TOLT RIVER TERRACE PERMIT SET

5 UNIT BUILDING SET

DECEMBER 9, 2022

ABBREVIATIONS

ACOUST	acoustic(al)
ACT	acoustic ceiling tile
ADJ	adjacent
AFF	above finish floor
ALT	alternate
ALUM	aluminum
ANOD	anodized
APPL	appliance(s)
APPROX	approximate
ARCH	architectur(al)
ASPH	asphalt
BD	board
BITUM	bituminous
BK	brick
BLDG	building
BLK	block
BLKG	blocking
BM	beam
BO	by others
BOT	bottom
BRG	bearing
BSMT	basement
BTWN	between
C/PV	concrete pavers
CAB	cabinet
CHNL	channel
CJ	control joint
CLG	ceiling
CL	centerline
CLR	clear(ance)
CMU	concrete masonry unit
COL	column
CONC	concrete
CONN	connection
CONST	construction
CONT	continuous
COORD	coordinate/coordination
CPT	carpet
CT	ceramic tile
CTSK	countersink
CUFT	cubic foot
DBL	double
DEPT	department
DF	drinking fountain
DIA	diameter
DIAG	diagonal
DIM	dimension
DN	down
DR	drain/door
DS	downspout
DTL	detail
DWG(S)	drawing(s)
EA	each
EIFS	exterior insulation finish system
EJ	expansion joint
ELEC	electrical
ELEV/EL	elevation
ENCL	enclosure
ENGR	engineer(ed)
EQ	equal
EQUIP	equipment
EXH	exhaust
EXP	expansion
EXPSD	exposed
EXIST	existing
EXT	exterior
FBGL	fiberglass
FC	fiber cement
FCU	fan coil unit
FD	floor drain
FDC	fire department connection
FDN	foundation
FEC	fire extinguisher cabinets
FF	finish floor
FGRG	fiberglass-reinforced gypsum
FIN	finish(ed)
FIXT	fixture
FLR	floor(ing)
FLSH	flush
FO	face of
FR	fire resistive
FRR	fire resistive rating
FRMG	frame(ing)
FRP	fiber-reinforced plastic
FT	foot/feet
FTG	footing
FUT	future
FWC	fabric wall covering
GA	gage/gauge
GAL	gallon
GALV	galvanized
GC	general contractor
GCT	glazed ceramic tile
GEN	general
GL	glass/glazing
GYP BD	gypsum board
HDWD	hardwood
HB	hose bib
HC	handicapped
HC	hollow core
HDBD	hardboard
HDR	header
HORIZ	horizontal
HM	hollow metal
HT	height
HTG	heating
HTR	heater
ID	inside diameter
INCL	include(d)(ing)
INSUL	insulate(d)(ion)
INT	interior/intermediate
JST(s)	joists
JT(s)	joint(s)
KIT	kitchen
LAM	laminated
LAT	lateral
LAV	lavatory
LOC	location
LT	light
LTWT	light weight
LVT	luxury vinyl tile
MAS	masonry
MAX	maximum
MBR	member
MCWD	metal clad wood
MECH	mechanic(al)
MFG(R)	manufacture(r)(d)
MH	manhole
MIN	minimum
MISC	miscellaneous
MLD	molding/moulding
MPTN	movable partition system
MS	metal stud
MTD	mount(ed)
MTG	meeting
MATL	material(s)
MTL	metal
N/A	not applicable
NTS	not to scale
NIC	not in contract
NO	number
o/	over
OC	on center(s)
OCL	occupant load
OD	outside diameter
OFF	office
OH	overhang
OPNG	opening
OPP	opposite
OVHD	overhead
PARTBD	particle board
PC	precast
PC/TL	porcelain ceramic tile
PERP	perpendicular
PF	PRE-FINished
PFAB	prefabricate(d)
PL	plate
PL	property line
PLAM	plastic laminate
PLUMB	plumbing
PLYWD	plywood
PR	pair
PNT	paint
PT	pressure treated
PTN	partition
QT	quarry tile
QTR	quarter
R	radius
RB	rubber base
RD/OD	roof drain/ overflow drain
RE	reference
REC	recommend(ations)
RECPT	reception
REINF	reinforced(ing)
RQD	required
RET	retaining
RFG	roofing
RM	room
RO	rough opening
ROW	right of way
RT	rubber tile
RTG	rating
S4S	sawn four sides
SAP	suspended acoustical panel
SAT	suspended acoustical tile
SC	solid core
SCWD	solid core wood
SCHED	schedule
SEC	section
SF	square foot/feet
SHT	sheet
SIM	similar
SPDRL	spandrel
SPEC	specification(s)
SQ	square
SS	stainless steel
STA	station
STD	standard
ST/PT	stone pavers
ST/TL	stone tiles
STL	steel
STN	stain
STOR	storage
STRUCT	structural
SUPPL	supplied(er)
SUSP	suspended
SYM	symmetrical
SYST	system
T	tread
T&B	top and bottom
T&G	tongue and grove
TO	top of
TEL	telephone
TEMP	tempered
THK	thickness
THLD	threshold
TS	tube steel
TV	television
TYP	typical
UNF	unfinished
UNO	unless noted otherwise
UON	unless otherwise noted
USS	underside of structure
VAR	varies
VCT	vinyl composition tile
VERT	vertical
VEST	vestibule
VIF	verify in field
VWC	vinyl wall covering
W	wide flange beam
W/	with
W/O	without
WC	water closet
WD	wood
WH	water heater
WSCT	wainscot
WT	weight
WWF	welded wire fabric

INSULATION REQUIREMENTS

CLIMATE ZONE: 4 MARINE

ATTIC:	R-49
WALLS:	R-20 OR 13+5ci
BELOW-GRADE WALLS:	R-15/19
FLOORS:	R-30
UNHEATED SLABS:	R-10 for 24" BELOW

GENERAL NOTES

1. Contractor shall be governed by the currently adopted edition of all codes and regulations of the Town of Carnation, having jurisdiction over aspects of this construction project.
2. Written dimensions and existing conditions shall be verified in the field by the Contractor and/or their Sub-Contractors. Do not scale drawings. If further clarification is required, contact Architect and provide them with field dimensions as required to assist with clarification.
3. Any unsatisfactory or questionable conditions or discrepancy in dimensions and/or drawings and/or field measurements shall be brought to the attention of the Architect at the time that they are identified.
4. These drawings and specifications are the property and copyright of the Architect and shall not be used on any other work except by agreement with the Architect and Mainvue.
5. Duty of Cooperation: Release of these plans anticipates further cooperation among the Owner, Contractor, and Architect. Although the Architect and consultants have performed their services with due care and diligence, they cannot guarantee perfection. Any ambiguity or discrepancy discovered shall be reported immediately to the Architect. Failure to cooperate by a simple notice to the Architect shall not relieve the Contractor from responsibility for all consequences. Changes from the plans made by the GC without the consent of the Architect are unauthorized, and shall relieve the Architect of responsibility for all consequences arriving out of such changes.
6. "Builder's Plans": The Contractor warrants to the Architect that they possess the particular competence and skill in construction necessary to build this project without full engineering and architectural services, and, for the reason that the Contractor wishes to rely upon their own competence, the Contractor or Owner has restricted the Architect's scope of professional services. The construction documents provided by the limited services shall be termed "Builder's Plans" in recognition of the Contractor's sophistication. Construction will require that the Contractor adapt the "Builder's Plans" to the field conditions encountered and make logical adjustments in fit, form, dimension, and quantity that are treated only generally by the "Builder's Plans". In the event additional detail or guidance is needed by the Contractor or Owner for construction of an aspect of the project, they shall immediately notify the Architect. Failure to give a simple notice shall relieve the Architect of responsibility for the consequences.
7. The contractor shall provide the original occupant with a list of the heating, cooling, water heating, and lighting systems and conservation or solar devices installed in the building and instructions on how to use and maintain them efficiently. All warranties of all materials and equipment are to be delivered to the original occupant at completion of construction.
8. The details shown are intended to further illustrate the visual design concept and the minimum weather protection for this project. The general contractor shall incorporate the requirements of the local building codes, structural considerations, trade association manuals, publications and recommendations, and the manufacturer's written instructions for complete construction of details. All possible field conditions which may be encountered are not necessarily described. Field conditions encountered which require clarification shall be brought to the Architects attention.
9. Mechanical ventilation for toilet compartment, bathrooms, and laundry rooms shall be capable of providing the required ventiliation per IRC - M1507.
10. Exhaust vent for clothes dryer to be vented to the outside. The duct is to be smooth metal and have a backdraft damper. The duct shall be provided with an in-line blower capable of discharging to the exterior, if required per IRC - M1507.
11. Vent all exhaust fans to exterior. Provide rain caps and flashing as required.
12. Center water closets in the space provided, or in location indicated. Maintain a minimum of 15" from finished vertical spaces to center of water closet.
13. Dwelling/Garage separation shall meet the requirements of IRC R302.6 with opening protection per R302.5.1
14. Specified walls in garage to be insulated and finished with 1/2" gypsum board on each side. All beams, columns and structural members to be covered with 1/2" gypsum board. Garage ceilings beneath habitable rooms to be covered with 5/8" Type 'X' gypsum board. Mud and tape all joints.
15. All exterior doors leading to unheated areas to be weather-stripped and have thresholds.
16. Flash all exterior openings, wood trim members, roof/wall intersections, and material transitions with approved corrosion resistant flashing material, per IRC R703.8 and R903.2.
17. Egress windows to have a maximum sill height of 44", a minimum vertical opening of 24", a minimum horizontal opening of 20", and a minimum of 5.7 sq. ft. of open area per IRC R310.1.
18. Glazing in hazardous locations as defined by the code shall meet the requirements of IRC R308.3 and R308.4.
19. Provide cement board adjacent to plumbing fixtures, walls in utility rooms and bathrooms, and at all walls finished with ceramic tile.
20. All angles are to be 45° unless noted otherwise.
21. All products shall be installed per manufacturer's instructions.
22. The Contractor shall include any work required to make the end result building operative and occupiable. If equipment, material and/or intent are not detailed in drawings or specifications but are obviously required as industry standard for operative conditions, this work shall be included in base bid.
23. Do not use cadmium or cadmium plated products or products containing cadmium for work in place.
24. Do not use asbestos or asbestos containing products for work in place. Contractor shall not cut, drill, remove, or otherwise disturb any material, equipment, construction, etc., if it is thought to contain any hazardous material. If material, equipment, construction, etc., is encountered which appears to, or is likely to contain hazardous materials, notify Owner immediately.
25. Electrical equipment shall be certified as containing no PCB's.
26. Typographical errors or errors of spelling shall be brought to the Architect's attention for clarification. Interpretation of the meaning of mistyped or misspelled words without clarification from the Architect will be done by the Contractor with acceptance of responsibility for that interpretation and all consequences arriving therefrom.
27. Note: All dimensions to face of foundation or face of stud, typ. u.n.o. - All masonry dimensions indicated are nominal dimensions.
28. The term "provide" as used herein shall mean that Contractor shall furnish and install said item, construction, equipment, materials, etc., for a complete, finished installation.

GRAPHICS STANDARDS

CONCRETE	BATT INSULATION	ROUGH WOOD
UNDISTRIBUTED EARTH OR COMPACTED FILL	RIGID INSULATION	PLYWOOD
POROUS FILL	METAL	GYP BOARD
BRICK OR STONE MASONRY	WOOD FINISH	GLASS (IN ELEVATION)

ROOM NAME OR **ROOM NAME** XXX CLG. — ROOM NAME/NUMBER CEILING HEIGHT

DRAWING NUMBER 2 / SHEET NUMBER A101 — ENLARGED DETAIL

DRAWING NUMBER 2 / SHEET NUMBER A101 — DETAIL TAG

DRAWING NUMBER 2 / SHEET NUMBER A101 — ELEVATION TAG

DRAWING NUMBER 2 / SHEET NUMBER A101 — WALL SECTION TAG

2 A101 — DRAWING NUMBER 2 / SHEET NUMBER A101 — BUILDING SECTION TAG

FOS — CENTERLINE OF UNIT DEMISING WALL — UNIT DEMISING WALL GRID

? — KEYNOTE

XXXX — WINDOW TYPE

101A — DOOR NUMBER

X — PARTITION TYPE

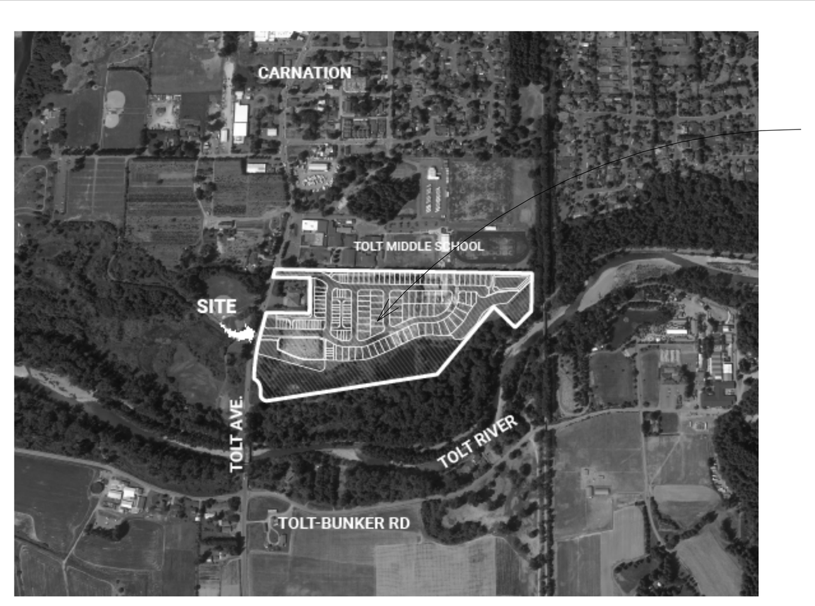
100'-0" T.O. SLAB — ELEVATION SYMBOL

DRAWING REFERENCE: SEE 2/A200 INDICATES REFER TO DRAWING 2 ON SHEET A200

WINDOW / DOOR REFERENCE:'3068' INDICATES A 3'-0" WIDE BY 6'-8" HIGH DOOR.

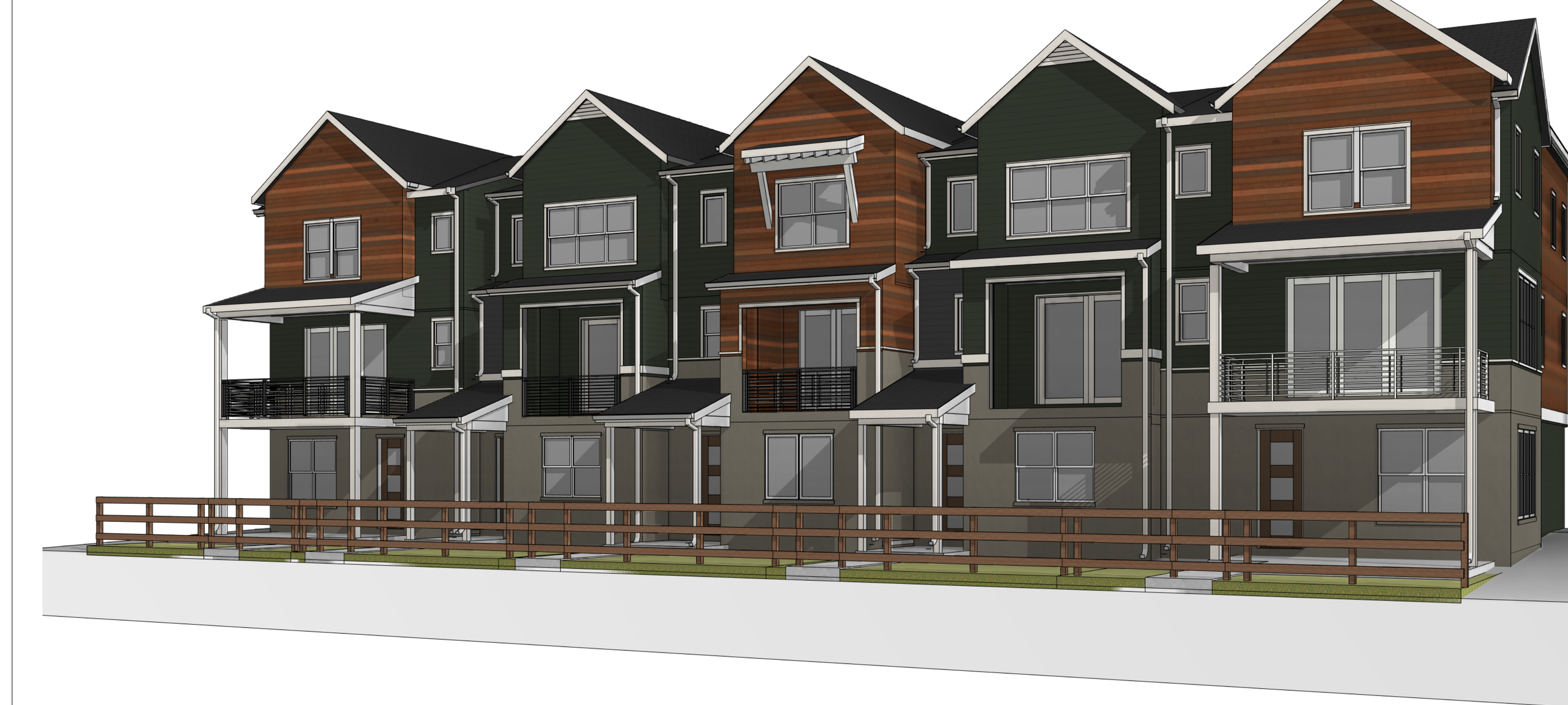
'2660" SH' BY A WINDOW INDICATES A 2'-6" WIDE BY 6'-0" HIGH WINDOW THAT IS A SINGLE HUNG.
SH = SINGLE HUNG FX = FIXED GLASS
SL = SLIDER
(OG) = OBSCURE/FROSTED GLAZING (T) = TEMPERED GLAZING

VICINITY MAP



PROJECT LOCATION

CONCEPTUAL RENDERINGS - NTS



5 UNIT BUILDING - E, C, D, C, E

CODE SUMMARY

Town of Carnation Adopted Codes:
2018 International Building Code & Amendments
2018 International Mechanical Code & Amendments
2018 International Plumbing Code & Amendments
2018 International Energy Conservation Code & Amendments
2018 International Residential Code & Amendments
2018 International Fire Code & Amendments
2018 International Fuel Gas Code & Amendments
2018 Liquified Petroleum Gas Code (NFPA 58)
2018 Uniform Plumbing Code
2020 National Electrical Code, Washington Cities Electrical Code

R302.1 - Exterior Walls - No fire-resistance rating is required when exterior walls have a fire separation distance greater than 5 feet. 1 hour fire-resistance rating required when exterior walls have a fire separation distance less than 5 feet.
R302.2 - Common Walls - Common walls separating townhouses shall not be less than a 2-hour fire-resistance rated wall assembly when a fire sprinkler system is not provided.
R302.2.1 - Continuity - The Fire resistance rated wall or assembly separating townhouses shall be continuous from the foundation to the underside of the roof sheathing, deck, or slab. The fire-resistance rating shall extend the full length of the wall or assembly, including wall extensions through and separating attached enclosed accessory structures.
R311.3.2 - Floor Elevations for Exterior Doors - Doors other than the required egress door shall be provided with landings or floors not more than 7 3/4" below the top of the threshold.
Exception: A landing is not required where a stairway of two or fewer risers is located on the exterior side of the door, provided the door does not swing over the stairway.

R313.1 - Automatic Fire Sprinkler System
An automatic residential fire sprinkler system shall be installed in townhouses.
R313.2.1 Design and Installation
Automatic residential fire sprinkler systems shall be designed and installed in accordance with Section P2904 or NFPA 13D.

R320 - Accessibility
R320.1 - Scope - Where there are four or more dwelling units or sleeping units in a single structure, the provisions of Chapter 11 of International Building Code for group R-3 shall apply; however:
Per IBC Chapter 11:
1107.7.2 - A multistory dwelling or sleeping unit which is not provided with an elevator service is not required to be a type B unit.

Radon Mitigation - IRC Appendix F
AF103.2 - Subfloor Preparation - A layer of gas-permeable material shall be placed under all concrete slabs and other floor systems that directly contact the ground and are within the walls of the living spaces of the building, to facilitate future installation of subslab depressurization system, if needed. The gas-permeable layer shall consisist of one of the following:
1. A uniform layer of clean aggregate, not less than 4" thick. The aggregate shall consist of material that will pass through a 2-inch sieve and be retained by a 1/4" sieve.
2.A uniform layer of sand (native or fill), not less than 4" thick, overlain by a layer or strips of geotextile drainage matting designed to allow the lateral flow of soil gases.
3. Other materials, systems, or floor designs with demonstrated capability to permit depresurization across the entire subfloor area.

PROJECT DIRECTORY

OWNER/BUILDER:

MainVue WA LLC
1110 112th Ave NE, Suite 202
Bellevue, WA 98004
tel. 425-646-4022
Contact: Allison Rothstein

ARCHITECT:

DTJ Design, Inc.
3101 Iris Ave.
Boulder, CO 80301
tel. 303-443-7533
email. dwilliams@dtjdesign.com
Contact: Dave Williams

CIVIL ENGINEER:

Barghausen Consulting Engineers, Inc.
18215 72nd Ave. South
Kent, WA 98032
tel. 425-251-6222
Contact: Barry Talkington

STRUCTURAL ENGINEER:

Malsam Tsang Strutural Engineering
122 S Jackson St
Suite 210
Seattle, WA 98104
206.789.6038
Email: IvanT@malsam-tsang.com
Contact : IVAN TSANG

SHEET INDEX - Permit

2018 State Energy Code - Residential Single Family - New & additions Summary of Table R406.2 and 406.3		
System Type	**Description of Primary Heating Source**	**Credits**
4	Ductless mini-split heat pump system in accordance with Section R403.7.1	0.5
Energy Options	**Description of Energy Credit**	**Credits**
1.3	Efficient building envelope	0.5
2.3	Air Leakage Control and Efficient Ventilation	1.5
Heating Options	**Description of Fuel Normalization**	**Credits**
3.4	High Efficiency HVAC	2
5.5	High Efficiency Water Heating	2
Total Credits		**6.5**

1

DTJ DESIGN
DTJ DESIGN, INC
3101 IRIS AVE, SUITE 130
BOULDER, CO 80303
P 303.443.7533
F 303.443.7534
WWW.DTJ DESIGN.COM

11919 REGISTERED ARCHITECT
12-9-2022
DAVID SCOTT WILLIAMS
STATE OF WASHINGTON

TOLT RIVER TERRACE
MAINVUE HOMES
TOWNHOME MASTER UNIR SET FOR PERMIT
CARNATION, WA

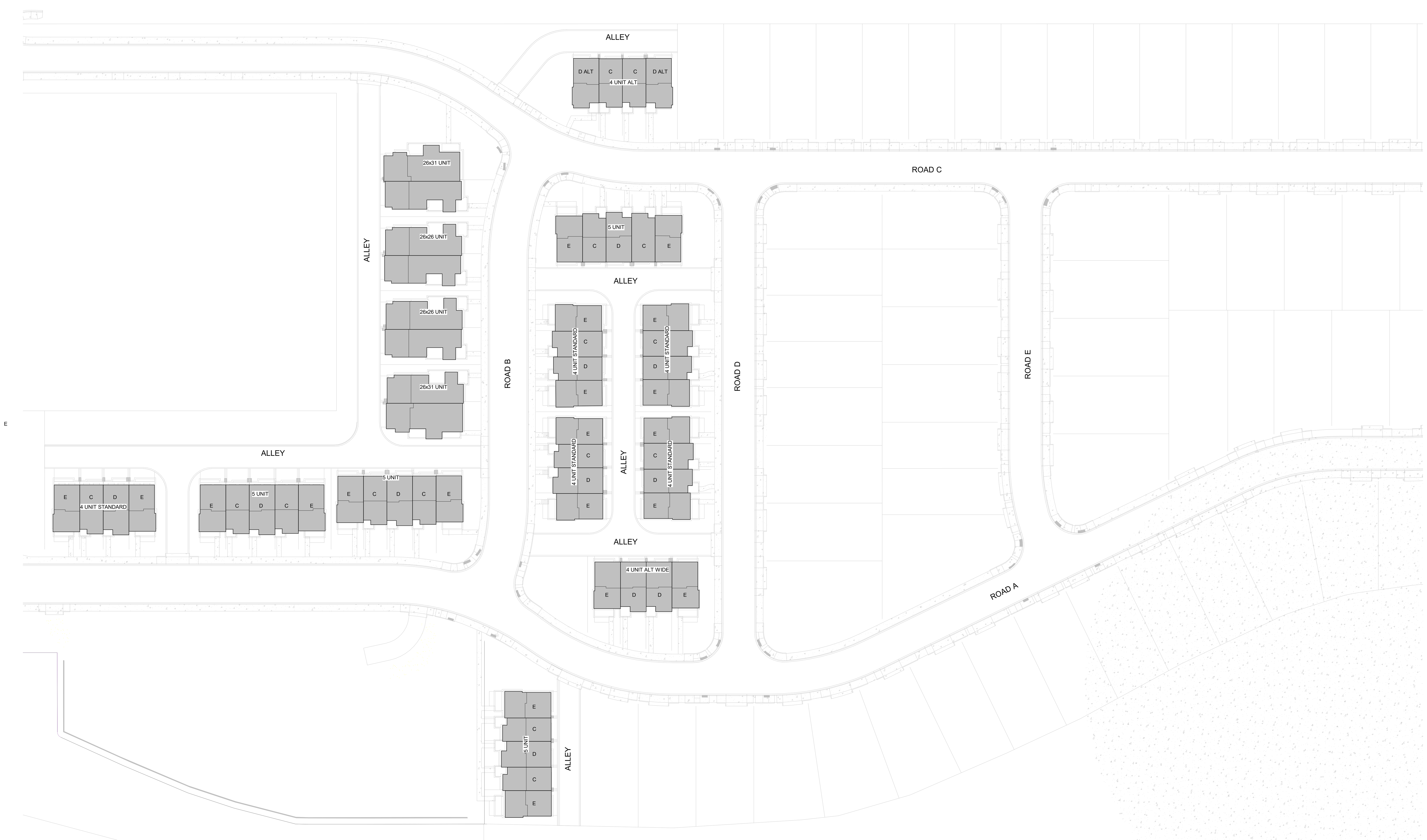
Reviewed for 2018 Building Code Compliance
9/18/23
Building Plan Review by
SAFEbuilt

