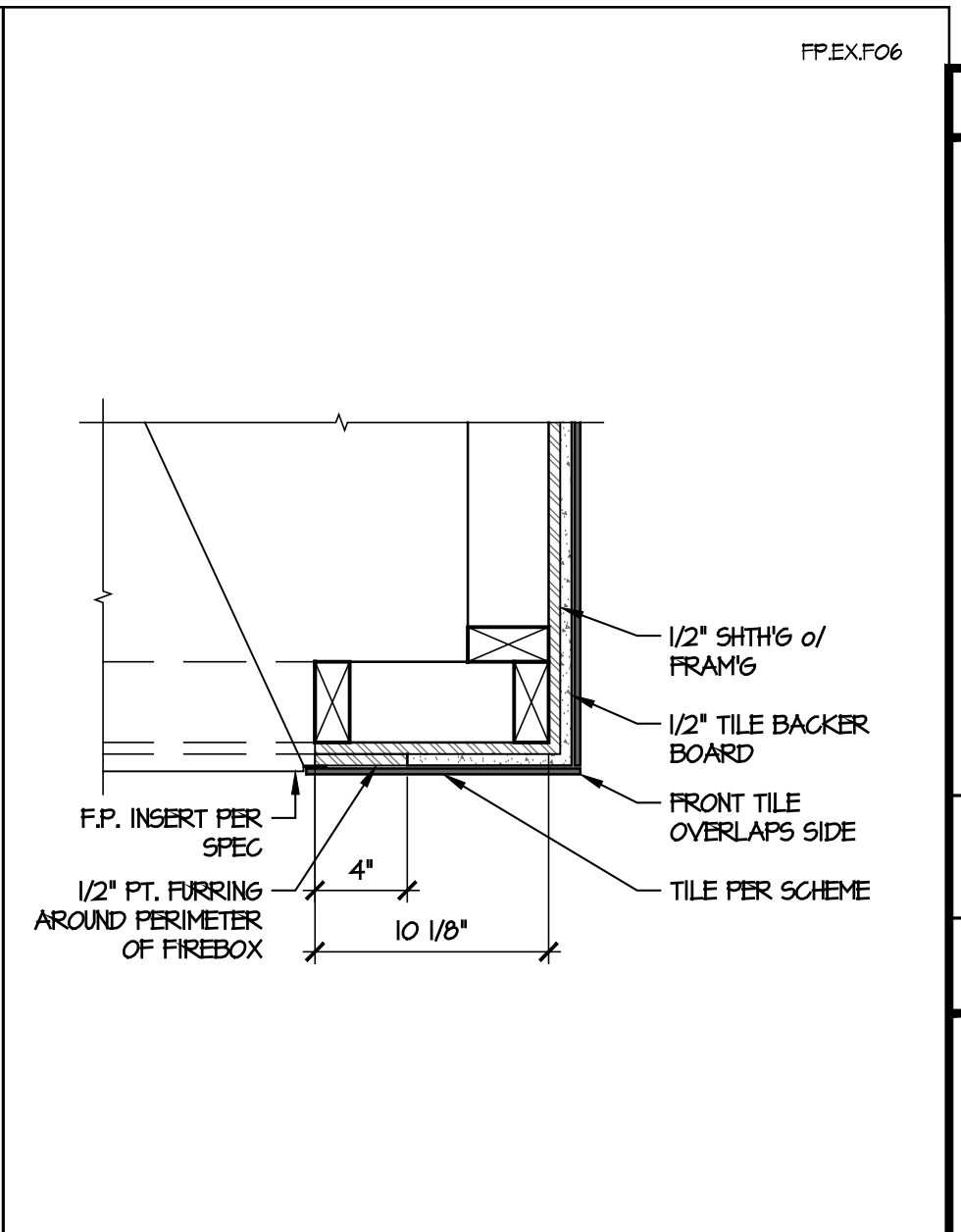
DESIGN: JB DRAWN: -
 PLAN No: D1.1
SHEET D2.0
 22x34 - 1/8" = 1'-0"
 11x17 - 1/8" = 1'-0"



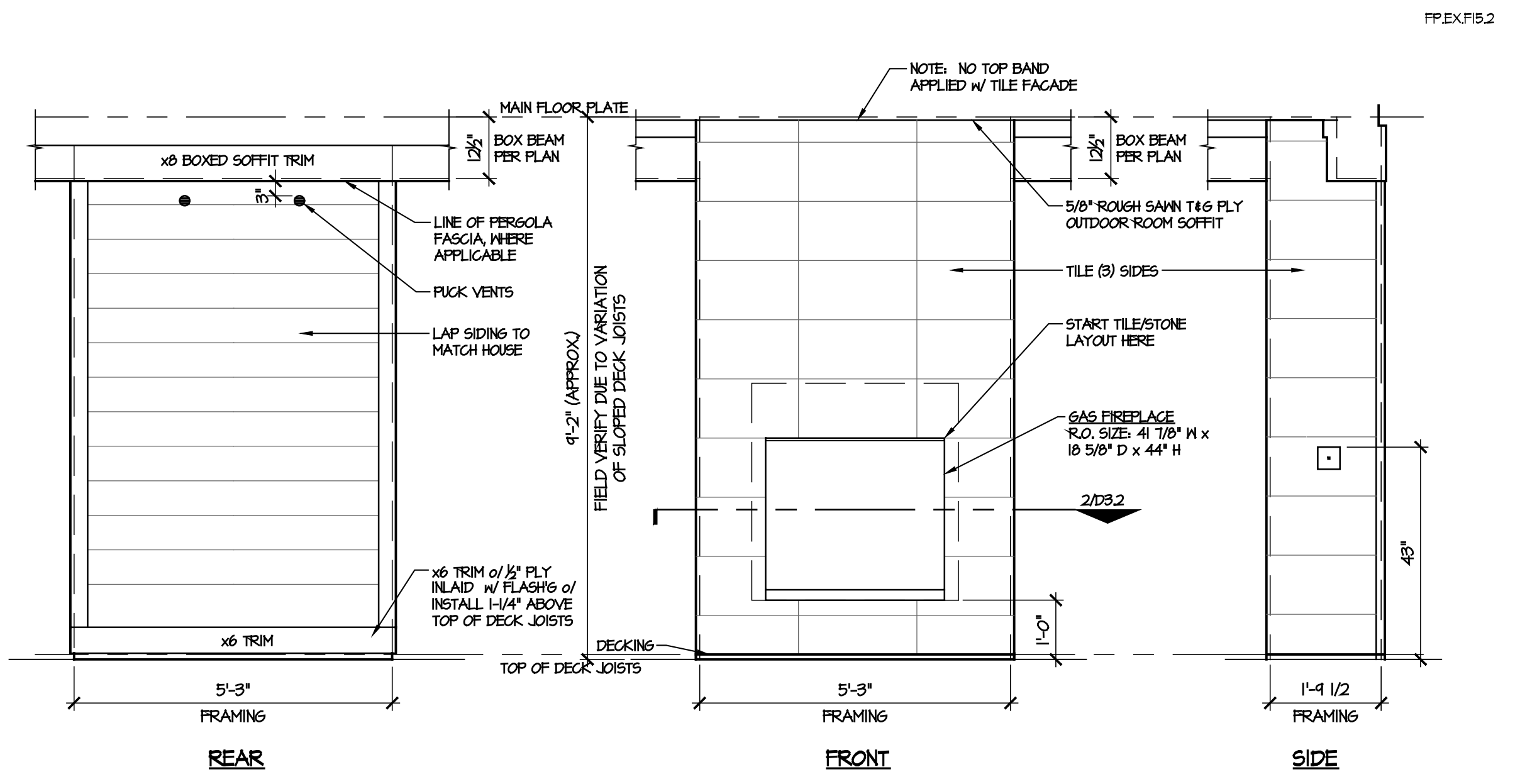
8 SMOOTH BOARD FIREBOX FULL HEIGHT ELEVATION 1/2"



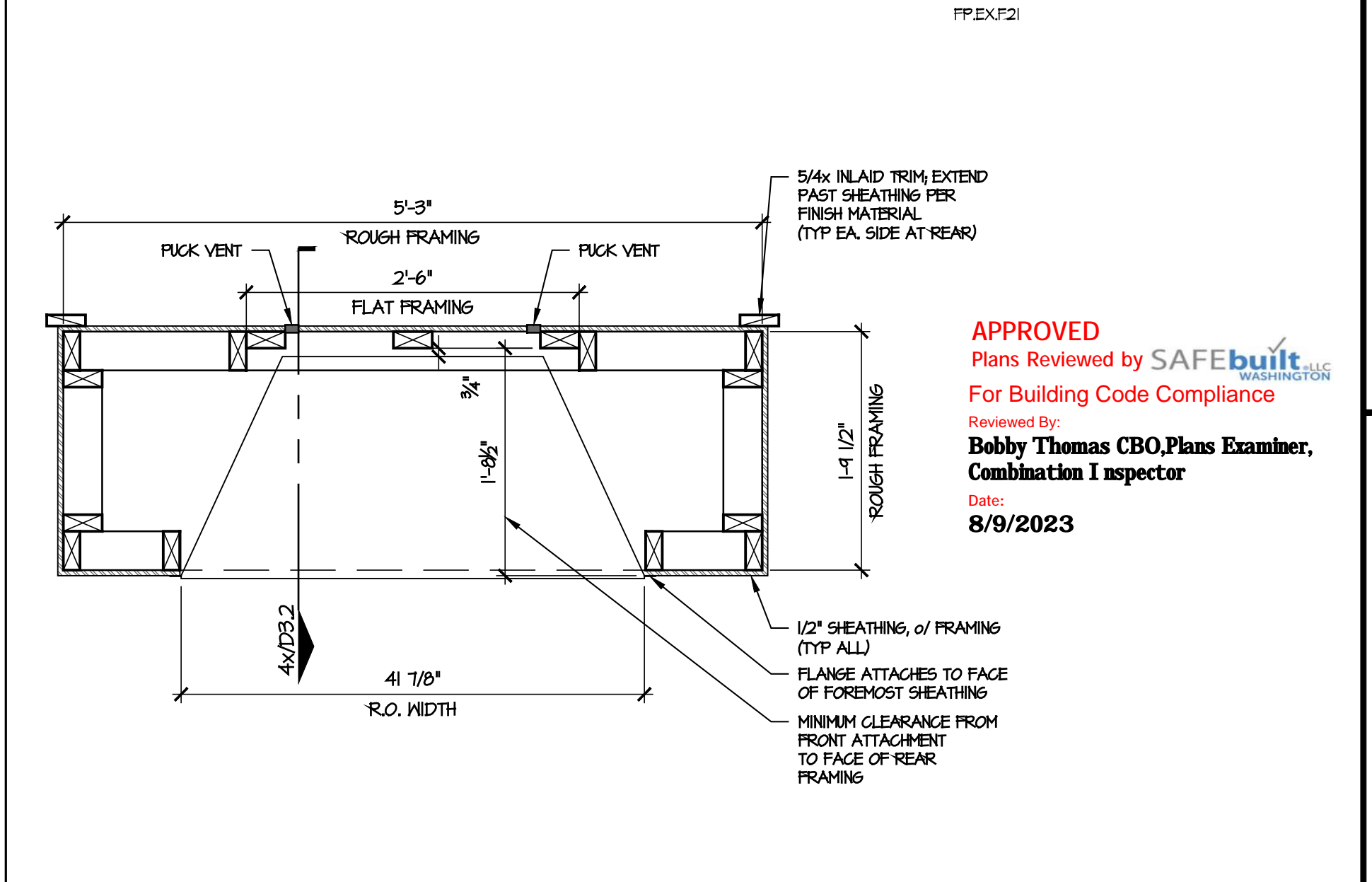
5 PARALLEL FIREBOX DECK FRAMING 1"



3 TILE FIREBOX FURRING DETAIL 1-1/2"



9 TILE FIREBOX FULL HEIGHT ELEVATION 1/2"



2 FIRE BOX ROUGH FRAMING 1"

FIREPLACE INFORMATION

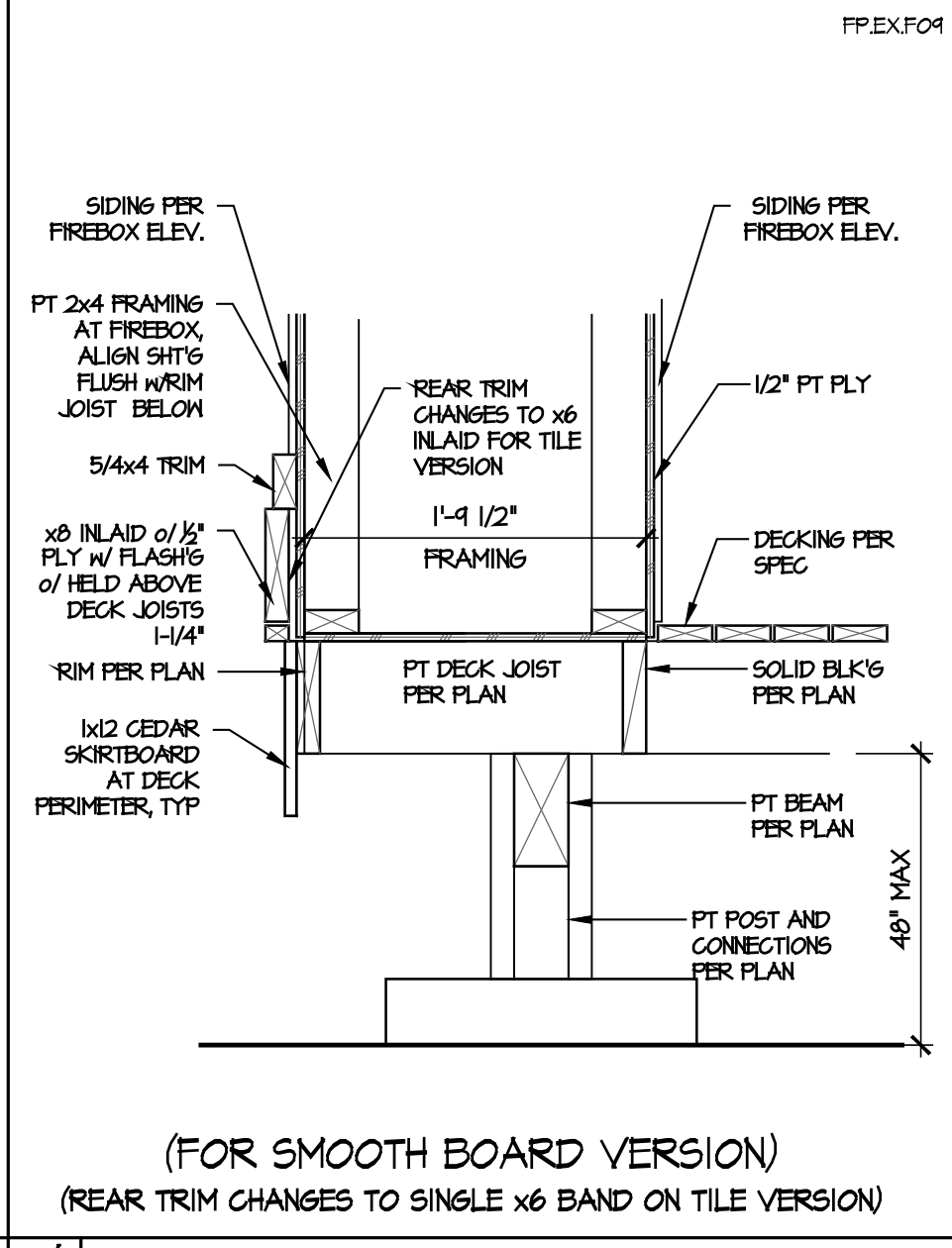
NOTE:
MATERIAL BEHIND MASONRY TO BE P.T. PLYWOOD
TYP U.N.O.

NOTE:
FIREPLACE - D.V. F/P TO BEAR STAMP OF
U.L. PR I.C.C. TESTING LAB. INSTALL PER MFG SPECS

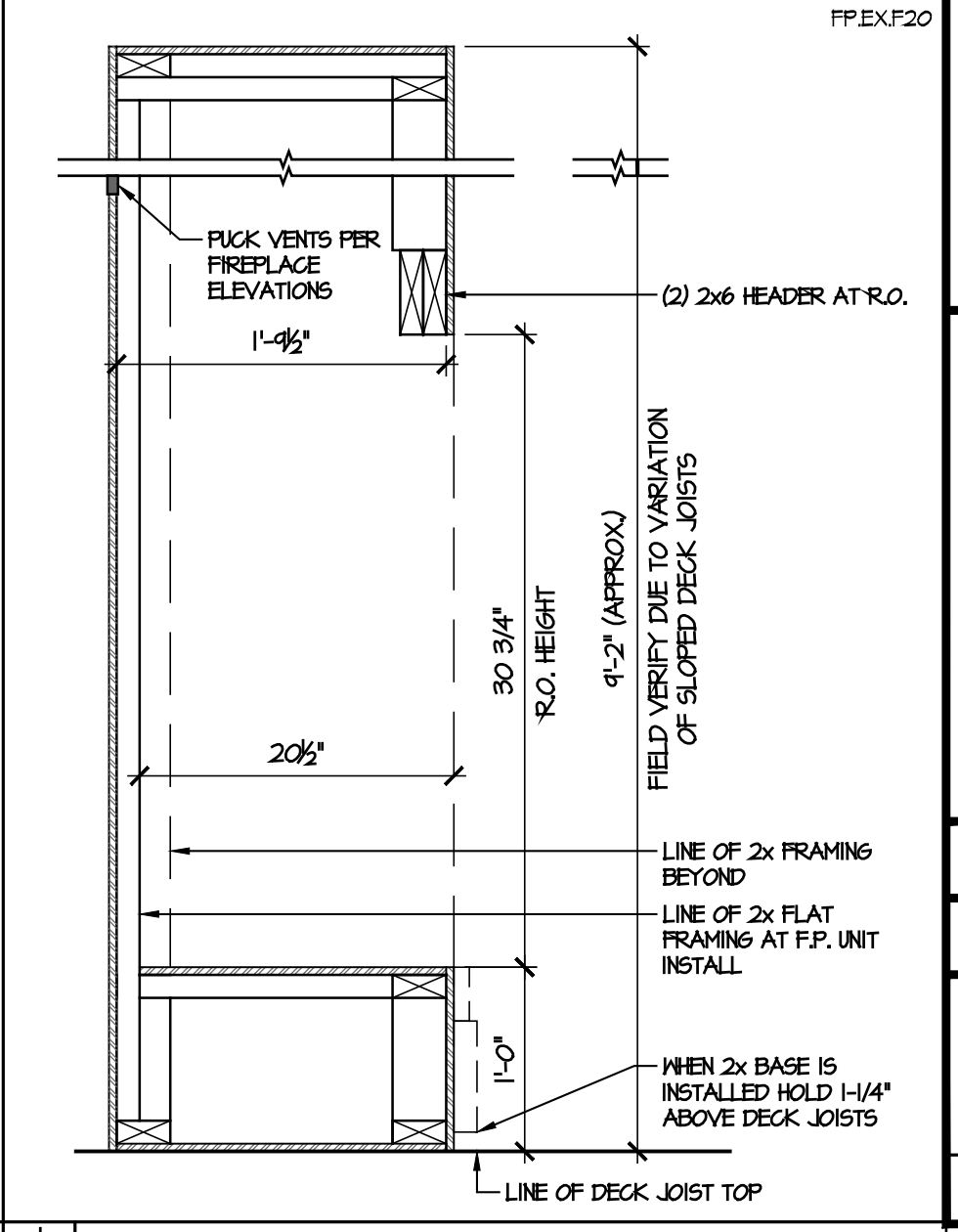
OUTDOOR ROOM OPTIONAL FIREPLACE NOTES:

IGNITOR SWITCH TO BE INSTALLED CENTERED
ON THE RIGHT SIDE OF THE FIREPLACE BOX
AT 46" A.F.F. TO TOP OF ELEC. BOX.

GENERAL FIREPLACE INFORMATION



4 PERPENDICULAR FIREBOX DECK FRAMING 1"



FIRE BOX ROUGH FRAMING - FULL HT. SECTION 1"

DESCRIPTION	
NO.	DATE
1	4/20/21
2	5/27/21
3	6/25/21
4	9/12/21

121 3rd Ave
Kirkland, WA 98033
Phone: (425) 846-4022
Fax: (425) 846-4024

MAINVUE WA, LLC

OUTDOOR ROOM OPT. FIREPLACE
FULL-HEIGHT VERSIONS

OUTDOOR ROOM
FIREBOX OPT. &
DETAILS

DESIGN: SU DRAWN: TD

PLAN No: ...

SHEET D3.2

<p>OUTDOOR ROOM STAIRS TO GRADE</p> <p>FIELD VERIFY CONDITION AND LOCATION W/ SITE PLAN</p>			
<p>10 INFORMATION</p> <p>SCALE: N.T.S.</p>	<p>7A CONDITION 3</p> <p>SCALE: N.T.S.</p>	<p>7 CONDITION 3</p> <p>SCALE: N.T.S.</p>	<p>4 HANDRAIL</p> <p>SCALE: N.T.S.</p>
<p>9 NOT USED</p> <p>SCALE: N.T.S.</p>			
<p>6A NOT USED</p> <p>SCALE: N.T.S.</p>	<p>6A CONDITION 2</p> <p>SCALE: N.T.S.</p>	<p>6 CONDITION 2</p> <p>SCALE: N.T.S.</p>	<p>3 DECK STAIRS, COND. 1</p> <p>SCALE: N.T.S.</p>
<p>8 NOT USED</p> <p>SCALE: N.T.S.</p>			<p>2 DECK STAIRS, COND. 1 AND 5</p> <p>SCALE: N.T.S.</p>
<p>5A NOT USED</p> <p>SCALE: N.T.S.</p>	<p>5A CONDITION 1 - (4) RISERS MAX</p> <p>SCALE: N.T.S.</p>	<p>5 CONDITION 1 - (4) RISERS MAX</p> <p>SCALE: N.T.S.</p>	<p>1 GUARD POST</p> <p>SCALE: N.T.S.</p>

APPROVED
 Plans Reviewed by **SAFEbuilt**
 For Building Code Compliance
 Reviewed By:
Bobby Thomas CBO, Plans Examiner,
Combination I Inspector
 Date:
8/9/2023

DESCRIPTION

No. DATE

1110 112th Ave NE, Suite 202
 Phoenix, AZ 85028
 Phone: (480) 646-4022
 Fax: (480) 646-4024

Henley USA, LLC

OUTDOOR ROOM
 EXTERIOR STAIR DETAILS

STAIR DETAILS

DESIGN: SU DRAWN: TD

PLAN No: ...

SHEET D3.4

GENERAL STRUCTURAL NOTES

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

CRITERIA

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (IBC) (2018 EDITION).

2. DESIGN LOADING CRITERIA

FLOOR LIVE LOAD (RESIDENTIAL)	40 PSF
DECK LIVE LOAD	60 PSF
SNOW	25 PSF
WIND	METHOD - DIRECTIONAL PROCEDURE
	Kz1=1.0, GCp1=0.18, 110 MPH (RISK CATEGORY II), EXPOSURE "B"
EARTHQUAKE	LATERAL SYSTEM: LIGHT FRAMED SHEAR WALLS
	SDC D, Ie=1.0, Ss=1.60, S1=0.50, Sds=1.067, Sd1=0.50,
	Cs=0.164, R=6.5,
	SEISMIC DESIGN BASE SHEAR Vsx=12.6 KIPS

3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

4. PRIMARY STRUCTURAL ELEMENTS NOT DIMENSIONED ON THE STRUCTURAL PLANS AND DETAILS SHALL BE LOCATED BY THE ARCHITECTURAL PLANS AND DETAILS. VERTICAL DIMENSION CONTROL IS DEFINED BY THE ARCHITECTURAL WALL SECTIONS, BUILDING SECTIONS, AND PLANS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.

5. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. CONFORM TO ASCE 37-02 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION."

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTORS WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

7. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

8. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.

9. ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERRECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE, AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER. MANUFACTURERS INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION FOR THE INSPECTORS USE AND REFERENCE.

GEOTECHNICAL

10. ALLOWABLE SOIL PRESSURE AND LATERAL EARTH PRESSURE ARE ASSUMED AND THEREFORE MUST BE VERIFIED BY A QUALIFIED SOILS ENGINEER OR APPROVED BY THE BUILDING OFFICIAL. FOUNDATION DESIGN IS BASED ON THE ASSUMED DESIGN VALUES LISTED BELOW. WHERE APPLICABLE, REFER TO SOILS REPORT IF ASSUMED DESIGN VALUES ARE GREATER THAN THE TYPICAL ASSUMED VALUES OF THE LOCAL JURISDICTION. IF SOILS ARE FOUND TO BE OTHER THAN ASSUMED OR GIVEN IN THE SOILS REPORT, NOTIFY THE STRUCTURAL ENGINEER FOR POSSIBLE FOUNDATION REDESIGN.

FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH AT LEAST 18" BELOW ADJACENT FINISHED GRADE. FOOTINGS SHALL BE CENTERED BELOW COLUMNS OR WALLS ABOVE, UNO.

BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING, GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE. REFER TO SOILS REPORT, WHERE APPLICABLE.

ALLOWABLE SOIL PRESSURE	2000 PSF
LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED)	50 PCF/35 PCF
COEFFICIENT OF FRICTION	0.35

CONCRETE

11. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 318 AND ACI 301. INCLUDING TESTING PROCEDURES. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF Fc = 3000 PSI. SLUMP OF CONCRETE SHALL NOT EXCEED 6". STRUCTURAL DESIGN IS BASED ON A CONCRETE STRENGTH OF Fc = 2500 PSI, THEREFORE NO CONCRETE STRENGTH TESTING REQUIRED.

ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, AND C618. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-14, TABLE 19.3.3.1.

12. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1). GRADE 60, fy = 60 KSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, fy = 40 KSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064. SPIRAL REINFORCEMENT SHALL BE DEFORMED WIRE CONFORMING TO ASTM A615, GRADE 60, fy = 60 KSI.

13. DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315-99 AND 318-14. LAP ALL CONTINUOUS REINFORCEMENT #6 AND SMALLER 48 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS #5 AND SMALLER 48 BAR DIAMETERS OR 2'-0" MINIMUM. LAPS OF LARGER BARS SHALL BE MADE IN ACCORDANCE WITH ACI 318-14, CLASS B. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8' AT SIDES AND ENDS.

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.

14. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#6 BARS OR LARGER)	2"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#5 BARS OR SMALLER)	1-1/2"
COLUMN TIES OR SPIRALS AND BEAM STIRRUPS	1-1/2"
SLABS AND WALLS (INT FACE)	GREATER OF BAR DIAMETER PLUS 1/8" OR 3/4"

ANCHORAGE

15. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "SET-XP" EPOXY ADHESIVE AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT ESR-2508. SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH CURRENT ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED. RODS SHALL BE ASTM A36, UNO.

16. HEAVY DUTY THREADED CONCRETE ANCHORS SPECIFIED ON THE DRAWINGS SHALL BE "TITEN HD SCREW ANCHOR" AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT ESR-2713, INCLUDING MINIMUM EMBEDMENT AND EDGE DISTANCE REQUIREMENTS. SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES.

17. EXPANSION BOLTS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "STRONG-BOLT 2" ANCHORS AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT CONFORMANCE TO ICC-ES REPORT ESR-3037, INCLUDING MINIMUM EMBEDMENT AND EDGE DISTANCE REQUIREMENTS. SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH CURRENT ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED.

WOOD

18. ALL 2x LUMBER SHALL BE KILN DRIED OR MC-19, AND ALL LUMBER SHALL BE GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD GRADING RULES FOR WEST COAST LUMBER NO 17. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS AND BEAMS	(2x, 3x AND 4x MEMBERS)	HEM-FIR NO 2 OR SPRUCE-PINE-FIR NO 2 MINIMUM BASE VALUE, Fb = 850 PSI
BEAMS	(6x AND LARGER)	DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, Fb = 875 PSI
POSTS	(4x MEMBERS)	HEM-FIR NO 2 OR SPRUCE-PINE-FIR NO 2 MINIMUM BASE VALUE, Fc = 1100 PSI
	(6x AND LARGER)	DOUGLAS FIR-LARCH NO 2 OR HEM-FIR NO 2 MINIMUM BASE VALUE, Fc = 575 PSI
STUDS		HEM-FIR STUD GRADE OR SPRUCE-PINE-FIR STUD GRADE MINIMUM BASE VALUE, Fc = 725 PSI
PLATES AND MISC FRAMING		HEM-FIR NO 2 OR SPRUCE-PINE-FIR NO 2

19. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND ANSI/AITC STANDARDS. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA-EWS CERTIFICATE OF CONFORMANCE. ALL GLULAM BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2400 PSI, Fv = 265 PSI, E = 1800 KSI, UNO. ALL 24F-V8 GLULAM BEAMS WILL BE SPECIFIED ON PLAN AND SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2400 PSI, Fv = 265 PSI, E = 1800 KSI. GLUED LAMINATED COLUMNS SHALL BE DOUGLAS FIR COMBINATION 3, L2D GRADE, Fc = 2300 PSI, Fb = 2000 PSI, E = 1900 KSI.