DRAWN BY:	MB, EK, NA
CHECKED BY:	DR
PROJECT NO:	2019044.2
ISSUE DATE:	12/09/2022
REVISIONS:	1 07/14/2023
SHEET TITLE:	COVER
SHEET NUMBER:	A000

SITE PLAN NOTES

1. CONTRACTOR TO CONFIRM FINAL F.F.E. FOR EACH BUILDING WITH CIVIL PRIOR TO CONSTRUCTION.
2. ALL DIMENSIONS ARE TO EXTERIOR FACE OF FINISH U.N.O.
3. VERIFY VISITABLE LOCATION w/ CIVIL
4. PROVIDE SOLID DRAINAGE DIVERTER BELOW DOWNSPOUTS WHERE THEY OCCUR

Building Type	UNIT MAKE UP	PG #	Qty	Total Units	23' Wide	22' Wide	20' Wide
5 Unit	E, C, D, C, E	A500-A506	4	20	8	4	8
4 Unit Standard	E, C, D, E	A600-A606	5	20	10	5	5
4 Unit ALT	D Alt, C, C, D Alt	A750-A756	1	4	0	2	2
4 Unit ALT Wide	E, D, D, E	A700-A706	1	4	2	2	0
26'x26' Unit	A, A	A800-A806	2	4	0	0	0
26'x31'Unit	A, B	A900-A906	2	4	0	0	0
Total			**15**	**56**	**20**	**13**	**15**
					35.7%	**23.2%**	**26.7%**



1 A001 OVERALL ARCHITECTURAL SITE PLAN
SCALE: 1" = 50'-0"

Scale: 1" = 50'- 0"
0' 25'-0" 50'-0" 100'-0"
North

DTJ DESIGN
DTJ DESIGN, INC
3101 IRIS AVE, SUITE 130
BOULDER, CO 80303
P 303.443.7533
F 303.443.7534
WWW.DTJ DESIGN.COM

11919 REGISTERED ARCHITECT
12.9.2022
DAVID SCOTT WILLIAMS
STATE OF WASHINGTON

TOLT RIVER TERRACE

MAINVUE HOMES
TOWNHOME MASTER UNIR SET FOR PERMIT
CARNATION, WA

Reviewed for
2018 Building Code Compliance
9/18/23
Building Plan Review by
SAFEbuilt

DRAWN BY:	MB, EK, NA
CHECKED BY:	DR
PROJECT NO:	2019044.2
ISSUE DATE:	12/09/2022
REVISIONS:	

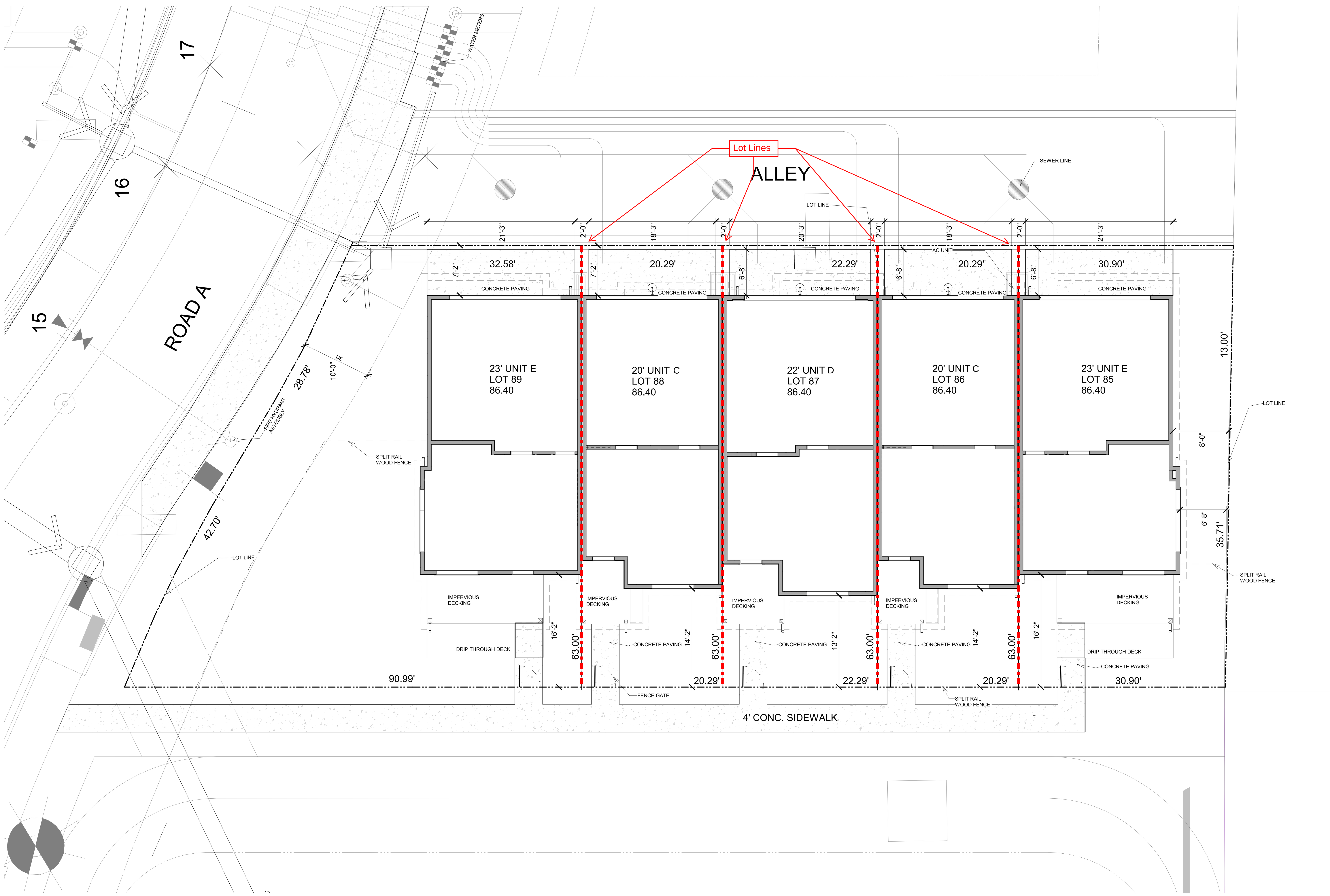
SHEET TITLE:
OVERALL ARCHITECTURAL SITE PLAN

SHEET NUMBER:
A001

SITE PLAN NOTES

1. CONTRACTOR TO CONFIRM FINAL F.F.E. FOR EACH BUILDING WITH CIVIL PRIOR TO CONSTRUCTION. F.F.E SHOWN ON PLANS FOR REF ONLY
2. ALL DIMENSIONS ARE TO EXTERIOR FACE OF FINISH U.N.O.
3. VERIFY VISITABLE LOCATION w/ CIVIL
4. ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY. SEE APPROVED SITE PLAN APPLICATION PACKAGE DATED 9/26/22
5. PROVIDE SOLID DRAINAGE DIVERTER BELOW DOWNSPOUTS WHERE THEY OCCUR

LOT 85-89 TOTAL AREA	= 9,033 S.F.
IMPERVIOUS AREA	= 5,921 S.F. (65.5%)
BUILDING FOOTPRINT	= 5,326 S.F.
OTHER	= 595 S.F.
PERVIOUS AREA	= 3,112 S.F. (34.5%)
LOT 85-89 BULIDING HEIGHT	= 37' 2



1 A002 ARCHITECTURAL SITE PLAN
SCALE: 1/8"=1'-0"

Scale: 1/8" = 1'- 0"
0' 4'-0" 8'-0" 16'-0"
North

DTJ DESIGN
DTJ DESIGN, INC
3101 IRIS AVE, SUITE 130
BOULDER, CO 80303
P 303.443.7533
F 303.443.7534
WWW.DTJ DESIGN.COM

11919 REGISTERED ARCHITECT
12.9.2022
DAVID SCOTT WILLIAMS
STATE OF WASHINGTON

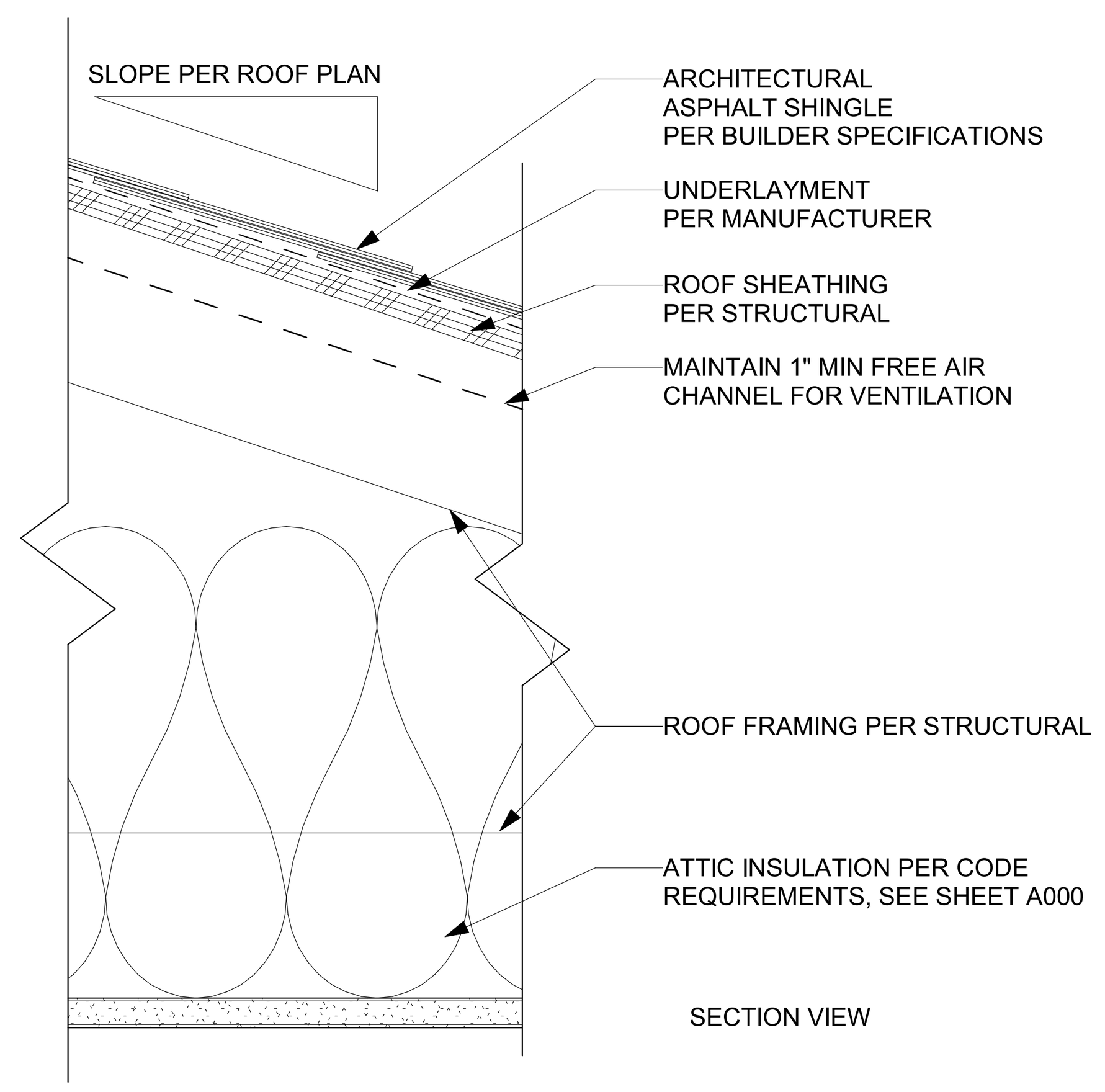
TOLT RIVER TERRACE
MAINVUE HOMES
TOWNHOME MASTER UNIR SET FOR PERMIT
CARNATION, WA

Reviewed for
2018 Building Code Compliance
9/18/23
Building Plan Review by
SAFEbuilt

DRAWN BY:	MB, EK, NA
CHECKED BY:	DR
PROJECT NO:	2019044.2
ISSUE DATE:	12/09/2022
REVISIONS:	

SHEET TITLE:
ARCHITECTURAL SITE PLAN

SHEET NUMBER:
A002



SECTION VIEW

ASSEMBLY

L

3" = 1' 0"

NOT USED

ASSEMBLY

I

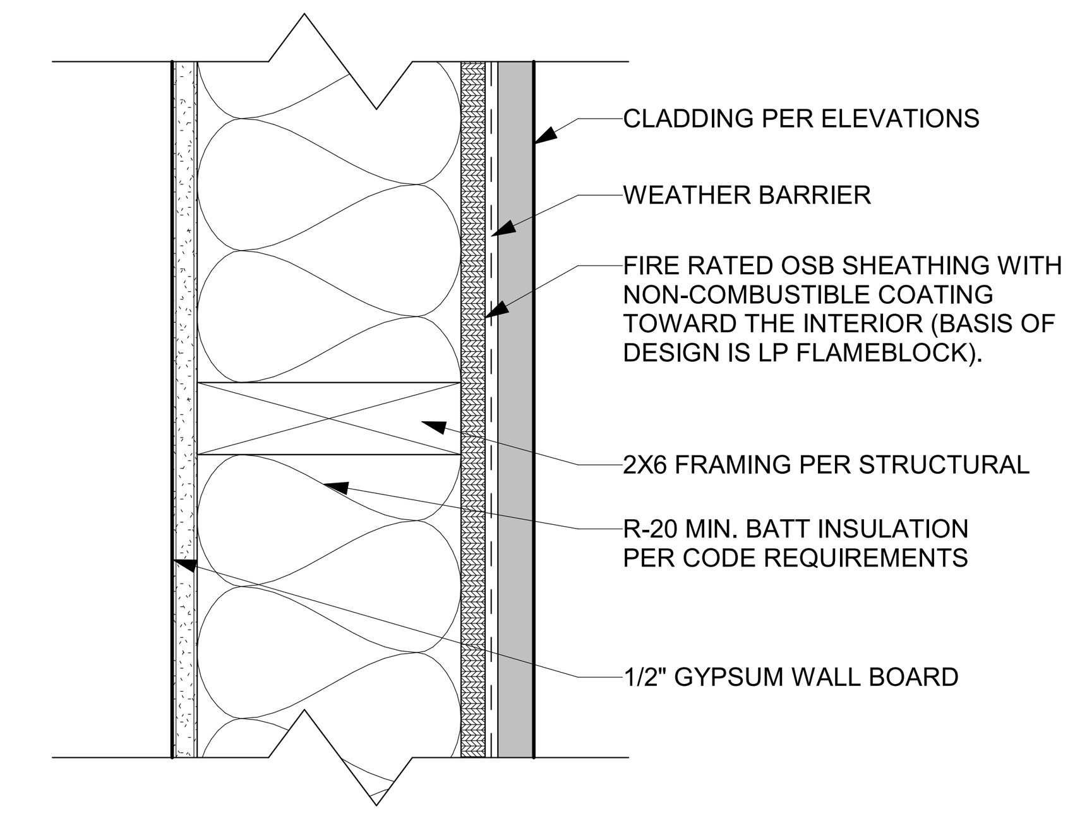
3" = 1' 0"

NOT USED

ASSEMBLY

F

3" = 1' 0"

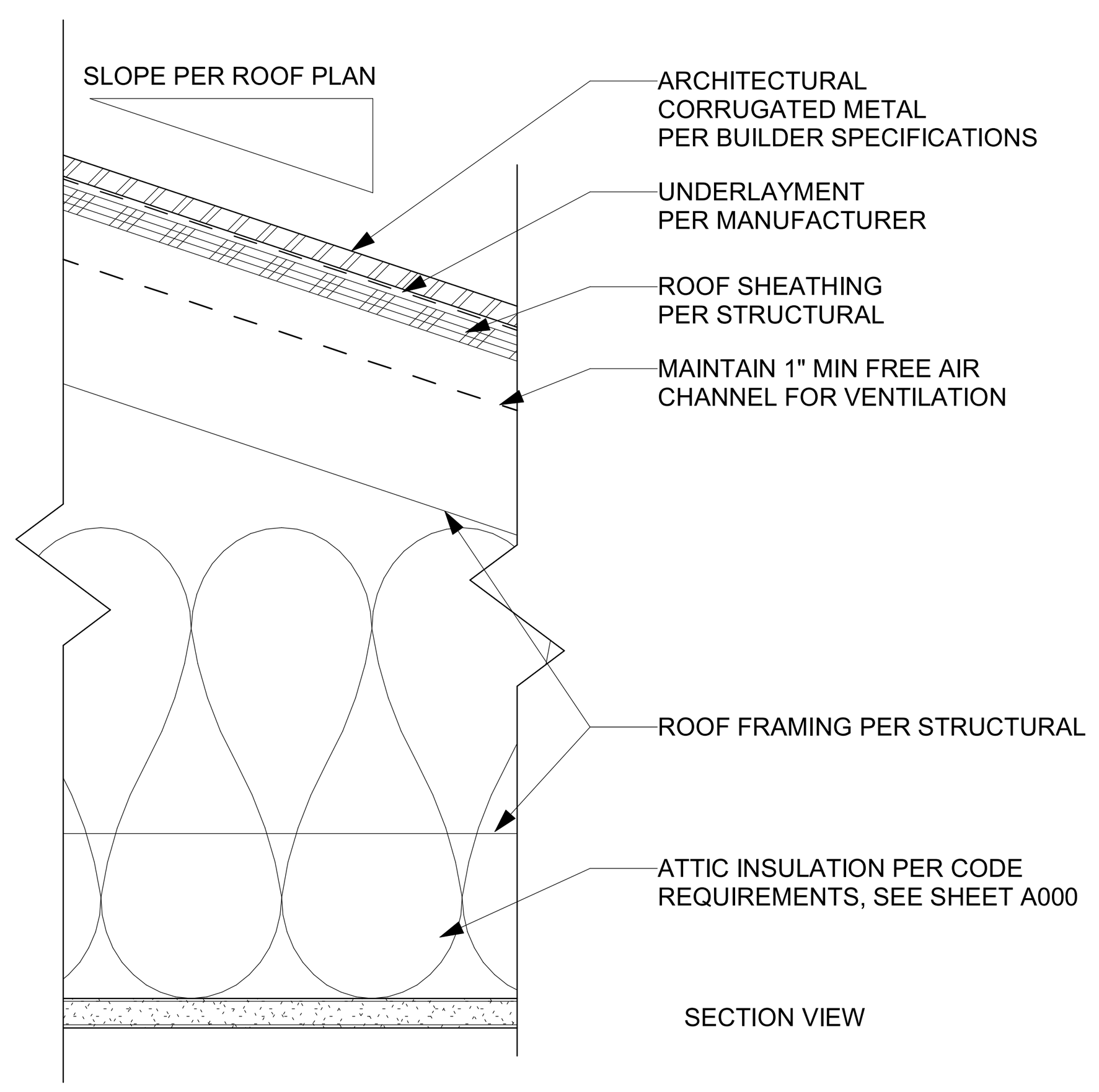


SEPARATION REQ'D
FROM GARAGE TO
HABITABLE SPACE

ASSEMBLY

C

3" = 1' 0"

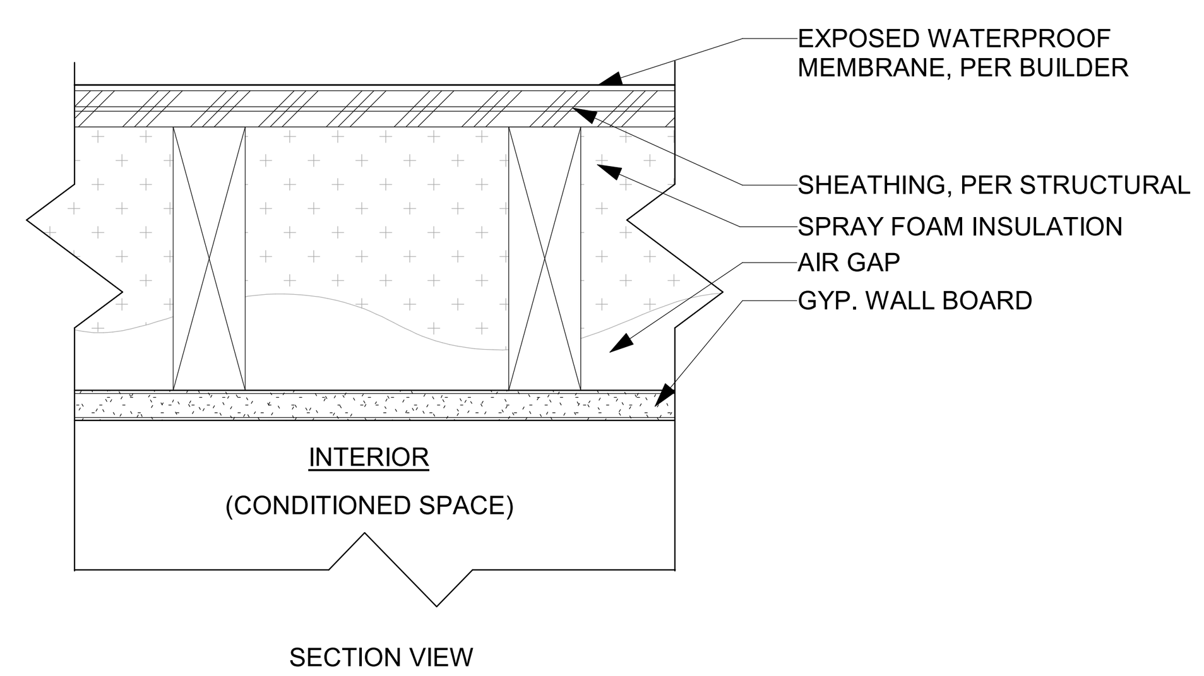


SECTION VIEW

ASSEMBLY

K

3" = 1' 0"

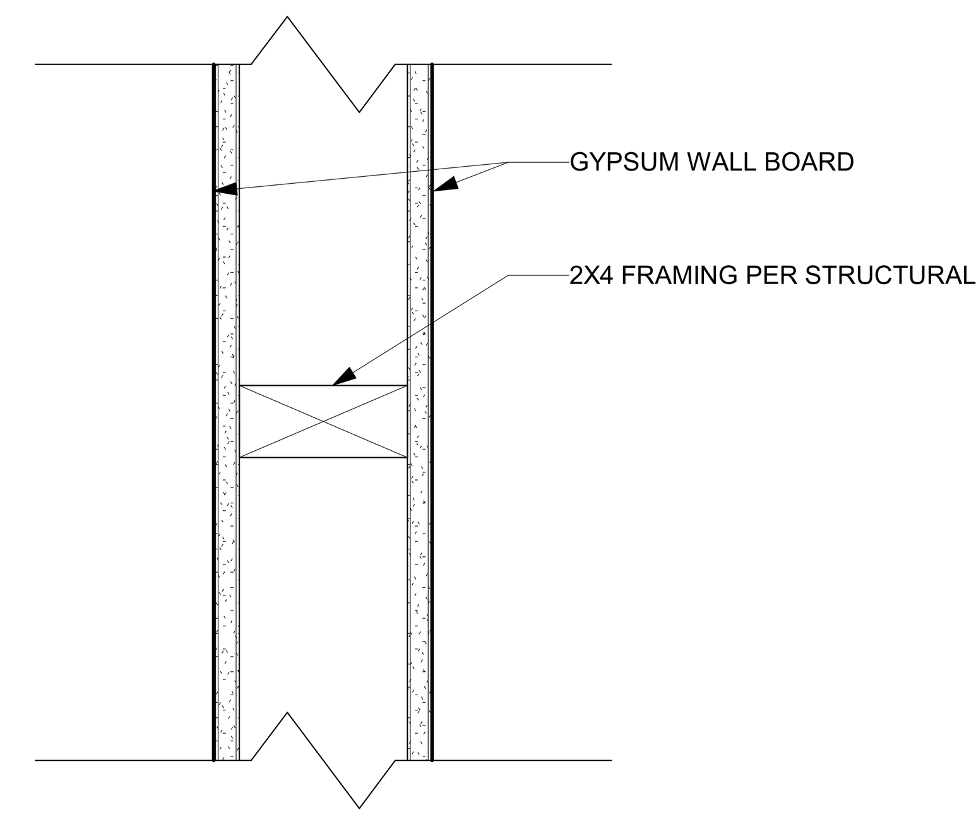


SECTION VIEW

ASSEMBLY

H

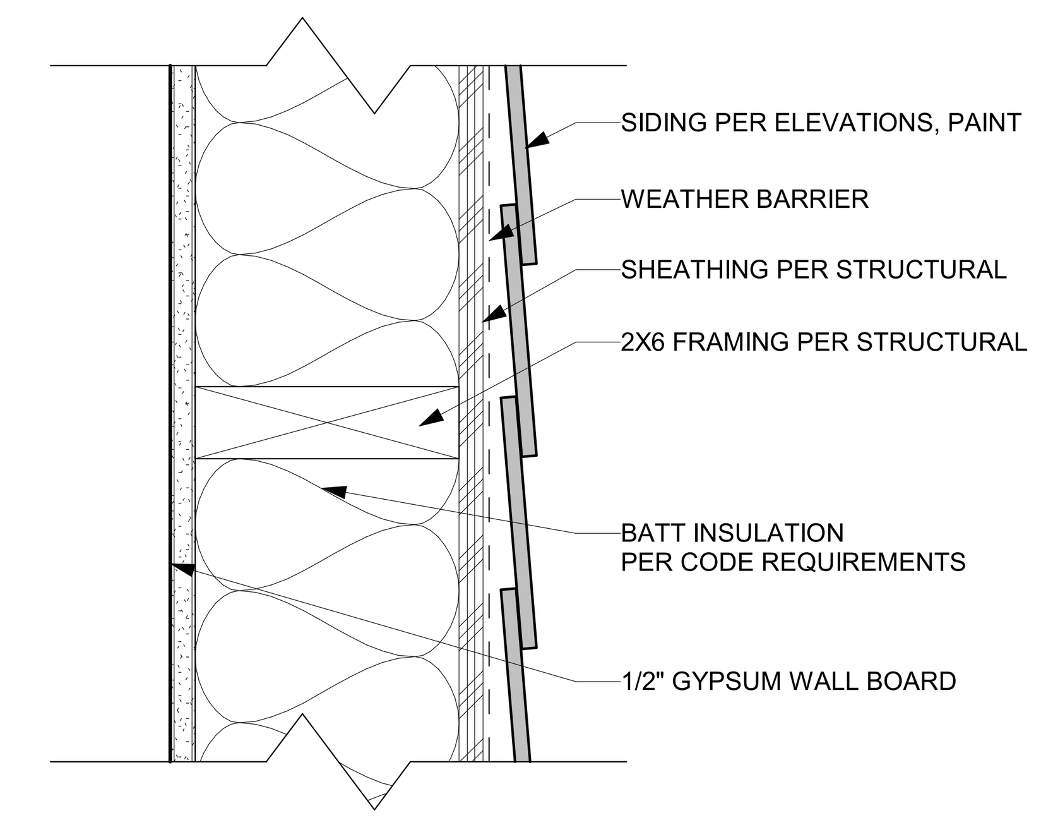
3" = 1' 0"



ASSEMBLY

E

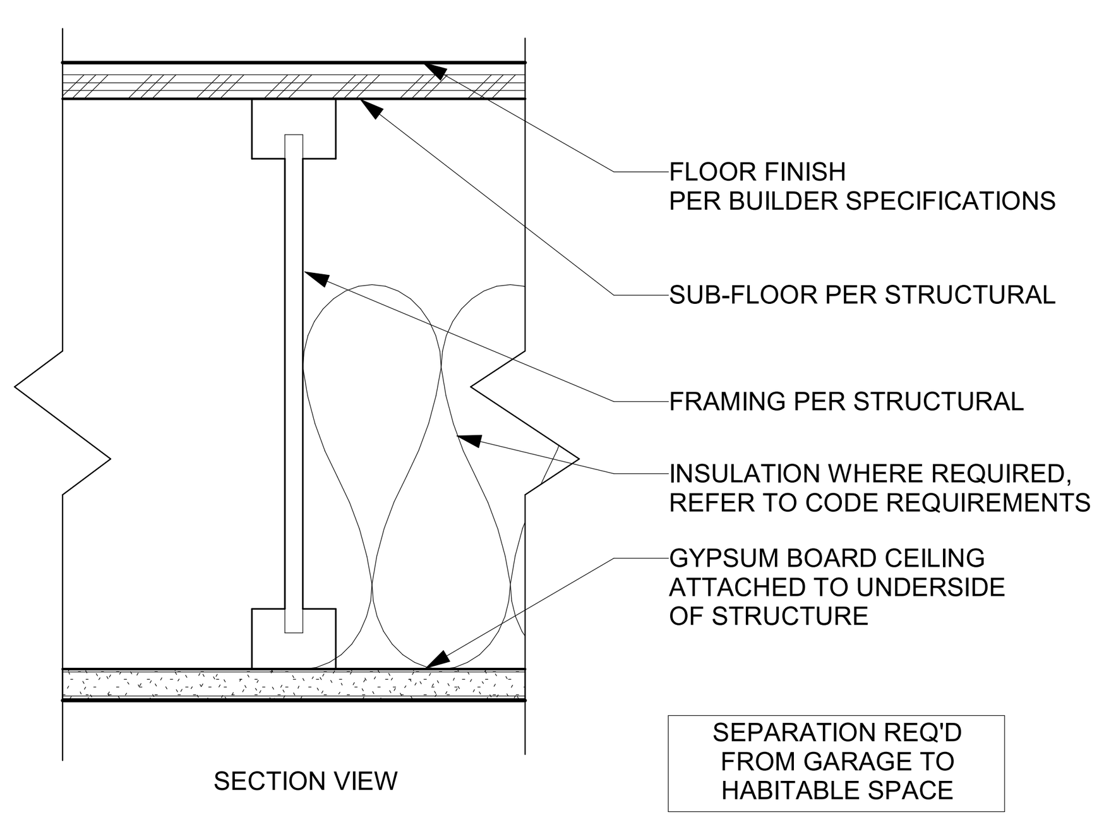
3" = 1' 0"



ASSEMBLY

B

3" = 1' 0"



SECTION VIEW

SEPARATION REQ'D
FROM GARAGE TO
HABITABLE SPACE

ASSEMBLY

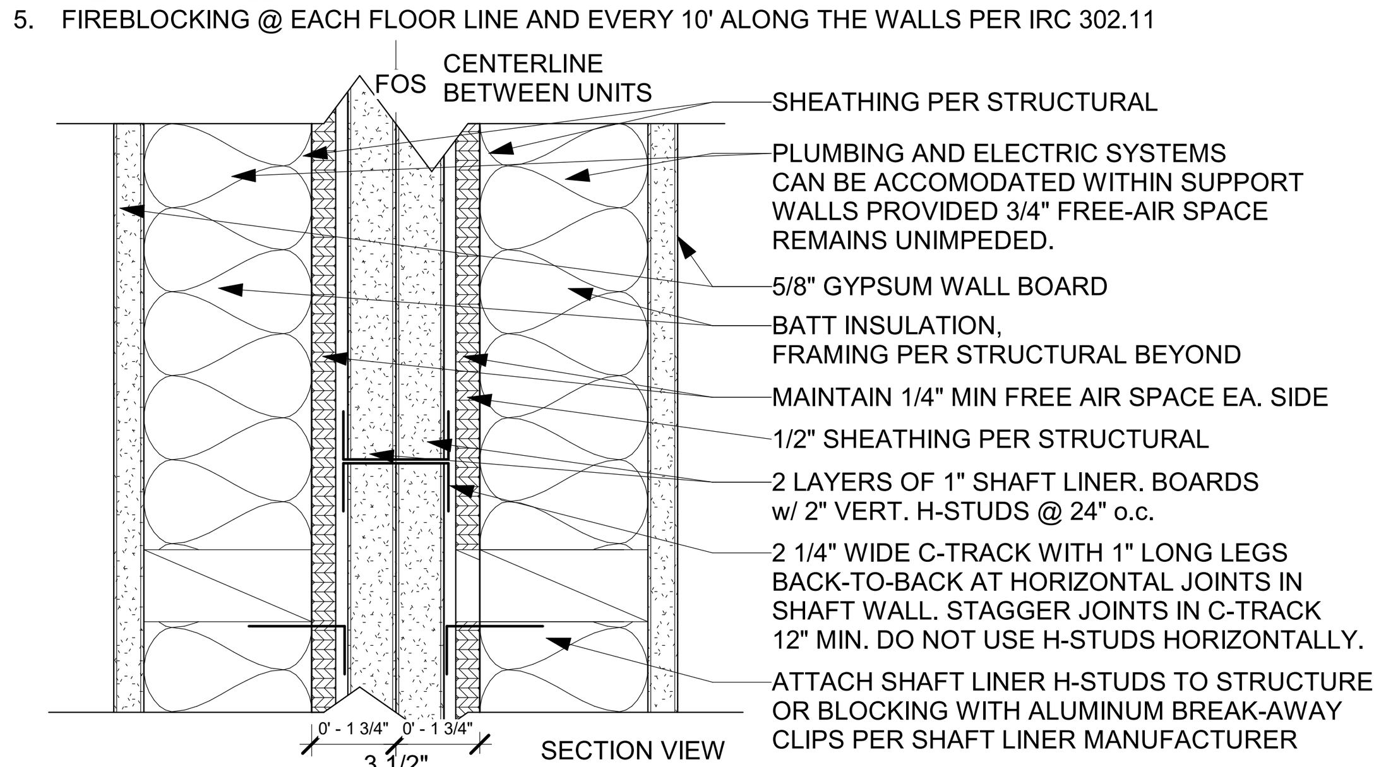
J

3" = 1' 0"

DEMISING WALL SYSTEM 1.0:
5/8" GYPSUM BOARD OVER FRAMING PER STRUCTURAL, BATT INSULATION, 3/4" AIR GAP, 2 LAYERS OF 1" SHAFT LINER GYP BD WITH VERT. STEEL H-STUDS AT 24" ON CENTER, 3/4" AIR GAP, FRAMING PER STRUCTURAL, BATT INSULATION, 5/8" GYPSUM BOARD.

NOTES:

1. EXTEND FRAMING TO UNDERSIDE OF STRUCTURE ABOVE, UNLESS NOTED OTHERWISE.
2. CONTINUE GYPSUM SHAFT LINER TIGHT TO UNDERSIDE OF ROOF SHEATHING.
3. USE 2 1/4" WIDE C-TRACK WITH 1" LONG LEGS AT TOP AND BOTTOM; ENDS OF WALL; AND BACK TO BACK AT HORIZONTAL JOINTS IN SHAFT WALL PANELS. ATTACH TO WOOD STUDS OR BLOCKING WITH ALUMINUM BREAK-AWAY CLIPS PER MANUFACTURER. DO NOT USE H-STUDS HORIZONTALLY.
4. LOCATE BREAKAWAY CLIPS VERTICALLY AT EACH FLOOR LEVEL 10'-0" O.C. AND HORIZONTALLY ON EVERY H-STUD 24" O.C. INSTALL ADDTIONAL BREAKAWAY CLIPS VERTICALLY AT BLOCKING EVERY 5'-0" O.C. FOR THE LOWER 20' OF THE WALL ASSEMBLY. BREAKAWAY CLIPS ARE INSTALLED ON BOTH SIDES OF THE SHAFT WALL.
5. FIREBLOCKING @ EACH FLOOR LINE AND EVERY 10' ALONG THE WALLS PER IRC 302.11



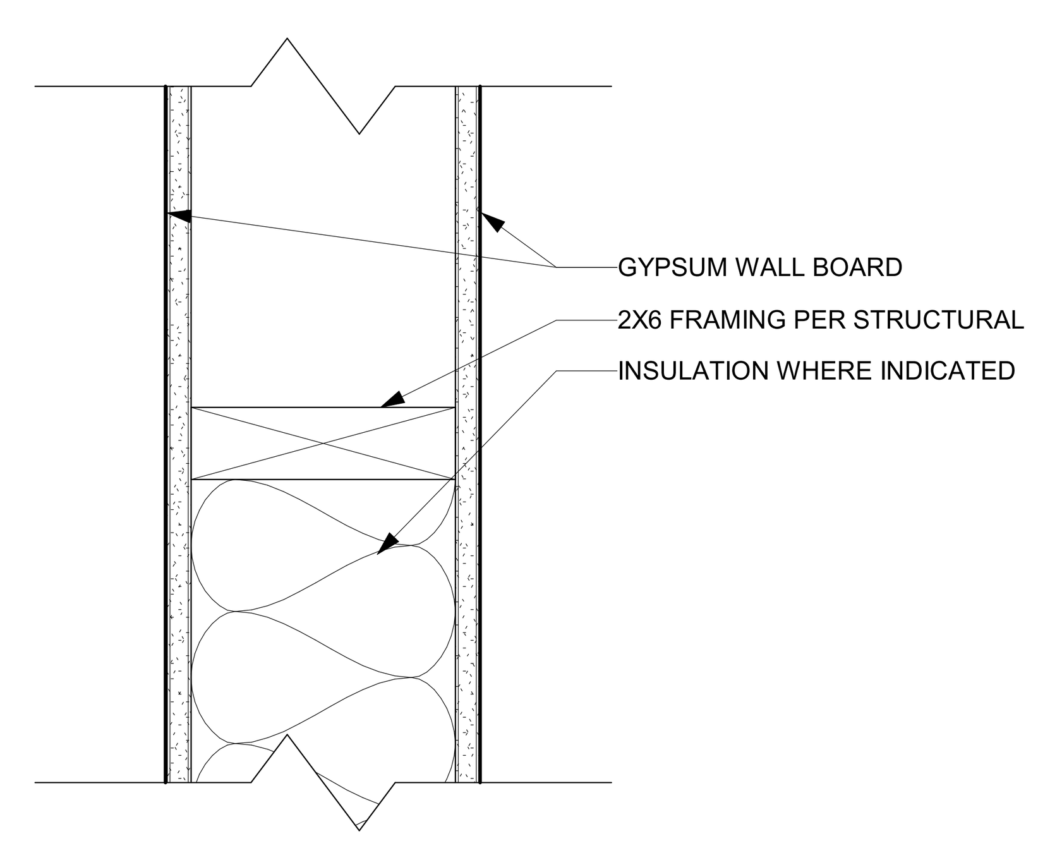
SECTION VIEW

ASSEMBLY

G

UL: U373
GA FILE:
FIRE: 2-HR STC: 66

3" = 1' 0"



ASSEMBLY

D

3" = 1' 0"

NOT USED

ASSEMBLY

A

1 1/2" = 1' 0"

DTJ DESIGN
DTJ DESIGN, INC
3101 IRIS AVE, SUITE 130
BOULDER, CO 80303

P 303.443.7533
F 303.443.7534

WWW.DTJ DESIGN.COM

11919 REGISTERED ARCHITECT
12-9-2022
DAVID SCOTT WILLIAMS
STATE OF WASHINGTON

TOLT RIVER TERRACE

MAINVUE HOMES
TOWNHOME MASTER UNIR SET FOR PERMIT
CARNATION, WA

Reviewed for
2018 Building Code Compliance
9/18/23
Building Plan Review by
SAFEbuilt

DRAWN BY: MB, EK, NA
CHECKED BY: DR
PROJECT NO: 2019044.2
ISSUE DATE: 12/09/2022
REVISIONS:

SHEET TITLE:

ASSEMBLIES

SHEET NUMBER:

A010

PLAN NOTES

1. ALL DIMENSIONS INDICATED ARE TO FACE OF FRAMING, STRUCTURE, OR CENTERLINE OF UNIT DEMISING WALLS UNO.
2. REFER TO STRUCTURAL DRAWINGS FOR ALL FOUNDATION AND CONCRETE SLAB SPECIFICATIONS.
3. EXTENTS OF CONCRETE FOUNDATION WALLS WILL VARY PER INDIVIDUAL SITE GRADING. REFER TO SITE SPECIFIC FOUNDATION PLANS.
4. ALL WINDOW AND DOOR DIMENSIONS ARE SHOWN TO CENTERLINE OF ROUGH OPENING.
5. ALL INTERIOR PARTITIONS TO BE 2X4, UNO.
6. ALL EXTERIOR WALLS TO BE 2X6, UNO.
7. FINISH FLOOR ELEVATIONS TO BE COORDINATED WITH FINAL CIVIL DRAWINGS
8. EXTERIOR STAIRS & GARAGE STAIRS VARY PER INDIVIDUAL SITE GRADING REFER TO SITE SPECIFIC GRADING PLANS

PLAN KEYNOTES

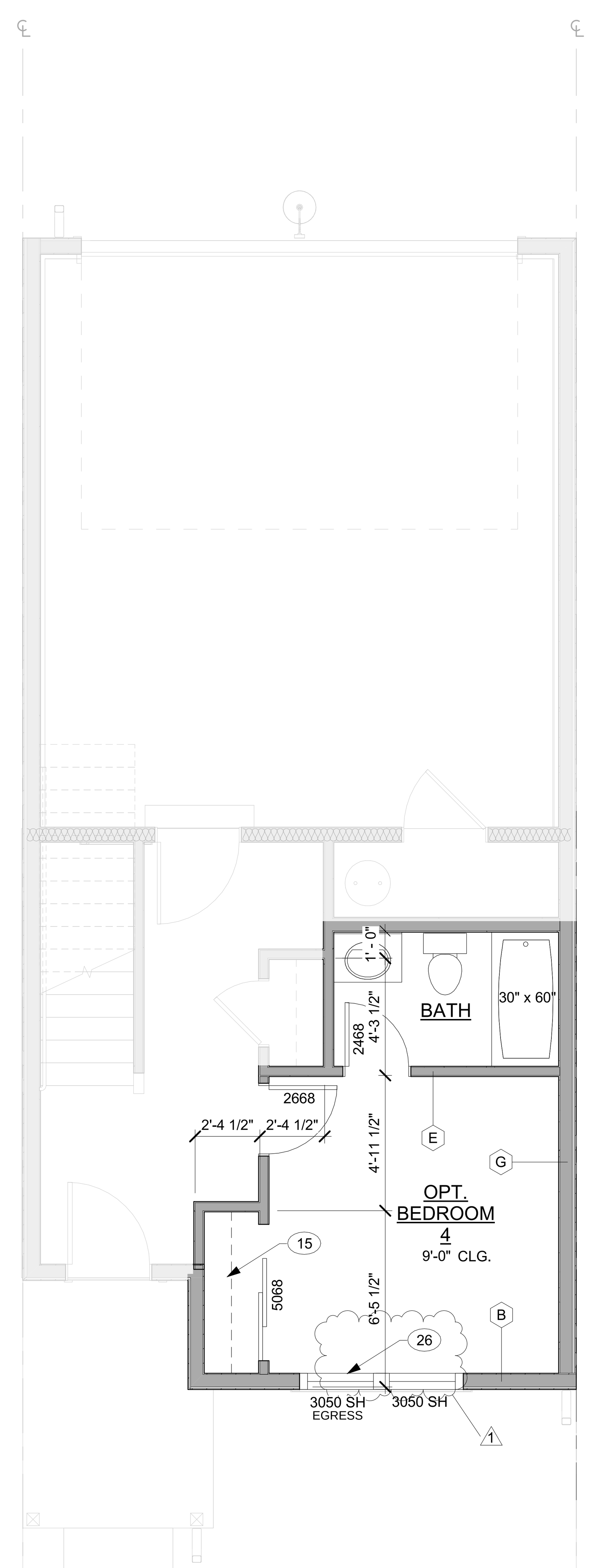
1. DWELLING/GARAGE SEPARATION PER IRC R302.6
2. STAIRS VARY, SEE SITE SPECIFIC PLANS
3. WATER HEATER PER BUILDER SPEC, COORDINATE W/ PLUMBING. OPT, TANKLESS WATER HEATER
4. DWELLING/GARAGE OPENING PROTECTION PER IRC R302.5 SEALED, 20 MIN FIRE RATED DOOR EQUIPPED w/ SELF CLOSING DEVICE
5. STAIR ABOVE, WRAP w/ 5/8 GYP TYPE X
6. UPPER CABINETS
7. DOWNSPOUT
8. UNDER COUNTER DISHWASHER
9. RANGE w/ MICROWAVE ABOVE
10. 5' ROD AND SHELF @70" TYP
11. STAIRS & HANDRAIL TO COMPLY WITH IRC R311.7
12. 42" HIGH WALL; SLOPE W/ STAOR; 2X6
13. EXTENT OF FLOOR/CEILING ABOVE
14. 22" x 30" ATTIC ACCESS HATCH ABOVE
15. ROD & SHELF @70" TYP.
16. SINK PER SPEC
17.
18. ROOF BELOW
19. BEAM ABOVE
20. RADON GAS EXHAUST PIPE
21. RANGE VENTILATION
22. STEEL BOLLARDS
23. DROP SOFFIT TO TOP OF UPPER CABINET FOR RANGE HOOD VENTING
24. DIRECT RANGE HOOD VENTING BACK INTO FLOOR SYSTEM AFTER PASSING STRUCTURAL BEAM
25. 4"X4" STRUCTURAL COLUMN
26. EGRESS WINDOW

20' UNIT C - AREAS

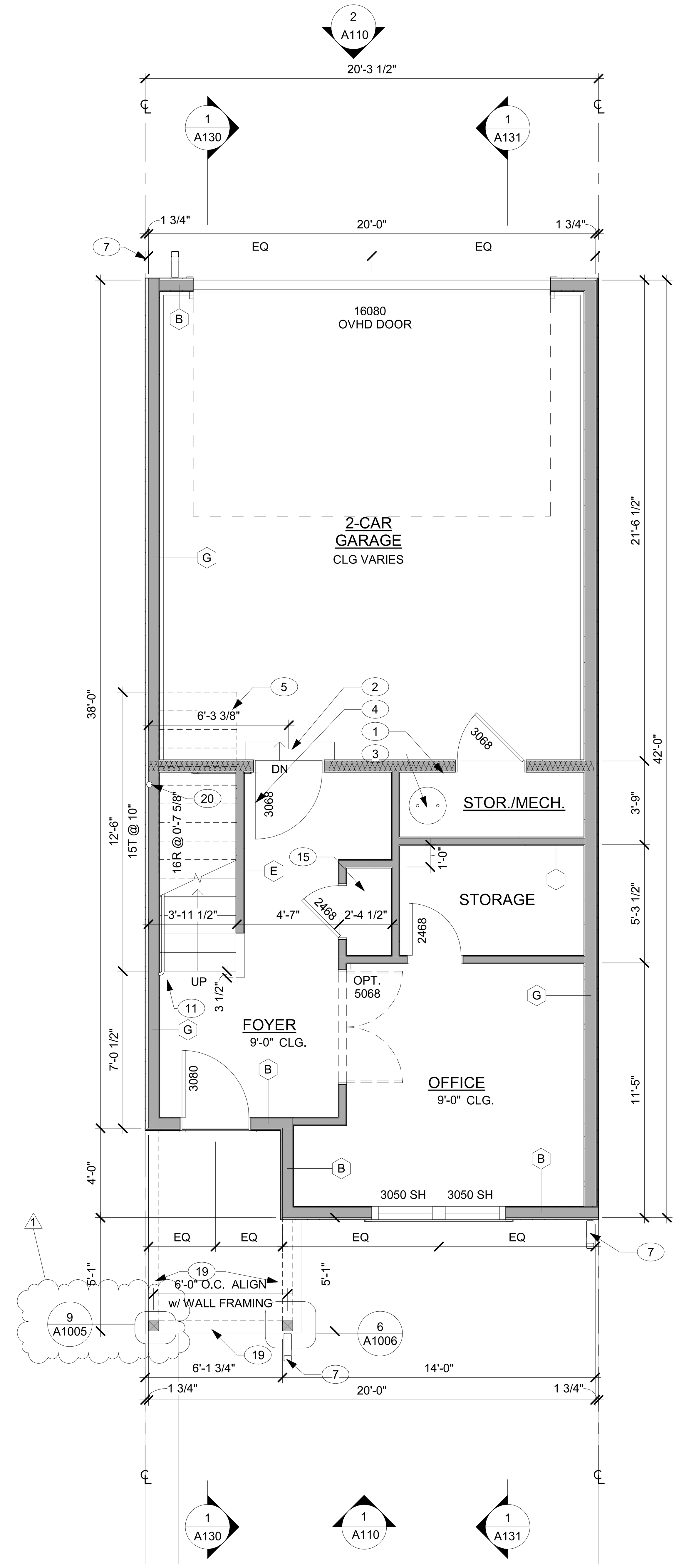
Name	Area
FIRST FLOOR	378 SF
SECOND FLOOR	740 SF
THIRD FLOOR	783 SF
TOTAL (FINISHED)	1901 SF
GARAGE	438 SF
COVERED DECK	90 SF
COVERED PORCH	63 SF
TOTAL (UNFINISHED)	591 SF

PROJECT INFORMATION

IBC CLASSIFICATION:	R-3
CONSTRUCTION TYPE:	V-B
SPRINLERED:	YES



2 A101 20' UNIT C - 1st FLOOR - BEDROOM OPT.
SCALE: 1/4" = 1'-0"



1 A101 20' UNIT C - 1st FLOOR
SCALE: 1/4" = 1'-0"

20' UNIT C
LOTS 86 & 88

dtj DESIGN
DTJ DESIGN, INC
3101 IRIS AVE, SUITE 130
BOULDER, CO 80303
P 303.443.7533
F 303.443.7534
WWW.DTJDESIGN.COM

11919 REGISTERED ARCHITECT
12-9-2022
DAVID SCOTT WILLIAMS
STATE OF WASHINGTON

TOLT RIVER TERRACE
MAINVUE HOMES
TOWNHOME MASTER UNIR SET FOR PERMIT
CARNATION, WA

Reviewed for 2018 Building Code Compliance
9/18/23
Building Plan Review by SAFEbuilt