20. MANUFACTURED LUMBER, PSL, LVL, AND LSL SHALL BE MANUFACTURED UNDER A PROCESS APPROVED BY THE NATIONAL RESEARCH BOARD. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD NUMBER, AND THE QUALITY CONTROL AGENCY. ALL PSL, LVL, AND LSL LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH ICC-ES REPORT ESR-1387 USING DOUGLAS FIR VENEER GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. THE MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

PSL (2.0E)	Fb = 2900 PSI	E = 2000 KSI	Fv = 290 PSI
LVL (2.0E)	Fb = 2600 PSI	E = 2000 KSI	Fv = 285 PSI
LSL (1.55E)	Fb = 2325 PSI	E = 1550 KSI	Fv = 310 PSI
PSL COLUMN (1.8E)	Fc = 2500 PSI	E = 1800 KSI	Fv = 190 PSI

DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY THE TRUS-JOIST CORPORATION. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.

MANUFACTURED LUMBER PRODUCTS SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%. EXCESSIVE DEFLECTIONS MAY OCCUR IF MOISTURE CONTENT EXCEEDS THIS VALUE.

21. PREFABRICATED CONNECTOR PLATE WOOD FLOOR TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE "NATIONAL DESIGN STANDARD FOR METAL PLATE-CONNECTED WOOD TRUSS CONSTRUCTION", ANSI/TPI 1 BY THE TRUSS PLATE INSTITUTE FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS. LOADING SHALL BE AS FOLLOWS:

TOP CHORD LIVE LOAD	40 PSF
TOP CHORD DEAD LOAD	10 PSF
BOTTOM CHORD DEAD LOAD	5 PSF
TOTAL LOAD	55 PSF

REFER TO PLAN FOR ADDITIONAL LOADING. ALL FLOOR TRUSSES SHALL BE DESIGNED FOR A MAXIMUM LIVE LOAD DEFLECTION OF THE SPAN DIVIDED BY 480.

WOOD TRUSSES SHALL UTILIZE APPROVED CONNECTOR PLATES (GANGNAIL OR EQUAL). SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. SUBMITTED DOCUMENTS SHALL BE STAMPED AND SIGNED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON. PROVIDE FOR SHAPE BEARING POINTS, INTERSECTIONS, ETC. SHOWN ON THE DRAWINGS. PROVIDE ALL TRUSS TO TRUSS AND TRUSS TO GIRDER TRUSS CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS. PROVIDE FOR ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING.

22. PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE "NATIONAL DESIGN STANDARD FOR METAL PLATE-CONNECTED WOOD TRUSS CONSTRUCTION, ANSI/TPI 1" BY THE TRUSS PLATE INSTITUTE FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS. LOADING SHALL BE AS FOLLOWS:

TOP CHORD LIVE LOAD	25 PSF
TOP CHORD DEAD LOAD	8 PSF
BOTTOM CHORD DEAD LOAD	7 PSF
TOTAL LOAD	40 PSF

WIND UPLIFT (TOP CHORD)	10 PSF
BOTTOM CHORD LIVE LOAD (BOTTOM CHORD LIVE LOAD DOES NOT ACT CONCURRENTLY WITH THE ROOF LIVE LOAD)	10 PSF

TRUSSES SHALL BE DESIGNED TO NOT ALLOW LIMITED STORAGE PER IBC TABLE 1607.1. WEBS SHALL BE CONFIGURED SO THAT ALL OPENINGS ARE SMALLER THAN 24" WIDE x 42" HIGH.

TRUSSES SHALL BEAR AT EXTERIOR WALLS ONLY UNLESS SPECIFICALLY NOTED ON PLANS.

WOOD TRUSSES SHALL UTILIZE APPROVED CONNECTOR PLATES (GANGNAIL OR EQUAL). SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. SUBMITTED DOCUMENTS SHALL BE SIGNED AND STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON. PROVIDE FOR SHAPES, BEARING POINTS, INTERSECTIONS, HIPS, VALLEYS, ETC. SHOWN ON THE DRAWINGS. EXACT COMPOSITION OF SPECIAL HIP, VALLEY, AND INTERSECTION AREAS, USE OF GIRDER TRUSSES, JACK TRUSSES, STEP-DOWN TRUSSES, ROOF OVER-FRAMING, ETC SHALL BE DETERMINED BY THE MANUFACTURER UNLESS SPECIFICALLY INDICATED ON THE PLANS. PROVIDE ALL TRUSS TO TRUSS AND TRUSS TO GIRDER TRUSS CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS. PROVIDE FOR ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING PER IRC SECTION R802.10.3 AND THE TRUSS PLATE INSTITUTES BUILDING COMPONENT SAFETY INFORMATION. MANUFACTURERS INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION PER IRC SECTION 106.1.2. TRUSS ALTERATIONS SHALL NOT OCCUR WITHOUT THE APPROVAL OF A DESIGN PROFESSIONAL AS INDICATED IN IRC SECTION 802.10.4.

23. PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS-1 OR PS-2. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.

WALL SHEATHING SHALL BE 7/16" or 1/2" (NOMINAL) WITH SPAN RATING 24/0

FLOOR SHEATHING SHALL BE 3/4" T&G (NOMINAL) WITH SPAN RATING 48/24

ROOF SHEATHING SHALL BE 1/2" or 7/16" (NOMINAL) WITH SPAN RATING 32/16

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

24. ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.

25. PRESSURE TREATED WOOD (INCLUDES PRESERVATIVE AND FIRE TREATED) SHALL BE TREATED PER AWP standards U1 AND M4. PRESSURE TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO RETENTION OF 0.25 PCF. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO A RETENTION OF 0.40 PCF. SODIUM BORATE (SBX) TREATED WOOD SHALL NOT BE USED WHERE EXPOSED TO WEATHER. FASTENERS AND TIMBER CONNECTORS WITHOUT AMMONIA IN DIRECT CONTACT WITH ACQ-A TO A RETENTION LEVEL OF 0.40 PCF). CBA-A (UP TO A RETENTION LEVEL OF 0.41 PCF). CA-B (UP TO A RETENTION LEVEL OF 0.21 PCF), SHALL BE G185 OR A185 HOT DIPPED OR CONTINUOUS HOT-GALVANIZED PER ASTM A653. FASTENERS AND TIMBER CONNECTORS WITH AMMONIA IN DIRECT CONTACT WITH ACQ-A (OVER A RETENTION LEVEL OF 0.40 PCF). CBA-A (OVER A RETENTION LEVEL OF 0.41 PCF). CA-B (OVER A RETENTION LEVEL OF 0.21 PCF), WITH ACZA TREATED WOOD SHALL BE TYPE 304 OR 316 STAINLESS STEEL.

26. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "USP" STRUCTURAL CONNECTORS, AS SPECIFIED IN THEIR 60TH EDITION PRODUCT CATALOG. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

ALL 2x JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "JUS" OR "JL" SERIES JOIST HANGERS. ALL I-JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "THF" OR "TH" SERIES JOIST HANGERS.

WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER.

ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

27. WOOD FASTENERS

A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE	TYPE	LENGTH	DIAMETER
8d	COMMON	2-1/2"	0.131"
10d	GUN	3"	0.131"
12d	GUN	3-1/4"	0.131"

IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.

NAILS - PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

B. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. INSTALLATION OF LAG SCREWS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (2018 EDITION) WITH A LEAD BORE HOLE OF 60-70% OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" AND SMALLER LAG SCREWS. BOLT HOLES SHALL BE A MINIMUM OF 1/32" TO A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER. HOLES SHALL BE ACCURATELY ALIGNED IN MAIN MEMBERS' AND SIDE PLATES/ MEMBERS. BOLTS SHALL NOT BE FORCIBLY DRIVEN.

C. TIMBERLOK AND LEDGERLOK FASTENERS CALLED OUT BY LETTERS AND NUMBERS SHALL BE FASTEN-MASTER STRUCTURAL WOOD SCREWS MANUFACTURED AND INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT ESR-1078. WS SERIES WOOD SCREWS CALLED OUT ON PLAN SHALL BE "USP" WOOD SCREWS, AND INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT ESR-2761 PER THE "USP" STRUCTURAL CONNECTORS CATALOG ABOVE. EQUIVALENT SCREWS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. LAG SCREWS ARE NOT AN EQUIVALENT SUBSTITUTION.

28. WOOD FRAMING NOTES - THE FOLLOWING APPLY UNLESS NOTED OTHERWISE ON THE PLANS:

A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE IBC, THE AITC "TIMBER CONSTRUCTION MANUAL", AND THE AF&PA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION". MINIMUM NAILING, SHALL CONFORM TO TABLE 2304.10.1. OF THE IBC, UNO. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.

B. WALL FRAMING: REFER TO ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16"oc, UNO. (2)STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. (2)2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS IN STRUCTURAL WALLS, UNO. NAIL MULTI-MEMBER HEADERS WITH (2)ROWS 10d AT 12"oc. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS SOLID AT MID-HEIGHT OF ALL STUD WALLS OVER 10'-0" IN HEIGHT.

ALL WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE AND BOTTOM PLATE TO EACH STUD WITH (3) 10d NAILS. FACE NAIL DOUBLE TOP PLATES WITH 10d AT 12"oc AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE (12) 10d NAILS AT 4"oc EACH SIDE OF JOINT. AT TOP PLATE INTERSECTIONS PROVIDE (3) 10d FACE NAILS.

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH (2)ROWS OF 12d NAILS AT 16"oc, OR ATTACHED TO CONCRETE BELOW WITH 5/8" DIAMETER ANCHOR BOLTS AT 4'-0"oc EMBEDDED 7" MINIMUM, UNO. THERE SHALL BE A MINIMUM OF (2)BOLTS PER PLATE SECTION WITH (1)BOLT LOCATED NOT MORE THAN 1/2' OR LESS THAN 4-1/2" FROM EACH END OF THE PLATE SECTION. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH (2)ROWS OF 10d AT 16"oc. UNLESS NOTED OTHERWISE, GYPSUM WALLBOARD SHALL BE FASTENED TO THE INTERIOR SURFACE OF ALL STUDS AND PLATES WITH #6 x 1-1/4" TYPE S OR W SCREWS AT 12"oc. UNLESS NOTED OTHERWISE, 7/16" OR 1/2" (NOMINAL) APA RATED SHEATHING (SPAN RATING 24/0) SHALL BE NAILED TO ALL EXTERIOR SURFACES WITH 8d NAILS AT 6"oc AT PANEL EDGES AND TOP AND BOTTOM PLATES (BLOCK UN-SUPPORTED EDGES) AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d NAILS AT 12"oc. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND PANEL ENDS.

C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS, UNO. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TOENAIL TIMBER JOISTS TO SUPPORTS WITH (3) 10d NAILS AND NAIL TJI JOISTS TO SUPPORTS WITH (2) 10d NAILS. ATTACH JOISTS TO BEAMS WITH SIMPSON JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH (2)ROWS 10d AT 12"oc. TOENAIL RIM JOIST TO TOP PLATE WITH 10d AT 6"oc. TOENAIL BLOCKING BETWEEN JOISTS TO TOP PLATE WITH (3) 10d NAILS.

UNLESS NOTED OTHERWISE ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS WITH END JOINTS STAGGERED, AND NAILED AT 6"oc WITH 8d NAILS TO FRAMED PANEL EDGES, STRUS AND OVER STUD WALLS AS SHOWN ON PLANS AND AT 12"oc TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 10d AT 12"oc, UNO.

29. NOTCHES AND HOLES IN WOOD FRAMING:

A. SAWN LUMBER JOISTS AND RAFTERS: NOTCHES AT THE ENDS OF JOISTS SHALL NOT EXCEED 1/4 THE JOIST DEPTH. NOTCHES IN THE TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED 1/6 THE JOIST DEPTH, BE LONGER THAN 1/3 THE JOIST DEPTH, OR BE LOCATED IN THE MIDDLE 1/3 OF THE SPAN. HOLES SHALL NOT BE WITHIN 2" OF THE TOP OR BOTTOM OF THE JOIST AND THE DIAMETER SHALL NOT EXCEED 1/3 THE JOIST DEPTH. SPACING BETWEEN HOLES SHALL BE A MINIMUM OF (2)TIMES THE DIAMETER OF THE LARGEST HOLE OR 2" AND SHALL BE LOCATED A MINIMUM OF 2" FROM ANY NOTCH.

B. EXTERIOR END BEARING WALLS: WOOD STUDS ARE PERMITTED TO BE NOTCHED TO A DEPTH NOT EXCEEDING 1/4 OF ITS WIDTH. A HOLE NOT GREATER IN DIAMETER THAN 40% OF THE STUD WIDTH IS PERMITTED IN WOOD STUDS. HOLES SHALL NOT BE WITHIN 5/8" TO THE EDGE OF THE STUD. SPACING BETWEEN HOLES SHALL BE A MINIMUM OF (2)TIMES THE DIAMETER OF THE LARGEST HOLE OR 2" AND SHALL NOT BE LOCATED AT THE SAME SECTION AS A NOTCH.

C. CUTS, NOTCHES, AND HOLES IN MANUFACTURED LUMBER, PREFABRICATED PLYWOOD WEB JOISTS, AND PREFABRICATED TRUSSES ARE PROHIBITED EXCEPT WHERE NOTED ON STRUCTURAL PLANS OR PERMITTED BY MANUFACTURER'S RECOMMENDATIONS.

30. ELECTRICAL, MECHANICAL, PLUMBING, AND DRAINAGE SYSTEMS SHALL BE DESIGNED TO ACCOMMODATE THE DIFFERENTIAL SHRINKAGE OR MOVEMENT OF THE WOOD STRUCTURE (3/8" PER FLOOR).

31. DEFLECTION OF CANTILEVERS SHALL BE CLOSELY MONITORED BY THE CONTRACTOR DURING CONSTRUCTION. CONTRACTOR TO VERIFY AND ENSURE ALL POST CAPS AND POST BEARING CONDITIONS ARE INSTALLED IN STRICT CONFORMANCE TO THE STRUCTURAL PLANS. CANTILEVERS IN WOOD FRAMING CAN DEFLECT UP TO 1/8" PER FOOT (I.E. 4' CANTILEVER MAY DEFLECT 1/2"). IF DEFLECTION EXCEEDS 1/8" PER FOOT NOTIFY STRUCTURAL ENGINEER IMMEDIATELY. BEFORE FINISHES ARE INSTALLED, FLOORS AT OR ABOVE CANTILEVERS MAY REQUIRE LEVELING COMPOUND AND SOFFITS FURRED TO MAKE THEM LEVEL.

ABBREVIATIONS

±	PLUS OR MINUS	GL	GLUE LAMINATED	OSB	ORIENTED STRAND BOARD
Ø	DIAMETER	GR	GRADE	PLF	POUNDS PER LINEAR FOOT
AB	ANCHOR BOLT	GT	GIRDER TRUSS	PLY	PLYWOOD
ADDL	ADDITIONAL	GWB	GYPSUM WALLBOARD	PREFAB	PREFABRICATED
ALT	ALTERNATE	HD	HEADER	PSF	POUNDS PER SQUARE FOOT
APPROX	APPROXIMATE	HDR	HANGER	PSI	POUNDS PER SQUARE INCH
ARCH	ARCHITECT, ARCHITECTURAL	HFM	HIP MASTER	PSL	PARALLEL STRAND LUMBER
BLKG	BLOCKING	HGR	HORIZONTAL	PT	PRESSURE TREATED LUMBER
BM	BEAM	HT	HEIGHT	REINF	REINFORCING
BOE	BOTTOM OF EXCAVATION	IBC	INTERNATIONAL BUILDING CODE	REDD	REQUIRED
BOT	BOTTOM	INT	INTERIOR	REQD	REQUIRED
C	CENTERLINE	IRC	INTERNATIONAL RESIDENTIAL CODE	REQD	REQUIRED
CLR	CLEARANCE	JST	JOIST	SQ	SQUARE
CONT	CONTINUOUS	K	KIPS (1000 LBS)	STD	STANDARD
DBL	DOUBLE	KP	KING POST	SW	SHEARWALL
DF	DOUGLAS FIR	L	LENGTH	T&G	TONGUE AND GROOVE
DP	DEEP, DEPTH	LBS	POUNDS	THRD	THREADED
DN	DOWN	LONG	LONGITUDINAL	TPL	TRIPLE
DS	DRAG STRUT	LSL	LAMINATED STRUCTURAL LUMBER	TRANSV	TRANSVERSE
DWGS	DRAWINGS	LVL	LAMINATED VENEER LUMBER	TYP	TYPICAL
(E)	EXISTING	MB	MACHINE BOLT	UNO	UNLESS NOTED OTHERWISE
EA	EACH	MAX	MAXIMUM	VERT	VERTICAL
EMBED	EMBEDMENT	MFR	MANUFACTURER	w/	WITH
EQU	EQUAL	MIN	MINIMUM	w/o	WITHOUT
EQUIV	EQUIVALENT	MISC	MISCELLANEOUS	WHS	WELDED HEADED
EW	EACH WAY	NO	NUMBER	STD	STUD
EXP	EXPANSION	NIS	NOT TO SCALE	WTS	

APPROVED
Plans Reviewed by **SAFEbuilt**
WASHINGTON
For Building Code Compliance
Reviewed by:
Bobby Thomas CBO, Plans Examiner,
Combination I Inspector
Date:
8/9/2023



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**MAIN FLOOR
FRAMING AND
FOUNDATION PLAN**

S2.1

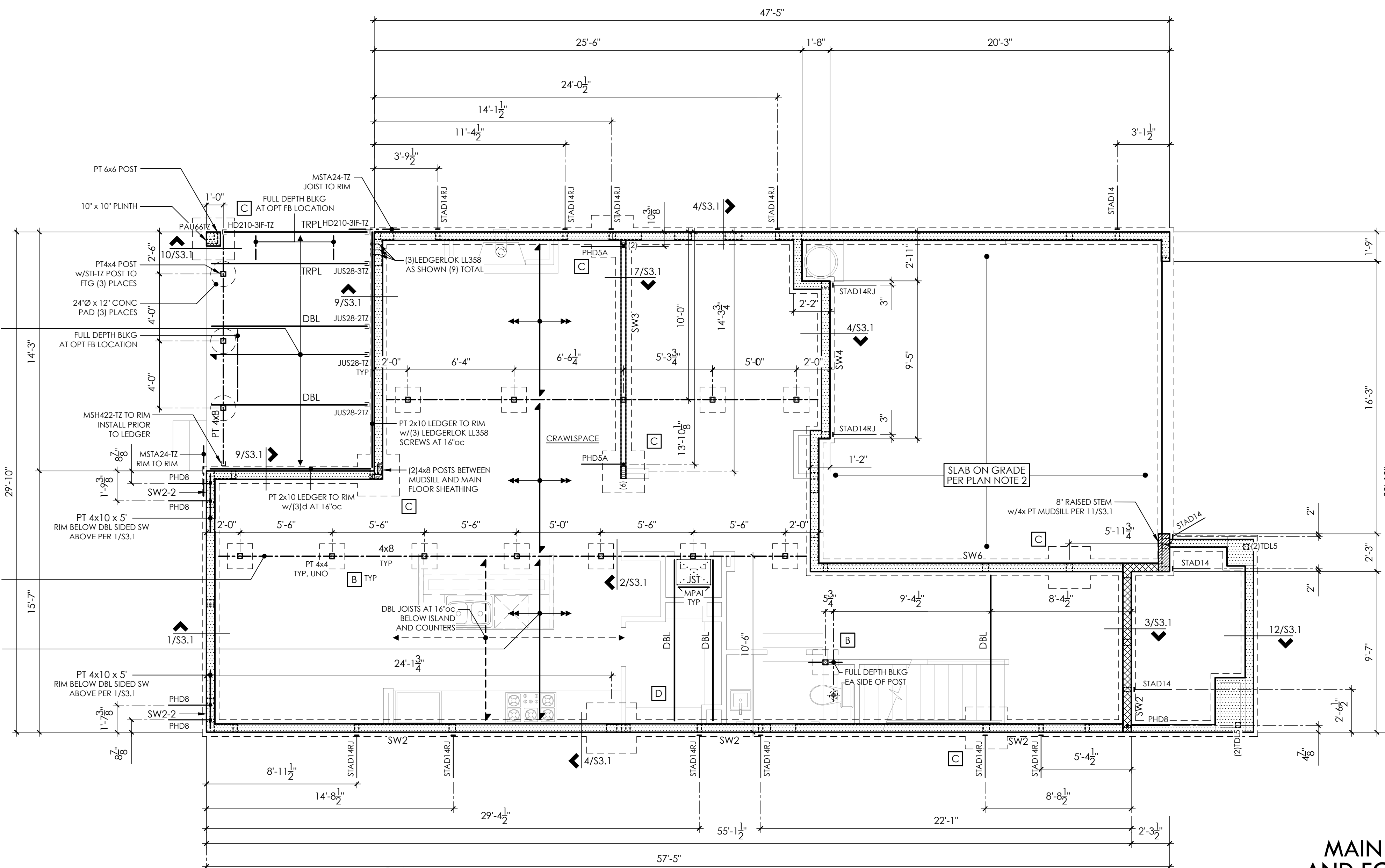
SCALE - 1/4" = 1'-0"

ALL BEAM, POST AND HOLDOWN
LOCATION DIMENSIONS ARE TO
CENTERLINE, UNO

TYPICAL OPEN DECK FRAMING
PER PLAN NOTE 6, UNO

TYPICAL HEADERS
PER PLAN NOTE 8, UNO

TYPICAL FLOOR FRAMING
PER PLAN NOTE 4, UNO



PLAN NOTES

1. BOTTOM OF ALL FOOTINGS SHALL BE 18" MINIMUM BELOW LOWEST ADJACENT GRADE, UNO.
2. SLAB ON GRADE SHALL BE 4" MINIMUM THICKNESS OVER 4" MIN FREE DRAINING GRAVEL OVER FIRM NATIVE SOILS OR STRUCTURAL FILL PER SOILS ENGINEER.
3. REFER TO SHEET S3.0 FOR TYPICAL FOUNDATION AND CONCRETE DETAILS.
4. TYPICAL FLOOR FRAMING CONSISTS OF 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER 2x10s AT 16"oc, UNO. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH.
5. GLUE AND NAIL FLOOR SHEATHING w/ 8d AT 6"oc AT FRAMED PANEL EDGES AND AT 12"oc IN THE FIELD, UNO.
6. TYPICAL OPEN DECK FRAMING CONSISTS OF DECKING PER ARCHITECTURAL DRAWINGS OVER PT 2x10s AT 16"oc, UNO.
7. "SW." INDICATES SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE ON 4/S4.0 FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS ARE SW6, UNO.
8. ALL HEADERS SHALL BE 4x8, UNO. PROVIDE PT 4x4 POSTS, UNO. REFER TO DETAIL 2/S3.1 FOR ADDITIONAL REQUIREMENTS.
9. STAD HOLDOWNS ARE DIMENSIONED TO THE CENTERLINE OF STRAP. PHD HOLDOWNS ARE DIMENSIONED TO THE CENTERLINE OF ANCHOR BOLT. DIMENSIONS ARE BASED OFF OF DRAWINGS PROVIDED BY THE ARCHITECT AND SHALL BE VERIFIED.
10. PLUMBING DROPS AND CRAWLSPACE ACCESS LOCATION ARE PROVIDED BY ARCHITECT AND SHALL BE VERIFIED.
11. REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL REQUIREMENTS.
12. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
13. PROVIDE SOLID VERTICAL GRAIN BLOCKING AT STEMWALL THRU CRAWLSPACE FRAMING TO MATCH STUD PACKS OR POSTS ABOVE

LEGEND

- CONCRETE WALL BELOW
- RAISED GARAGE STEMWALL PER 11/S3.1 WHERE SHOWN
- RAISED CONCRETE STEMWALL 9-1/4"
- STRUCTURAL WALL BELOW
- STRUCTURAL WALL ABOVE
- SPAN AND EXTENTS
- HEADER/BEAM BELOW FRAMING - TYP
- (X) NUMBER OF BUILT UP STUDS
- PLUMBING PENETRATION ABOVE
- FB FIREBOX - OUTDOOR FIREPLACE WALL FRAMING

5/8"Ø AB SCHEDULE ①

MARK	SPACING
SW6	48"oc
SW4	42"oc
SW3	36"oc
SW2	24"oc
SW3-2	18"oc
SW2-2	12"oc

① ALL EXTERIOR SHEARWALLS ARE SW6, UNO.

FOOTING SCHEDULE

MARK	SIZE	REINFORCING
A	1'-4" SQ x 8" DP	
B	2'-0" SQ x 8" DP	
C	2'-6" SQ x 10" DP	(3)#4 EW BOT
D	3'-0" SQ x 12" DP	(4)#4 EW BOT
E	3'-6" SQ x 12" DP	(5)#4 EW BOT
F	4'-0" SQ x 16" DP	(7)#4 EW BOT

MAIN FLOOR WALLS SHOWN DASHED

APPROVED
Plans Reviewed by **SAFEbuilt**
For Building Code Compliance
Reviewed By:
Bobby Thomas CBO, Plans Examiner,
Combination I Inspector
Date:
8/9/2023



PROJECT NO: 0135.2020.20.0301
PROJECT MANAGER: RAF
DRAWN: AIDEN BERNHARDT
ENGINEER: AIDEN BERNHARDT
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REV	DESCRIPTION	DATE
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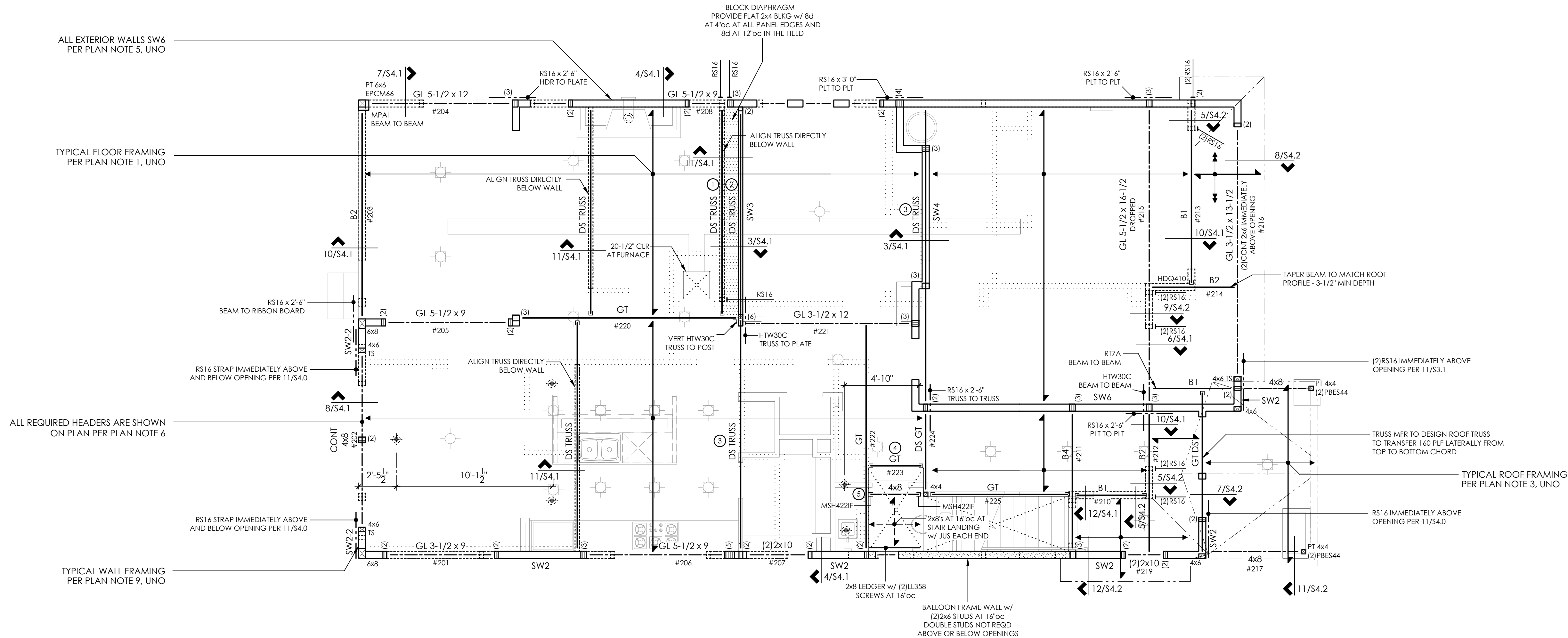
ARCH: MAINVUE HOMES
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UPPER FLOOR FRAMING PLAN

S2.2
SCALE - 1/4" = 1'-0"

FLOOR TRUSS LOADING

- TRUSS MANUFACTURER TO DESIGN FOR A 1.4 KIPS (WIND/SEISMIC) POINT LOAD AT HOLDOWN AND PROVIDE VERTICAL MEMBER TO RECEIVE HOLDOWN
- TRUSS MANUFACTURER TO DESIGN TRUSS OR LINE OF TRUSS BLOCKING TO TRANSFER 340 PLF LATERALLY FROM TOP TO BOTTOM CHORD
- TRUSS MANUFACTURER TO DESIGN TRUSS OR LINE OF TRUSS BLOCKING TO TRANSFER 100 PLF LATERALLY FROM TOP TO BOTTOM CHORD
- TRUSS MANUFACTURER TO DESIGN FOR A 55 LBS/FT LINE LOAD FOR STAIR FRAMING
- TRUSS MANUFACTURER TO DESIGN FOR A 330 LBS POINT LOAD FROM STAIR FRAMING. PROVIDE BLKG IN TRUSS TO RECEIVE HANGER



PLAN NOTES

- TYPICAL FLOOR FRAMING CONSISTS OF 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER 18" PRE-MANUFACTURED FLOOR TRUSSES AT 19.2'oc, UNO.
- GLUE AND NAIL FLOOR SHEATHING w/ 8d AT 6"oc AT FRAMED PANEL EDGES AND OVER SHEARWALLS AND AT 12"oc IN FIELD, UNO.
- TYPICAL ROOF FRAMING CONSISTS OF 7/16" or 1/2" APA RATED SHEATHING (SPAN RATING 32/16) OVER PRE-MANUFACTURED TRUSSES AT 24"oc, UNO. PROVIDE TIMBERLOK TLOK06 SCREWS EACH END OF ALL TRUSSES, AND EACH PLY OF ALL MULTIPLE TRUSSES, UNO. REFER TO ARCH DRAWINGS FOR TRUSS PROFILE. TRUSSES SHALL BEAR AT EXTERIOR WALLS ONLY, UNO. GABLE END TRUSSES SHALL BE DESIGNED TO SPAN OPENINGS. ALL OVERFRAMING SHALL BE PER TRUSS MANUFACTURER.
- NAIL ROOF SHEATHING w/ 8d AT 6"oc AT FRAMED PANEL EDGES AND OVER SHEARWALLS, AND AT 12"oc IN THE FIELD, UNO.
- "SW" INDICATES SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE ON 4/S4.0 FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS ARE SW6, UNO.
- ALL REQUIRED HEADERS ARE SHOWN ON PLAN AND SHALL BE (2)2x8, UNO. REFER TO DETAIL 8/S4.0 FOR ADDITIONAL REQUIREMENTS.
- PROVIDE (2)BEARING (TRIMMER) STUDS AT EACH END OF ALL HEADERS, BEAMS, AND GIRDER TRUSSES OVER 6'-0" IN LENGTH, UNO.
- WHERE POSTS OCCUR, PROVIDE SOLID VERTICAL GRAIN BLOCKING THRU FLOOR TO MATCHING SUPPORTS BELOW, UNO.
- TYPICAL WALL FRAMING CONSISTS OF 2x6's AT 16"oc AT EXTERIOR WALLS AND 2x4's or 2x6's AT 16"oc AT INTERIOR WALLS PER ARCH DRAWINGS, UNO.
- PLUMBING DROPS AND RECESSED LIGHTING LOCATIONS PROVIDED BY ARCHITECT AND DIMENSIONS SHALL BE VERIFIED.
- REFER TO SHEET S4.0 FOR TYPICAL WOOD FRAMING DETAILS.
- REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL REQUIREMENTS.
- DO NOT SCALE DRAWINGS. REFER TO ARCH DRAWINGS FOR ALL DIMENSIONS.