DRAWN BY:	MB, EK, NA
CHECKED BY:	DR, DP
PROJECT NO:	2019044.2
ISSUE DATE:	12/09/2022
REVISIONS:	1 07/14/2023

SHEET TITLE: 20' UNIT C - 1st FLOOR PLANS

SHEET NUMBER: A101

PLAN NOTES

1. ALL DIMENSIONS INDICATED ARE TO FACE OF FRAMING, STRUCTURE, OR CENTERLINE OF UNIT DEMISING WALLS UNO.
2. REFER TO STRUCTURAL DRAWINGS FOR ALL FOUNDATION AND CONCRETE SLAB SPECIFICATIONS.
3. EXTENTS OF CONCRETE FOUNDATION WALLS WILL VARY PER INDIVIDUAL SITE GRADING. REFER TO SITE SPECIFIC FOUNDATION PLANS.
4. ALL WINDOW AND DOOR DIMENSIONS ARE SHOWN TO CENTERLINE OF ROUGH OPENING.
5. ALL INTERIOR PARTITIONS TO BE 2X4, UNO.
6. ALL EXTERIOR WALLS TO BE 2X6, UNO.
7. FINISH FLOOR ELEVATIONS TO BE COORDINATED WITH FINAL CIVIL DRAWINGS
8. EXTERIOR STAIRS & GARAGE STAIRS VARY PER INDIVIDUAL SITE GRADING REFER TO SITE SPECIFIC GRADING PLANS

PLAN KEYNOTES

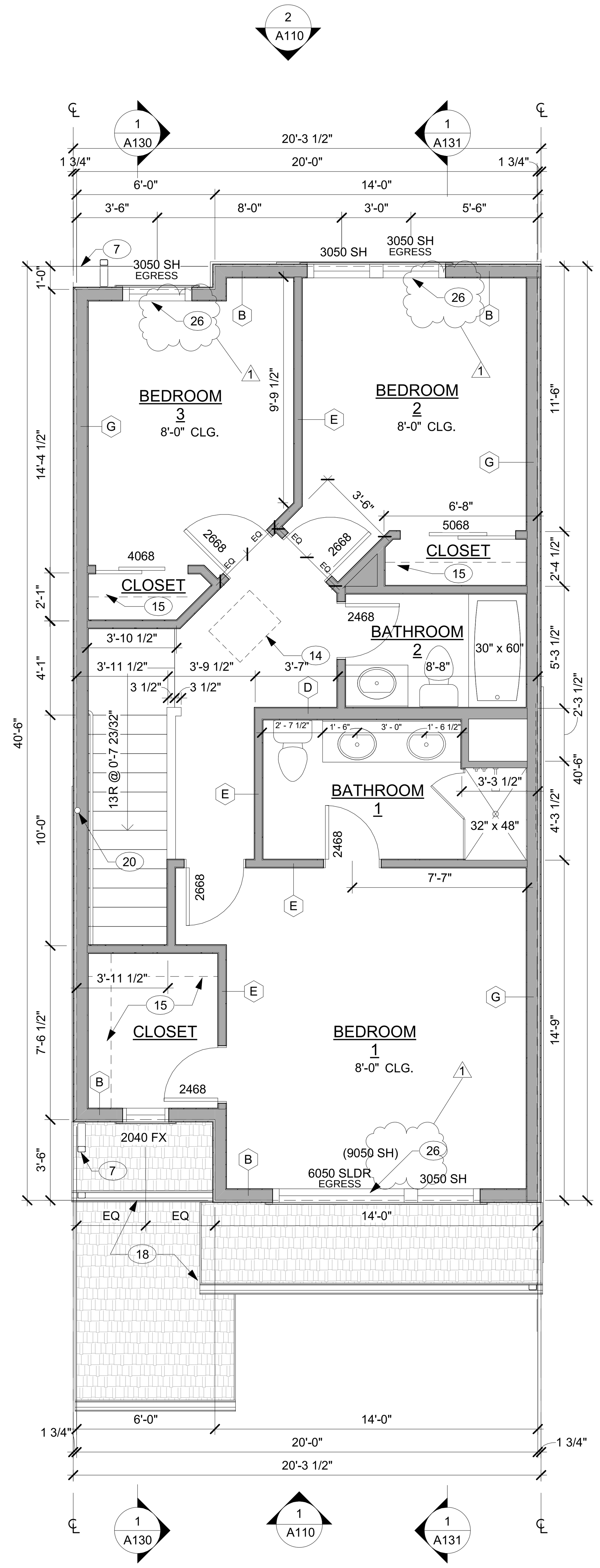
1. DWELLING/GARAGE SEPARATION PER IRC R302.6
2. STAIRS VARY, SEE SITE SPECIFIC PLANS
3. WATER HEATER PER BUILDER SPEC, COORDINATE W/ PLUMBING. OPT. TANKLESS WATER HEATER
4. DWELLING/GARAGE OPENING PROTECTION PER IRC R302.5 SEALED, 20 MIN FIRE RATED DOOR EQUIPPED w/ SELF CLOSING DEVICE
5. STAIR ABOVE, WRAP w/ 5/8 GYP TYPE X
6. UPPER CABINETS
7. DOWNSPOUT
8. UNDER COUNTER DISHWASHER
9. RANGE w/ MICROWAVE ABOVE
10. 5' ROD AND SHELF @70" TYP
11. STAIRS & HANDRAIL TO COMPLY WITH IRC R311.7
12. 42" HIGH WALL; SLOPE W/ STAOR; 2X6
13. EXTENT OF FLOOR/CEILING ABOVE
14. 22" x 30" ATTIC ACCESS HATCH ABOVE
15. ROD & SHELF @70" TYP.
16. SINK PER SPEC
17.
18. ROOF BELOW
19. BEAM ABOVE
20. RADON GAS EXHAUST PIPE
21. RANGE VENTILATION
22. STEEL BOLLARDS
23. DROP SOFFIT TO TOP OF UPPER CABINET FOR RANGE HOOD VENTING
24. DIRECT RANGE HOOD VENTING BACK INTO FLOOR SYSTEM AFTER PASSING STRUCTURAL BEAM
25. 4"X4" STRUCTURAL COLUMN
26. EGRESS WINDOW

20' UNIT C - AREAS

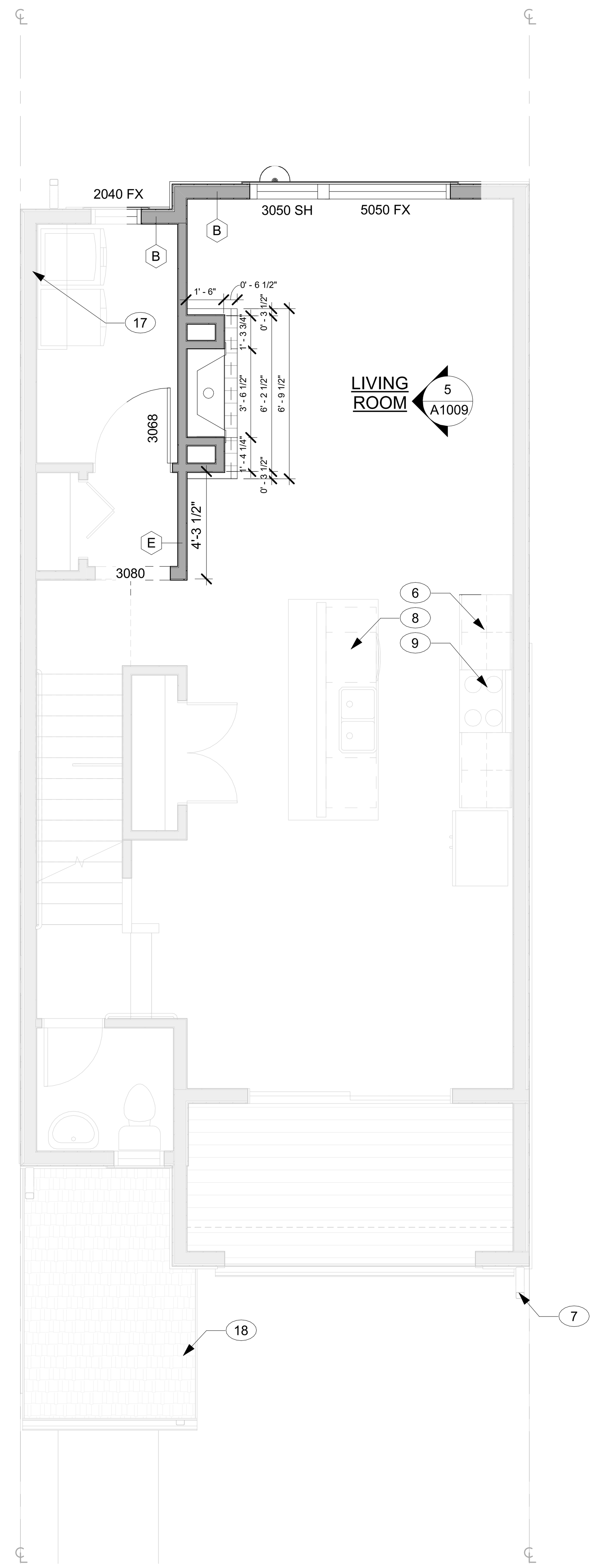
Name	Area
FIRST FLOOR	378 SF
SECOND FLOOR	740 SF
THIRD FLOOR	783 SF
TOTAL (FINISHED)	1901 SF
GARAGE	438 SF
COVERED DECK	90 SF
COVERED PORCH	63 SF
TOTAL (UNFINISHED)	591 SF

PROJECT INFORMATION

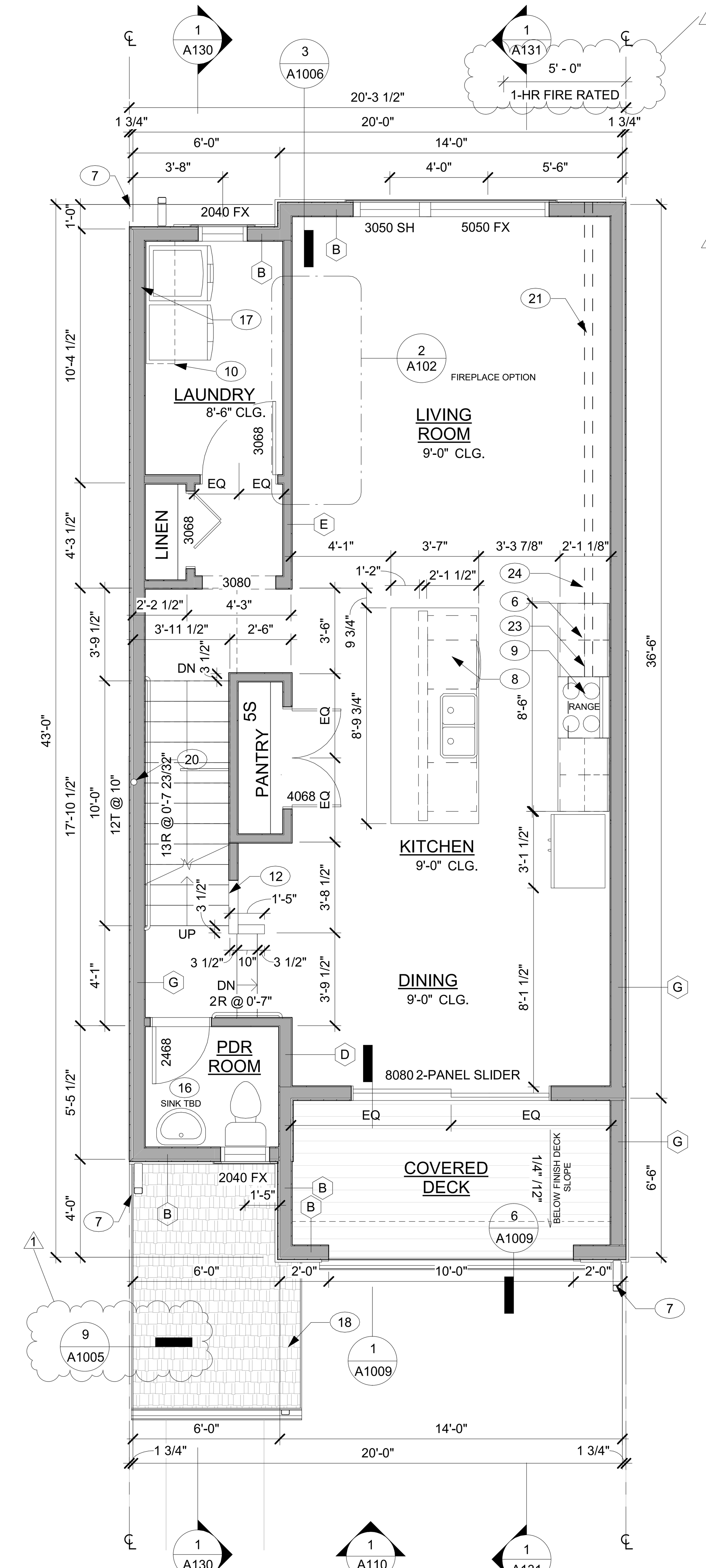
IBC CLASSIFICATION:	R-3
CONSTRUCTION TYPE:	V-B
SPRINLERED:	YES



3 A102 20' UNIT C - 3rd FLOOR
SCALE: 1/4" = 1'-0"



2 A102 20' UNIT C - 2nd FLOOR - FIREPLACE OPT.
SCALE: 1/4" = 1'-0"



1 A102 20' UNIT C - 2nd FLOOR
SCALE: 1/4" = 1'-0"

Reviewed for 2018 Building Code Compliance
9/18/23
Building Plan Review by SAFEbuilt

REGISTERED ARCHITECT 11919 DAVID SCOTT WILLIAMS STATE OF WASHINGTON 12-9-2022

dtj DESIGN
DTJ DESIGN, INC
3101 IRIS AVE, SUITE 130
BOULDER, CO 80303
P 303.443.7533
F 303.443.7534
WWW.DTJ DESIGN.COM

TOLT RIVER TERRACE
MAINVUE HOMES
TOWNHOME MASTER UNIR SET FOR PERMIT
CARNATION, WA

20' UNIT C
LOTS 86 & 88

DRAWN BY:	MB, EK, NA
CHECKED BY:	DR, DP
PROJECT NO:	2019044.2
ISSUE DATE:	12/09/2022
REVISIONS: 1	07/14/2023

SHEET TITLE: 20' UNIT C - 2nd & 3rd FLOOR PLANS

SHEET NUMBER: A102

ATTIC VENTILATION REQUIRED

ATTIC ZONE	ATTIC AREA	REQUIRED VENTILATION PER ZONE	REQUIRED HIGH VENTILATION	REQUIRED LOW VENTILATION
DUPLEX 26' - ATTIC	1368 SF	657 in²	361 in²	296 in²
DUPLEX 30' - ATTIC	1374 SF	659 in²	363 in²	297 in²
UNIT C - ATTIC	785 SF	377 in²	207 in²	170 in²
UNIT D - ATTIC	913 SF	438 in²	241 in²	197 in²
UNIT E - ATTIC (END UNIT)	958 SF	460 in²	253 in²	207 in²

ATTIC VENTILATION - 20' UNIT C

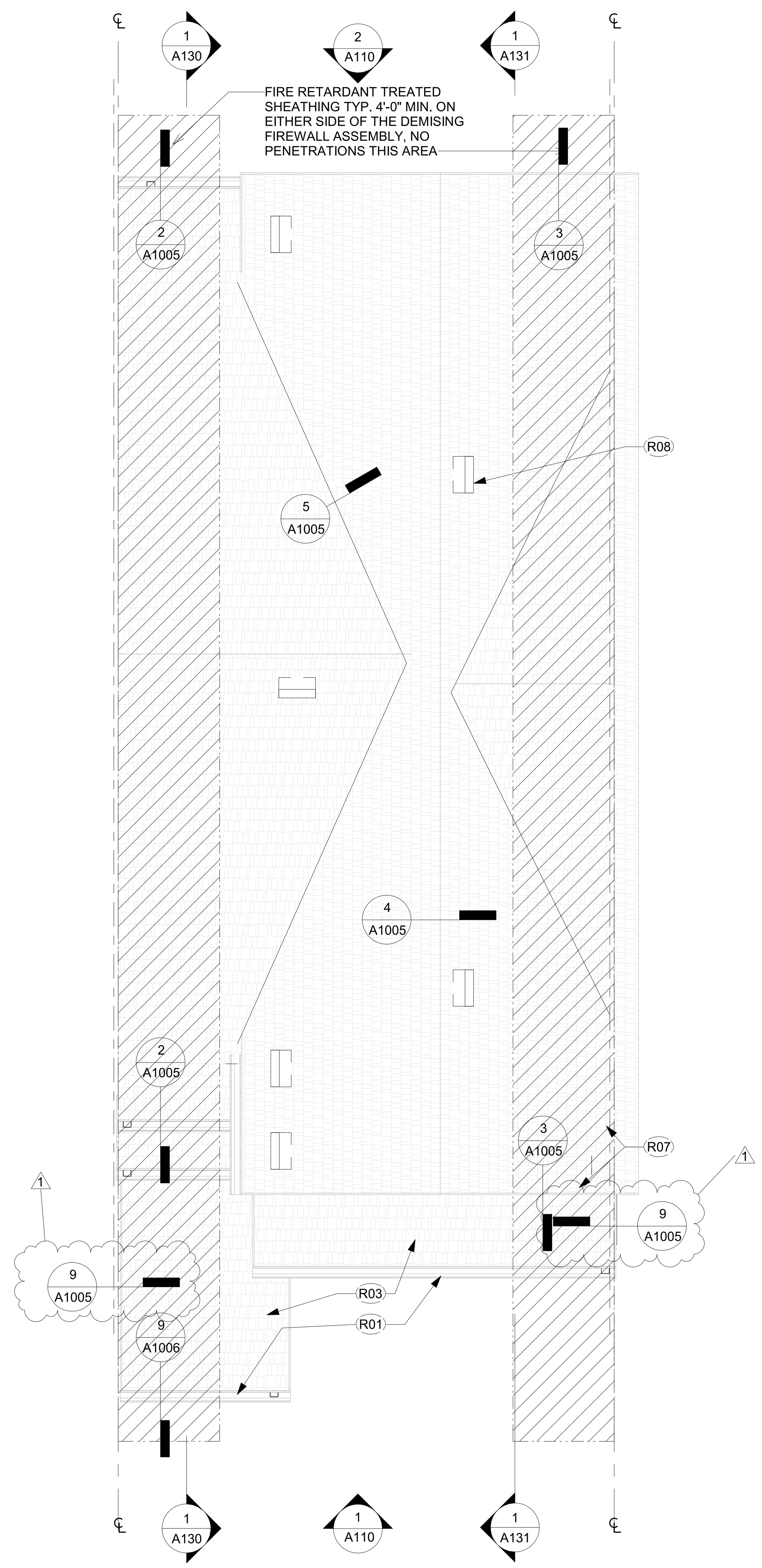
	QTY	VENT AREA	TOTAL VENT AREA PER TYPE
HIGH VENTILATION			
LOW PROFILE VENT	3	72.0 in²	216.0 in²
LOW VENTILATION			
LOW PROFILE VENT	3	72.0 in²	216.0 in²
UNIT 'C' TOTAL PROPOSED VENT AREA			432.0 in²

PLAN NOTES

1. ALL DIMENSIONS INDICATED ARE TO FACE OF FRAMING, STRUCTURE, OR CENTERLINE OF UNIT DEMISING WALLS UNO.
2. REFER TO STRUCTURAL DRAWINGS FOR ALL FOUNDATION AND CONCRETE SLAB SPECIFICATIONS.
3. EXTENTS OF CONCRETE FOUNDATION WALLS WILL VARY PER INDIVIDUAL SITE GRADING. REFER TO SITE SPECIFIC FOUNDATION PLANS.
4. ALL WINDOW AND DOOR DIMENSIONS ARE SHOWN TO CENTERLINE OF ROUGH OPENING.
5. ALL INTERIOR PARTITIONS TO BE 2X4, UNO.
6. ALL EXTERIOR WALLS TO BE 2X6, UNO.
7. FINISH FLOOR ELEVATIONS TO BE COORDINATED WITH FINAL CIVIL DRAWINGS
8. EXTERIOR STAIRS & GARAGE STAIRS VARY PER INDIVIDUAL SITE GRADING REFER TO SITE SPECIFIC GRADING PLANS

ROOF KEYNOTES

R01 GUTTER AND DOWNSPOUTS
R02 1/4" WIRE MESH ROOF VENT PER BUILDER SPEC, TYP.
R03 ROOF BELOW
R07 LINE OF FRAMING BELOW
R08 ROOF VENTS, PER BUILDER SPEC.



1 A103 20' UNIT C - ROOF PLAN
SCALE: 1/4" = 1'-0"

DTJ DESIGN

DTJ DESIGN, INC
3101 IRIS AVE, SUITE 130
BOULDER, CO 80303

P 303.443.7533
F 303.443.7534

WWW.DTJ DESIGN.COM

11919 REGISTERED ARCHITECT
12.9.2022
DAVID SCOTT WILLIAMS
STATE OF WASHINGTON

TOLT RIVER TERRACE
MAINVUE HOMES
TOWNHOME MASTER UNIR SET FOR PERMIT
CARNATION, WA

Reviewed for 2018 Building Code Compliance
9/18/23
Building Plan Review by SAFEbuilt

DRAWN BY: MB, EK, NA
CHECKED BY: DR, DP
PROJECT NO: 2019044.2
ISSUE DATE: 12/09/2022
REVISIONS:
1 07/14/2023

SHEET TITLE:
20' UNIT C - ROOF PLANS

SHEET NUMBER:
A103

20' UNIT C
LOTS 86 & 88

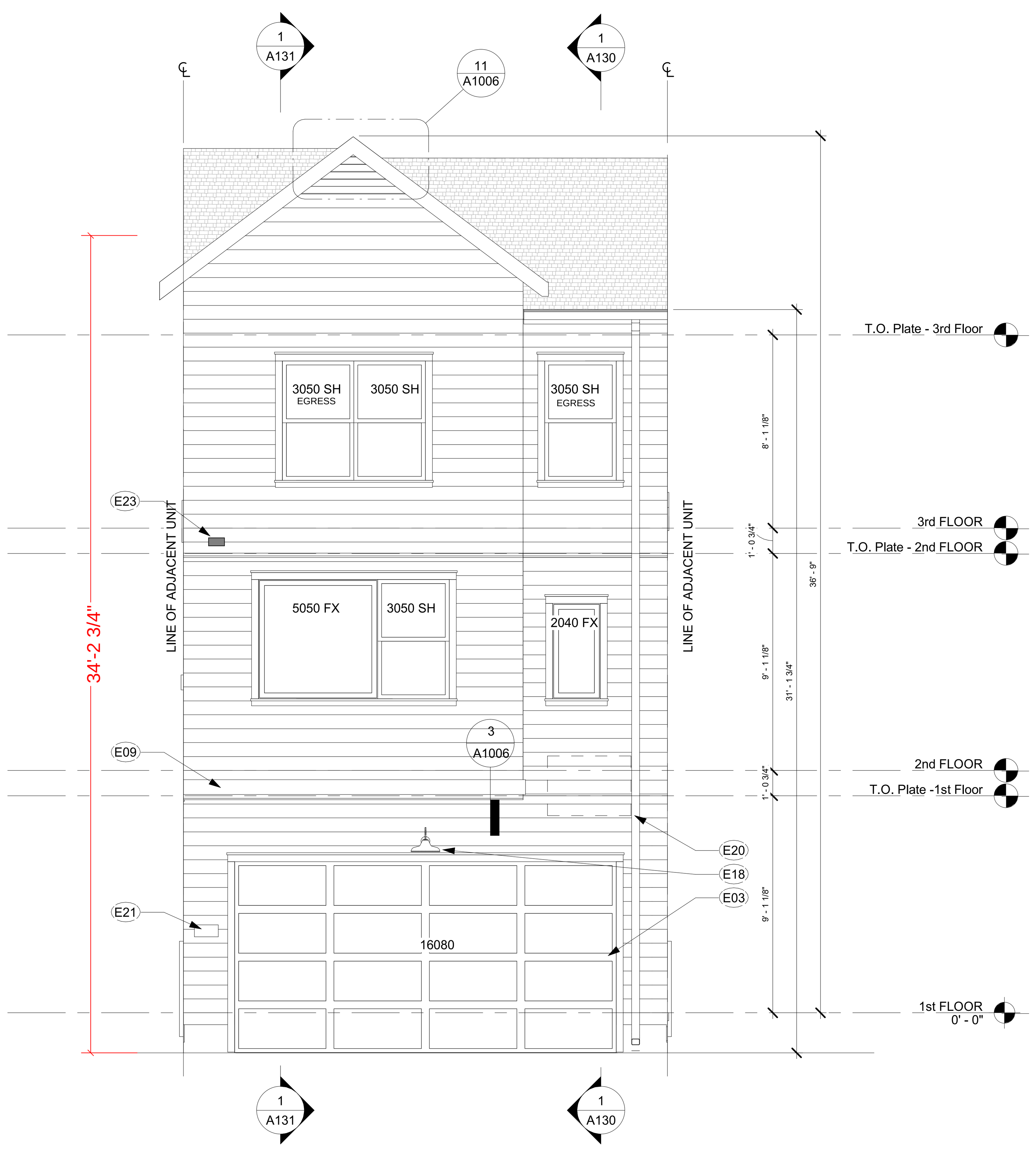
Drawing: C:\Users\lcabrera\Documents\MASTER UNIT FILE_lCabreraP9AYJ.rvt
Layout: ####
Last Saved:7/14/2023 12:02:53 PM
Last Plotted: ---