LEGEND

- STRUCTURAL WALL BELOW
- STRUCTURAL WALL ABOVE
- SPAN AND EXTENTS
- HEADER/BEAM BELOW FRAMING - TYP
- (X) NUMBER OF BUILT UP STUDS
- PLUMBING PENETRATION ABOVE
- GT GIRDER TRUSS
- HM HIP MASTER
- KS KING STUD
- TS TRIMMER STUD
- DS DRAG STRUT - NAIL THRU SHEATHING w/ 8d AT 4"oc INTO ENTIRE LENGTH OF MEMBER
- RECESSED LIGHTING
- BLOCK DIAPHRAGM - PROVIDE FLAT 2x4 BLKG w/ 8d AT 4"oc AT ALL PANEL EDGES AND 8d AT 12"oc IN THE FIELD

UPPER FLOOR FRAMING PLAN

UPPER FLOOR WALLS SHOWN DASHED
MAIN FLOOR WALLS SHOWN SOLID

SHEARWALL SCHEDULE

MARK	SHEATHING	PANEL EDGE NAILING	TOP PLATE CONNECTION		BASE PLATE CONNECTION	
			I-JOIST	RIM/BEAM	AT WOOD	AT CONCRETE
SW6	1/2" PLY or 7/16" OSB	8d AT 6"oc	10d AT 6"oc	MPA1 AT 30"oc	12d AT 6"oc	5/8" AB AT 48"oc
SW4	1/2" PLY or 7/16" OSB	8d AT 4"oc	10d AT 4"oc	MPA1 AT 18"oc	12d AT 4"oc	5/8" AB AT 42"oc
SW3	1/2" PLY or 7/16" OSB	8d AT 3"oc	(2)ROWS 10d AT 6"oc	MPA1 AT 16"oc	(2)ROWS 12d AT 6"oc	5/8" AB AT 36"oc
SW2	1/2" PLY or 7/16" OSB	8d AT 2"oc	(2)ROWS 10d AT 4"oc	MPA1 AT 12"oc	(2)ROWS 12d AT 4"oc	5/8" AB AT 24"oc
SW3-2	1/2" PLY or 7/16" OSB EA SIDE	8d AT 3"oc EA SIDE	N/A	MPA1 AT 8"oc	(2)ROWS 12d AT 3"oc	5/8" AB AT 18"oc
SW2-2	1/2" PLY or 7/16" OSB EA SIDE	8d AT 2"oc EA SIDE	N/A	MPA1 AT 6"oc	(3)ROWS 12d AT 3"oc	5/8" AB AT 12"oc

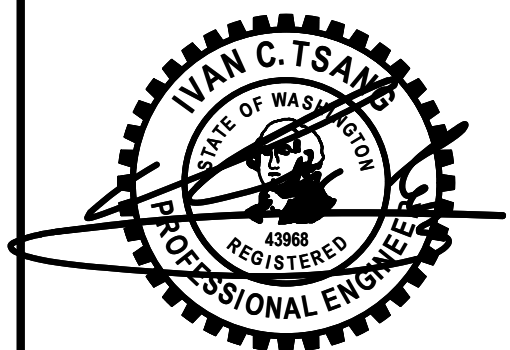
- BLOCK PANEL EDGES WITH 2x4 LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d AT 12"oc.
- 8d NAILS SHALL BE 0.131"Ø x 2-1/2". 10d NAILS SHALL BE 0.131"Ø x 3". AND 12d NAILS SHALL BE 0.131"Ø x 3-1/4".
- EMBED ANCHOR BOLTS AT LEAST 7". ALL BOLTS SHALL HAVE 3" x 3" x 0.229" PLATE WASHERS. THE PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE(S) w/ SHEATHING. AT 2x6 SW3-2 AND SW2-2 WALLS, PROVIDE 4-1/2" x 3" x 0.229" PLATE WASHERS CENTERED ON PLATE.
- 3x STUDS OR DBL STUDS NAILED TOGETHER w/ 10d NAILING ARE REQD AT ABUTTING PANEL EDGES WHERE PANEL EDGE NAIL SPACING IS 3"oc OR LESS. REFER TO DETAIL A. WHERE 3x STUDS ARE USED, STAGGER NAILS AT ADJOINING PANEL EDGES. ABUTTING PANEL EDGES SHALL BE OFFSET EACH SIDE OF DOUBLE-SIDED SHEARWALLS.
- TWO STUDS MINIMUM OR POST PER PLAN ARE REQUIRED AT EACH END OF ALL SHEARWALLS AND ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING.
- ALL EXTERIOR WALLS SHALL BE SW6, UNLESS NOTED OTHERWISE.
- NAILS SHALL NOT BE SPACED LESS THAN 3/8" FROM EDGES OF SHEATHING. SHEATHING NAILS SHALL BE DRIVEN SO THEIR HEADS ARE FLUSH WITH SHEATHING (NOT COUNTERSUNK).
- MPA1'S INSTALLED OVER SHEATHING WITH 8d (0.131"Ø x 2-1/2") NAILS MAY BE SUBSTITUTED FOR MPA1'S AT CONTRACTORS OPTION.

FLUSH BEAM SCHEDULE

MARK	SIZE	BRG STUDS	HANGER
B1	GL 3-1/2 x 12	2	HD410
B2	GL 5-1/2 x 12	3	THDH610
B3	GL 3-1/2 x 15	2	HD412
B4	GL 5-1/2 x 15	3	THDH612
B5	GL 3-1/2 x 18	2	THDH414
B6	GL 5-1/2 x 18	3	THDH614
B7	GL 6-3/4 x 18	4	THDH614

- ALL GLULAM BEAMS ARE 24F-V4, UNO
- PROVIDE INVERTED FLANGE (IF) HANGERS WHERE REQUIRED, UNO

APPROVED
Plans Reviewed by **SAFEbuilt**
WASHINGTON
For Building Code Compliance
Reviewed By:
Bobby Thomas CBO, Plans Examiner,
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8/9/2023



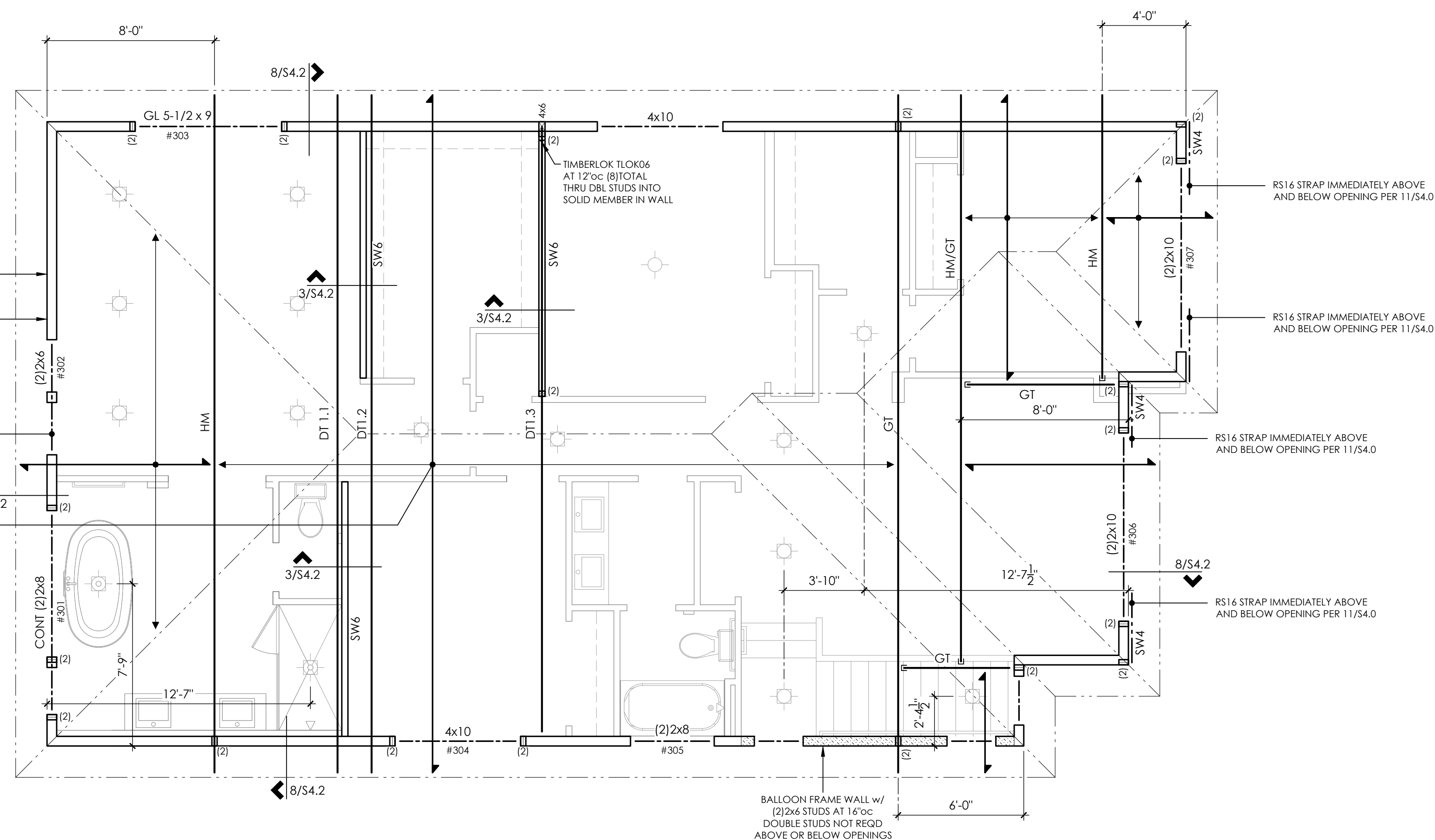
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**ROOF
FRAMING PLAN**

S2.3
SCALE - 1/4" = 1'-0"



ALL EXTERIOR WALLS SW6
PER PLAN NOTE 3, UNO

TYPICAL WALL FRAMING
PER PLAN NOTE 7, UNO

TYPICAL HEADERS
PER PLAN NOTE 4, UNO

TYPICAL ROOF FRAMING
PER PLAN NOTE 1, UNO

ROOF FRAMING PLAN

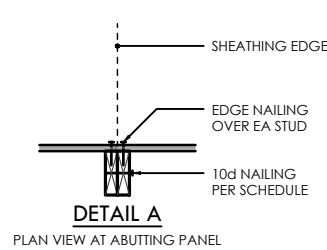
UPPER FLOOR WALLS SHOWN SOLID

PLAN NOTES

- TYPICAL ROOF FRAMING CONSISTS OF 7/16" or 1/2" APA RATED SHEATHING (SPAN RATING 32/16) OVER PRE-MANUFACTURED TRUSSES AT 24"oc, UNO. PROVIDE TIMBERLOK TLOK06 SCREWS EACH END OF ALL TRUSSES AND EACH PLY OF ALL MULTIPLE TRUSSES, UNO. REFER TO ARCH DRAWINGS FOR TRUSS PROFILE. TRUSSES SHALL BEAR AT EXTERIOR WALLS ONLY, UNO. GABLE END TRUSSES SHALL BE DESIGNED TO SPAN OPENINGS. ALL OVERFRAMING SHALL BE PER TRUSS MANUFACTURER. PROVIDE FOR ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING PER IRC R802.10.3 AND THE TRUSS PLATE INSTITUTES BUILDING COMPONENT SAFETY INFORMATION.
- NAIL ROOF SHEATHING w/ 8d AT 6" oc AT FRAMED PANEL EDGES AND OVER SHEARWALLS, AND AT 12"oc IN FIELD, UNO.
- "SW_" INDICATES SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE ON 4/S4.0 FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS ARE SW6, UNO.
- ALL HEADERS SHALL BE (2)2x6, UNO. REFER TO DETAIL 8/S4.0 FOR ADDITIONAL REQUIREMENTS.
- PROVIDE (2)BEARING (TRIMMER) STUDS AT EACH END OF ALL HEADERS, BEAMS, AND GIRDER TRUSSES OVER 6'-0" IN LENGTH, UNO.
- WHERE POSTS OCCUR, PROVIDE SOLID VERTICAL GRAIN BLOCKING THRU FLOOR TO MATCHING SUPPORTS BELOW, UNO.
- TYPICAL WALL FRAMING CONSISTS OF 2x6's AT 16"oc AT EXTERIOR WALLS AND 2x4's or 2x6's AT 16"oc AT INTERIOR WALLS PER ARCH DRAWINGS, UNO.
- RECESSED LIGHTING AND ATTIC ACCESS LOCATIONS ARE PROVIDED BY ARCHITECT AND DIMENSIONS SHALL BE VERIFIED.
- REFER TO SHEET S4.0 FOR TYPICAL WOOD FRAMING DETAILS.
- REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL REQUIREMENTS.
- DO NOT SCALE DRAWINGS. REFER TO ARCH DRAWINGS FOR ALL DIMENSIONS.

LEGEND

- STRUCTURAL WALL BELOW
- SPAN AND EXTENTS
- HEADER/BEAM BELOW FRAMING - TYP
- (X) NUMBER OF BUILT UP STUDS
- GT GIRDER TRUSS
- HM HIP MASTER
- KS FULL HEIGHT KING STUD w/ MPA1 TOP AND BOTTOM
- TS TRIMMER STUD
- RECESSED LIGHTING



SHEARWALL SCHEDULE

MARK	SHEATHING	PANEL EDGE NAILING	TOP PLATE CONNECTION		BASE PLATE CONNECTION	
			I-JOIST	RIM/BREAM	AT WOOD	AT CONCRETE
SW6	1/2" PLY or 7/16" OSB	8d AT 6"oc	10d AT 6"oc	MPA1 AT 30"oc	12d AT 6"oc	5/8" AB AT 48"oc
SW4	1/2" PLY or 7/16" OSB	8d AT 4"oc	10d AT 4"oc	MPA1 AT 18"oc	12d AT 4"oc	5/8" AB AT 42"oc
SW3	1/2" PLY or 7/16" OSB	8d AT 3"oc	(2)ROWS 10d AT 6"oc	MPA1 AT 16"oc	(2)ROWS 12d AT 6"oc	5/8" AB AT 36"oc
SW2	1/2" PLY or 7/16" OSB	8d AT 2"oc	(2)ROWS 10d AT 4"oc	MPA1 AT 12"oc	(2)ROWS 12d AT 4"oc	5/8" AB AT 24"oc

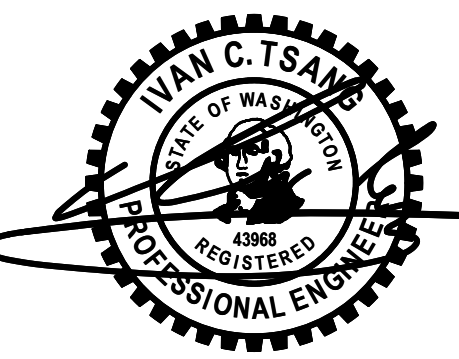
- 1 BLOCK PANEL EDGES WITH 2x4 LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d AT 12"oc.
- 2 8d NAILS SHALL BE 0.131"Ø x 2-1/2". 10d NAILS SHALL BE 0.131"Ø x 3". AND 12d NAILS SHALL BE 0.131"Ø x 3-1/4".
- 3 EMBED ANCHOR BOLTS AT LEAST 7". ALL BOLTS SHALL HAVE 3" x 3" x 0.229" PLATE WASHERS, THE PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE WITH SHEATHING.
- 4 3x STUDS OR DBL STUDS NAILED TOGETHER w/ 10d NAILING ARE REQ'D AT ABUTTING PANEL EDGES WHERE PANEL EDGE NAIL SPACING IS 3"oc OR LESS. REFER TO DETAIL A. WHERE 3x STUDS ARE USED, STAGGER NAILS AT ADJOINING PANEL EDGES.
- 5 TWO STUDS MINIMUM OR POST PER PLAN ARE REQUIRED AT EACH END OF ALL SHEARWALLS AND ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING.
- 6 ALL EXTERIOR WALLS SHALL BE SW6, UNLESS NOTED OTHERWISE.
- 7 NAILS SHALL NOT BE SPACED LESS THAN 3/8" FROM EDGES OF SHEATHING. SHEATHING NAILS SHALL BE DRIVEN SO THEIR HEADS ARE FLUSH WITH SHEATHING (NOT COUNTERSUNK).
- 8 MPA1'S INSTALLED OVER SHEATHING WITH 8d (0.131"Ø x 2-1/2") NAILS MAY BE SUBSTITUTED FOR MPA1'S AT CONTRACTORS OPTION.

DRAG TRUSS SCHEDULE

MARK	LOAD TRANSFER
DT1.1	0.7 KIPS
DT1.2	0.7 KIPS
DT1.3	2.3 KIPS

- 1 TRUSS MFR TO DESIGN TRUSS TO TRANSFER LISTED LOAD FROM TOP TO BOT CHORD
- 2 NAIL THRU SHEATHING w/ 8d AT 4"oc INTO ENTIRE LENGTH OF MEMBER
- 3 DRAG TRUSSES ARE NOT REQUIRED DIRECTLY ABOVE SHEARWALLS, UNO
- 4 ADDITIONAL R7FA EACH END OF DRAG TRUSS

APPROVED
Plans Reviewed by **SAFEbuilt**
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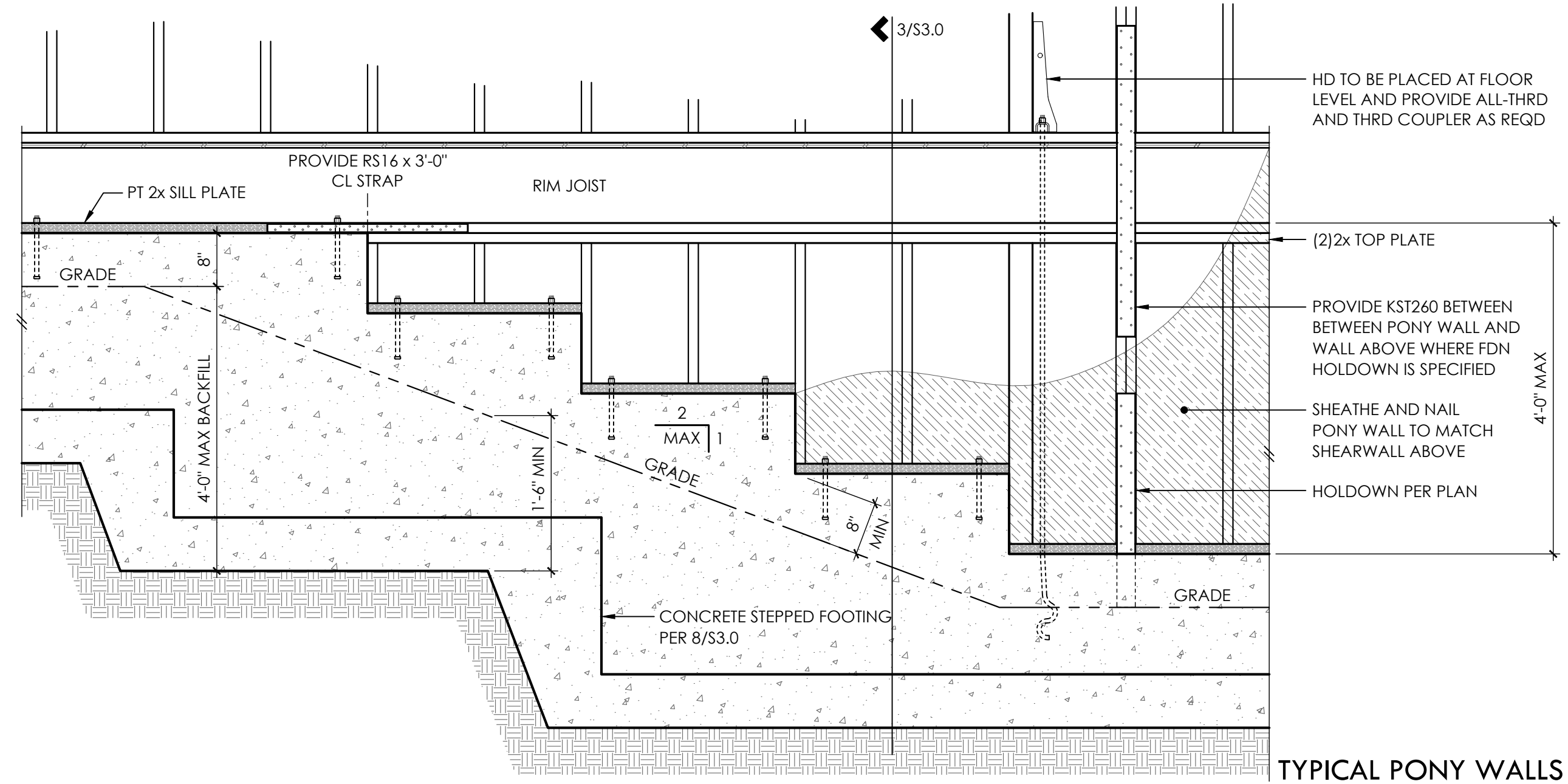


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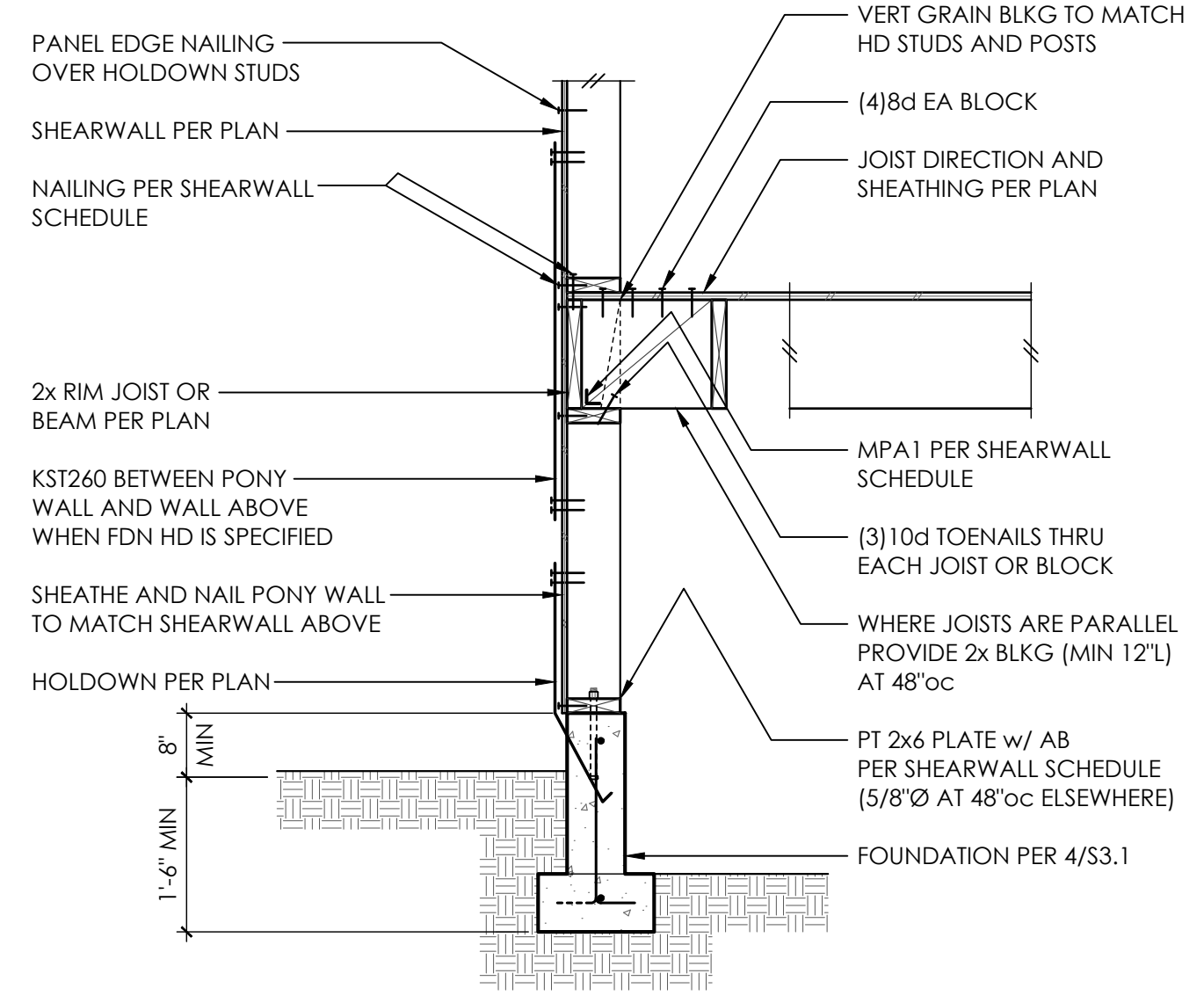
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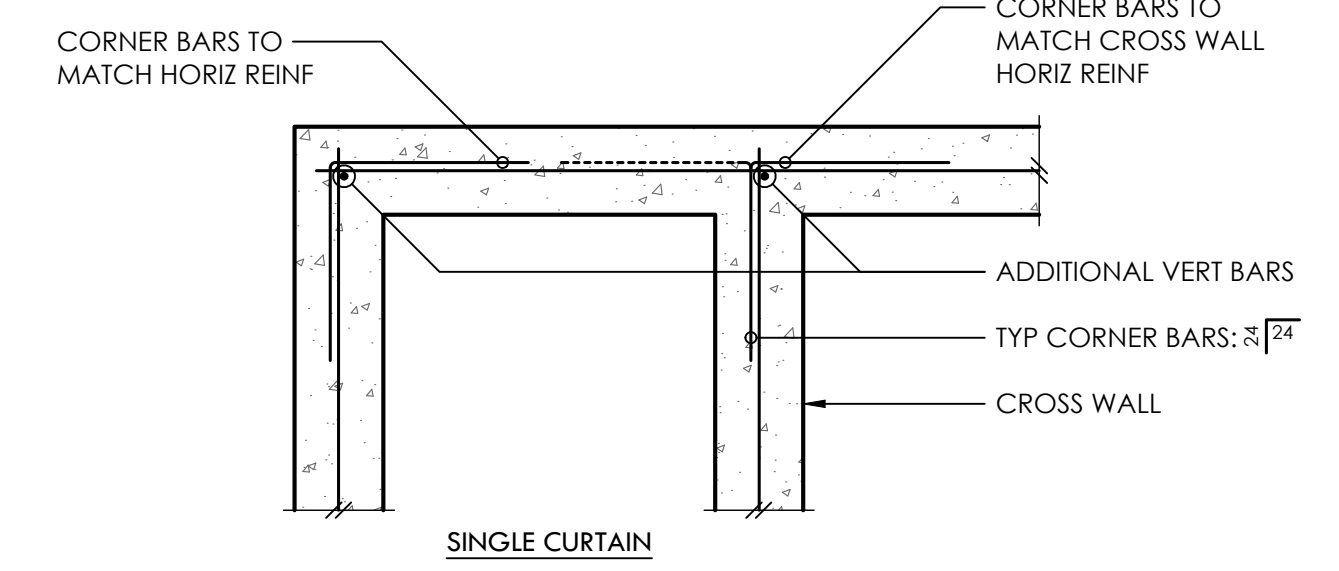
**TYPICAL CONCRETE
DETAILS**