ELEVATION NOTES

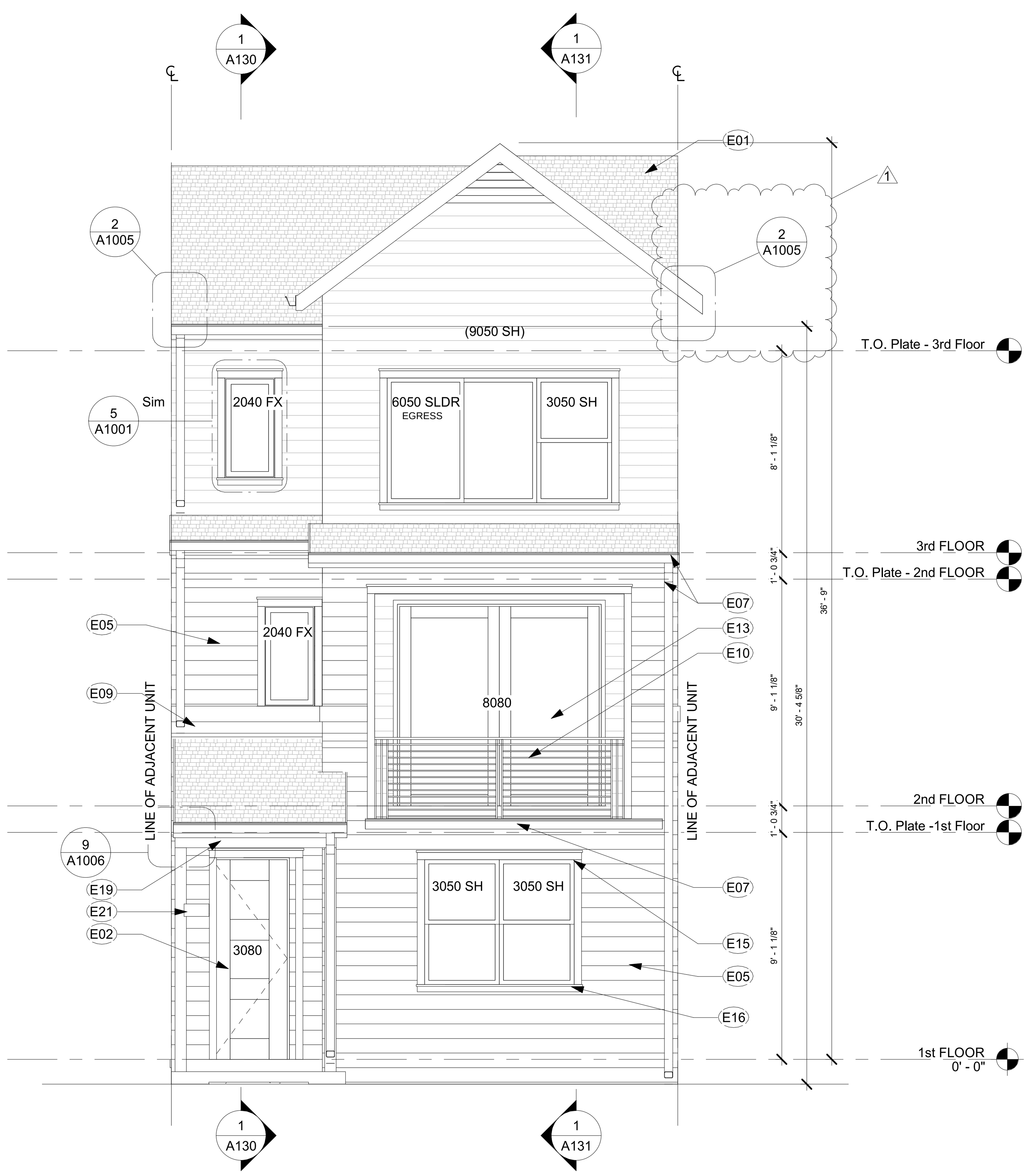
1. ELEVATION DRAWINGS DEPICT DESIGN INTENT ONLY. SEE STRUCTURAL DRAWINGS FOR FOUNDATION AND FRAMING SPECIFICATIONS.
2. GRADE LINES INDICATED ARE APPROXIMATE. BUILDER TO COORDINATE SITE SPECIFIC GRADING AT EACH LOT.
3. PROVIDE POSITIVE SLOPE GRADING AWAY FROM STRUCTURE AT EACH LOT.
4. REFER TO ROOF PLANS FOR ROOFING MATERIAL AND SLOPE.
5. TYPICAL WINDOW HEAD HEIGHT TO BE AS FOLLOWS, REFER TO ELEVATIONS FOR NON-TYPICAL CONDITIONS
   1st and 2nd FLOORS: 8'-1" A.F.F.
   3rd Floor 7'-1" A.F.F.
6. ALL MANUFACTURED TRIM AND SIDING MATERIALS SHALL BE PAINTED.
7. ALL EXPOSED WOOD POSTS, BEAMS, AND TRIM SHALL BE PAINTED PER BUILDER'S SPECIFICATIONS.
8. GUTTERS AND DOWNSPOUTS SHALL BE INSTALLED AT ALL ROOF DRAINAGE CONDITIONS. COORDINATE LOCATIONS WITH BUILDER.

ELEVATION KEYNOTES

E01	ASPHALT SHINGLE ROOF
E02	8'-0" ENTRY DOOR
E03	GARAGE DOOR
E04	4" REVEAL HORIZONTAL SIDING, PRE-FINISHED
E05	7" REVEAL HORIZONTAL SIDING
E06	NOT USED
E07	GUTTER AND DOWNSPOUTS
E08	STUCCO SIDING
E09	5/4 x 8 PAINTED TRIM, SMOOTH FINISH
E10	3'-3" RAILING
E11	EXTERIOR STAIR
E12	WOOD BRACKETS
E13	BALCONY
E14	WOOD SLATS UNDER STAIRS
E15	COMPOSITE HEADER
E16	COMPOSITE SILL
E17	BOARD AND BATTENN SIDING,3 1/2" BATTENS AT 24" OC
E18	EXTERIOR DOWNLIGHTING PER BUILDER SPEC.
E19	STEEL BEAM, PER STRUCTURAL
E20	MINI-SPLIT CONDENSER, PER BUILDER SPEC.
E21	ADDRESS PLATE, PER BUILDER SPEC.
E22	STANDING SEAM METAL ROOF
E23	RANGE VENT



2 A110 20' UNIT C - REAR ELEVATION
SCALE: 1/4" = 1'-0"



1 A110 20' UNIT C - FRONT ELEVATION
SCALE: 1/4" = 1'-0"

20' UNIT C
LOTS 86 & 88

DTJ DESIGN, INC
3101 IRIS AVE, SUITE 130
BOULDER, CO 80303

P 303.443.7533
F 303.443.7534

WWW.DTJ DESIGN.COM

11919 REGISTERED ARCHITECT
12-9-2022
DAVID SCOTT WILLIAMS
STATE OF WASHINGTON

TOLT RIVER TERRACE
MAINVUE HOMES
TOWNHOME MASTER UNIR SET FOR PERMIT
CARNATION, WA

Reviewed for 2018 Building Code Compliance
9/18/23
Building Plan Review by SAFEbuilt

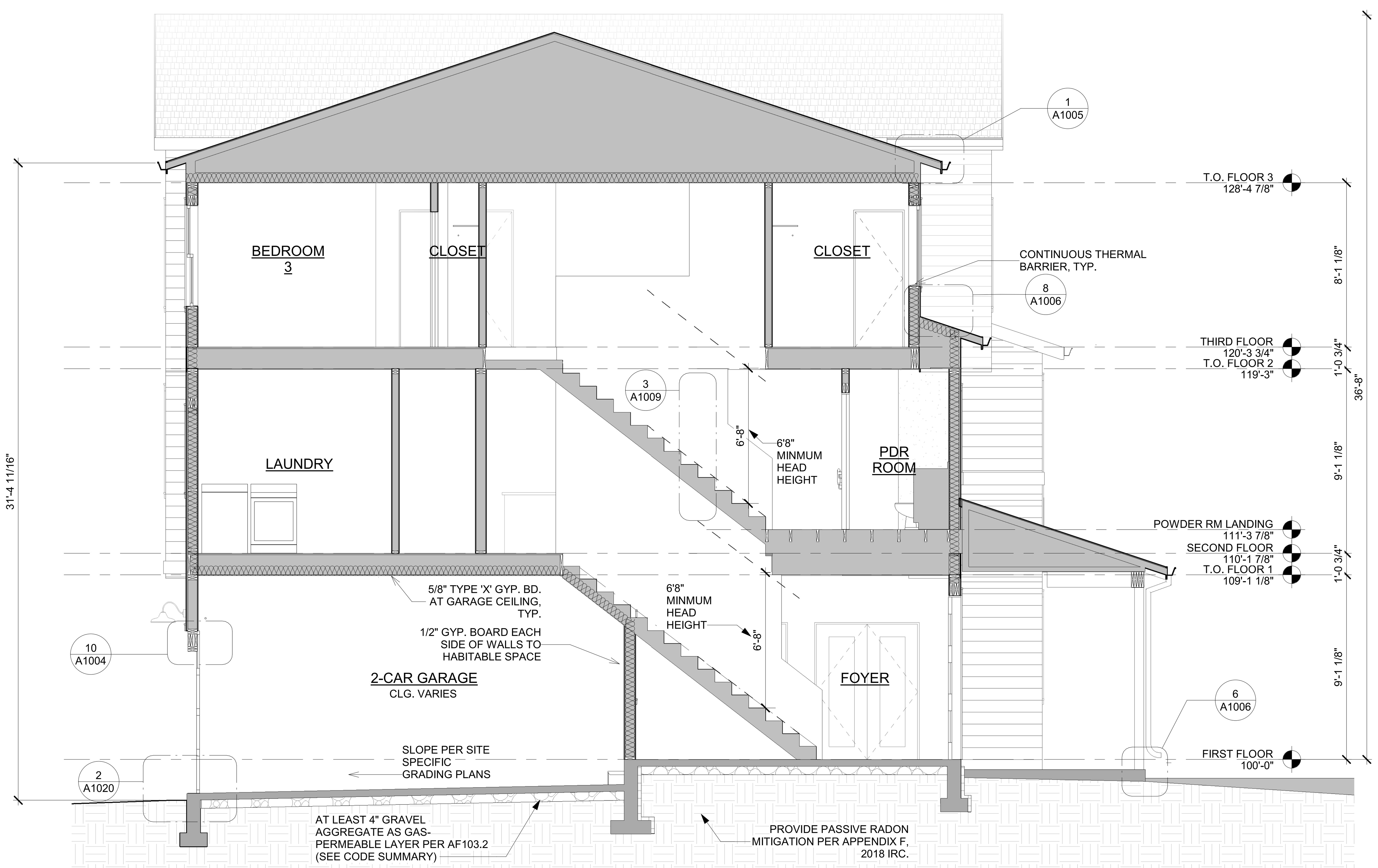
DRAWN BY: MB, EK, NA
CHECKED BY: DR, DP
PROJECT NO: 2019044.2
ISSUE DATE: 12/09/2022
REVISIONS:
1 07/14/2023

SHEET TITLE: 20' UNIT C - ELEVATIONS

SHEET NUMBER: A110

SECTION NOTES

1 ALL INTERIOR FLOORS ABOVE THE 1st FLOOR ARE TO BE TYPE "J" ASSEMBLY U.N.O.
2 ALL EXTERIOR PATIOS ON 1st FLOOR ARE TO BE TYPE "H" ASSEMBLY U.N.O.
3. TRUSS HEEL HEIGHTS AND ROOF SLOPES VARY, SEE COMPOSITE BUILDING SUBMITTALS



1 A130 20' UNIT C - BUILDING SECTION
SCALE: 1/4" = 1'-0"

20' UNIT C
LOTS 86 & 88

dtj DESIGN
DTJ DESIGN, INC
3101 IRIS AVE, SUITE 130
BOULDER, CO 80303

P 303.443.7533
F 303.443.7534

WWW.DTJ DESIGN.COM

11919 REGISTERED ARCHITECT
12-9-2022
DAVID SCOTT WILLIAMS
STATE OF WASHINGTON

TOLT RIVER TERRACE
MAINVUE HOMES
TOWNHOME MASTER UNIR SET FOR PERMIT
CARNATION, WA

Reviewed for 2018 Building Code Compliance
9/18/23
Building Plan Review by SAFEbuilt

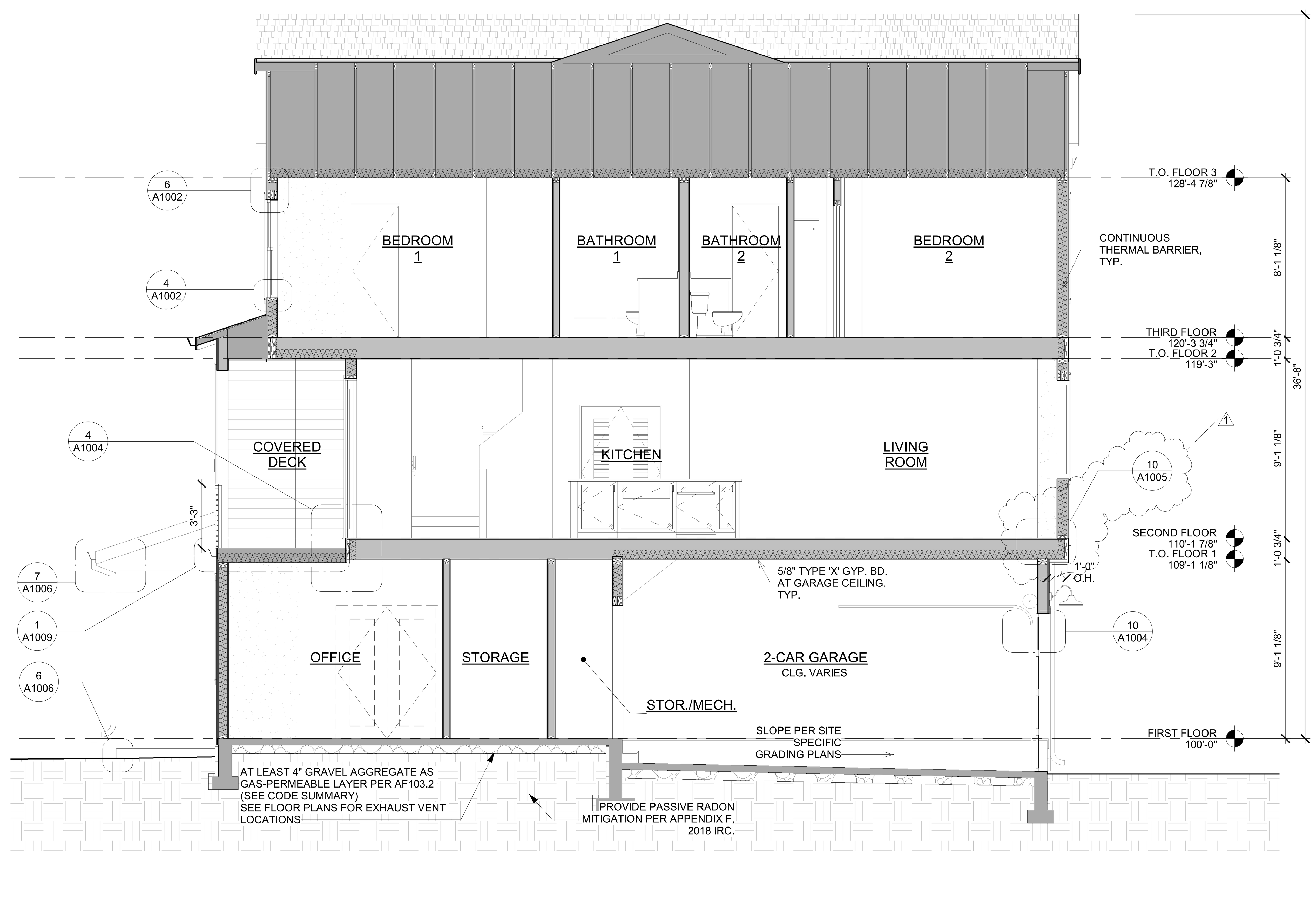
DRAWN BY: MB, EK, NA
CHECKED BY: DR, DP
PROJECT NO: 2019044.2
ISSUE DATE: 12/09/2022
REVISIONS:
1 07/14/2023

SHEET TITLE:
20' UNIT C - BUILDING SECTIONS

SHEET NUMBER:
A130

SECTION NOTES

1 ALL INTERIOR FLOORS ABOVE THE 1st FLOOR ARE TO BE TYPE "J" ASSEMBLY U.N.O.
2 ALL EXTERIOR PATIOS ON 1st FLOOR ARE TO BE TYPE "H" ASSEMBLY U.N.O.
3. TRUSS HEEL HEIGHTS AND ROOF SLOPES VARY, SEE COMPOSITE BUILDING SUBMITTALS



1
A131
20' UNIT C - BUILDING SECTION
SCALE: 1/4" = 1'-0"

20' UNIT C
LOTS 86 & 88

dtj DESIGN
DTJ DESIGN, INC
3101 IRIS AVE, SUITE 130
BOULDER, CO 80303

P 303.443.7533
F 303.443.7534

WWW.DTJ DESIGN.COM

11919 REGISTERED ARCHITECT
12-9-2022
DAVID SCOTT WILLIAMS
STATE OF WASHINGTON

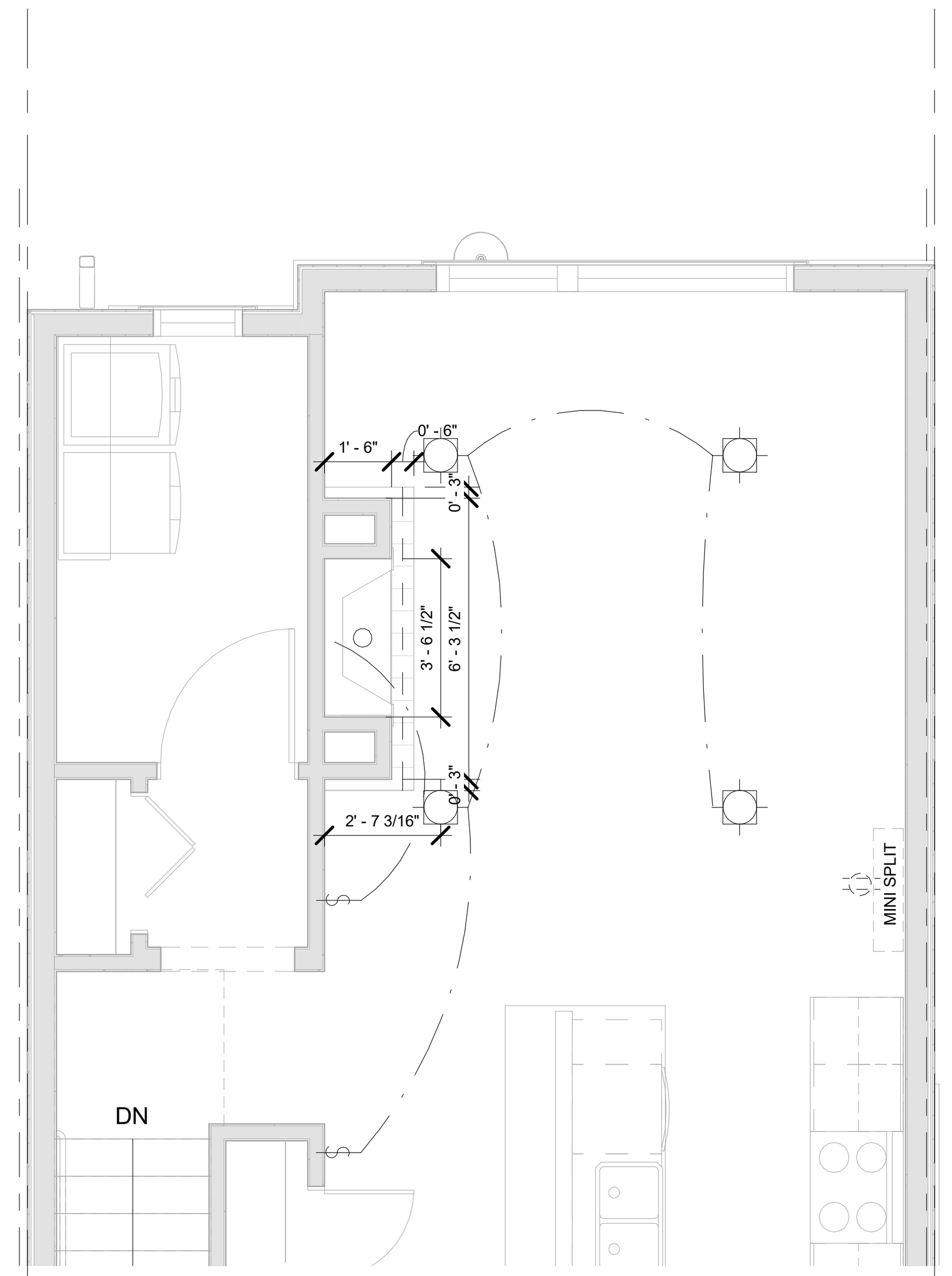
Reviewed for 2018 Building Code Compliance
9/18/23
Building Plan Review by
SAFEbuilt

TOLT RIVER TERRACE
MAINVUE HOMES
TOWNHOME MASTER UNIR SET FOR PERMIT
CARNATION, WA

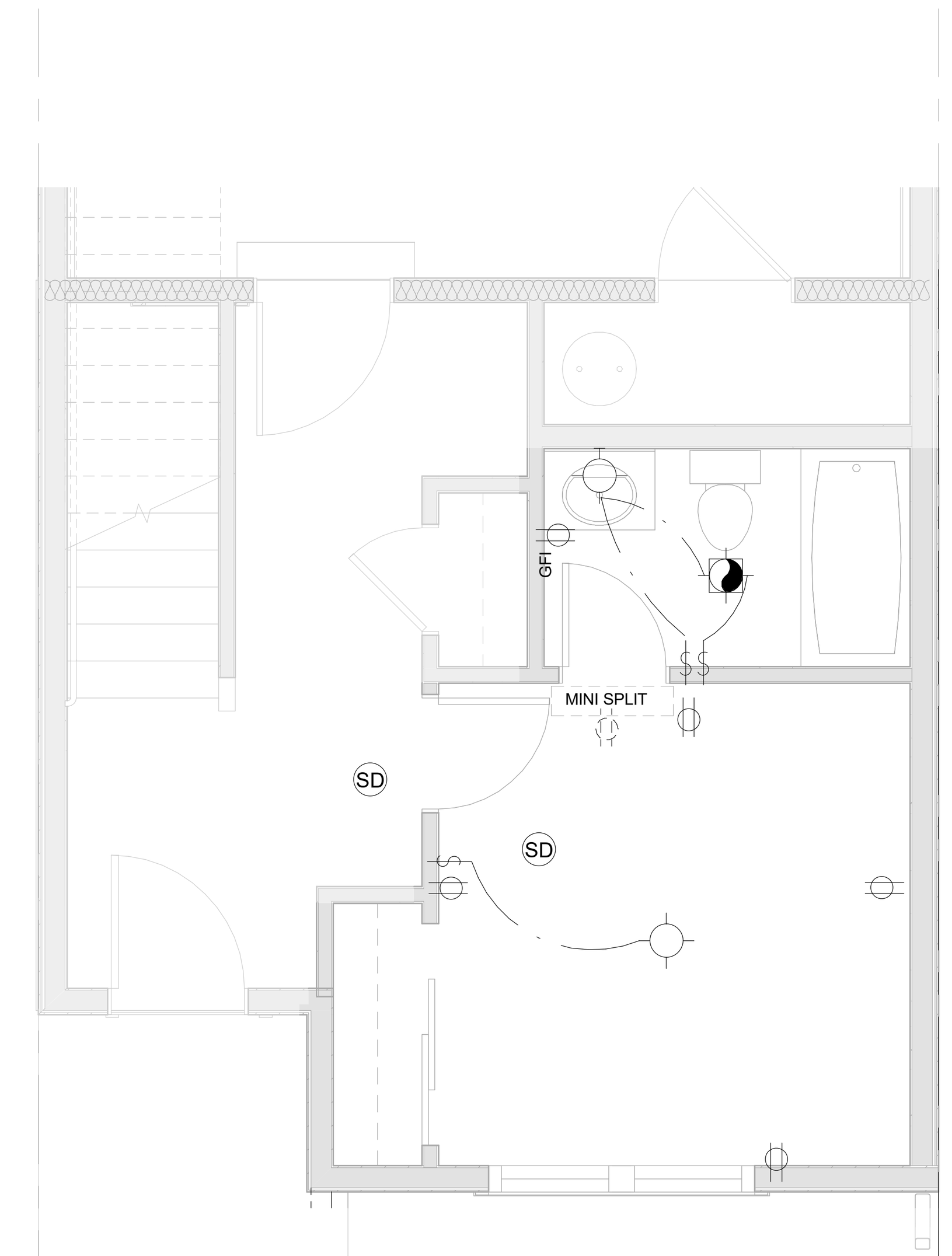
DRAWN BY: MB, EK, NA
CHECKED BY: DR, DP
PROJECT NO: 2019044.2
ISSUE DATE: 12/09/2022
REVISIONS:
1 07/14/2023

SHEET TITLE:
20' UNIT C - BUILDING SECTIONS

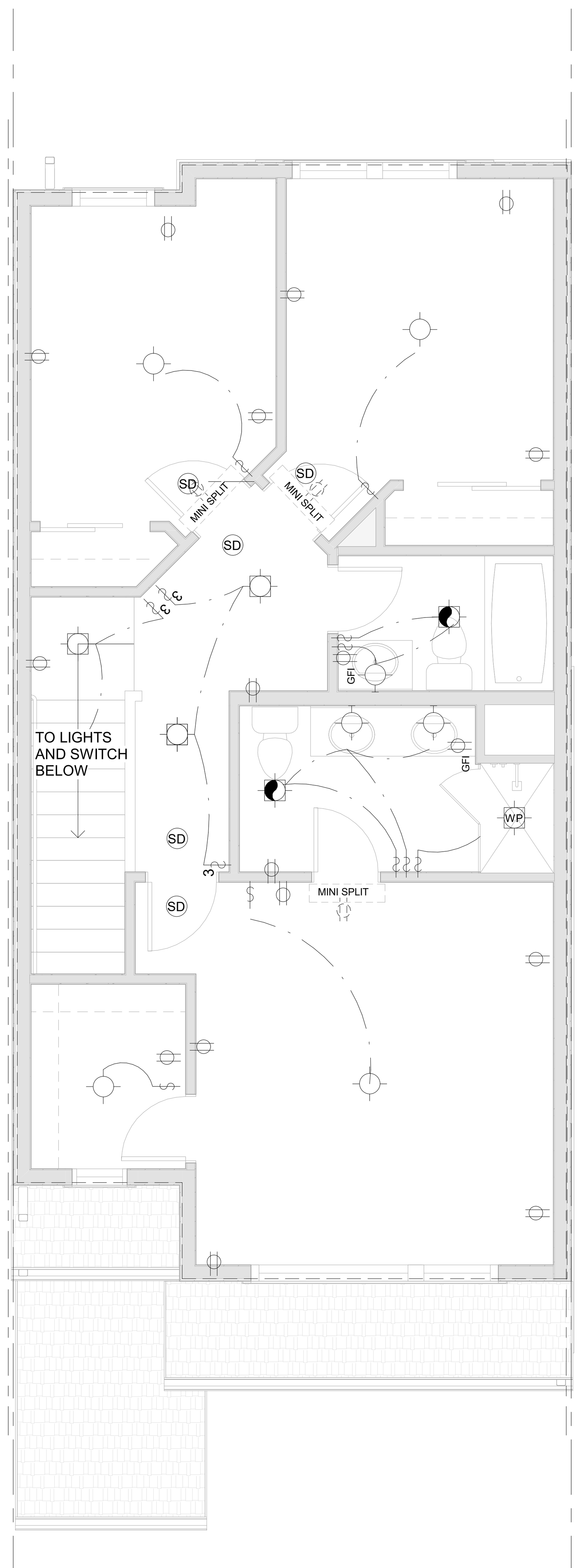
SHEET NUMBER:
A131



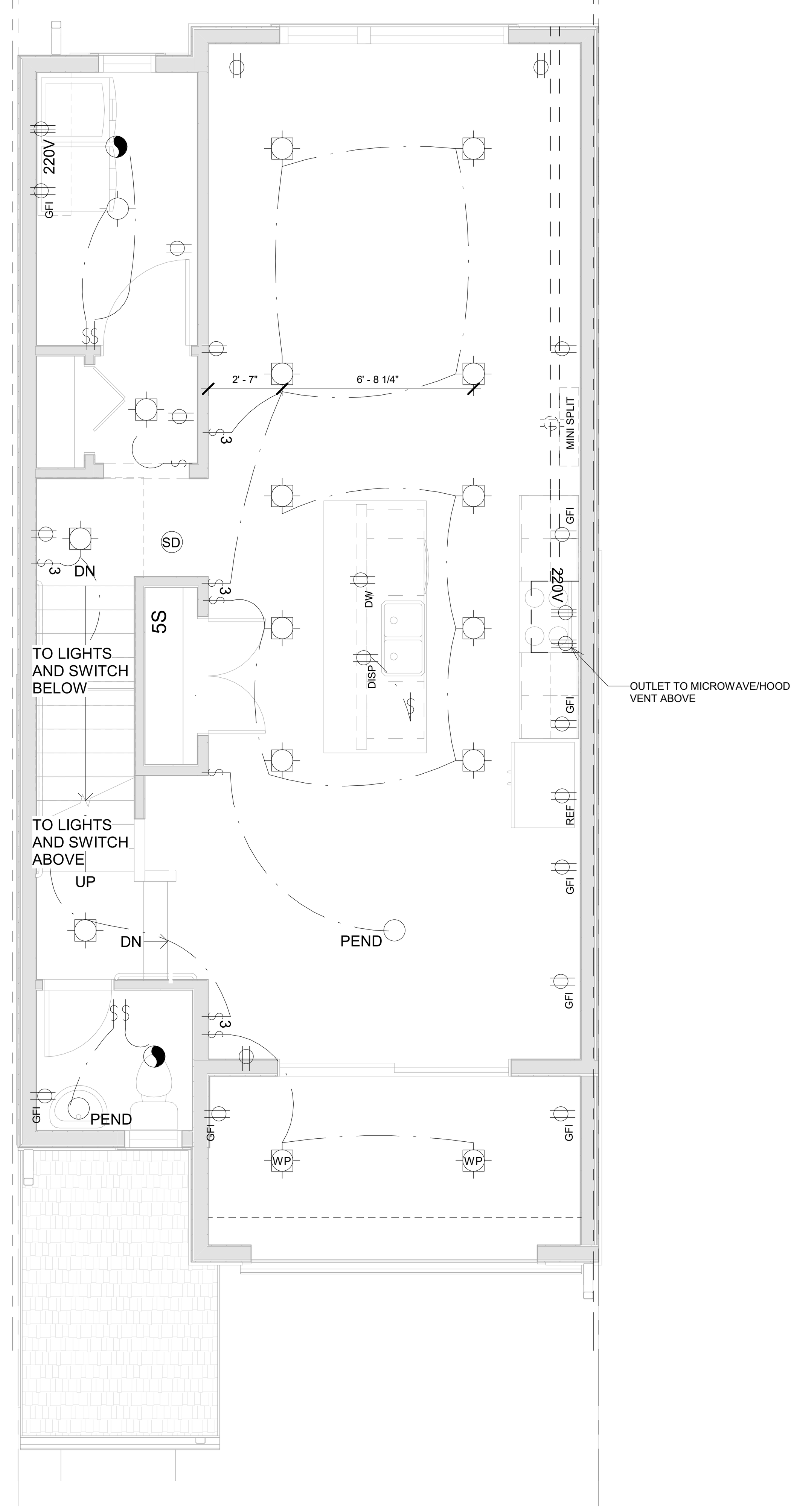
6
A151
UNIT C - 20' UNIT - 2nd FLOOR ELEC.- FIREPLACE OPT.
SCALE: 1/4" = 1'-0"



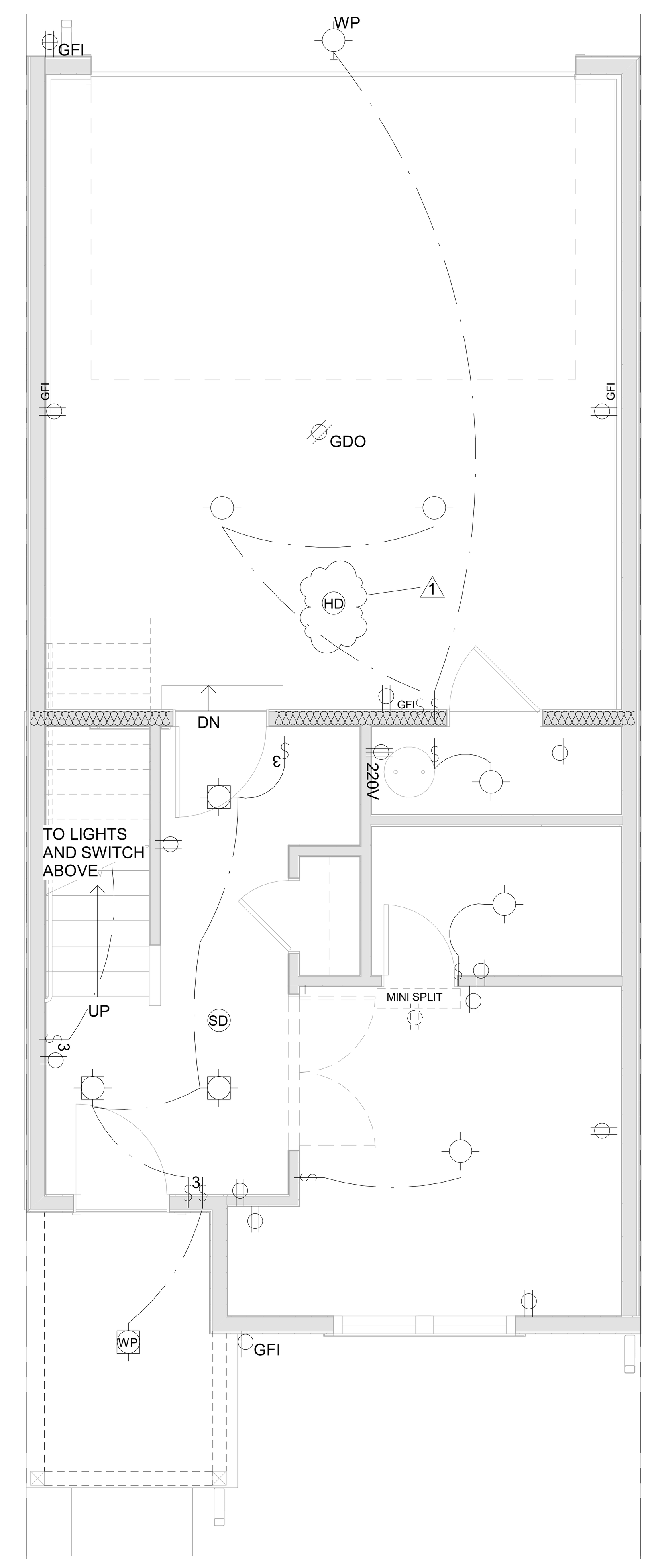
3
A151
UNIT C - 20' UNIT - 1st FLOOR ELEC. - BEDROOM OPT.
SCALE: 1/4" = 1'-0"



7
A151
20' UNIT C - 3rd FLOOR ELECTRICAL
SCALE: 1/4" = 1'-0"



4
A151
20' UNIT C - 2nd FLOOR ELECTRICAL
SCALE: 1/4" = 1'-0"



1
A151
20' UNIT C - 1st FLOOR ELECTRICAL
SCALE: 1/4" = 1'-0"

ELECTRICAL NOTES

1. DRAWINGS SHOW GENERAL LOCATIONS & TYPES OF ELECTRICAL COMPONENTS. CIRCUIT LOADS AND WIRING DIAGRAMS TO BE PROVIDED BY AN ELECTRICAL ENGINEER.
2. ALL SMOKE DETECTORS MUST BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS, AND PER 2018 IRC SECTION 314.
3. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES, RECEPTACLES, ETC. AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:

   OUTLETS . . . . 14"
   OUTLETS ABV. COUNTER TOPS . . . . 42"
   SWITCHES . . . . 46"

4. FIELD VERIFY LOCATION OF FIXTURES, WHERE INDICATED.
5. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS, AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER, PER 2018 IRC SECTION E3902.12

ELECTRICAL LEGEND

	SINGLE POLE SWITCH
3	THREE WAY SWITCH
4	FOUR WAY SWITCH
D	SINGLE POLE SWITCH W/ DIMMER
3D	THREE WAY SWITCH W/ DIMMER
OS	OCCUPANT SENSOR SWITCH
R	RHEOSTAT SWITCH
	DUPLEX OUTLET
	QUAD OUTLET
	SWITCHED OUTLET
GFI	GROUND FAULT INTERRUPTER
AFI	ARC FAULT INTERRUPTER
	ABOVE COUNTER DUPLEX OUTLET
GFI	ABOVE COUNTER GROUND FAULT INTERRUPTER
	FLOOR OUTLET
220V	220 VOLT OUTLET
D	OVERHEAD (SOFFIT MOUNTED) OUTLET
GDO	OVERHEAD GARAGE DOOR OUTLET
	CEILING MOUNTED LIGHT FIXTURE
PC	CEILILNG MOUNTED LIGHT FIXTURE W/ PULL CHAIN
PEND	PENDANT LIGHT FIXTURE
MINI-PENDANT	MINI PENDANT LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
WP	RECESSED LIGHT FIXTURE - WATER PROOFED
FL WP	RECESSED FLUORESCENT LIGHT FIXTURE - WATER PROOFED
	RECESSED "EYEBALL" LIGHT FIXTURE
	EXHAUST FAN
	EXHAUST FAN & LIGHT FIXTURE COMBO
	TRACK LIGHT FIXTURE
	4' FLUORESCENT LIGHT FIXTURE
	2' X 4' FLUORESCENT LIGHT FIXTURE
	CEILING FAN
	CEILING FAN W/ LIGHT FIXTURE
SD	SMOKE DETECTOR
RJB	CEILING MOUNTED REINFORCED JUNCTION BOX
HD	HEAT DETECTOR

1

20' UNIT C
LOTS 86 & 88

DTJ DESIGN
DTJ DESIGN, INC
3101 IRIS AVE, SUITE 130
BOULDER, CO 80303

P 303.443.7533
F 303.443.7534

WWW.DTJ DESIGN.COM

TOLT RIVER TERRACE
MAINVUE HOMES
TOWNHOME MASTER UNIR SET FOR PERMIT
CARNATION, WA

Reviewed for
2018 Building Code Compliance
Lou Ayler
9/18/23
Building Plan Review by
SAFEbuilt

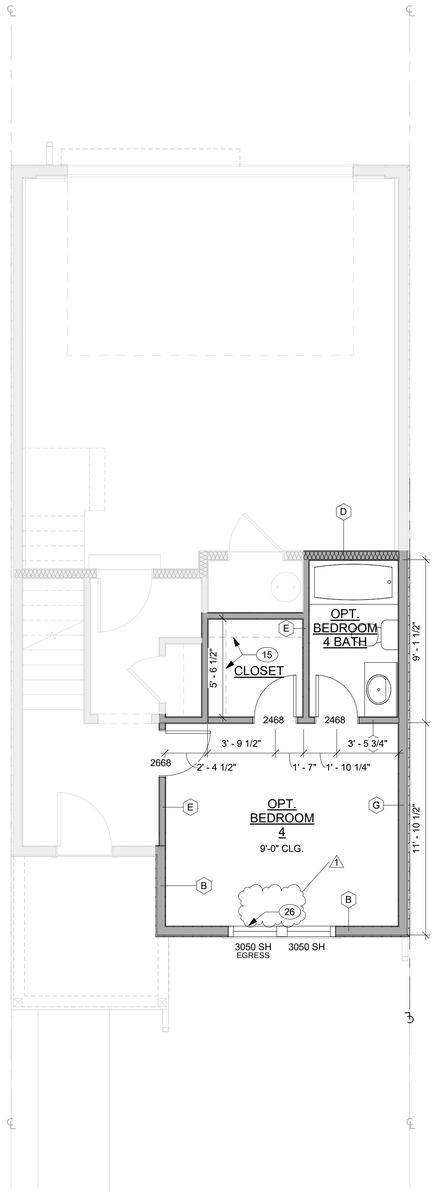
NOT FOR CONSTRUCTION

DRAWN BY: MB, EK, NA
CHECKED BY: Checker
PROJECT NO: 2019044.2
ISSUE DATE: 12/09/2022
REVISIONS:
1 07/14/2023

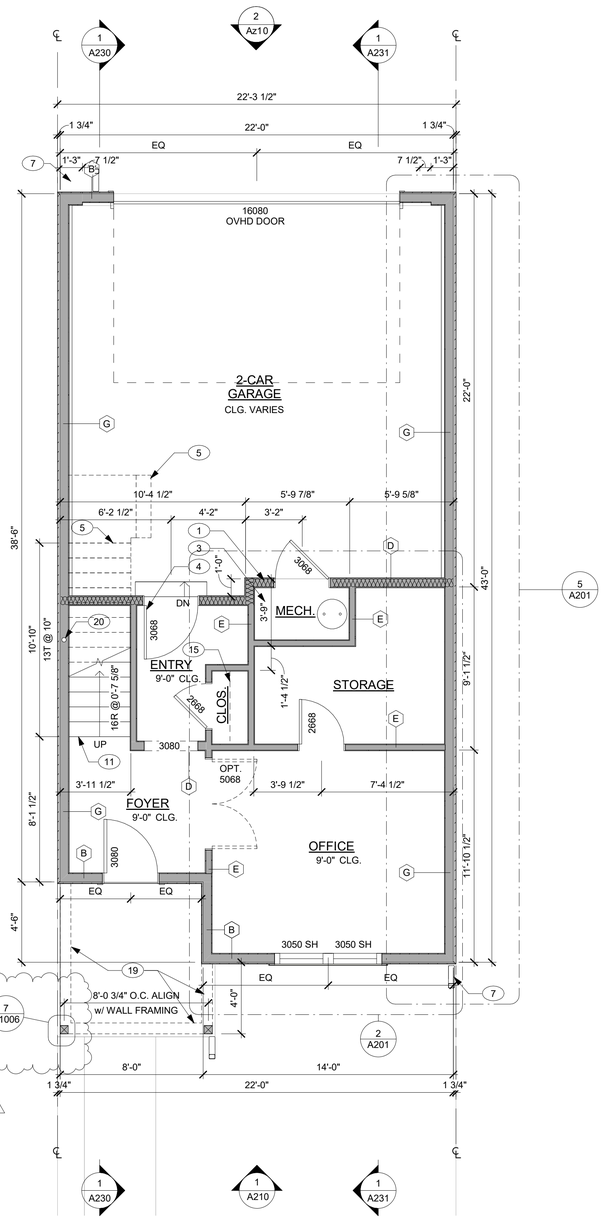
SHEET TITLE:
20' UNIT C - ELECTRICAL PLANS
1

SHEET NUMBER:
A151

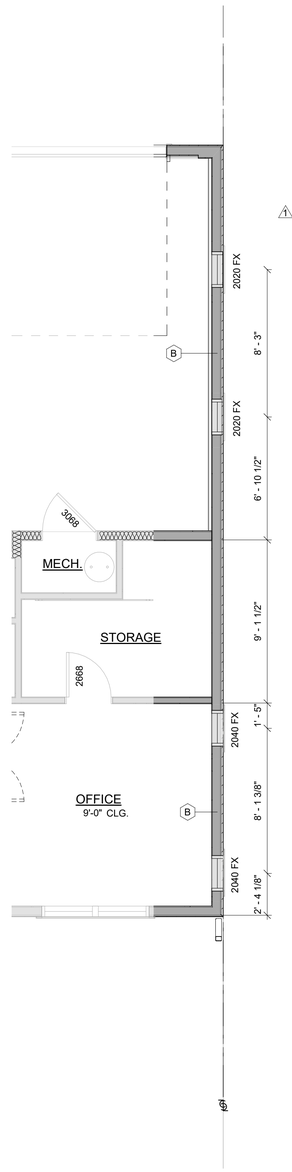
Drawing: C:\Users\lcabrera\Documents\MASTER UNIT FILE_lCabreraP9AYJ.rvt
Layout: ####
Last Saved:7/14/2023 12:03:04 PM
Last Plotted: ---



2 A201 — 22' UNIT D - 1st FLOOR - BEDROOM OPT.
SCALE: 1/4" = 1'-0"



1 A201 — 22' UNIT D - 1st FLOOR
SCALE: 1/4" = 1'-0"



5 A201 — 22' UNIT D - 1st FLOOR -ALT
SCALE: 1/4" = 1'-0"

PLAN NOTES

1. ALL DIMENSIONS INDICATED ARE TO FACE OF FRAMING, STRUCTURE, OR CENTERLINE OF UNIT DEMISING WALLS UNO.
2. REFER TO STRUCTURAL DRAWINGS FOR ALL FOUNDATION AND CONCRETE SLAB SPECIFICATIONS.
3. EXTENTS OF CONCRETE FOUNDATION WALLS WILL VARY PER INDIVIDUAL SITE GRADING. REFER TO SITE SPECIFIC FOUNDATION PLANS.
4. ALL WINDOW AND DOOR DIMENSIONS ARE SHOWN TO CENTERLINE OF ROUGH OPENING.
5. ALL INTERIOR PARTITIONS TO BE 2X4, UNO.
6. ALL EXTERIOR WALLS TO BE 2X6, UNO.
7. FINISH FLOOR ELEVATIONS TO BE COORDINATED WITH FINAL CIVIL DRAWINGS
8. EXTERIOR STAIRS & GARAGE STAIRS VARY PER INDIVIDUAL SITE GRADING REFER TO SITE SPECIFIC GRADING PLANS

PLAN KEYNOTES

1	DWELLING/GARAGE SEPARATION PER IRC R302.6
2	STAIRS VARY, SEE SITE SPECIFIC PLANS
3	WATER HEATER PER BUILDER SPEC, COORDINATE W/ PLUMBING. OPT. TANKLESS WATER HEATER
4	DWELLING/GARAGE OPENING PROTECTION PER IRC R302.5 SEALED, 20 MIN FIRE RATED DOOR EQUIPPED w/ SELF CLOSING DEVICE
5	STAIR ABOVE, WRAP w/ 5/8 GYP TYPE X
6	UPPER CABINETS
7	DOWNSPOUT
8	UNDER COUNTER DISHWASHER
9	RANGE w/ MICROWAVE ABOVE
10	5' ROD AND SHELF @70" TYP
11	STAIRS & HANDRAIL TO COMPLY WITH IRC R311.7
12	42" HIGH WALL; SLOPE W/ STAOR; 2X6
13	EXTENT OF FLOOR/CEILING ABOVE
14	22" x 30" ATTIC ACCESS HATCH ABOVE
15	ROD & SHELF @70" TYP.
16	SINK PER SPEC
17	
18	ROOF BELOW
19	BEAM ABOVE
20	RADON GAS EXHAUST PIPE
21	RANGE VENTILATION
22	STEEL BOLLARDS
23	DROP SOFFIT TO TOP OF UPPER CABINET FOR RANGE HOOD VENTING
24	DIRECT RANGE HOOD VENTING BACK INTO FLOOR SYSTEM AFTER PASSING STRUCTURAL BEAM
25	4"X4" STRUCTURAL COLUMN
26	EGRESS WINDOW

22' UNIT D - AREAS

Name	Area
FIRST FLOOR	426 SF
LIVING AREA 3RD FLOOR	914 SF
THIRD FLOOR	825 SF
TOTAL (FINISHED)	2164 SF
COVERED DECK	116 SF
COVERED PORCH	72 SF
GARAGE	484 SF
TOTAL (UNFINISHED)	673 SF

PROJECT INFORMATION

IBC CLASSIFICATION:	R-3
CONSTRUCTION TYPE:	V-B
SPRINLERED:	YES

dtj DESIGN
DTJ DESIGN, INC
3101 IRIS AVE, SUITE 130
BOULDER, CO 80303
P 303.443.7533
F 303.443.7534
WWW.DTJ DESIGN.COM

11919 REGISTERED ARCHITECT
12.9.2022
DAVID SCOTT WILLIAMS
STATE OF WASHINGTON

TOLT RIVER TERRACE
MAINVUE HOMES
TOWNHOME MASTER UNIR SET FOR PERMIT
CARNATION, WA

Reviewed for
2018 Building Code Compliance
Lou Ogden
9/18/23
Building Plan Review by
SAFEbuilt

DRAWN BY: MB, EK, NA
CHECKED BY: DR, DP
PROJECT NO: 2019044.2
ISSUE DATE: 12/09/2022
REVISIONS:
1 07/14/2023

SHEET TITLE:
22' UNIT D - 1st FLOOR PLANS

SHEET NUMBER:
A201

22' UNIT D
LOT 87

PLAN NOTES

1. ALL DIMENSIONS INDICATED ARE TO FACE OF FRAMING, STRUCTURE, OR CENTERLINE OF UNIT DEMISING WALLS UNO.
2. REFER TO STRUCTURAL DRAWINGS FOR ALL FOUNDATION AND CONCRETE SLAB SPECIFICATIONS.
3. EXTENTS OF CONCRETE FOUNDATION WALLS WILL VARY PER INDIVIDUAL SITE GRADING. REFER TO SITE SPECIFIC FOUNDATION PLANS.
4. ALL WINDOW AND DOOR DIMENSIONS ARE SHOWN TO CENTERLINE OF ROUGH OPENING.
5. ALL INTERIOR PARTITIONS TO BE 2X4, UNO.
6. ALL EXTERIOR WALLS TO BE 2X6, UNO.
7. FINISH FLOOR ELEVATIONS TO BE COORDINATED WITH FINAL CIVIL DRAWINGS
8. EXTERIOR STAIRS & GARAGE STAIRS VARY PER INDIVIDUAL SITE GRADING REFER TO SITE SPECIFIC GRADING PLANS