TYPICAL PONY WALLS 2



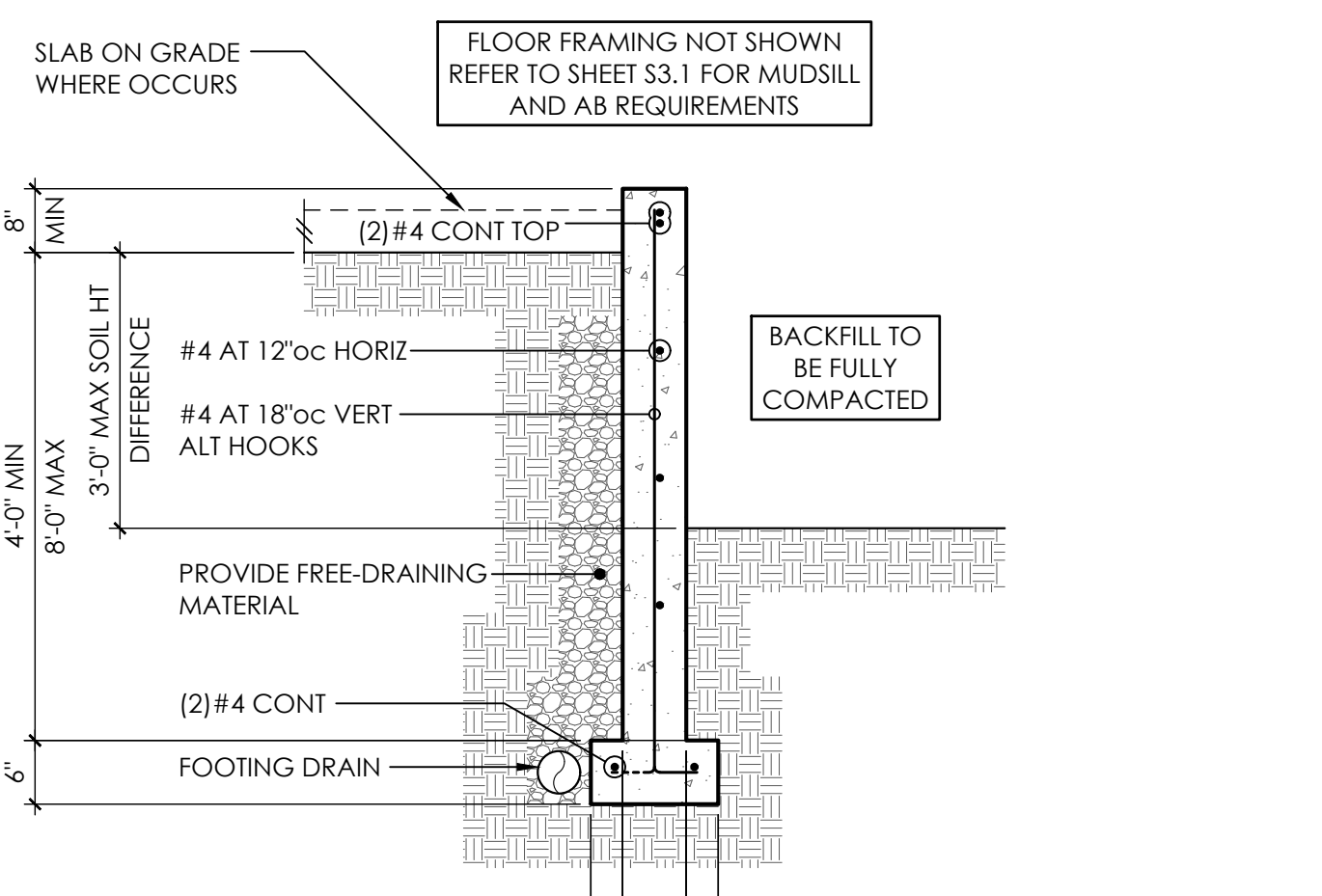
TYPICAL PONY WALLS 3



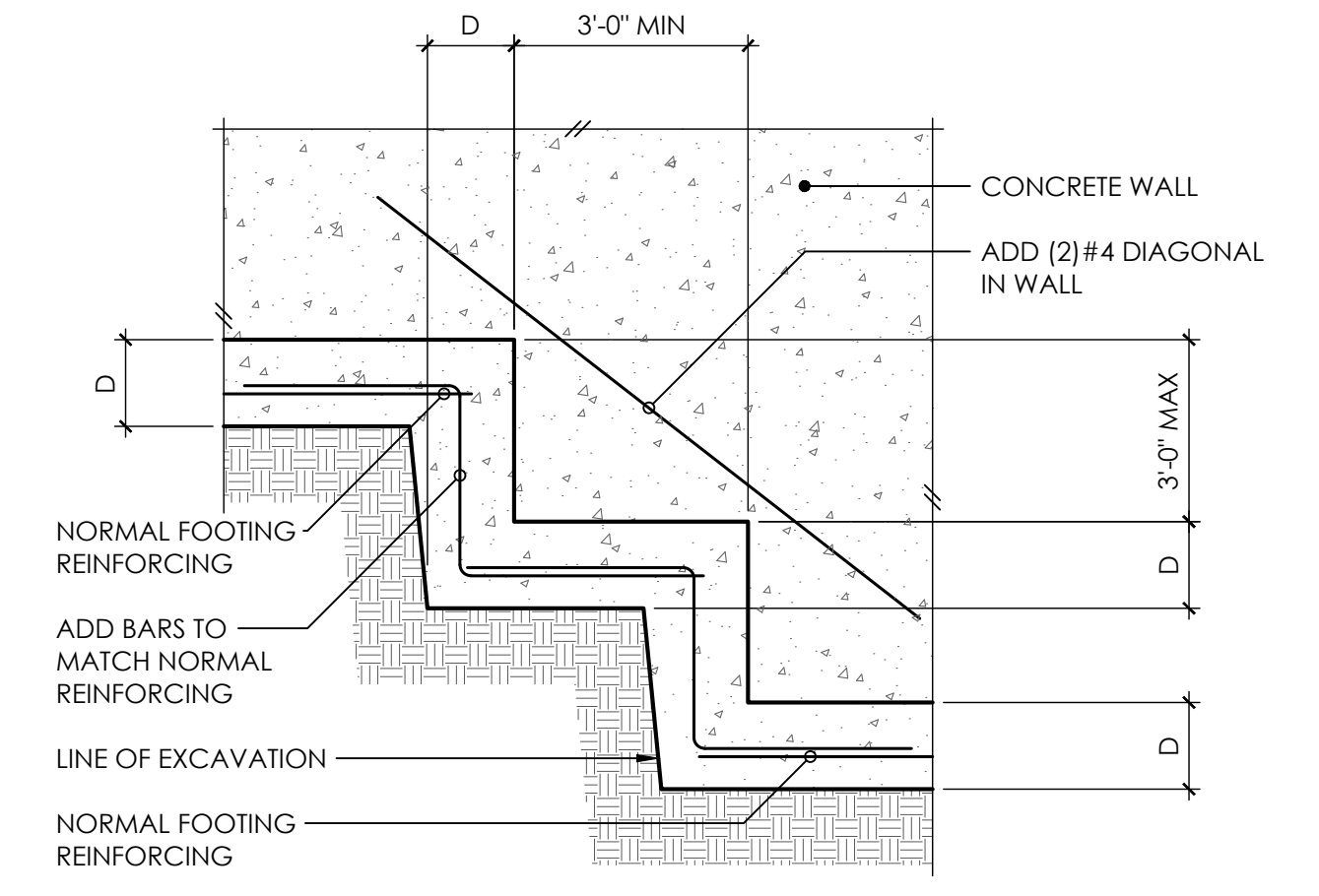
TYP CORNER BARS AT CONCRETE WALLS AND FTGS 4



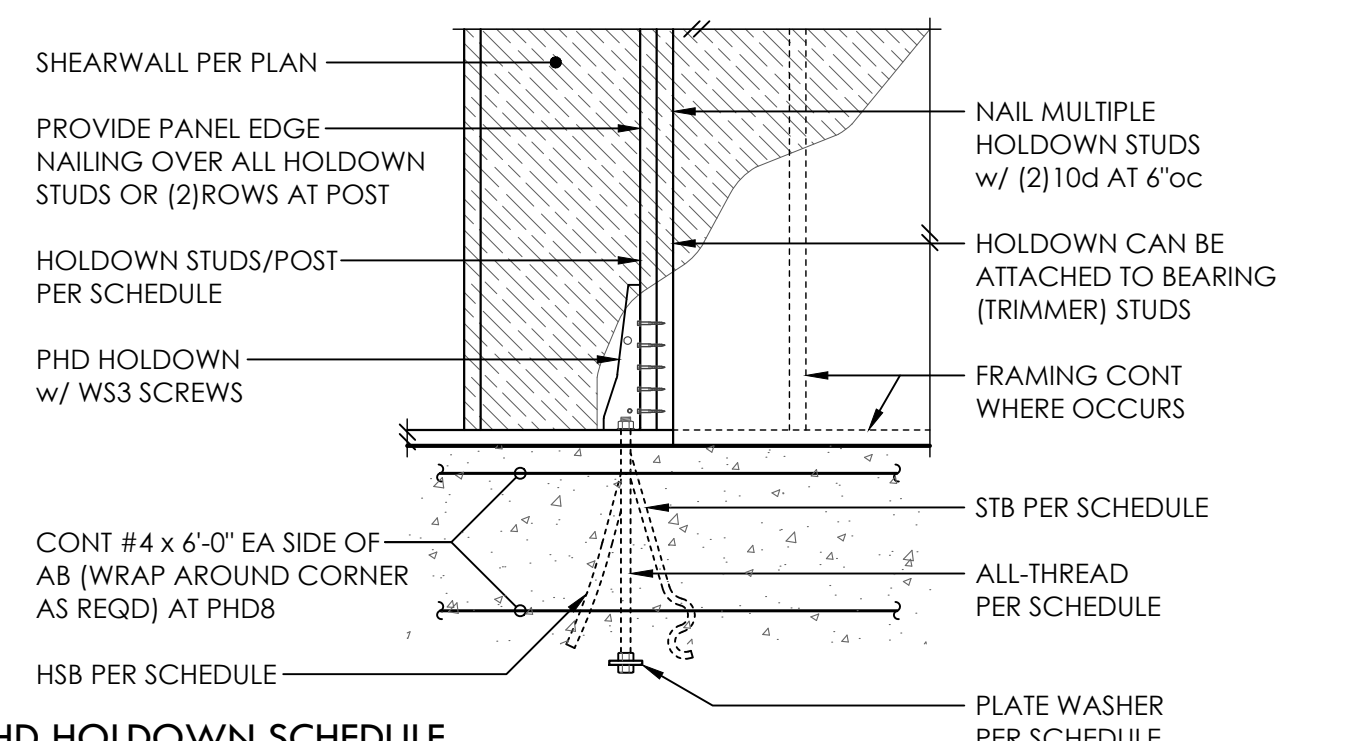
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TYPICAL DEEP FTG 7



TYPICAL STEPPED FOOTING 8

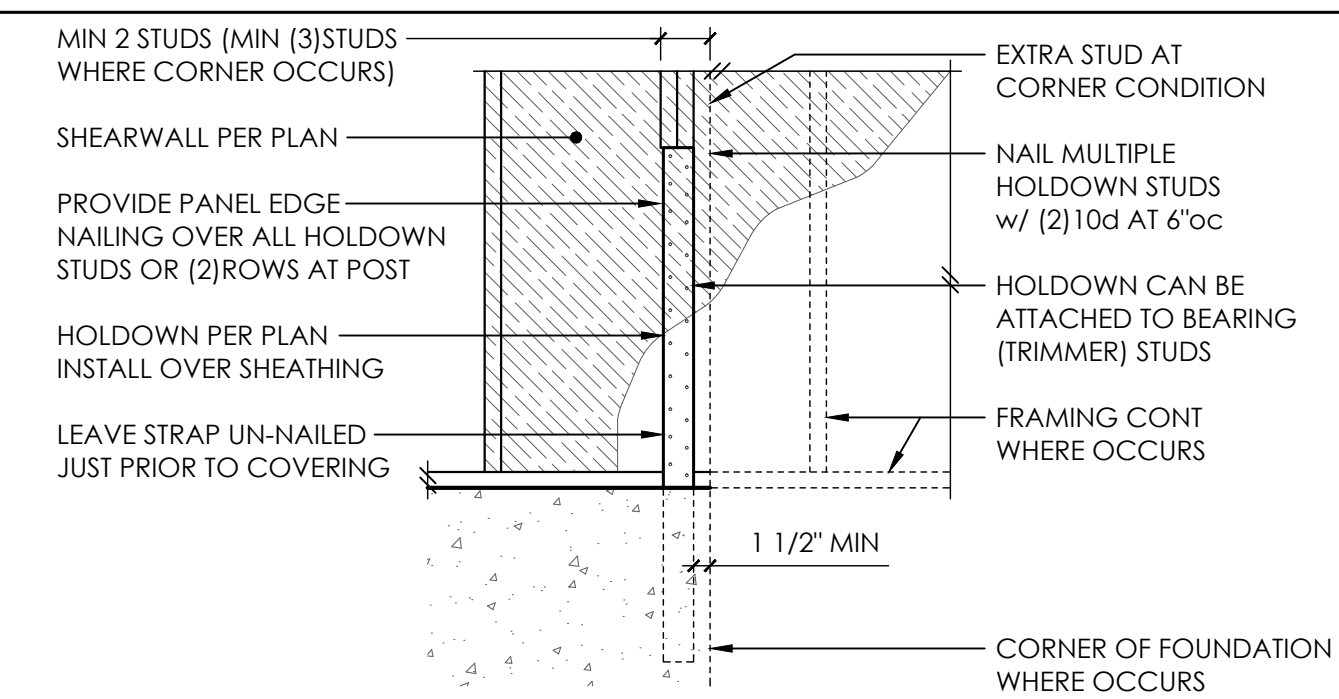


PHD HOLDOWN SCHEDULE

PLAN MARK	AT STEMWALL		AT FOOTING			HD POST	
	AB	EMBED	ALL-THREAD	WASHER	EMBED	4x WALL	6x WALL
PHD2A	5/8"Ø - STB16	12-13/16"	5/8"Ø	1-3/4"SQ x 1/2	9"	(2)2x4	(2)2x6
PHD4A	5/8"Ø - STB20	16-13/16"	5/8"Ø	1-3/4"SQ x 1/2	9"	(2)2x4	(2)2x6
PHD5A	5/8"Ø - STB24	20-13/16"	5/8"Ø	1-3/4"SQ x 1/2	9"	(2)2x4	(2)2x6
PHD8	3/4"Ø - HSB24	19-1/2"	7/8"Ø	2-1/2"SQ x 1/2	12"	4x6	6x6

- ⊙ A307 ALL-THREAD w/ PLATE WASHER PER SCHEDULE AND DOUBLE NUT BOTTOM
- ⊙ MINIMUM SIZE OF POST UNO ON FRAMING PLANS
- ⊙ PROVIDE (2)VERTICAL #4 w/ STANDARD HOOK INTO FOOTINGS AT EACH HSB

10



STAD HOLDOWN SCHEDULE

PLAN MARK	NAILS	HD POST
STAD8(RJ)	(24)16d SINKERS	DBL STUD
STAD10(RJ)	(28)16d SINKERS	DBL STUD
STAD14(RJ)	(38)16d SINKERS	DBL STUD

- ⊙ 16d SINKERS = 0.148"Ø x 3-1/4"
- ⊙ MINIMUM SIZE OF POST UNO ON FRAMING PLANS

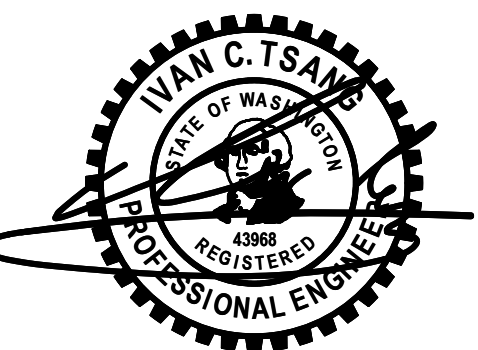
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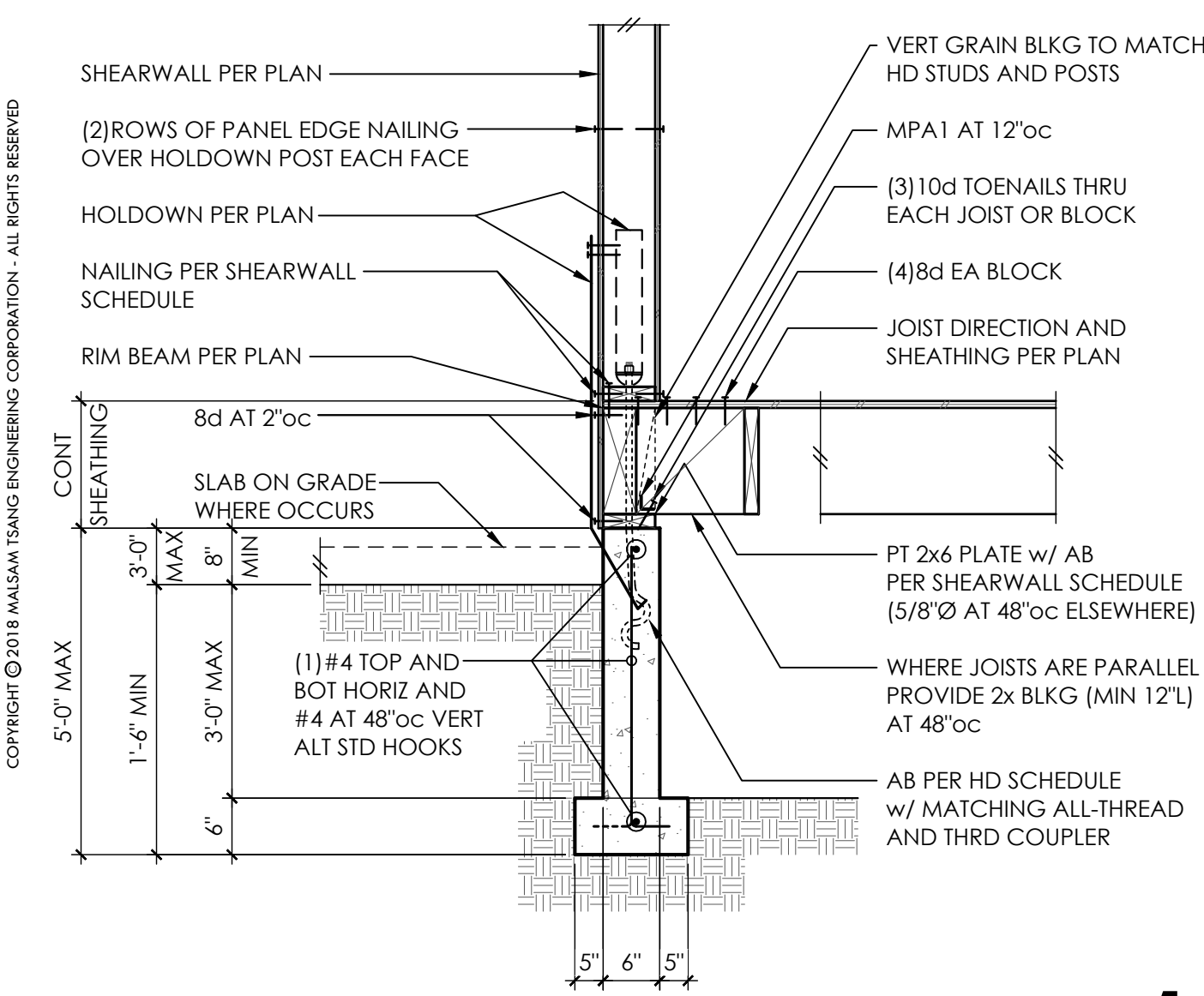


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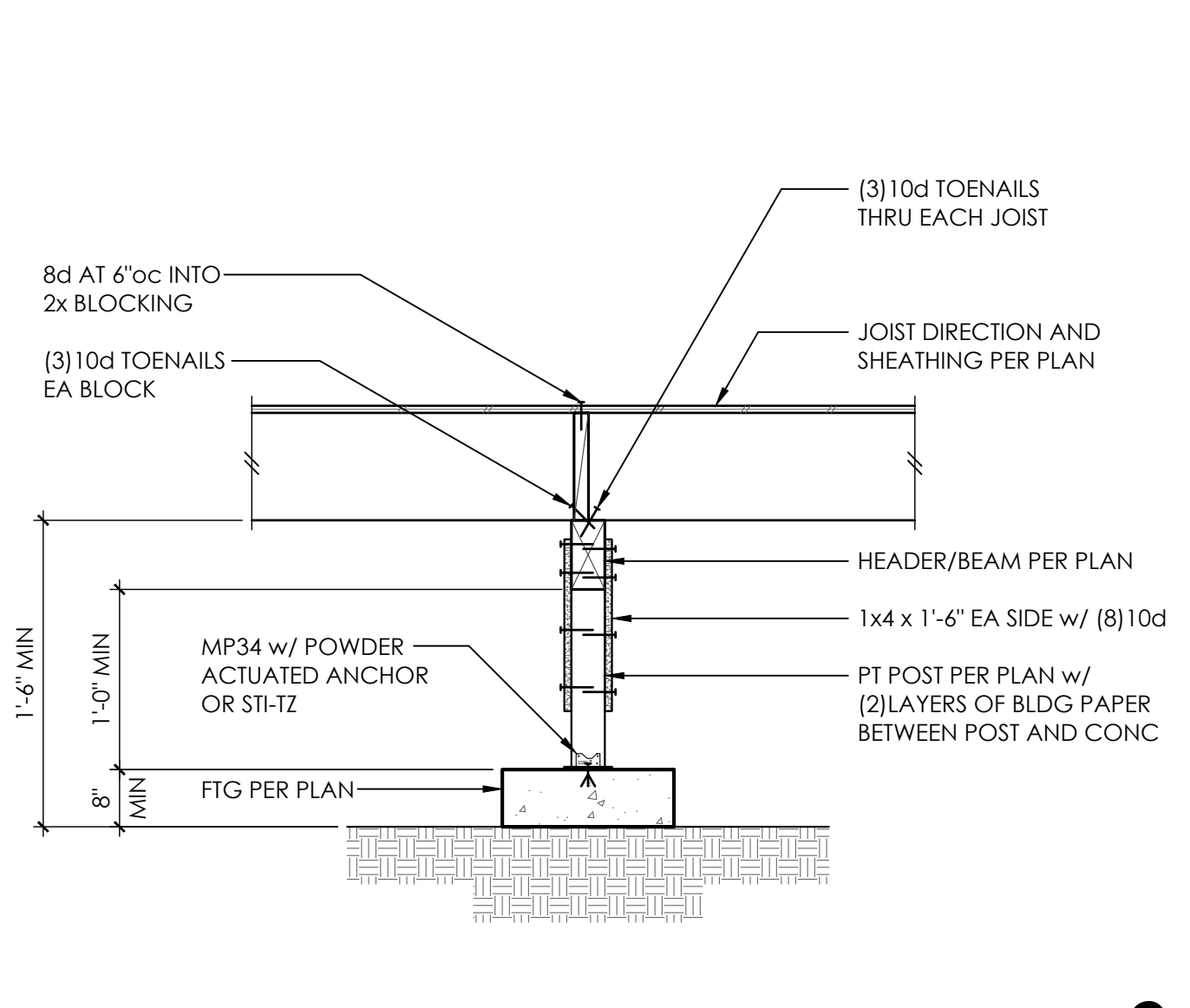
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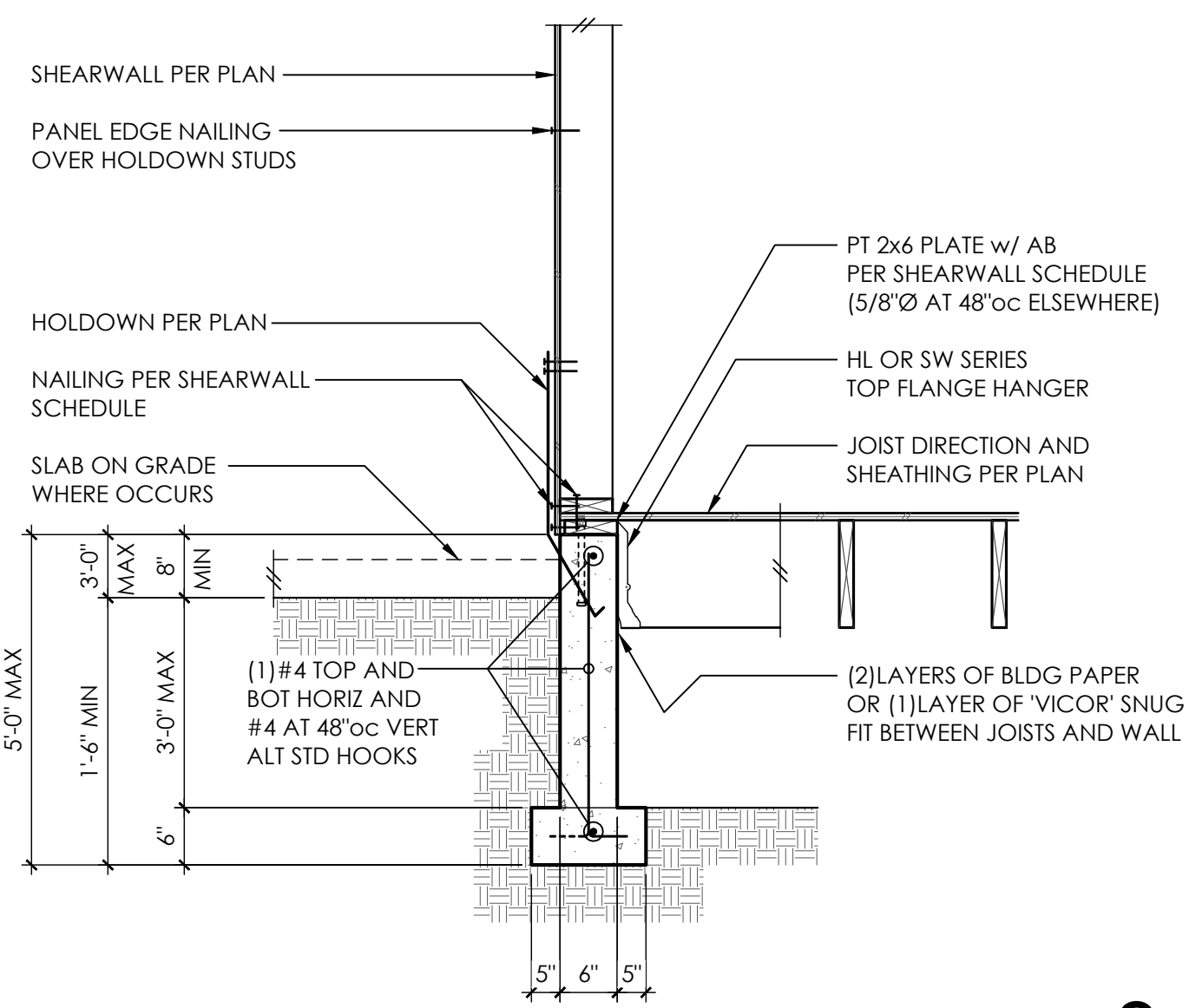
CONCRETE DETAILS