PLAN KEYNOTES

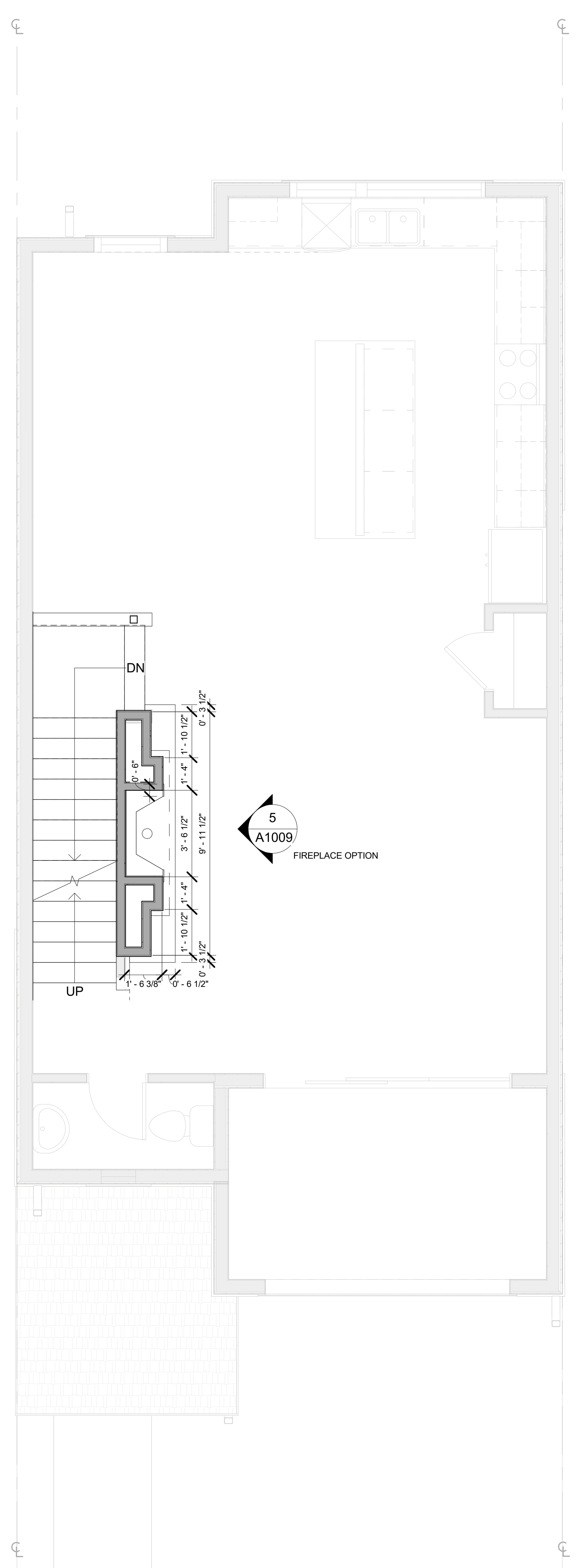
1	DWELLING/GARAGE SEPARATION PER IRC R302.6
2	STAIRS VARY, SEE SITE SPECIFIC PLANS
3	WATER HEATER PER BUILDER SPEC, COORDINATE W/ PLUMBING. OPT. TANKLESS WATER HEATER
4	DWELLING/GARAGE OPENING PROTECTION PER IRC R302.5 SEALED, 20 MIN FIRE RATED DOOR EQUIPPED w/ SELF CLOSING DEVICE
5	STAIR ABOVE, WRAP w/ 5/8 GYP TYPE X
6	UPPER CABINETS
7	DOWNSPOUT
8	UNDER COUNTER DISHWASHER
9	RANGE w/ MICROWAVE ABOVE
10	5' ROD AND SHELF @70" TYP
11	STAIRS & HANDRAIL TO COMPLY WITH IRC R311.7
12	42" HIGH WALL; SLOPE W/ STAOR; 2X6
13	EXTENT OF FLOOR/CEILING ABOVE
14	22" x 30" ATTIC ACCESS HATCH ABOVE
15	ROD & SHELF @70" TYP.
16	SINK PER SPEC
17	
18	ROOF BELOW
19	BEAM ABOVE
20	RADON GAS EXHAUST PIPE
21	RANGE VENTILATION
22	STEEL BOLLARDS
23	DROP SOFFIT TO TOP OF UPPER CABINET FOR RANGE HOOD VENTING
24	DIRECT RANGE HOOD VENTING BACK INTO FLOOR SYSTEM AFTER PASSING STRUCTURAL BEAM
25	4"X4" STRUCTURAL COLUMN
26	EGRESS WINDOW

22' UNIT D - AREAS

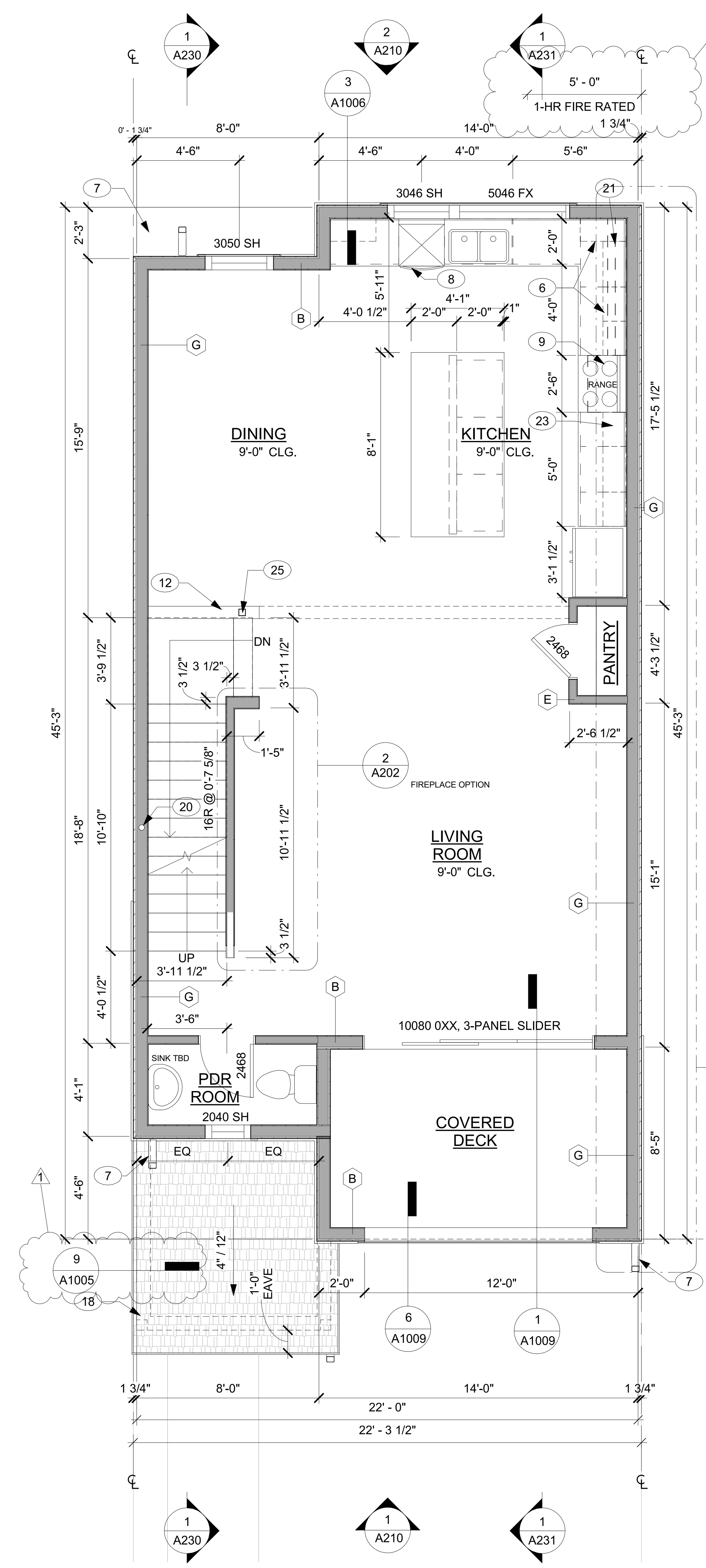
Name	Area
FIRST FLOOR	426 SF
LIVING AREA 3RD FLOOR	914 SF
THIRD FLOOR	825 SF
TOTAL (FINISHED)	2164 SF
COVERED DECK	116 SF
COVERED PORCH	72 SF
GARAGE	484 SF
TOTAL (UNFINISHED)	673 SF

PROJECT INFORMATION

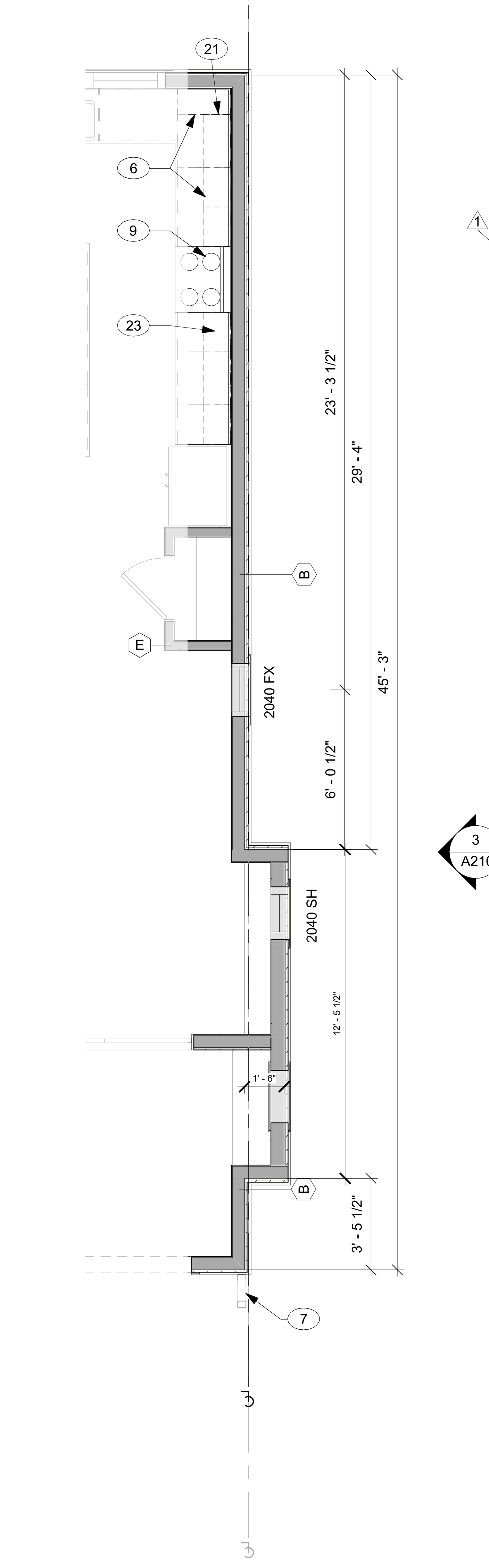
IBC CLASSIFICATION:	R-3
CONSTRUCTION TYPE:	V-B
SPRINLERED:	YES



2 A202 22' UNIT D - 2nd FLOOR - FIREPLACE OPT.
SCALE: 1/4" = 1'-0"



1 A202 22' UNIT D - 2nd FLOOR
SCALE: 1/4" = 1'-0"



5 A202 22' UNIT D - 2nd FLOOR ALT
SCALE: 1/4" = 1'-0"

22' UNIT D
LOT 87

Reviewed for 2018 Building Code Compliance
9/18/23
Building Plan Review by SAFEbuilt

DTJ DESIGN
DTJ DESIGN, INC
3101 IRIS AVE, SUITE 130
BOULDER, CO 80303
P 303.443.7533
F 303.443.7534
WWW.DTJ DESIGN.COM

11919 REGISTERED ARCHITECT
12.9.2022
DAVID SCOTT WILLIAMS
STATE OF WASHINGTON

TOLT RIVER TERRACE
MAINVUE HOMES
TOWNHOME MASTER UNIR SET FOR PERMIT
CARNATION, WA

DRAWN BY:	MB, EK, NA
CHECKED BY:	DR, DP
PROJECT NO:	2019044.2
ISSUE DATE:	12/09/2022
REVISIONS:	1 07/14/2023
SHEET TITLE:	22' UNIT D - 2nd FLOOR PLANS
SHEET NUMBER:	A202

ATTIC VENTILATION REQUIRED

ATTIC ZONE	ATTIC AREA	REQUIRED VENTILATION PER ZONE	REQUIRED HIGH VENTILATION	REQUIRED LOW VENTILATION
DUPLEX 26' - ATTIC	1368 SF	657 in²	361 in²	296 in²
DUPLEX 30' - ATTIC	1374 SF	659 in²	363 in²	297 in²
UNIT C - ATTIC	785 SF	377 in²	207 in²	170 in²
UNIT D - ATTIC	913 SF	438 in²	241 in²	197 in²
UNIT E - ATTIC (END UNIT)	958 SF	460 in²	253 in²	207 in²

ATTIC VENTILATION - 22' UNIT D

	QTY	VENT AREA	TOTAL VENT AREA PER TYPE
HIGH VENTILATION			
LOW PROFILE VENT	4	72.0 in²	288.0 in²
LOW VENTILATION			
LOW PROFILE VENT	3	72.0 in²	216.0 in²
Unit 'D' TOTAL PROPOSED VENT AREA			504.0 in²

PLAN NOTES

1. ALL DIMENSIONS INDICATED ARE TO FACE OF FRAMING, STRUCTURE, OR CENTERLINE OF UNIT DEMISING WALLS UNO.
2. REFER TO STRUCTURAL DRAWINGS FOR ALL FOUNDATION AND CONCRETE SLAB SPECIFICATIONS.
3. EXTENTS OF CONCRETE FOUNDATION WALLS WILL VARY PER INDIVIDUAL SITE GRADING. REFER TO SITE SPECIFIC FOUNDATION PLANS.
4. ALL WINDOW AND DOOR DIMENSIONS ARE SHOWN TO CENTERLINE OF ROUGH OPENING.
5. ALL INTERIOR PARTITIONS TO BE 2X4, UNO.
6. ALL EXTERIOR WALLS TO BE 2X6, UNO.
7. FINISH FLOOR ELEVATIONS TO BE COORDINATED WITH FINAL CIVIL DRAWINGS
8. EXTERIOR STAIRS & GARAGE STAIRS VARY PER INDIVIDUAL SITE GRADING REFER TO SITE SPECIFIC GRADING PLANS

PLAN KEYNOTES

1 DWELLING/GARAGE SEPARATION PER IRC R302.6
2 STAIRS VARY, SEE SITE SPECIFIC PLANS
3 WATER HEATER PER BUILDER SPEC, COORDINATE W/ PLUMBING. OPT. TANKLESS WATER HEATER
4 DWELLING/GARAGE OPENING PROTECTION PER IRC R302.5 SEALED, 20 MIN FIRE RATED DOOR EQUIPPED w/ SELF CLOSING DEVICE
5 STAIR ABOVE, WRAP w/ 5/8 GYP TYPE X
6 UPPER CABINETS
7 DOWNSPOUT
8 UNDER COUNTER DISHWASHER
9 RANGE w/ MICROWAVE ABOVE
10 5' ROD AND SHELF @70" TYP
11 STAIRS & HANDRAIL TO COMPLY WITH IRC R311.7
12 42" HIGH WALL; SLOPE W/ STAOR; 2X6
13 EXTENT OF FLOOR/CEILING ABOVE
14 22" x 30" ATTIC ACCESS HATCH ABOVE
15 ROD & SHELF @70" TYP.
16 SINK PER SPEC
17
18 ROOF BELOW
19 BEAM ABOVE
20 RADON GAS EXHAUST PIPE
21 RANGE VENTILATION
22 STEEL BOLLARDS
23 DROP SOFFIT TO TOP OF UPPER CABINET FOR RANGE HOOD VENTING
24 DIRECT RANGE HOOD VENTING BACK INTO FLOOR SYSTEM AFTER PASSING STRUCTURAL BEAM
25 4"X4" STRUCTURAL COLUMN
26 EGRESS WINDOW

ROOF KEYNOTES

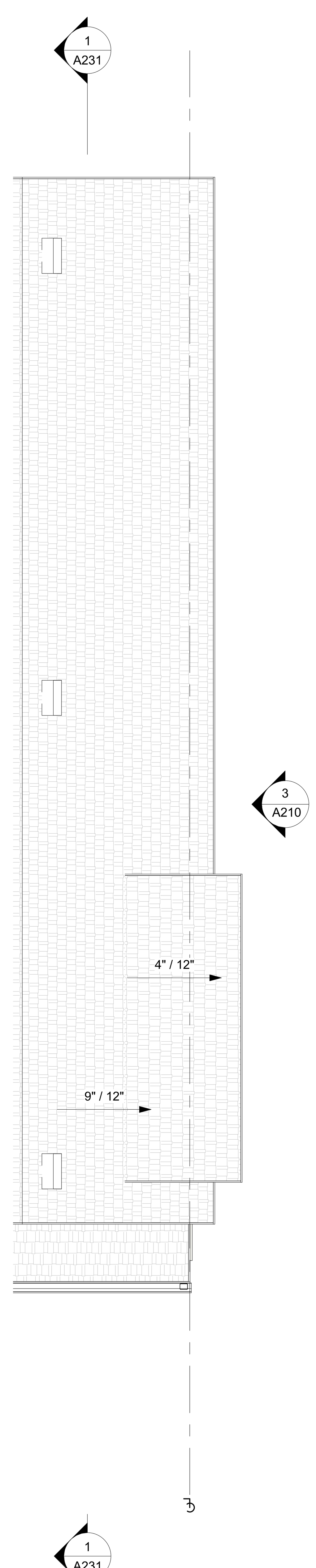
R01 GUTTER AND DOWNSPOUTS
R02 1/4" WIRE MESH ROOF VENT PER BUILDER SPEC, TYP.
R03 ROOF BELOW
R07 LINE OF FRAMING BELOW
R08 ROOF VENTS, PER BUILDER SPEC.

22' UNIT D - AREAS

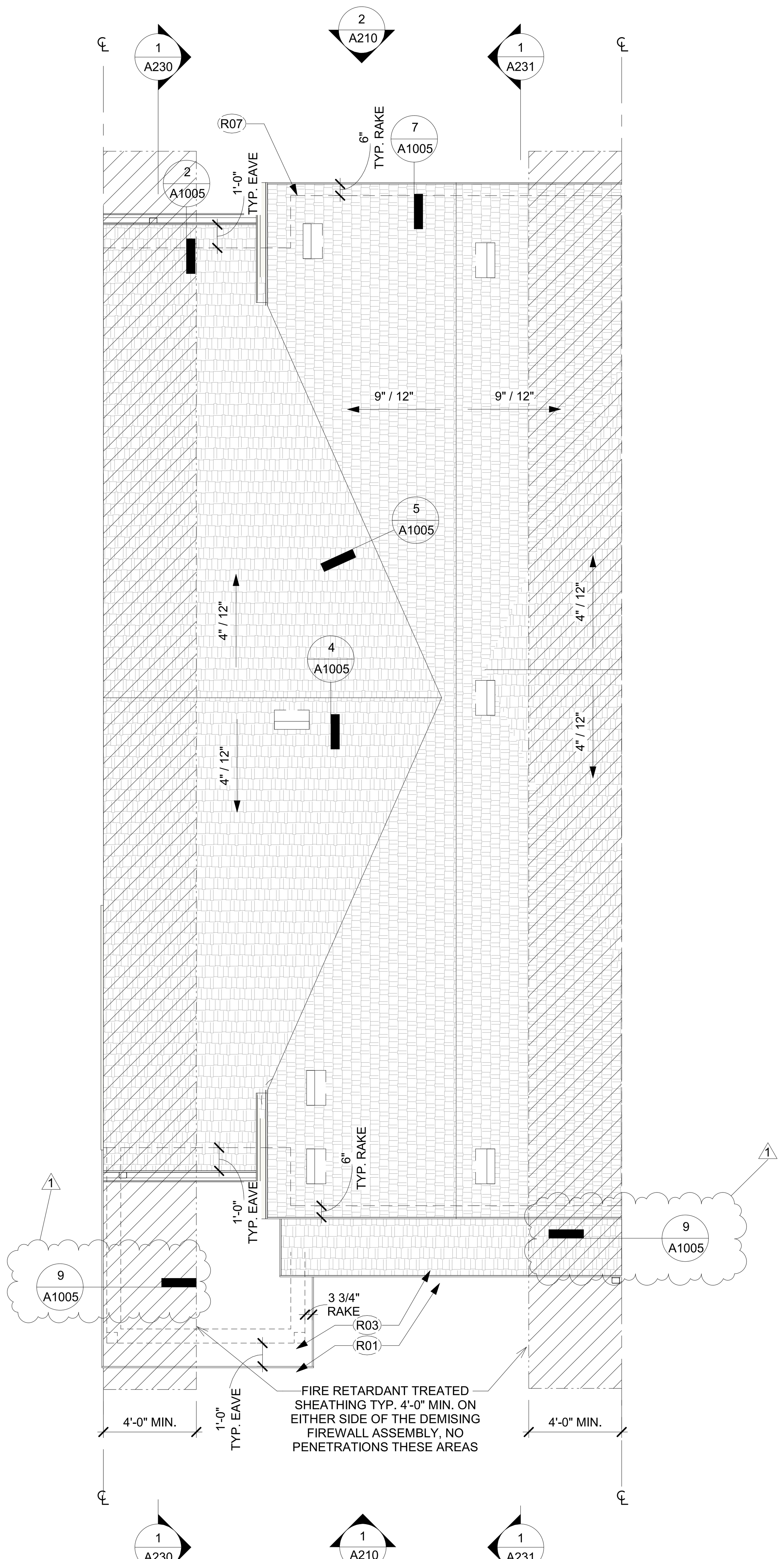
Name	Area
FIRST FLOOR	426 SF
LIVING AREA 3RD FLOOR	914 SF
THIRD FLOOR	825 SF
TOTAL (FINISHED)	2164 SF
COVERED DECK	116 SF
COVERED PORCH	72 SF
GARAGE	484 SF
TOTAL (UNFINISHED)	673 SF

PROJECT INFORMATION

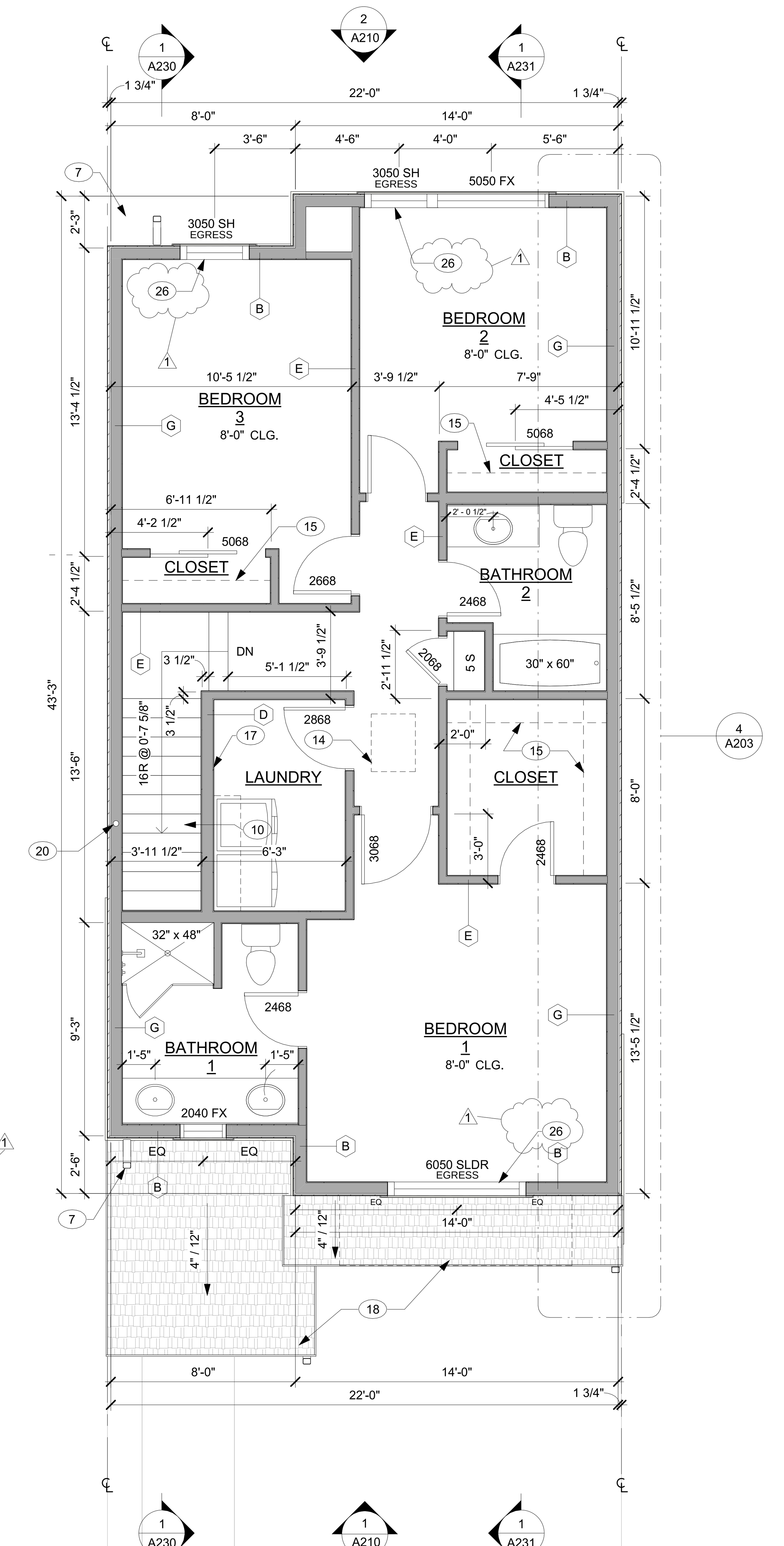
IBC CLASSIFICATION: R-3
CONSTRUCTION TYPE: V-B
SPRINLERED: YES