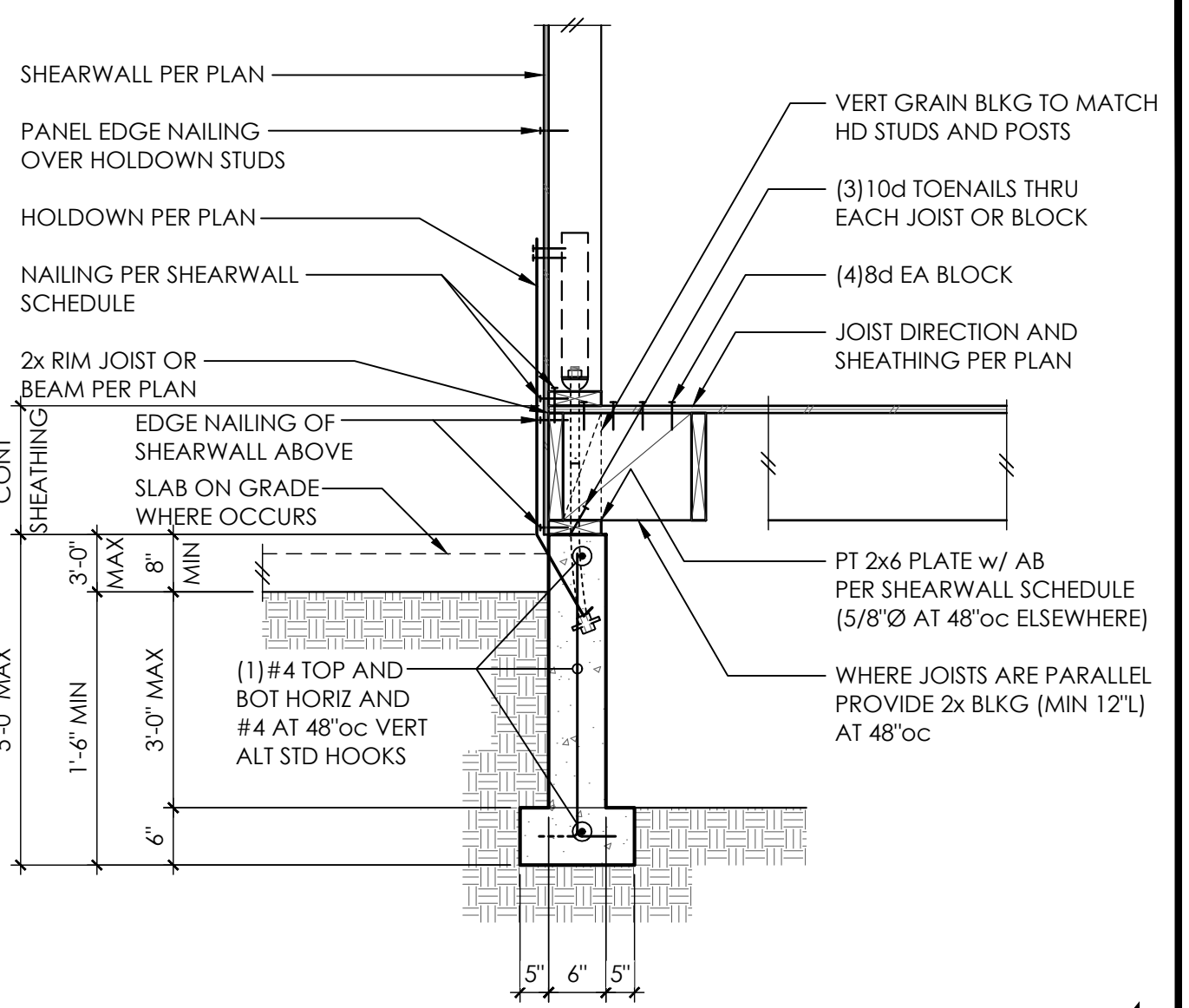
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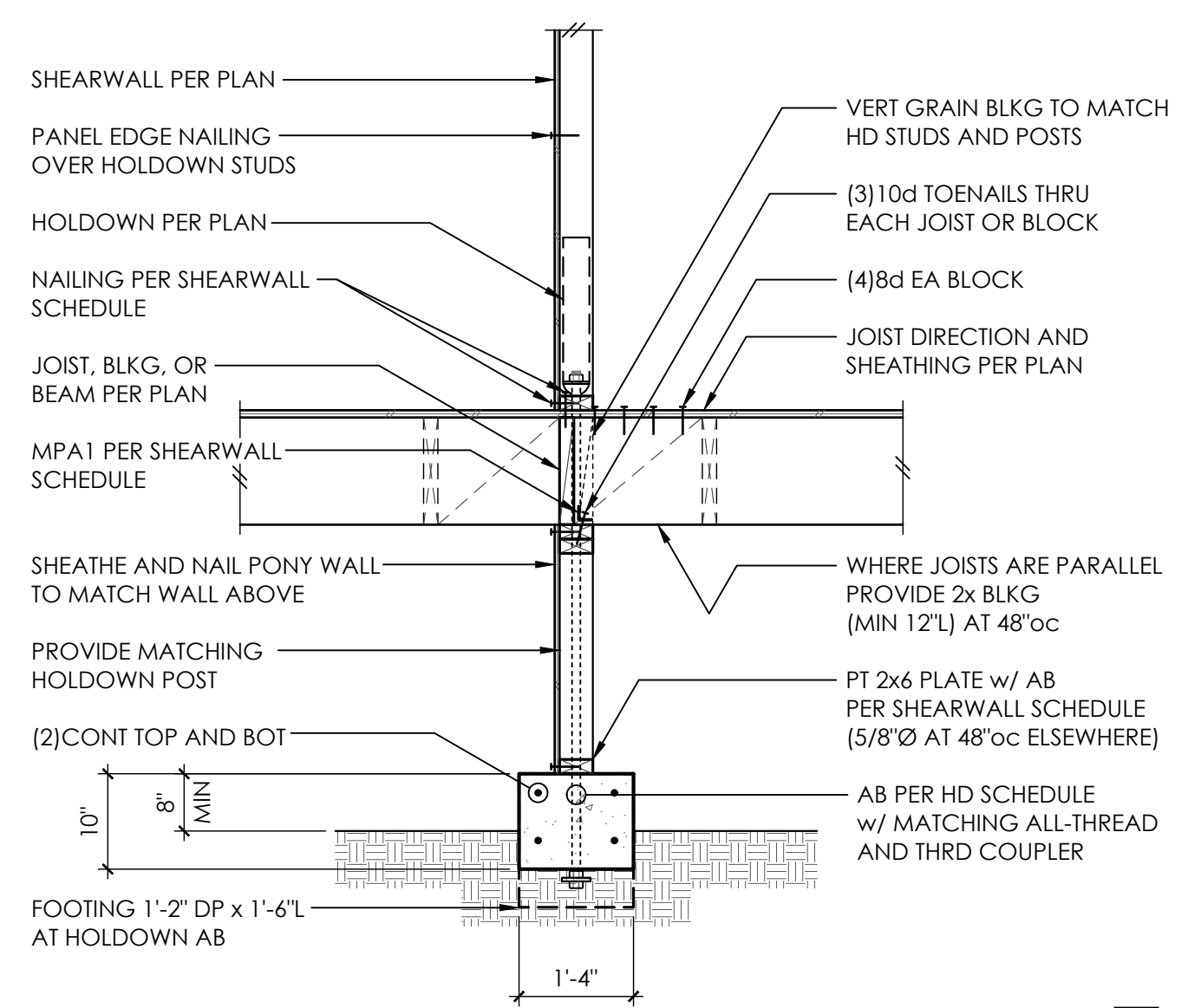
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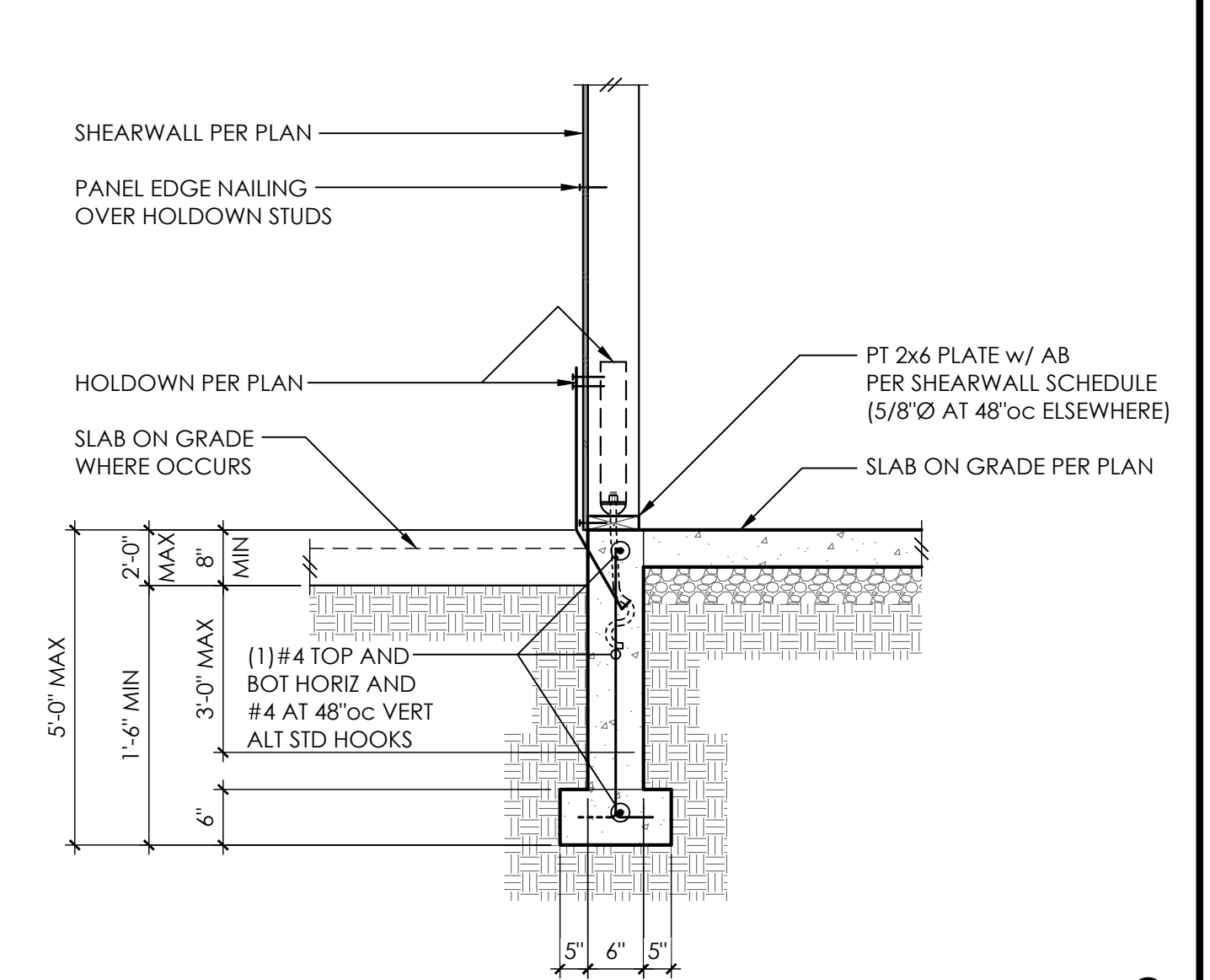
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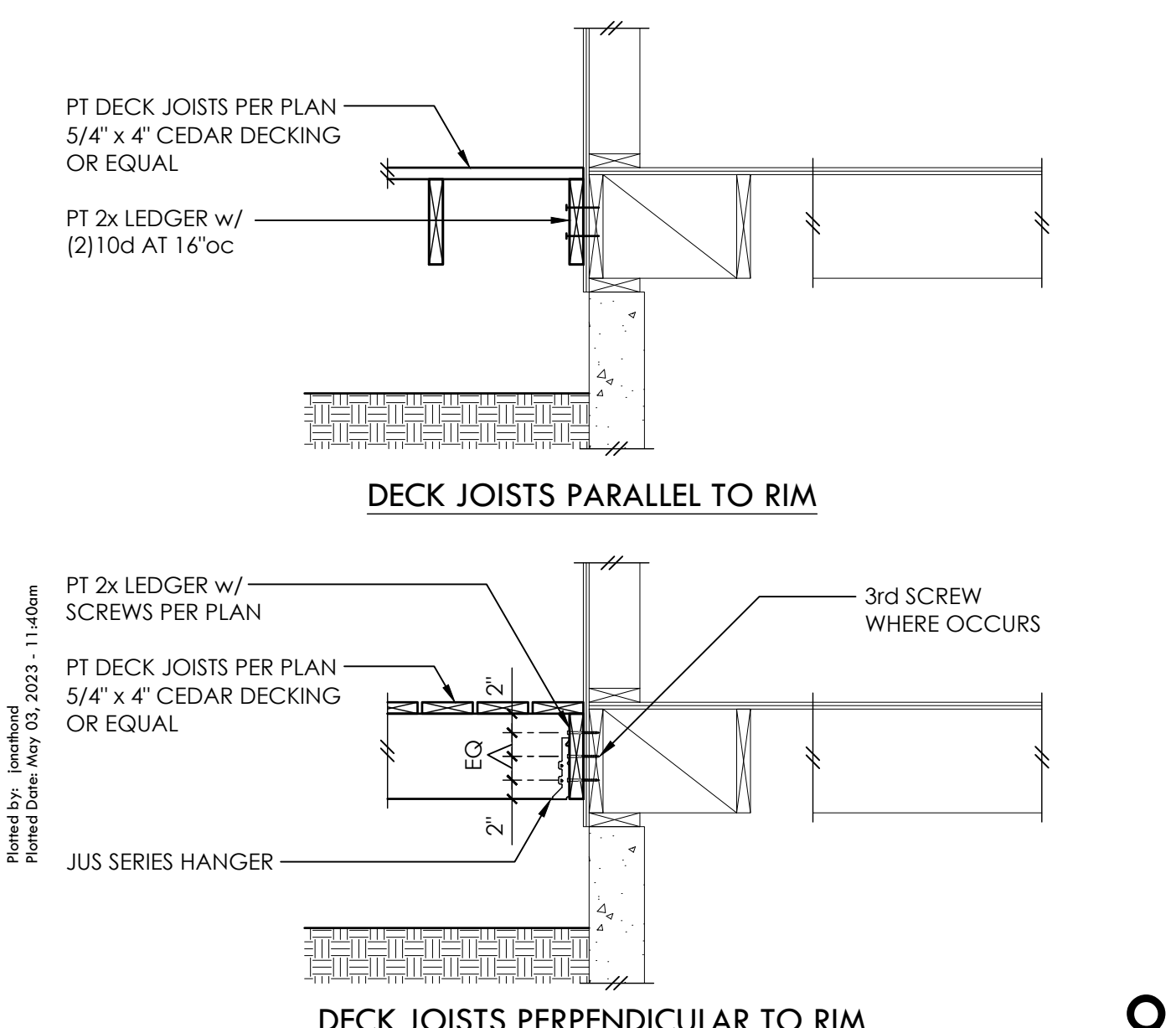
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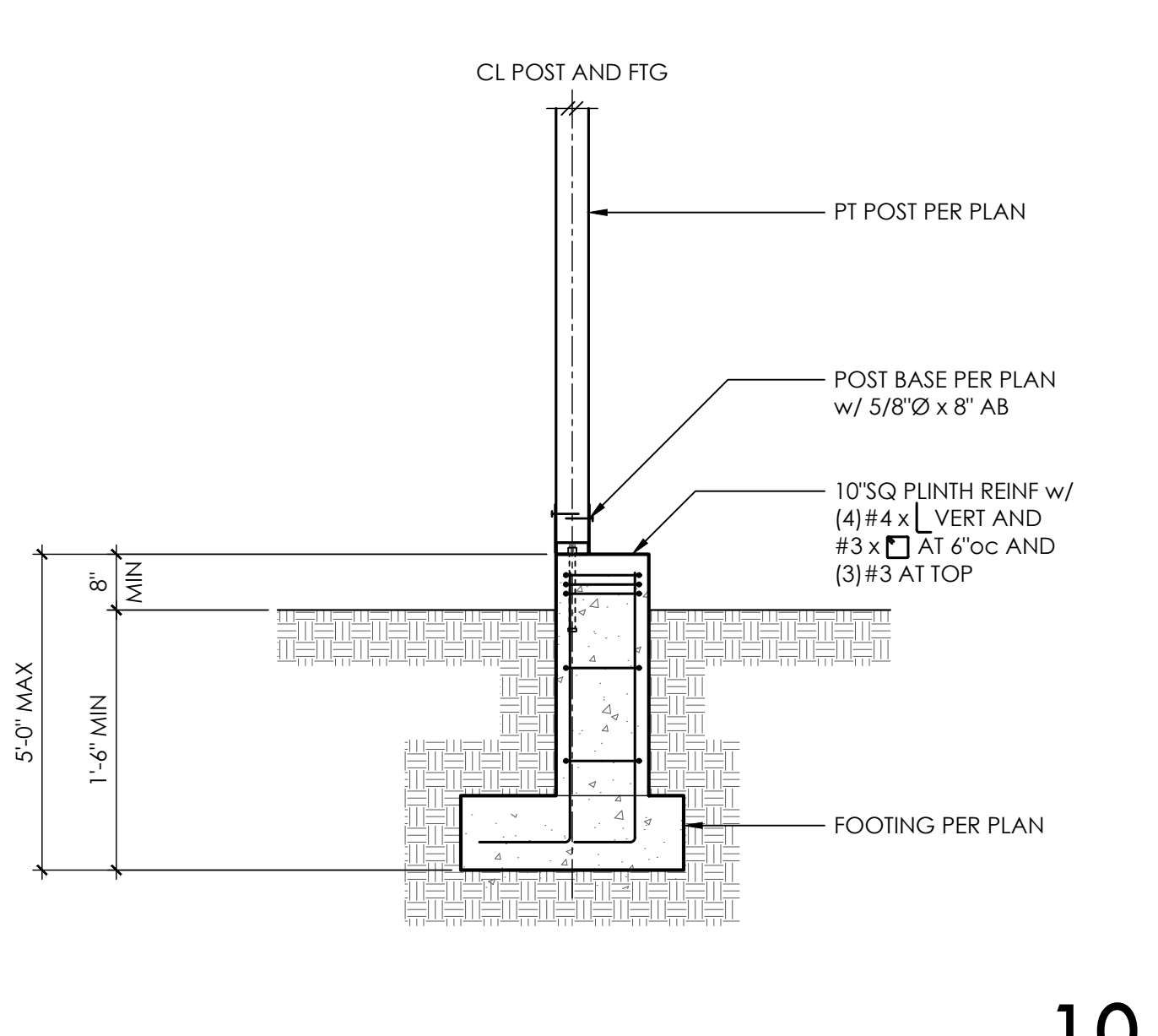
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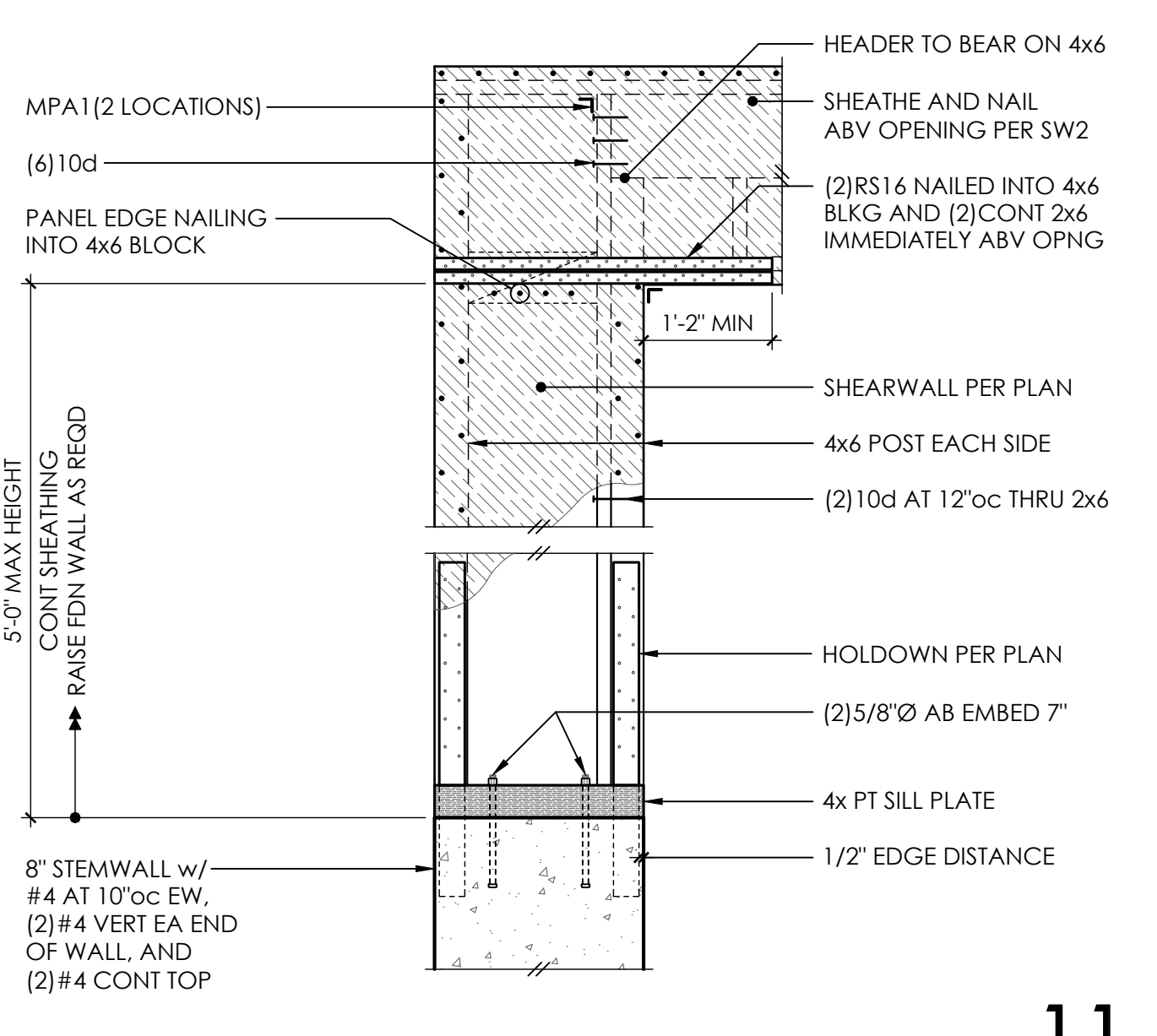
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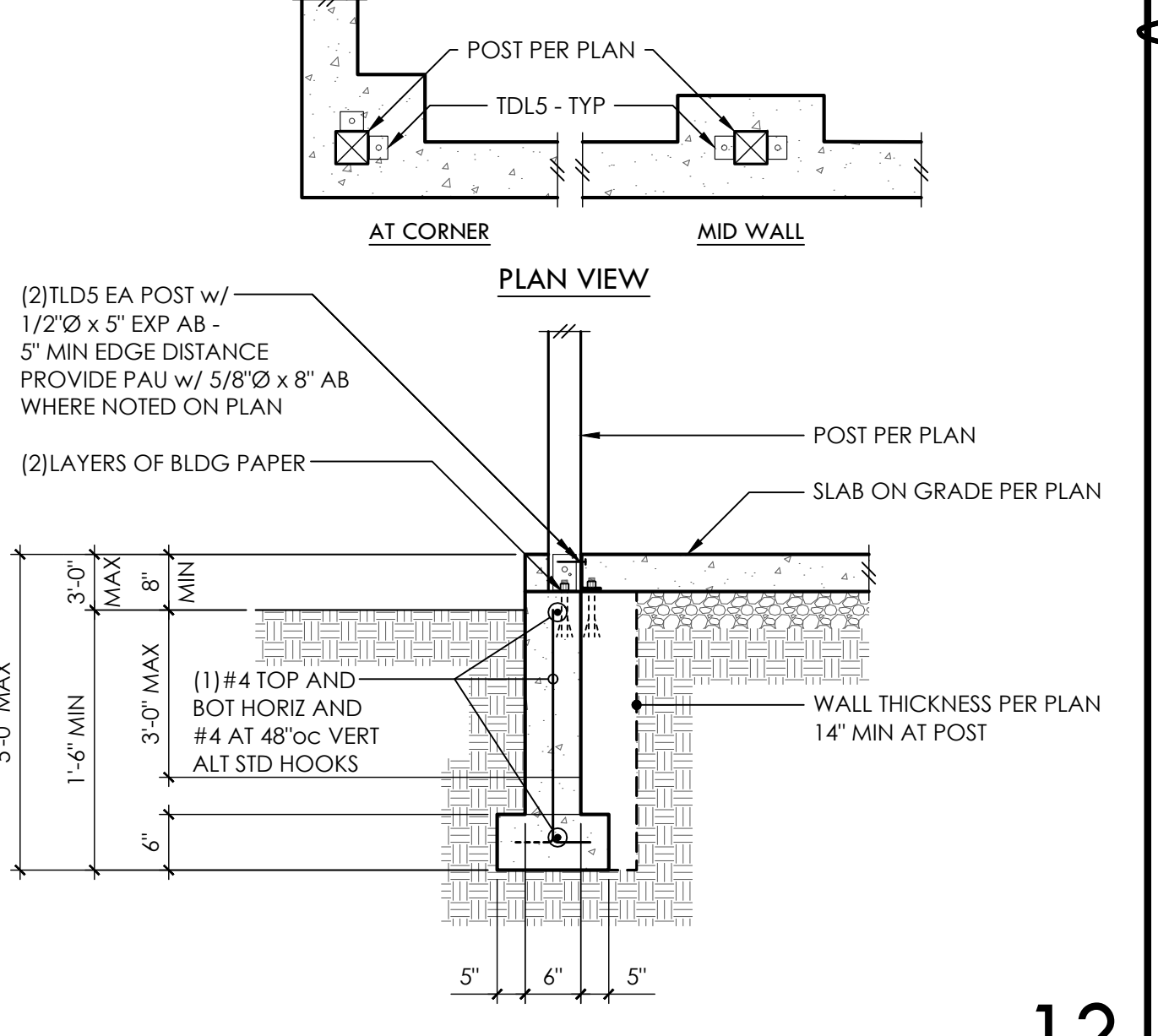
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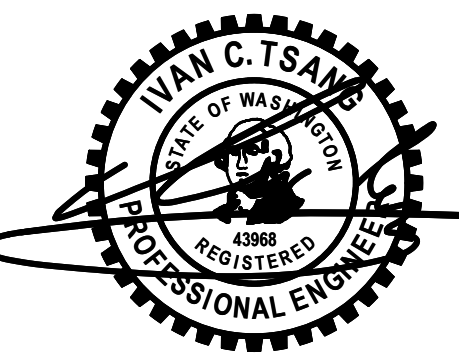


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WASHINGTON
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Reviewed By:
Bobby Thomas CBO, Plans Examiner,
Combination Inspector
Date:
8/9/2023



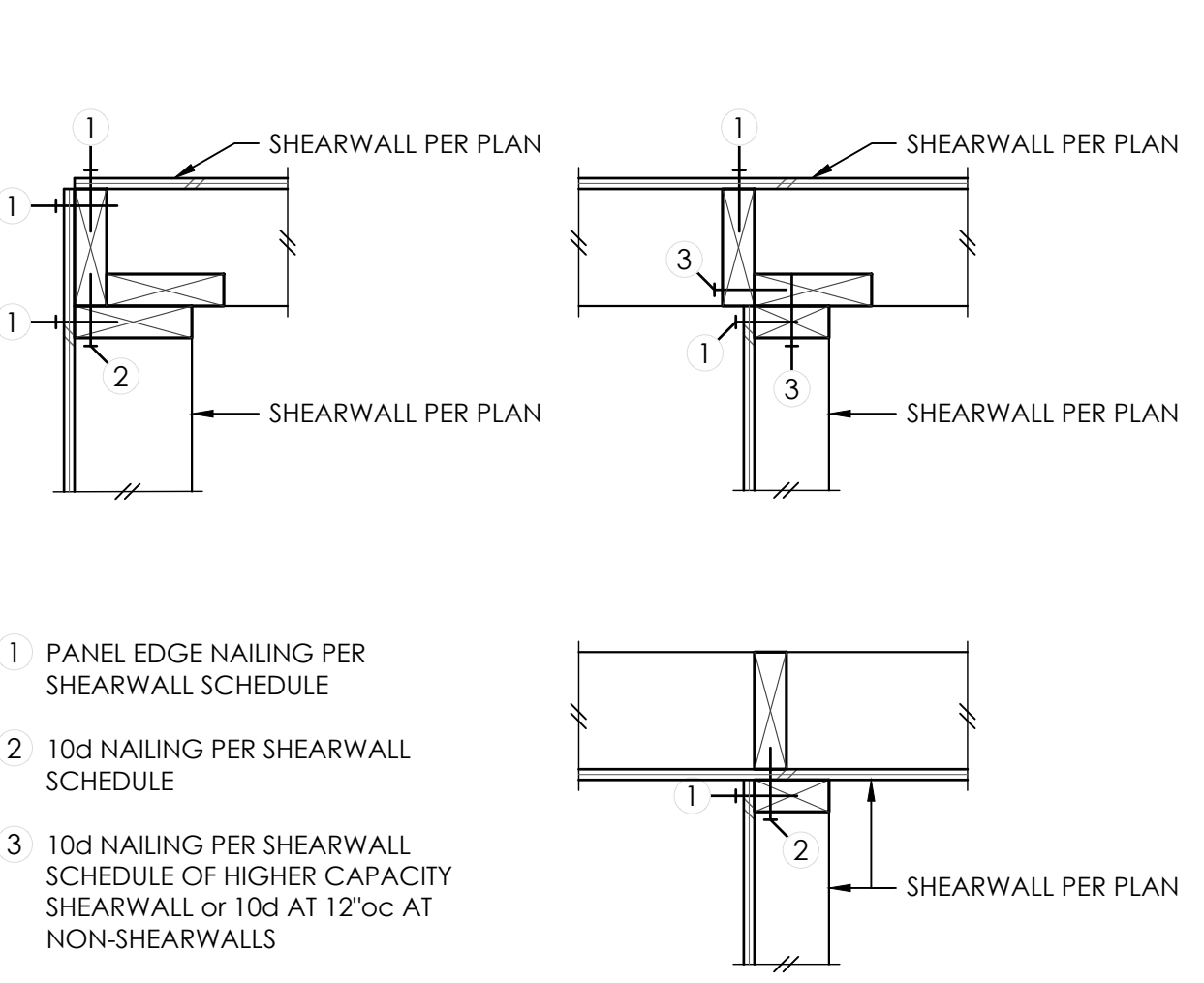
PROJECT NO	0135.2020.20.0301	PROJECT MANAGER	RAF
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	206.602.9020		AIDENB@MALSAM-TSANG.COM
REV	DESCRIPTION	DATE	
	PERMIT SET	5.3.23	
ARCH	MAINVUE HOMES		425.646.4022

TYPICAL WOOD FRAMING DETAILS

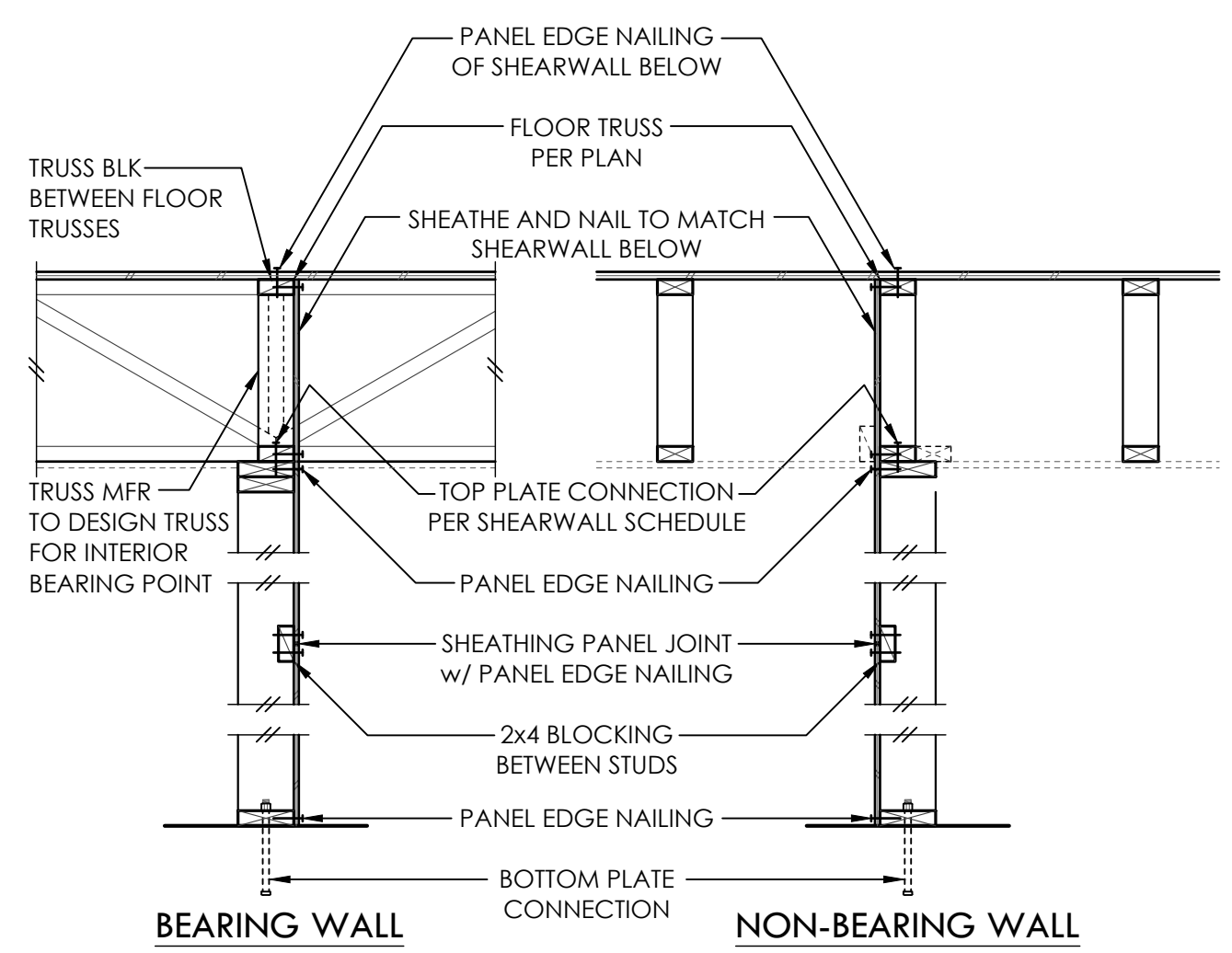
SHEARWALL SCHEDULE

MARK	SHEATHING	PANEL EDGE NAILING	TOP PLATE CONNECTION		BASE PLATE CONNECTION	
			I-JOIST	RIM/BEAM	AT WOOD	AT CONCRETE
SW6	1/2" PLY or 7/16" OSB	8d AT 6"oc	10d AT 6"oc	MPA1 AT 30"oc	12d AT 6"oc	5/8"Ø AB AT 48"oc
SW4	1/2" PLY or 7/16" OSB	8d AT 4"oc	10d AT 4"oc	MPA1 AT 18"oc	12d AT 4"oc	5/8"Ø AB AT 42"oc
SW3	1/2" PLY or 7/16" OSB	8d AT 3"oc	(2)ROWS 10d AT 6"oc	MPA1 AT 16"oc	(2)ROWS 12d AT 6"oc	5/8"Ø AB AT 36"oc
SW2	1/2" PLY or 7/16" OSB	8d AT 2"oc	(2)ROWS 10d AT 4"oc	MPA1 AT 12"oc	(2)ROWS 12d AT 4"oc	5/8"Ø AB AT 24"oc
SW3-2	1/2" PLY or 7/16" OSB EA SIDE	8d AT 3"oc EA SIDE	N/A	MPA1 AT 8"oc	(2)ROWS 12d AT 3"oc	5/8"Ø AB AT 18"oc
SW2-2	1/2" PLY or 7/16" OSB EA SIDE	8d AT 2"oc EA SIDE	N/A	MPA1 AT 6"oc	(3)ROWS 12d AT 3"oc	5/8"Ø AB AT 12"oc

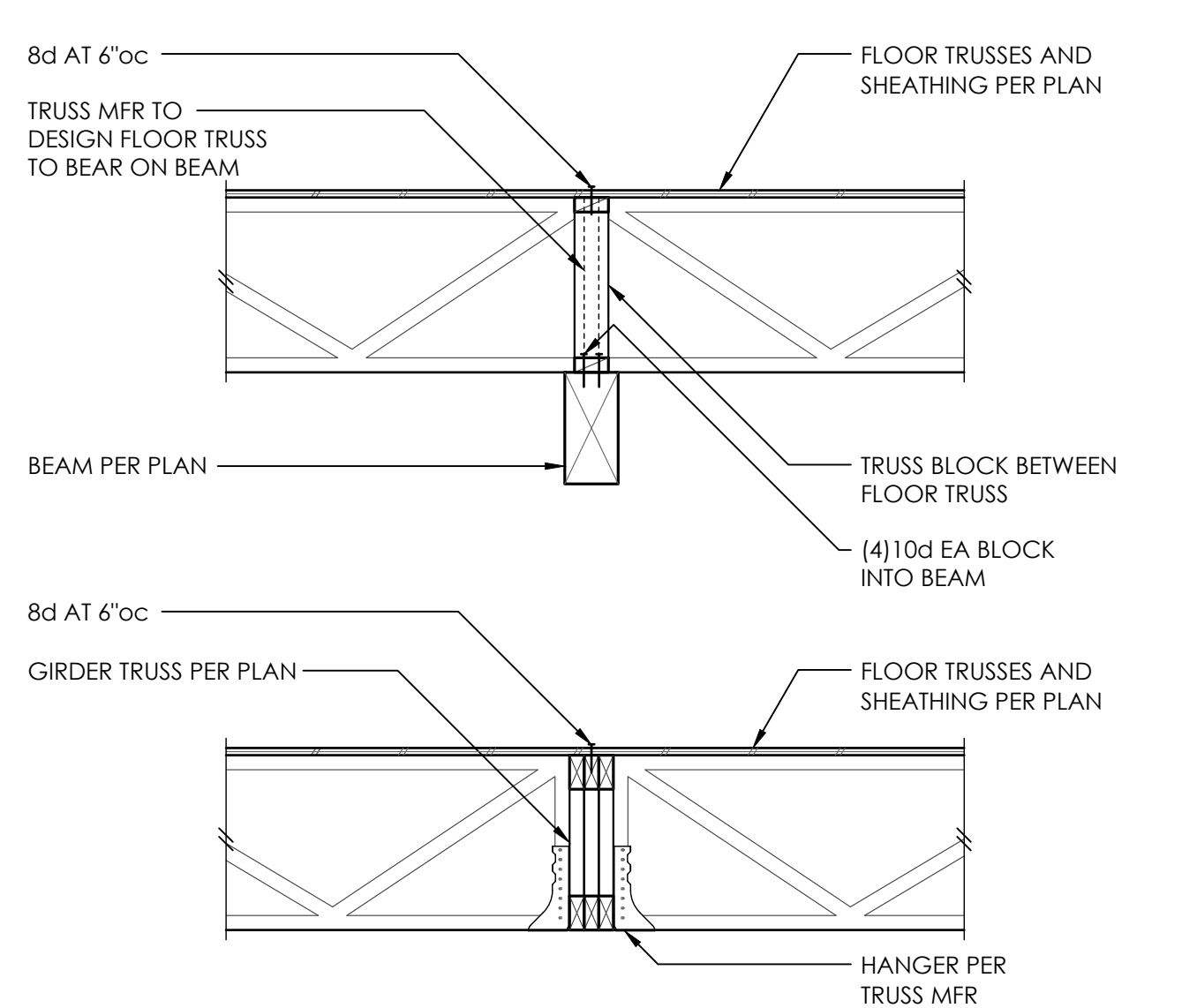
- 1 BLOCK PANEL EDGES WITH 2x4 LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d AT 12"oc.
- 2 8d NAILS SHALL BE 0.131"Ø x 2-1/2", 10d NAILS SHALL BE 0.131"Ø x 3", AND 12d NAILS SHALL BE 0.131"Ø x 3-1/4".
- 3 EMBED ANCHOR BOLTS AT LEAST 7". ALL BOLTS SHALL HAVE 3" x 3" x 0.229" PLATE WASHERS. THE PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE(S) w/ SHEATHING. AT 2x6 SW3-2 AND SW2-2 WALLS, PROVIDE 4-1/2" x 3" x 0.229" PLATE WASHERS CENTERED ON PLATE.
- 4 3x STUDS OR DBL STUDS NAILED TOGETHER w/ 10d NAILING ARE REQD AT ABUTTING PANEL EDGES WHERE PANEL EDGE NAIL SPACING IS 3"oc OR LESS. REFER TO DETAIL A. WHERE 3x STUDS ARE USED, STAGGER NAILS AT ADJOINING PANEL EDGES. ABUTTING PANEL EDGES SHALL BE OFFSET EACH SIDE OF DOUBLE-SIDED SHEARWALLS.
- 5 TWO STUDS MINIMUM OR POST PER PLAN ARE REQUIRED AT EACH END OF ALL SHEARWALLS AND ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING.
- 6 ALL EXTERIOR WALLS SHALL BE SW6, UNLESS NOTED OTHERWISE.
- 7 NAILS SHALL NOT BE SPACED LESS THAN 3/8" FROM EDGES OF SHEATHING. SHEATHING NAILS SHALL BE DRIVEN SO THEIR HEADS ARE FLUSH WITH SHEATHING (NOT COUNTERSUNK).
- 8 MPA4s INSTALLED OVER SHEATHING WITH 8d (0.131"Ø x 2-1/2") NAILS MAY BE SUBSTITUTED FOR MPA1s AT CONTRACTORS OPTION.



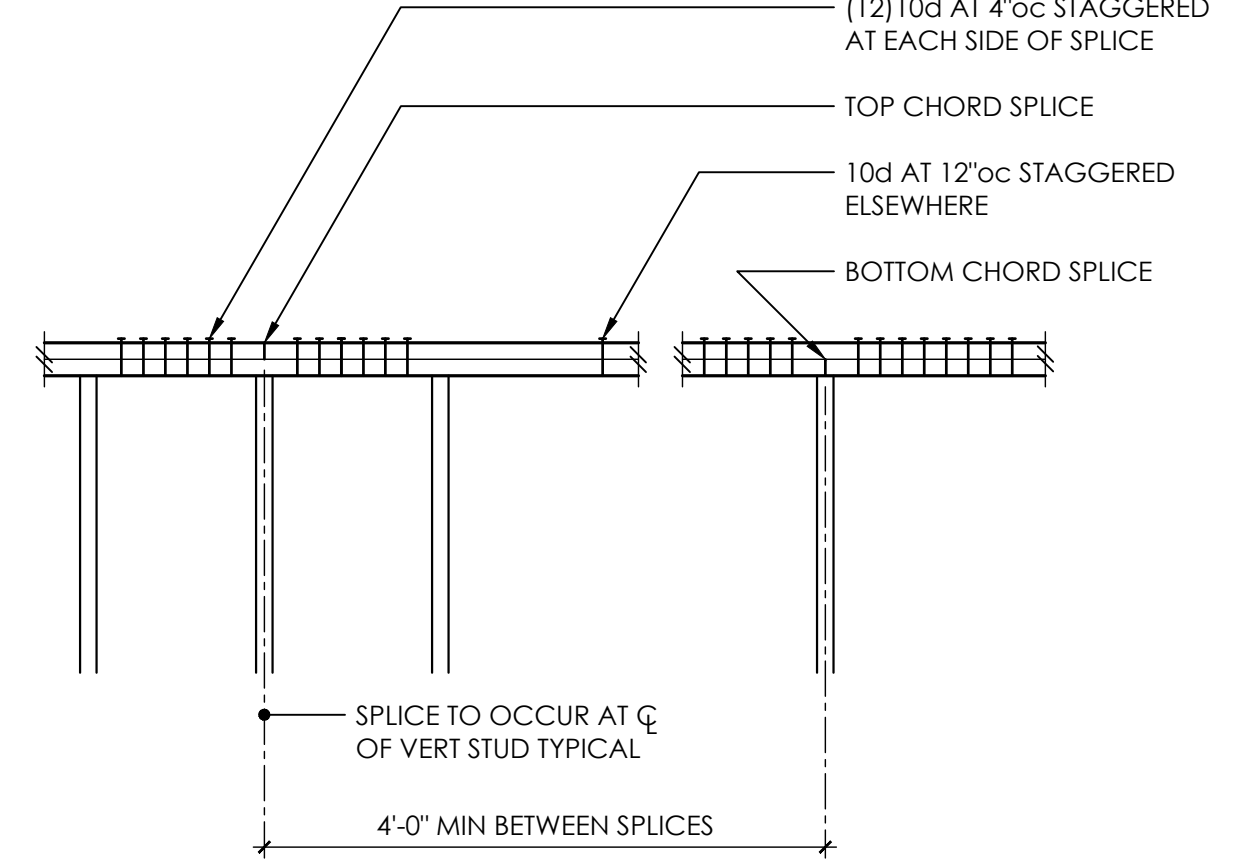
TYPICAL SHEARWALL INTERSECTIONS
SCALE: 1-1/2" = 1'-0"
1
2
3



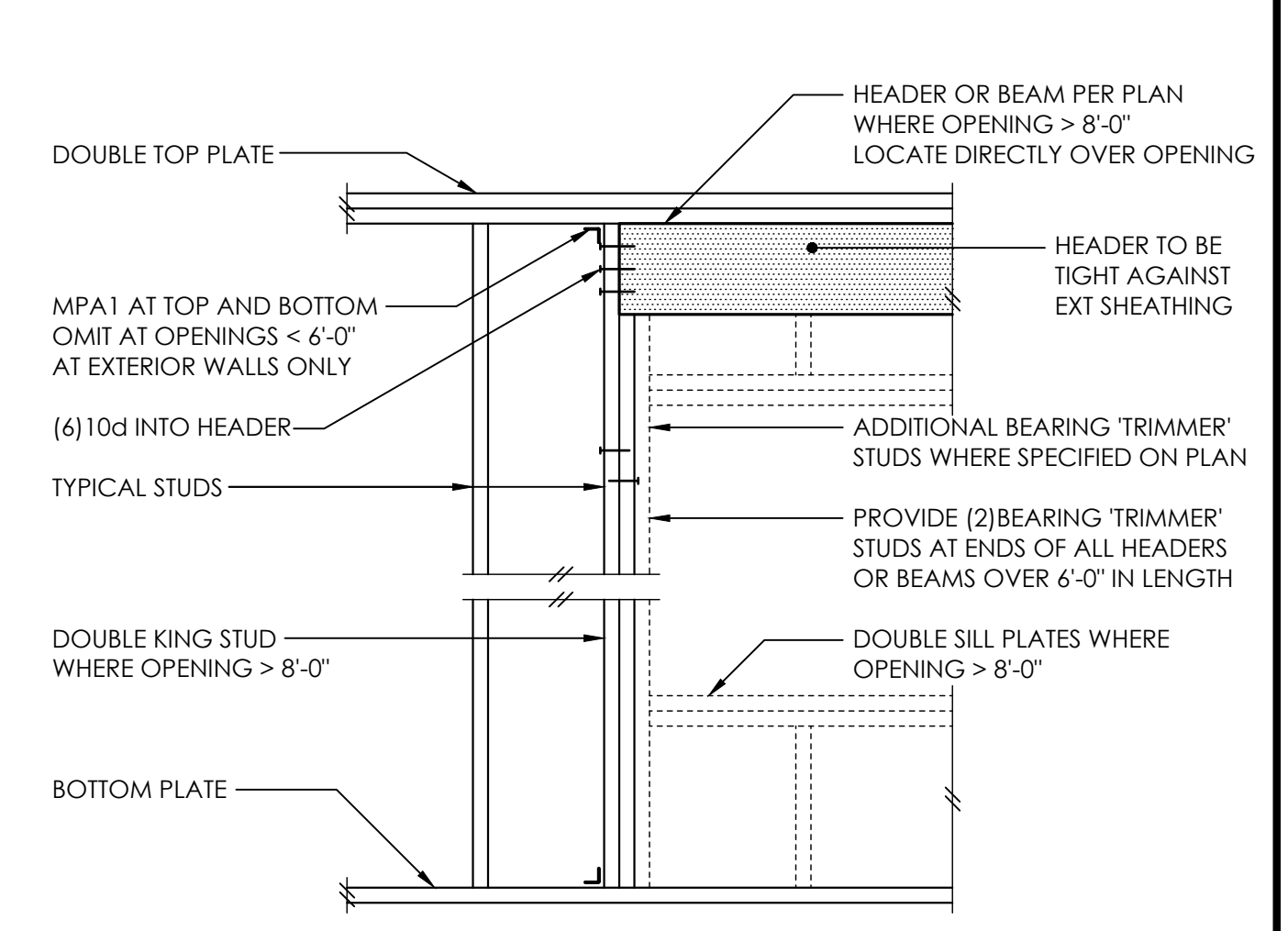
TYPICAL SHEARWALL CONSTRUCTION
NOTE:
SEE SHEARWALL SCHEDULE FOR ALL NAILING AND CONNECTIONS, NOT OTHERWISE NOTED
4



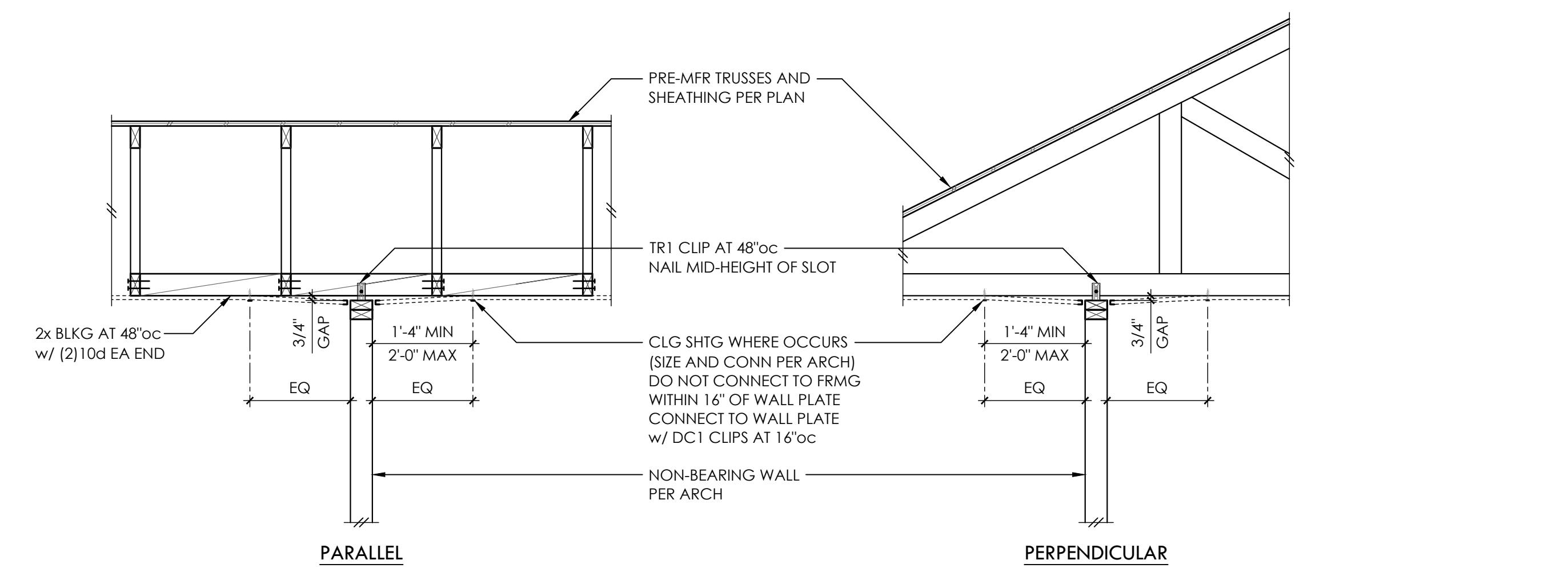
TYPICAL DROPPED BEAM AND GIRDER TRUSS
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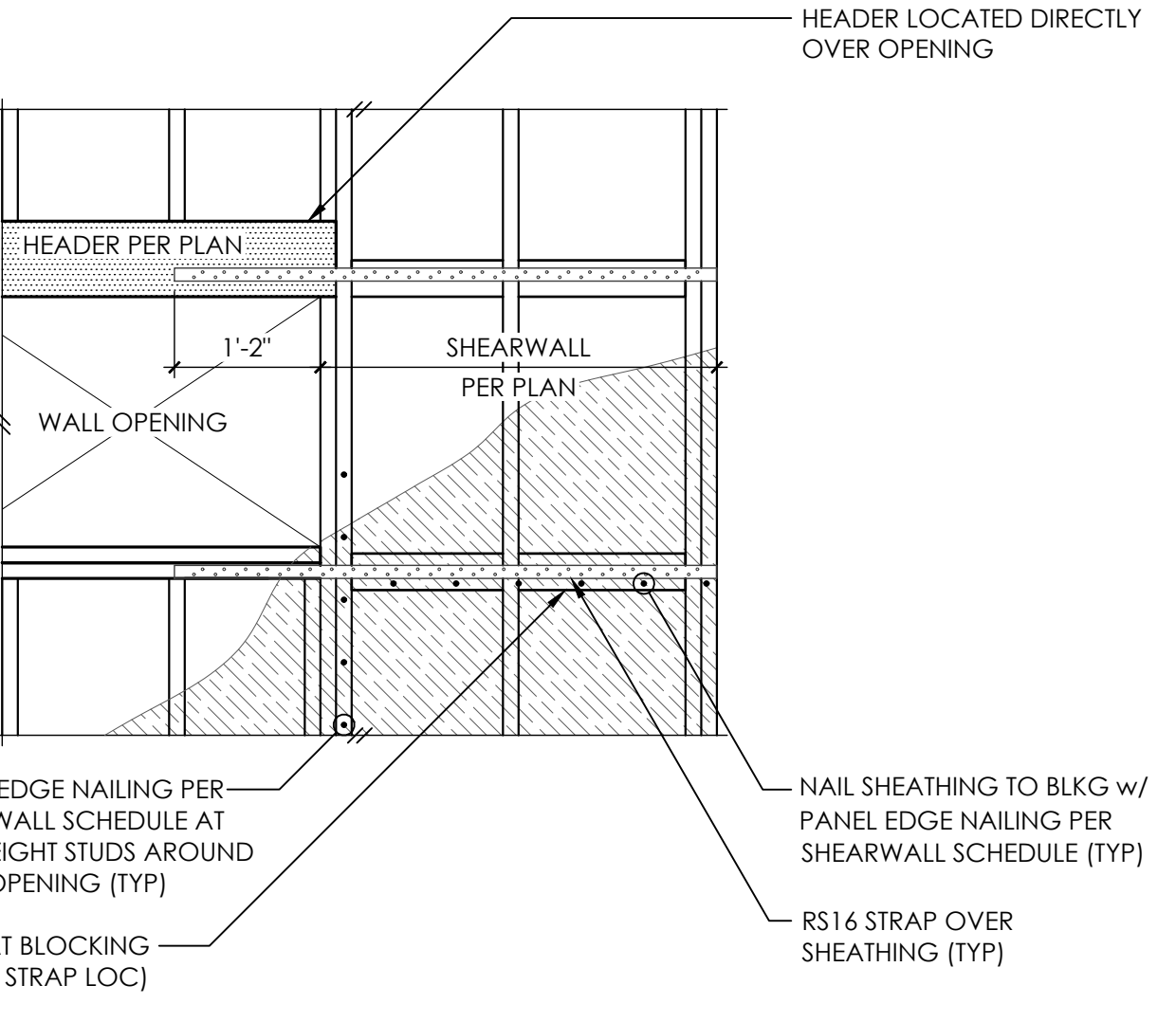
TYPICAL TOP PLATE SPLICE
NOTE:
1. NAILING AT TOP PLATE SPLICES MAY BE ELIMINATED w/ RS16 x 30"
2. WHERE VERTICAL PENETRATIONS THRU PLATE EXCEED 1" FOR A WALL OR 3" FOR A 6x WALL - PROVIDE RS16 x 30" AT TOP PLATE
3. MINIMUM EDGE DISTANCE FOR VERTICAL PENETRATIONS THRU TOP PLATE IS 1-1/4"
7



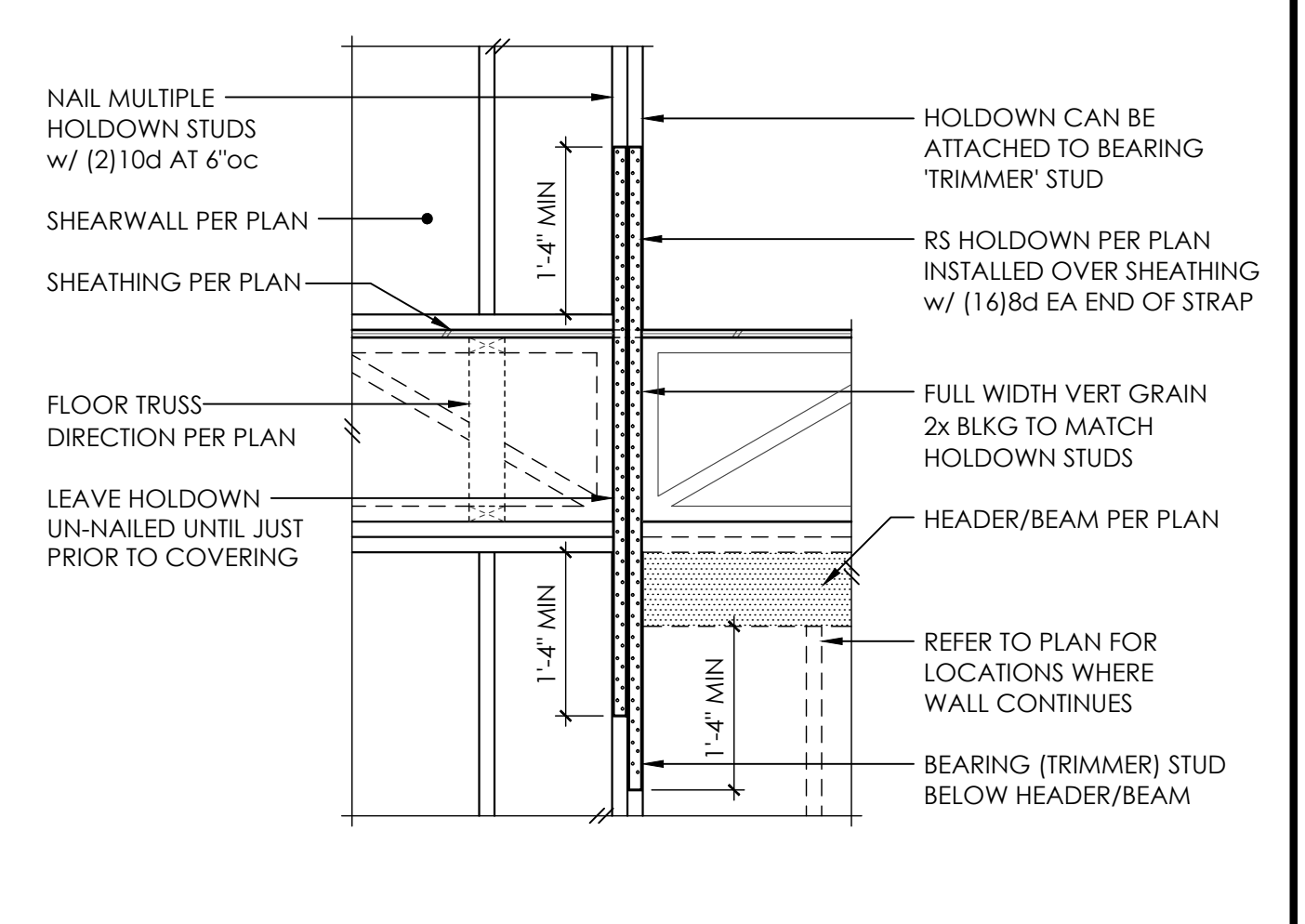
TYPICAL HEADER SUPPORT
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TYPICAL NON-STRUCTURAL WALL TO ROOF TRUSSES
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TYPICAL RS16 HOLDOWN
11



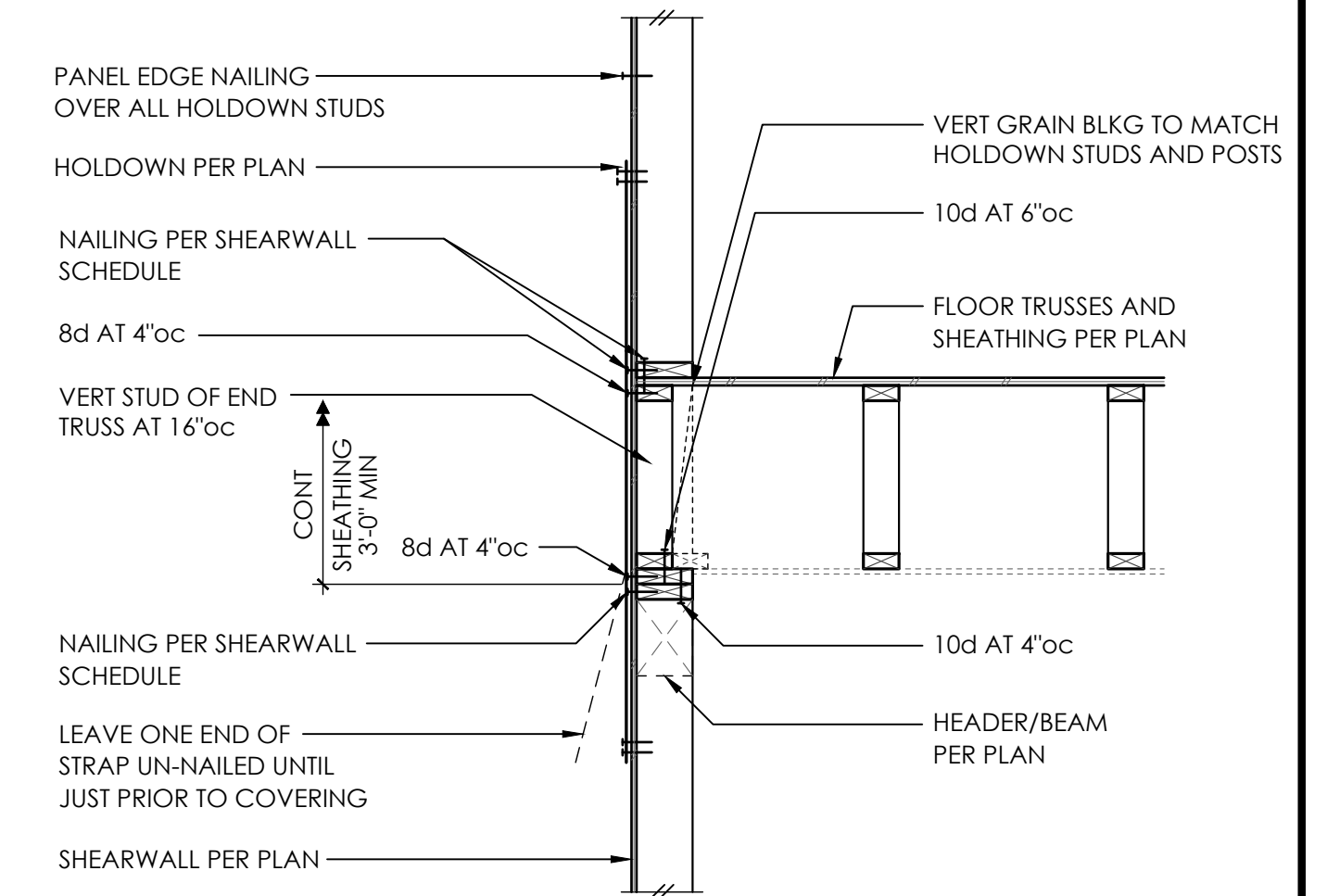
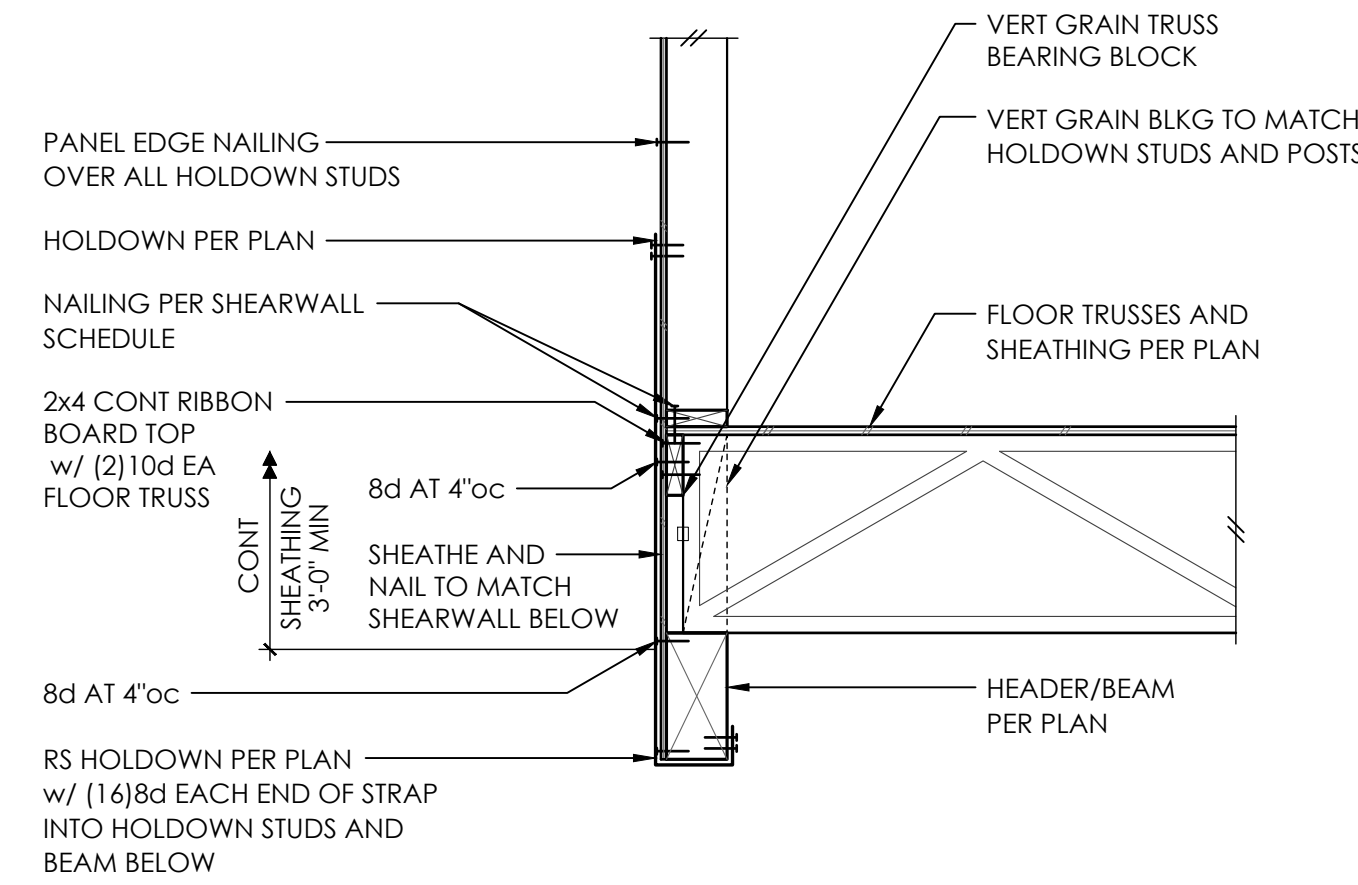
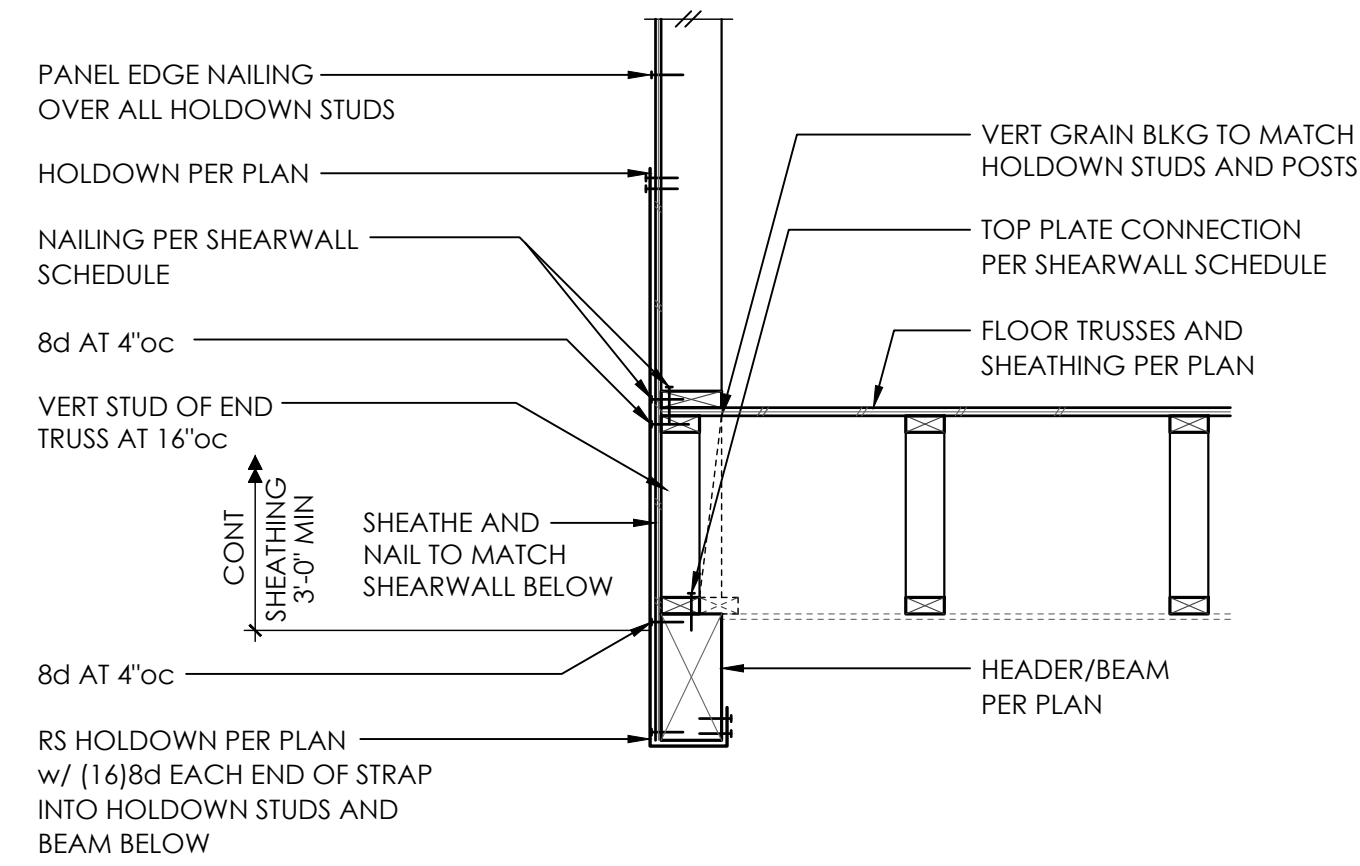
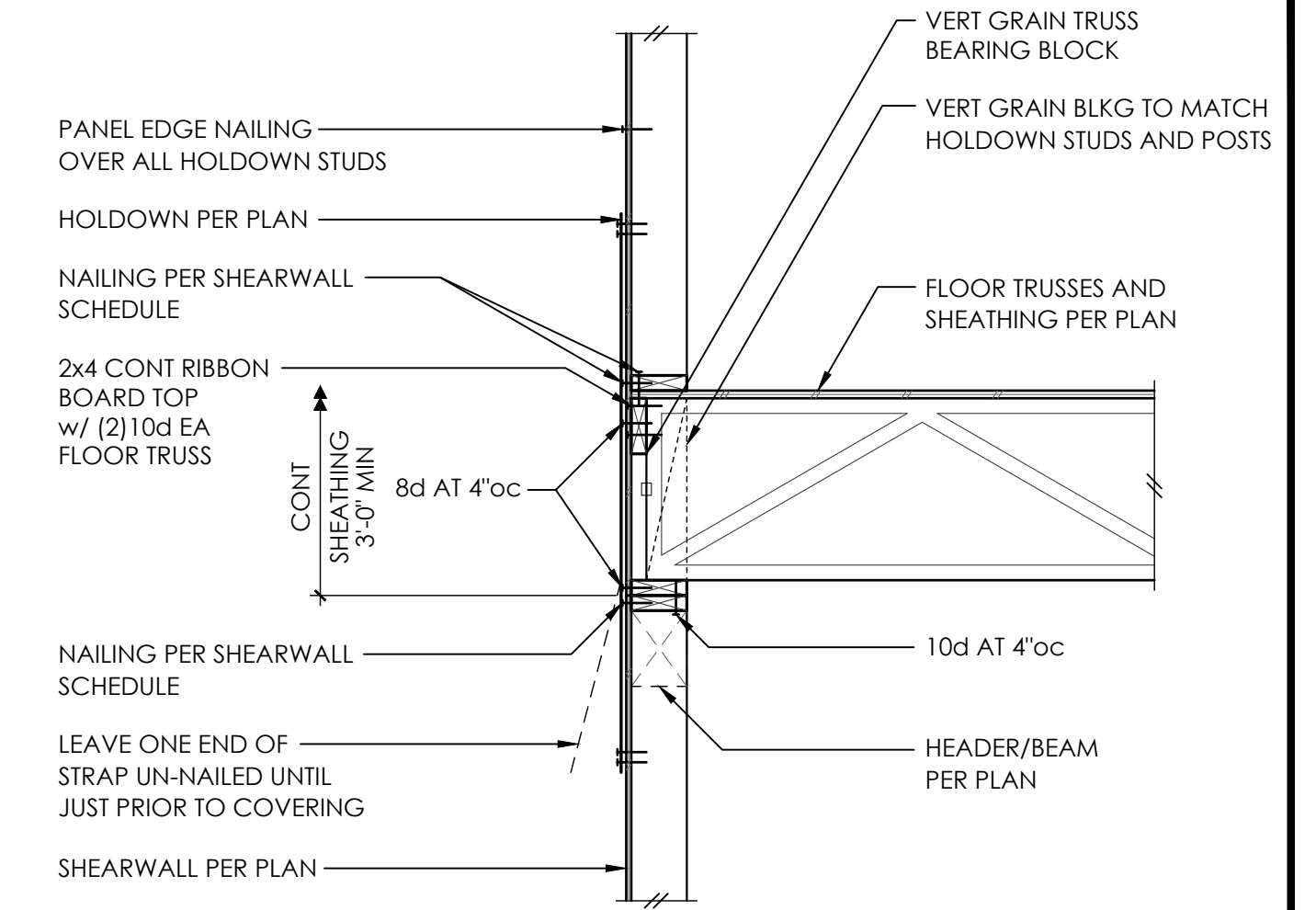
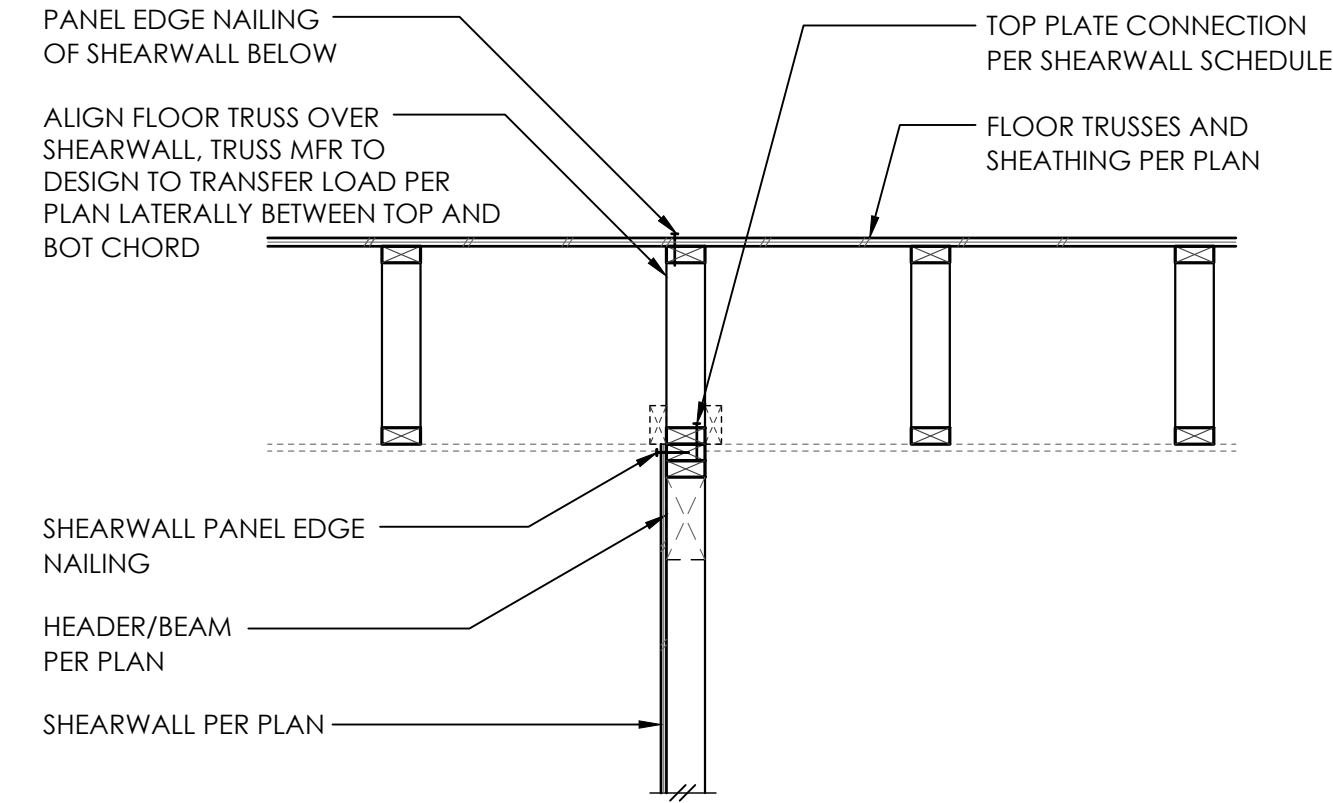
TYPICAL RS16 HOLDOWN
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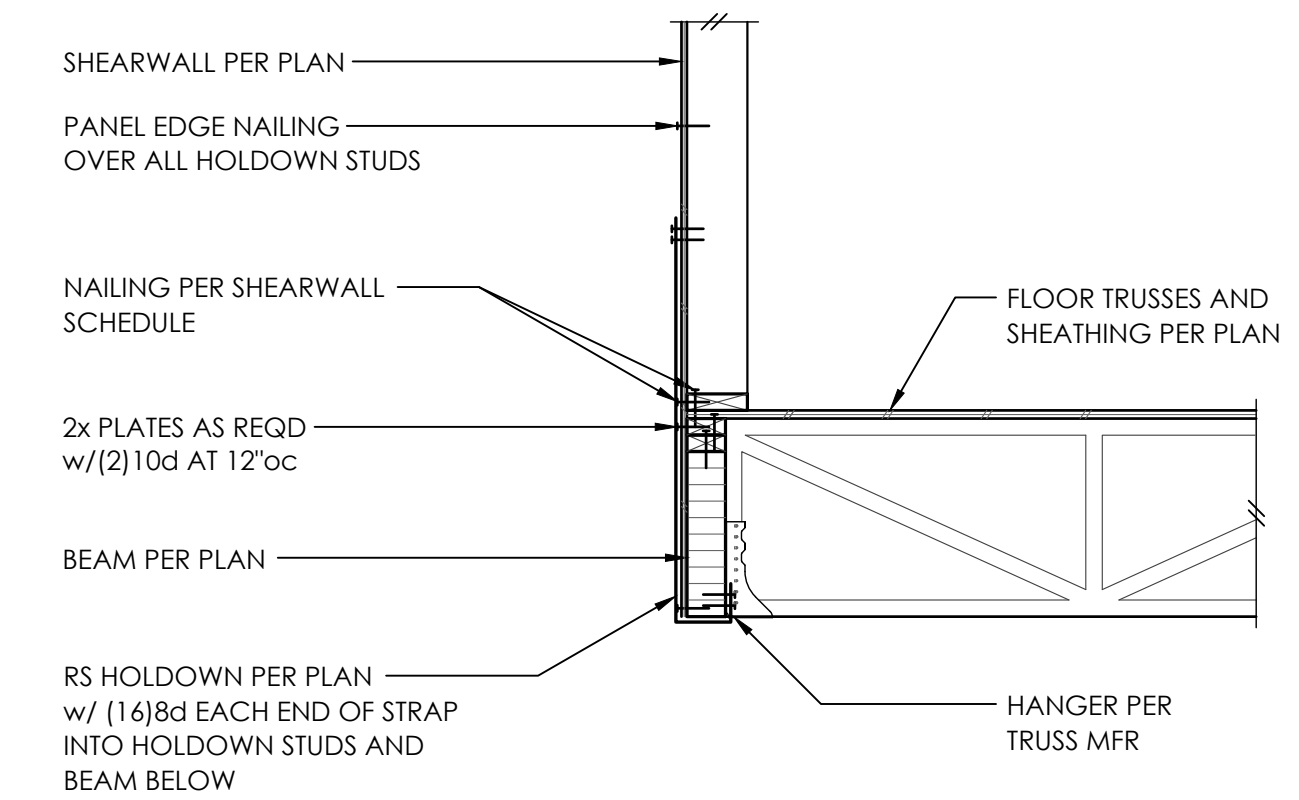
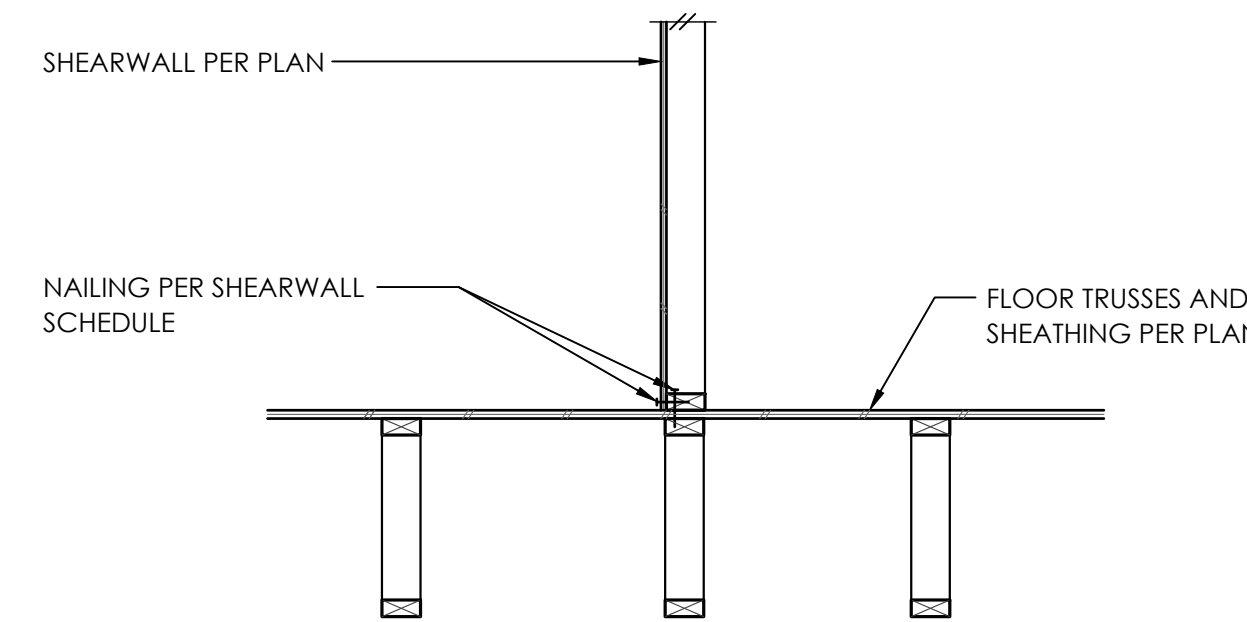
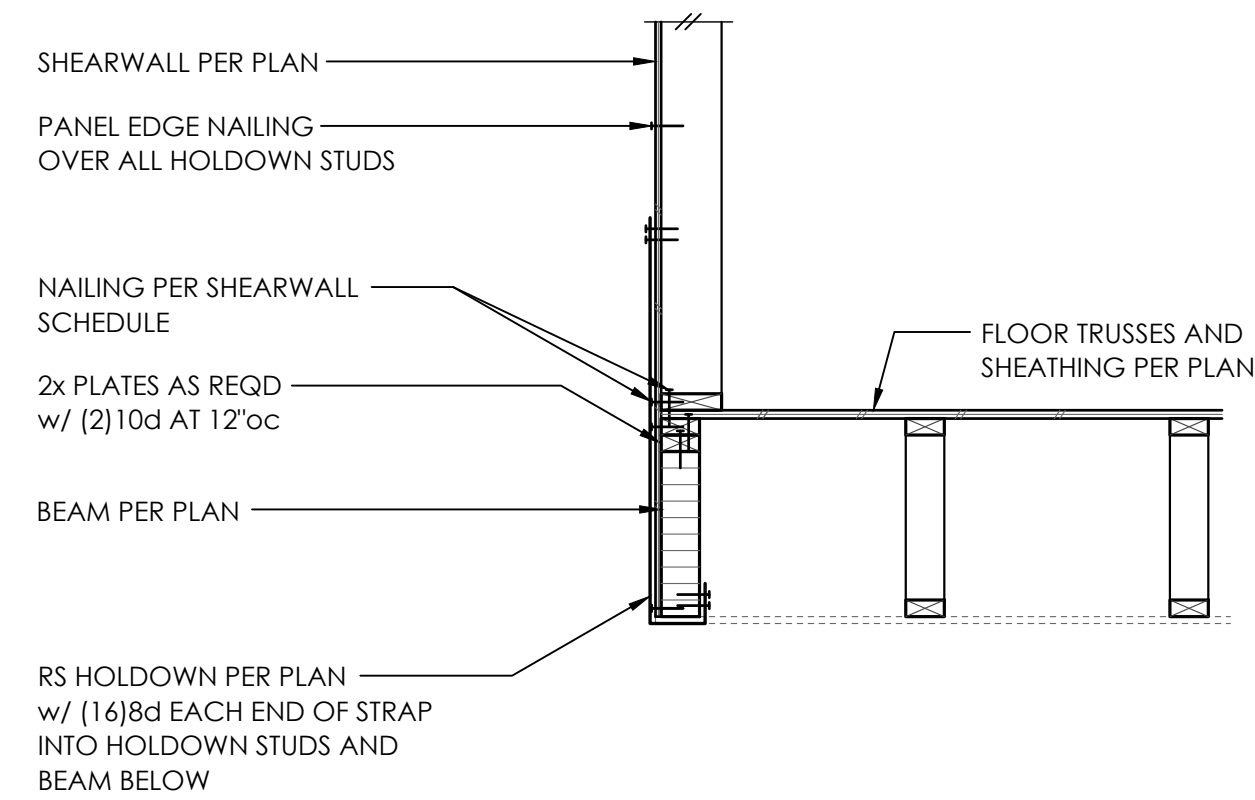


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WASHINGTON
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Combination Inspector
Date:
8/9/2023



PROJECT NO 0135.2020.20.0301
PROJECT MANAGER RAF
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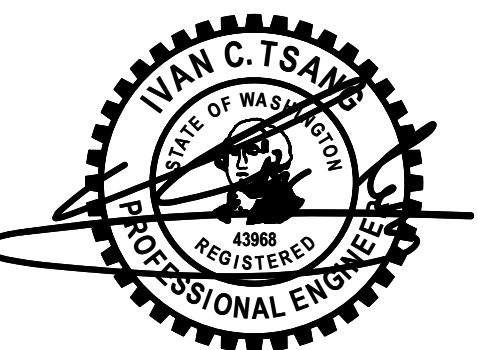
REV	DESCRIPTION	DATE
PERMIT SET		5.3.23

ARCH MAINVUE HOMES
425.646.4022

WOOD FRAMING
DETAILS

S4.1
SCALE - NTS

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WASHINGTON
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Combination I Inspector
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8/9/2023



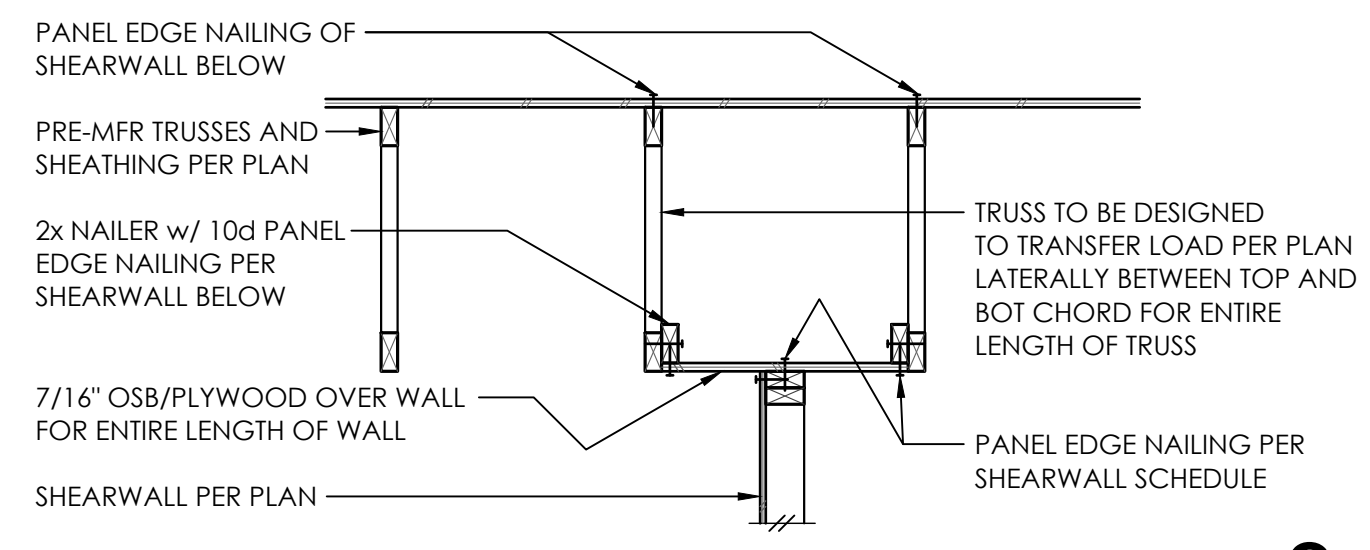
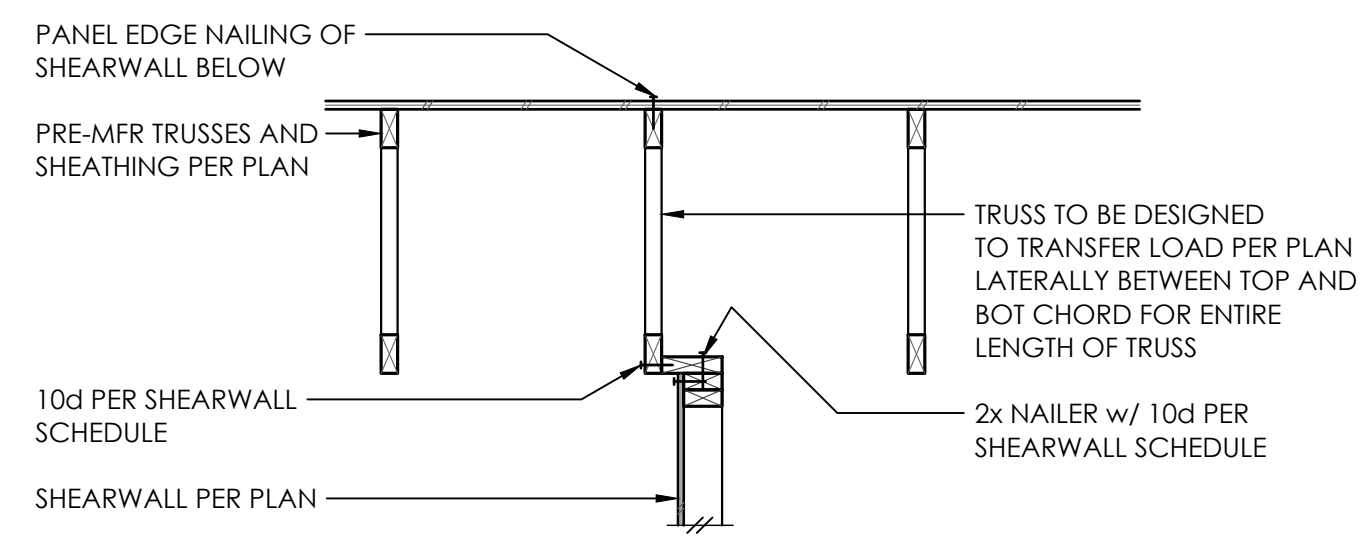
PROJECT NO 0135.2020.20.0301
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REV	DESCRIPTION	DATE
PERMIT SET		5.3.23

ARCH MAINVUE HOMES
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**WOOD FRAMING
DETAILS**

S4.2
SCALE - NTS

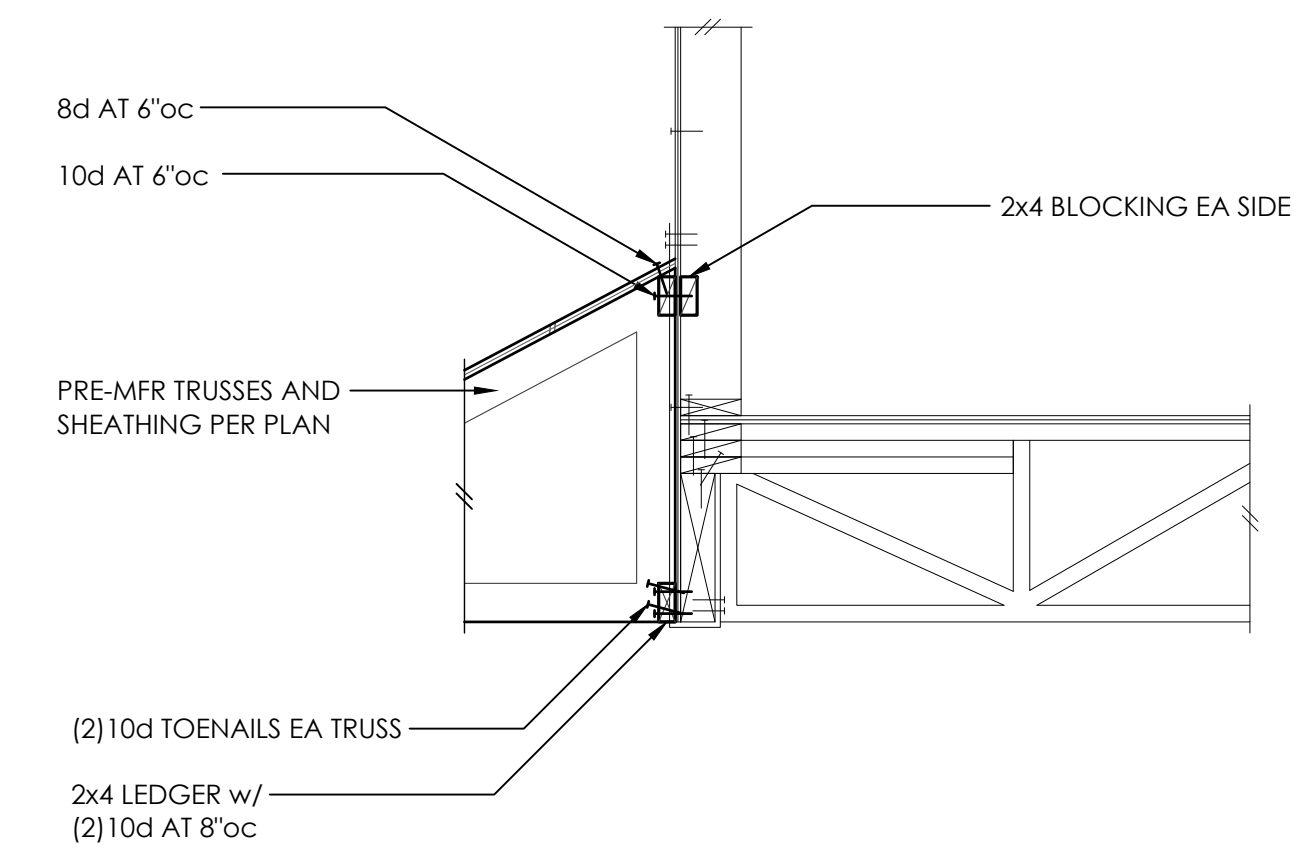


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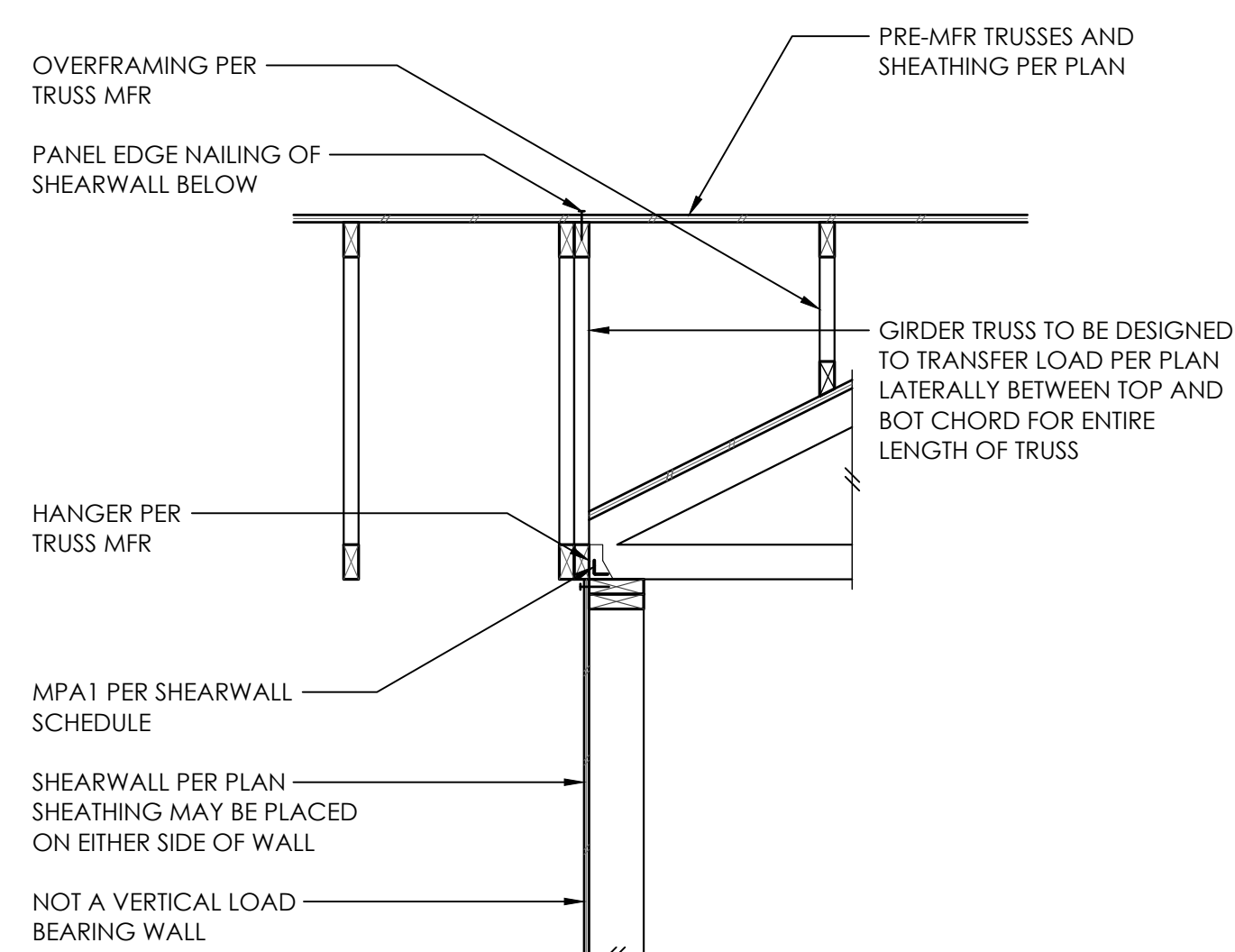
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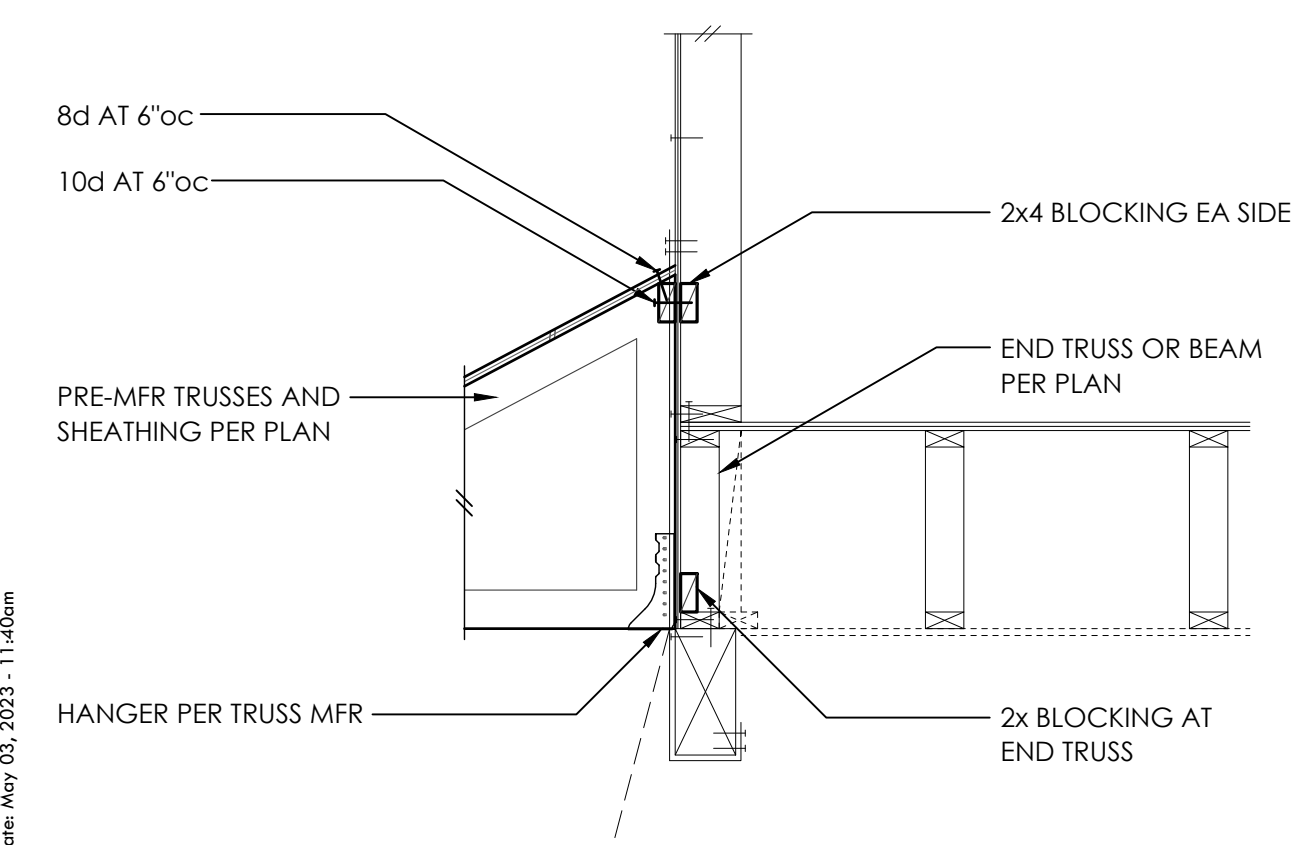
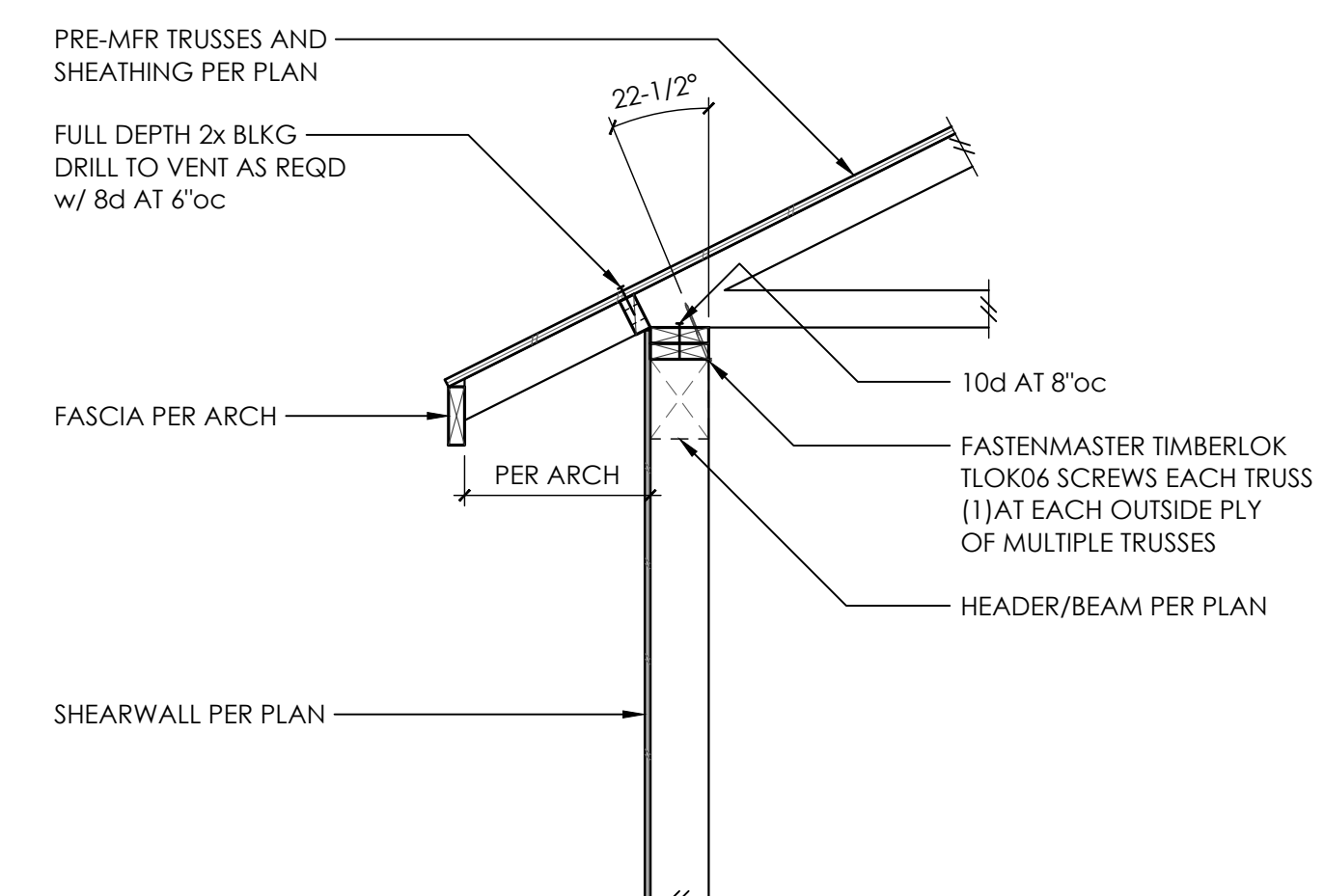
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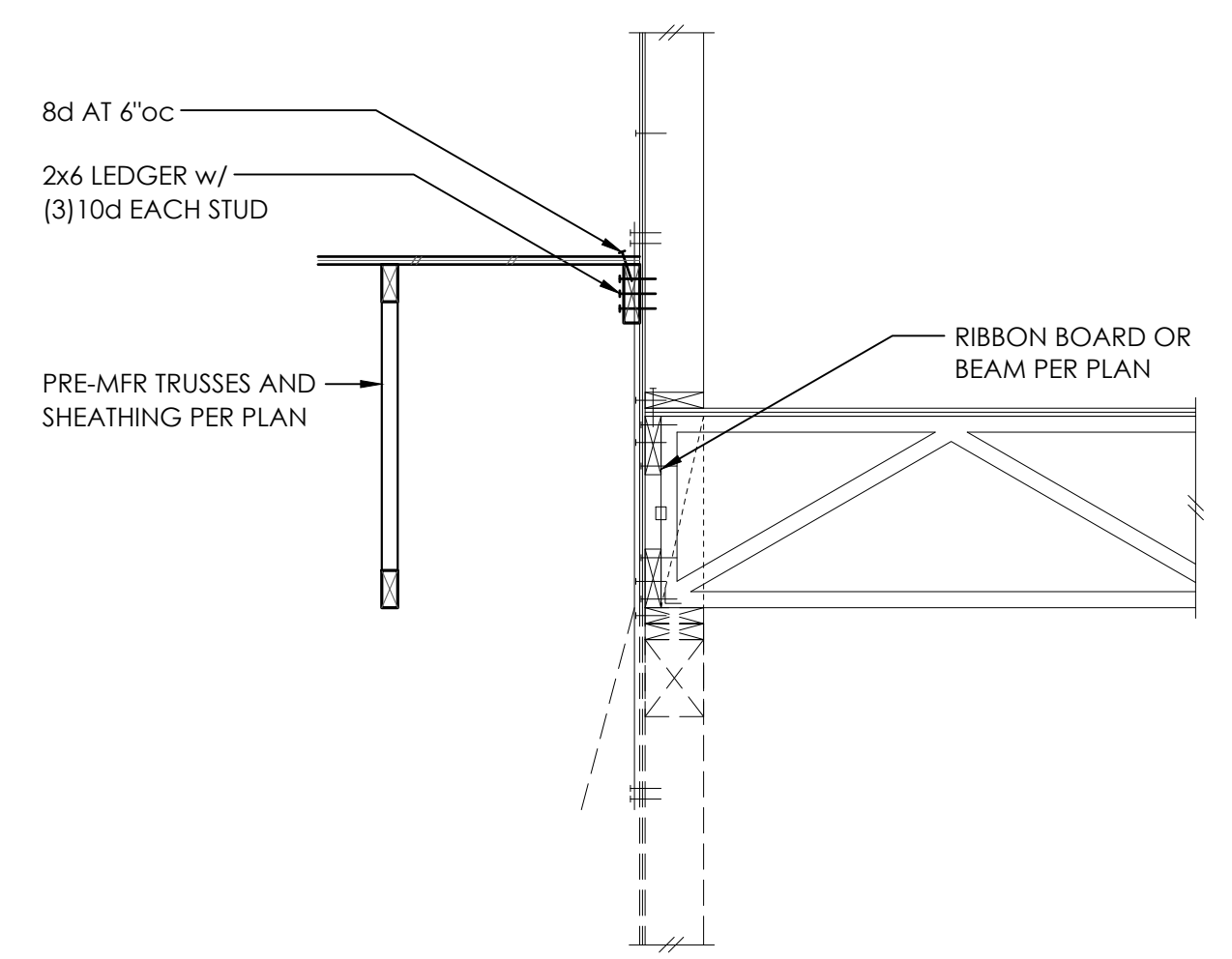
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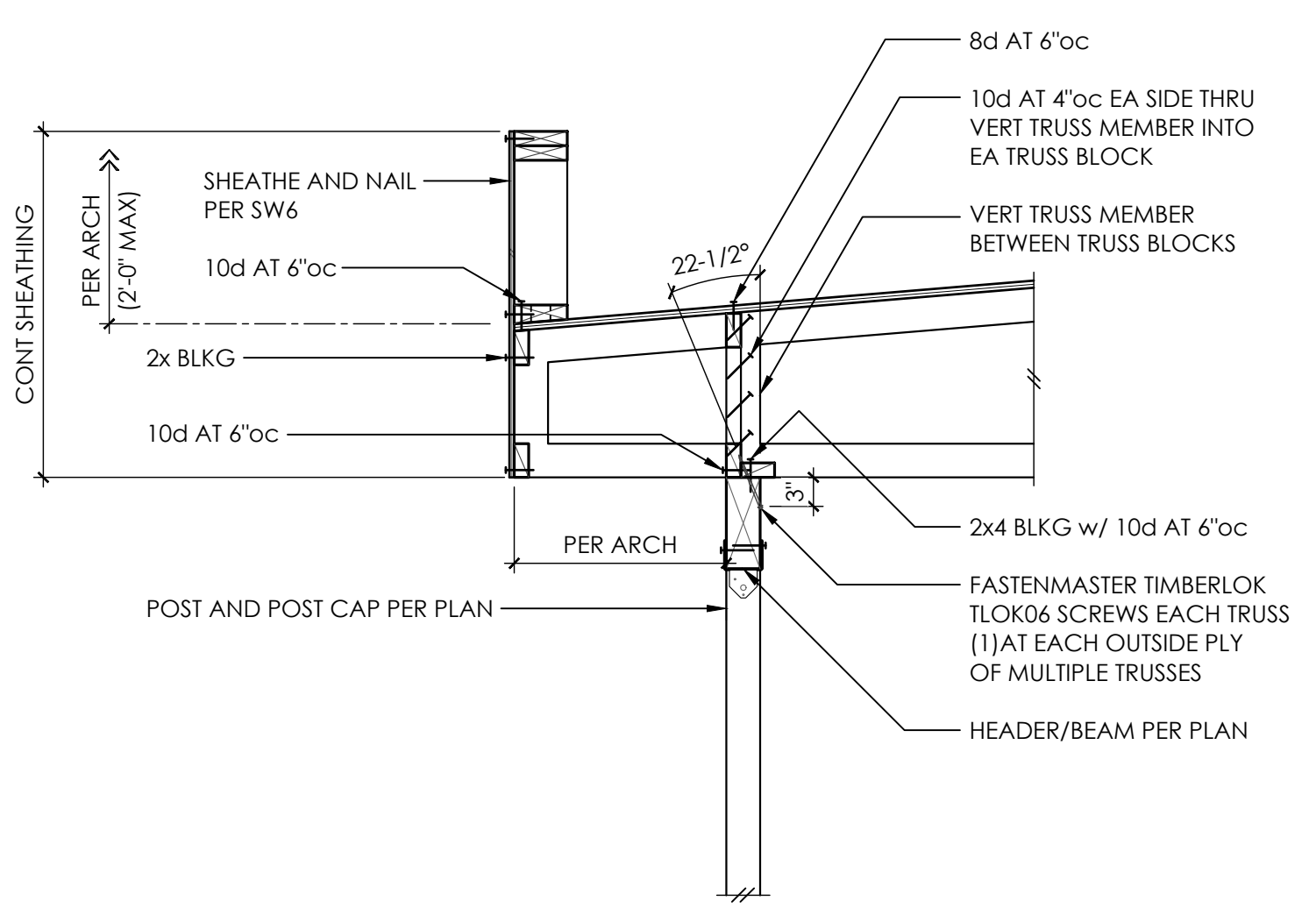
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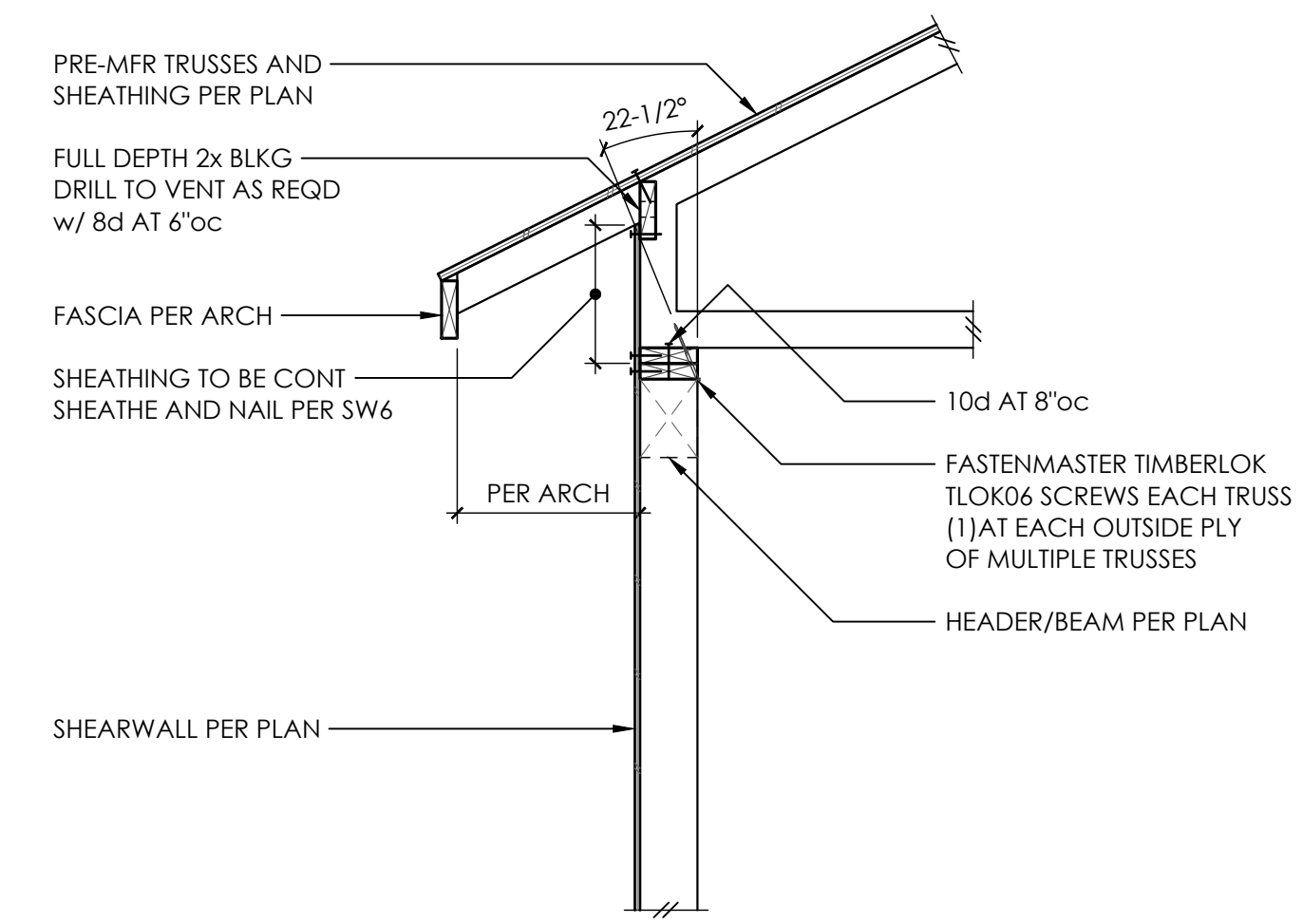
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