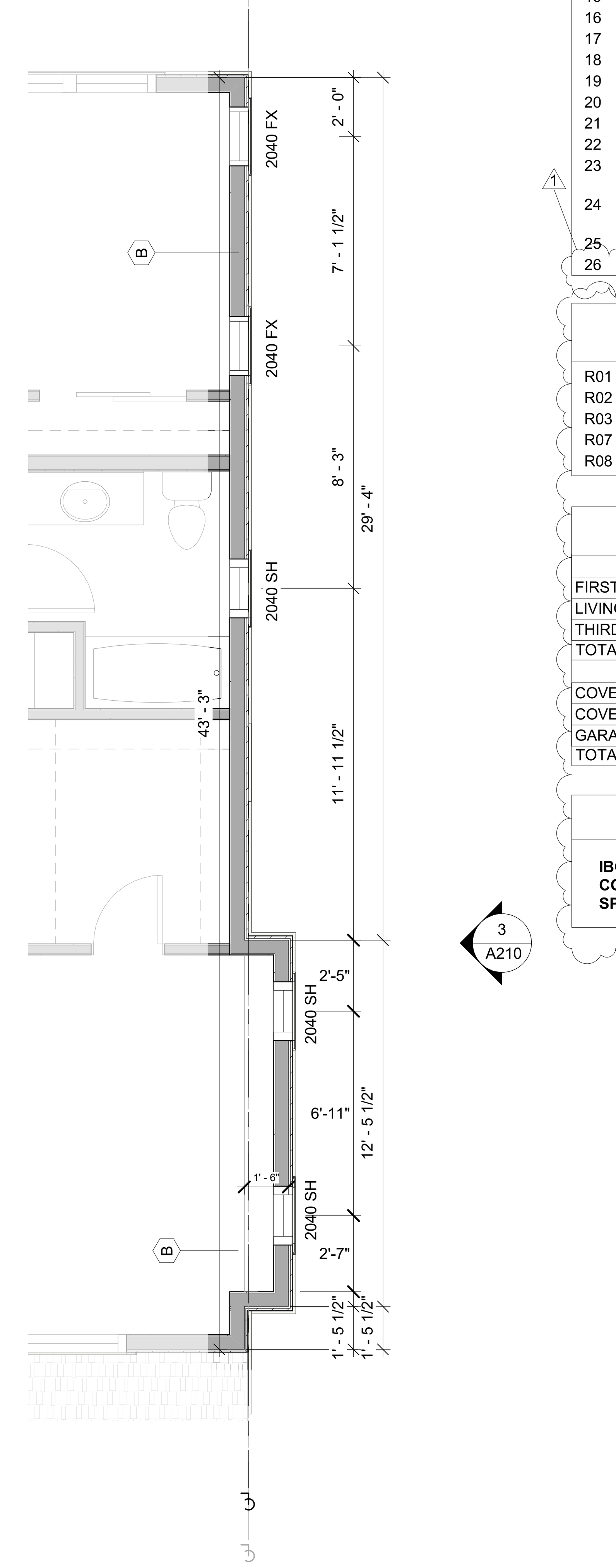
5 A203 22' UNIT D - ROOF PLAN ALT
SCALE: 1/4" = 1'-0"



2 A203 22' UNIT D - ROOF PLAN
SCALE: 1/4" = 1'-0"



1 A203 22' UNIT D - 3rd FLOOR
SCALE: 1/4" = 1'-0"



4 A203 22' UNIT D - 3rd FLOOR ALT
SCALE: 1/4" = 1'-0"

22' UNIT D
LOT 87

dtj DESIGN
DTJ DESIGN, INC
3101 IRIS AVE, SUITE 130
BOULDER, CO 80303
P 303.443.7533
F 303.443.7534
WWW.DTJ DESIGN.COM

11919 REGISTERED ARCHITECT
[illegible] 12.9.2022
DAVID SCOTT WILLIAMS
STATE OF WASHINGTON

TOLT RIVER TERRACE
MAINVUE HOMES
TOWNHOME MASTER UNIR SET FOR PERMIT
CARNATION, WA

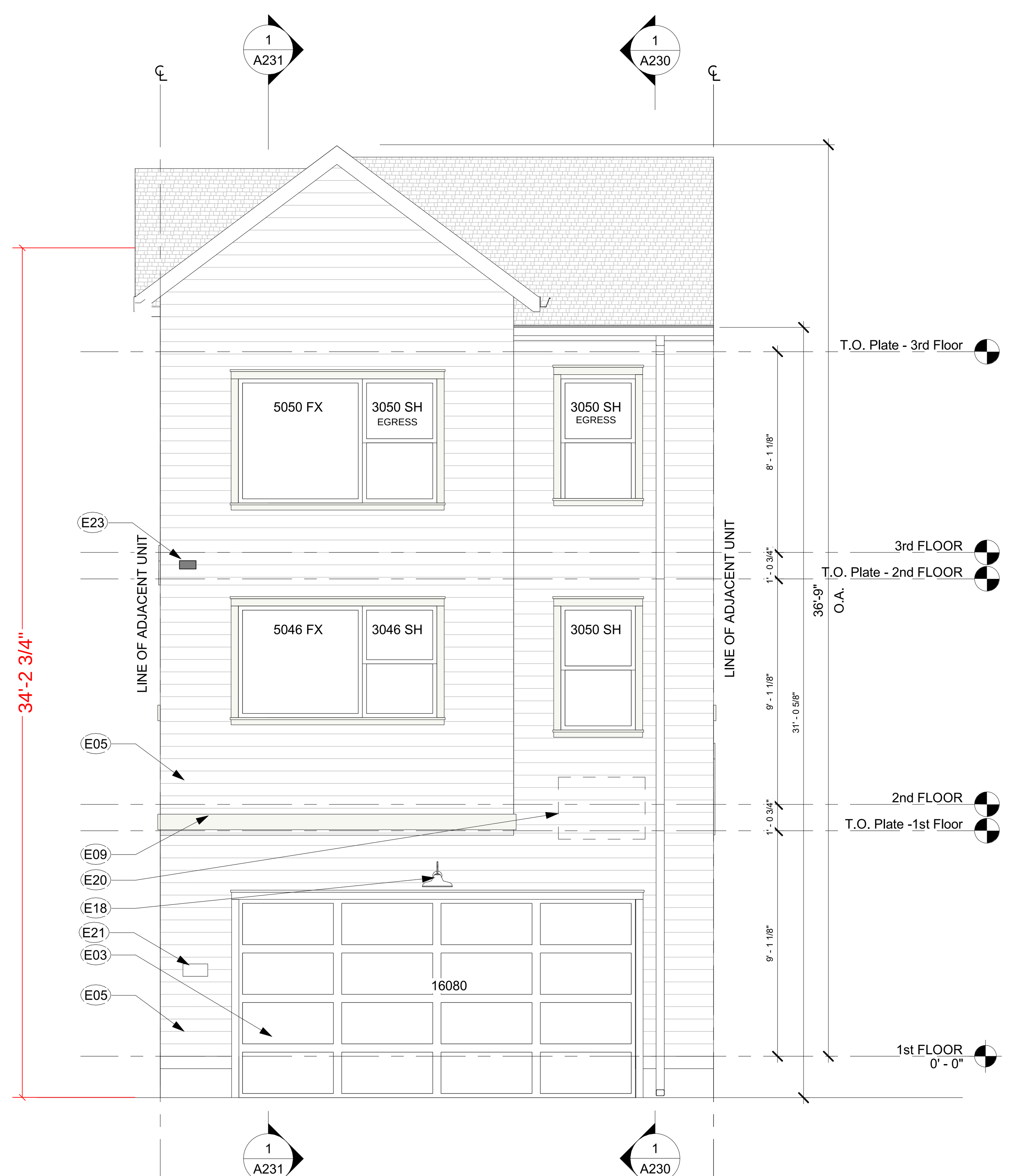
Reviewed for 2018 Building Code Compliance
Lou Tyler
9/18/23
Building Plan Review by
SAFEbuilt

DRAWN BY: MB, EK, NA
CHECKED BY: DR, DP
PROJECT NO: 2019044.2
ISSUE DATE: 12/09/2022
REVISIONS:
1 07/14/2023

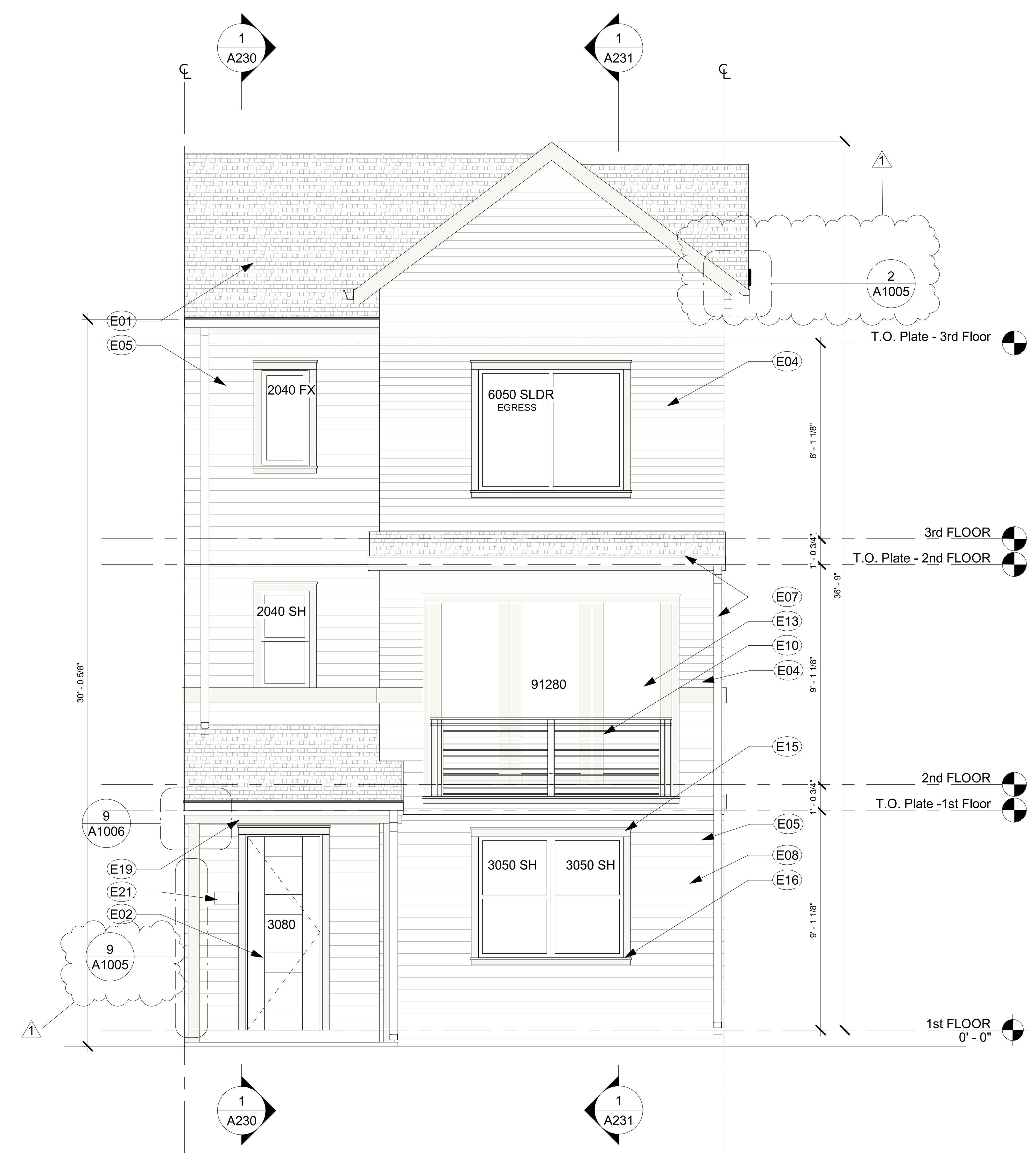
SHEET TITLE:
22' UNIT D - 3rd FLOOR & ROOF PLANS

SHEET NUMBER:
A203

3 A210 22' UNIT D - SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2 A210 22' UNIT D - REAR ELEVATION
SCALE: 1/4" = 1'-0"



1 A210 22' UNIT D - FRONT ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

1. ELEVATION DRAWINGS DEPICT DESIGN INTENT ONLY. SEE STRUCTURAL DRAWINGS FOR FOUNDATION AND FRAMING SPECIFICATIONS.
2. GRADE LINES INDICATED ARE APPROXIMATE. BUILDER TO COORDINATE SITE SPECIFIC GRADING AT EACH LOT.
3. PROVIDE POSITIVE SLOPE GRADING AWAY FROM STRUCTURE AT EACH LOT.
4. REFER TO ROOF PLANS FOR ROOFING MATERIAL AND SLOPE.
5. TYPICAL WINDOW HEAD HEIGHT TO BE AS FOLLOWS, REFER TO ELEVATIONS FOR NON-TYPICAL CONDITIONS
   1st and 2nd FLOORS: 8'-1" A.F.F.
   3rd Floor 7'-1" A.F.F.
6. ALL MANUFACTURED TRIM AND SIDING MATERIALS SHALL BE PAINTED.
7. ALL EXPOSED WOOD POSTS, BEAMS, AND TRIM SHALL BE PAINTED PER BUILDER'S SPECIFICATIONS.
8. GUTTERS AND DOWNSPOUTS SHALL BE INSTALLED AT ALL ROOF DRAINAGE CONDITIONS. COORDINATE LOCATIONS WITH BUILDER.

ELEVATION KEYNOTES

E01	ASPHALT SHINGLE ROOF
E02	8'-0" ENTRY DOOR
E03	GARAGE DOOR
E04	4" REVEAL HORIZONTAL SIDING, PRE-FINISHED
E05	7" REVEAL HORIZONTAL SIDING
E06	NOT USED
E07	GUTTER AND DOWNSPOUTS
E08	STUCCO SIDING
E09	5/4 x 8 PAINTED TRIM, SMOOTH FINISH
E10	3'-3" RAILING
E11	EXTERIOR STAIR
E12	WOOD BRACKETS
E13	BALCONY
E14	WOOD SLATS UNDER STAIRS
E15	COMPOSITE HEADER
E16	COMPOSITE SILL
E17	BOARD AND BATTENN SIDING,3 1/2" BATTENS AT 24" OC
E18	EXTERIOR DOWNLIGHTING PER BUILDER SPEC.
E19	STEEL BEAM, PER STRUCTURAL
E20	MINI-SPLIT CONDENSER, PER BUILDER SPEC.
E21	ADDRESS PLATE, PER BUILDER SPEC.
E22	STANDING SEAM METAL ROOF
E23	RANGE VENT

dtj DESIGN
DTJ DESIGN, INC
3101 IRIS AVE, SUITE 130
BOULDER, CO 80303
P 303.443.7533
F 303.443.7534
WWW.DTJ DESIGN.COM

11919 REGISTERED ARCHITECT
12-9-2022
DAVID SCOTT WILLIAMS
STATE OF WASHINGTON

TOLT RIVER TERRACE
MAINVUE HOMES
TOWNHOME MASTER UNIR SET FOR PERMIT
CARNATION, WA

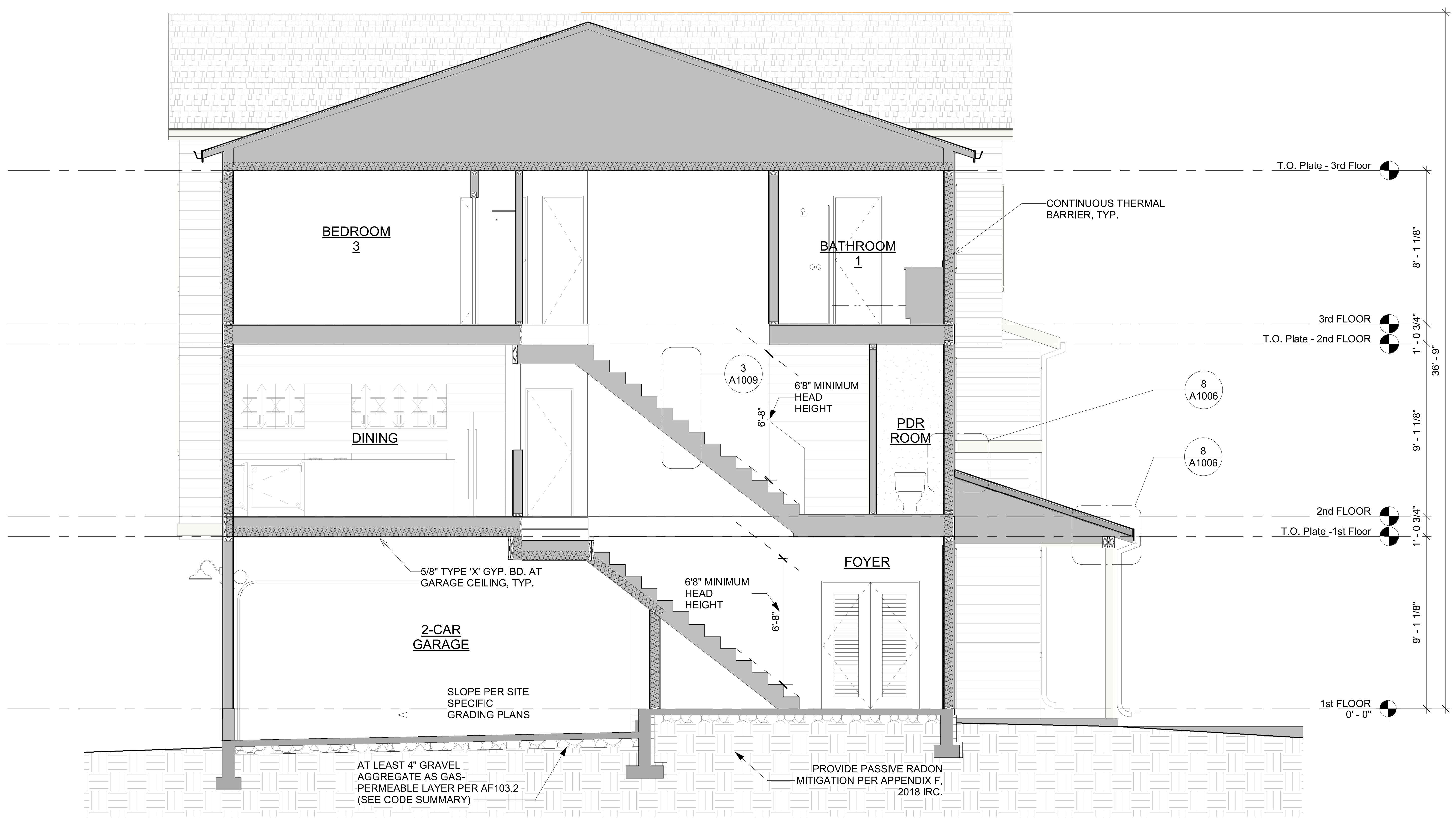
Reviewed for 2018 Building Code Compliance
9/18/23
Building Plan Review by SAFEbuilt

DRAWN BY:	MB, EK, NA
CHECKED BY:	DR, DP
PROJECT NO:	2019044.2
ISSUE DATE:	12/09/2022
REVISIONS:	1 07/14/2023
SHEET TITLE:	22' UNIT D - ELEVATIONS
SHEET NUMBER:	A210

22' UNIT D
LOT 87

SECTION NOTES

1. ALL INTERIOR FLOORS ABOVE THE 1st FLOOR ARE TO BE TYPE "J" ASSEMBLY U.N.O.
2. ALL EXTERIOR PATIOS ON 1st FLOOR ARE TO BE TYPE "H" ASSEMBLY U.N.O.
3. TRUSS HEEL HEIGHTS AND ROOF SLOPES VARY, SEE COMPOSITE BUILDING SUBMITTALS



1 A230 — 22' UNIT D - BUILDING SECTION

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

22' UNIT D
LOT 87

dtj DESIGN
DTJ DESIGN, INC
3101 IRIS AVE, SUITE 130
BOULDER, CO 80303
P 303.443.7533
F 303.443.7534
WWW.DTJ DESIGN.COM

11919 REGISTERED ARCHITECT
12-9-2022
DAVID SCOTT WILLIAMS
STATE OF WASHINGTON

TOLT RIVER TERRACE
MAINVUE HOMES
TOWNHOME MASTER UNIR SET FOR PERMIT
CARNATION, WA

Reviewed for 2018 Building Code Compliance
9/18/23
Building Plan Review by SAFEbuilt

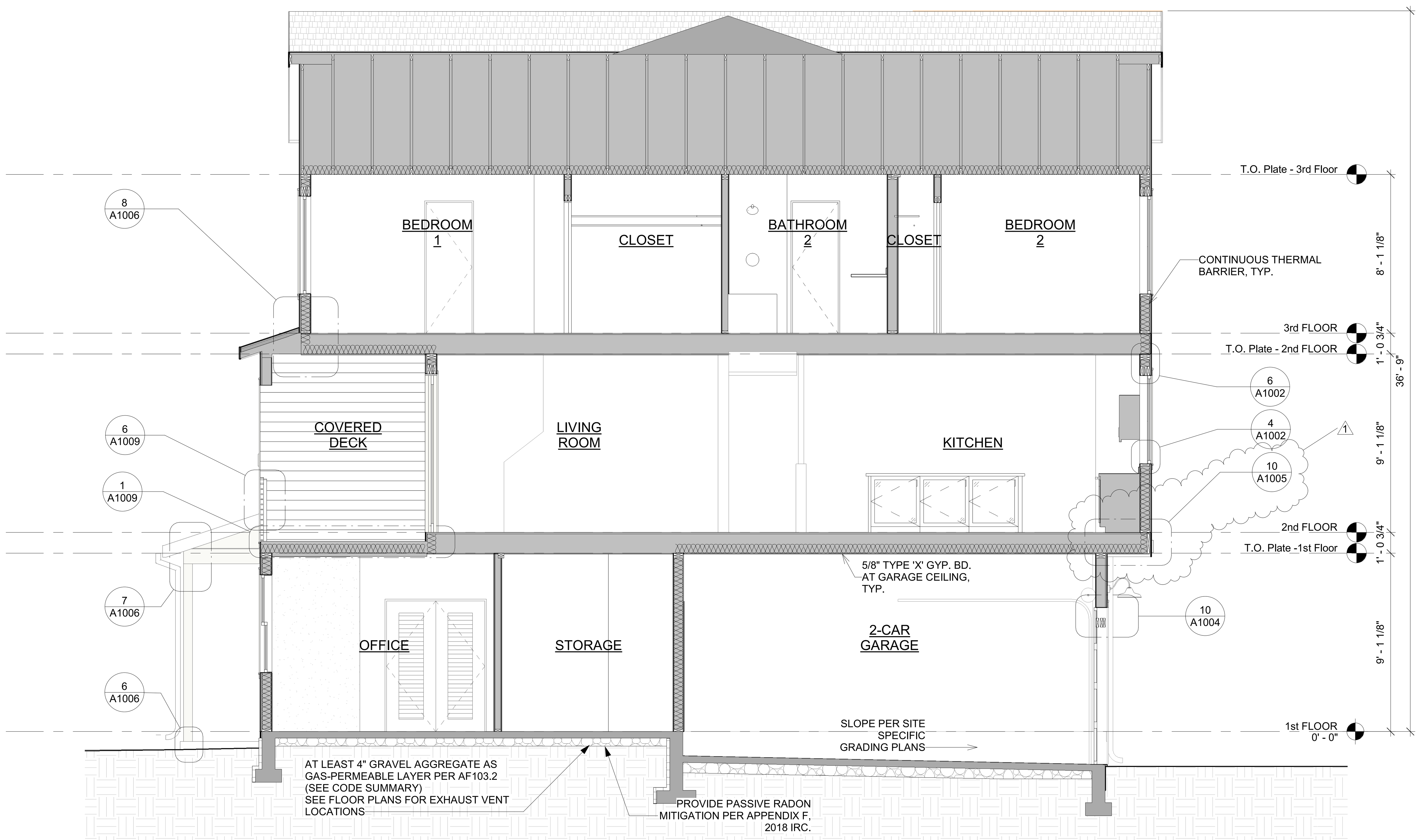
DRAWN BY:	MB, EK, NA
CHECKED BY:	DR, DP
PROJECT NO:	2019044.2
ISSUE DATE:	12/09/2022
REVISIONS:	
1	07/14/2023

SHEET TITLE:
22' UNIT D - BUILDING SECTIONS

SHEET NUMBER:
A230

SECTION NOTES

1. ALL INTERIOR FLOORS ABOVE THE 1st FLOOR ARE TO BE TYPE "J" ASSEMBLY U.N.O.
2. ALL EXTERIOR PATIOS ON 1st FLOOR ARE TO BE TYPE "H" ASSEMBLY U.N.O.
3. TRUSS HEEL HEIGHTS AND ROOF SLOPES VARY, SEE COMPOSITE BUILDING SUBMITTALS



1
A231
22' UNIT D - BUILDING SECTION
SCALE: 1/4" = 1'-0"

22' UNIT D
LOT 87

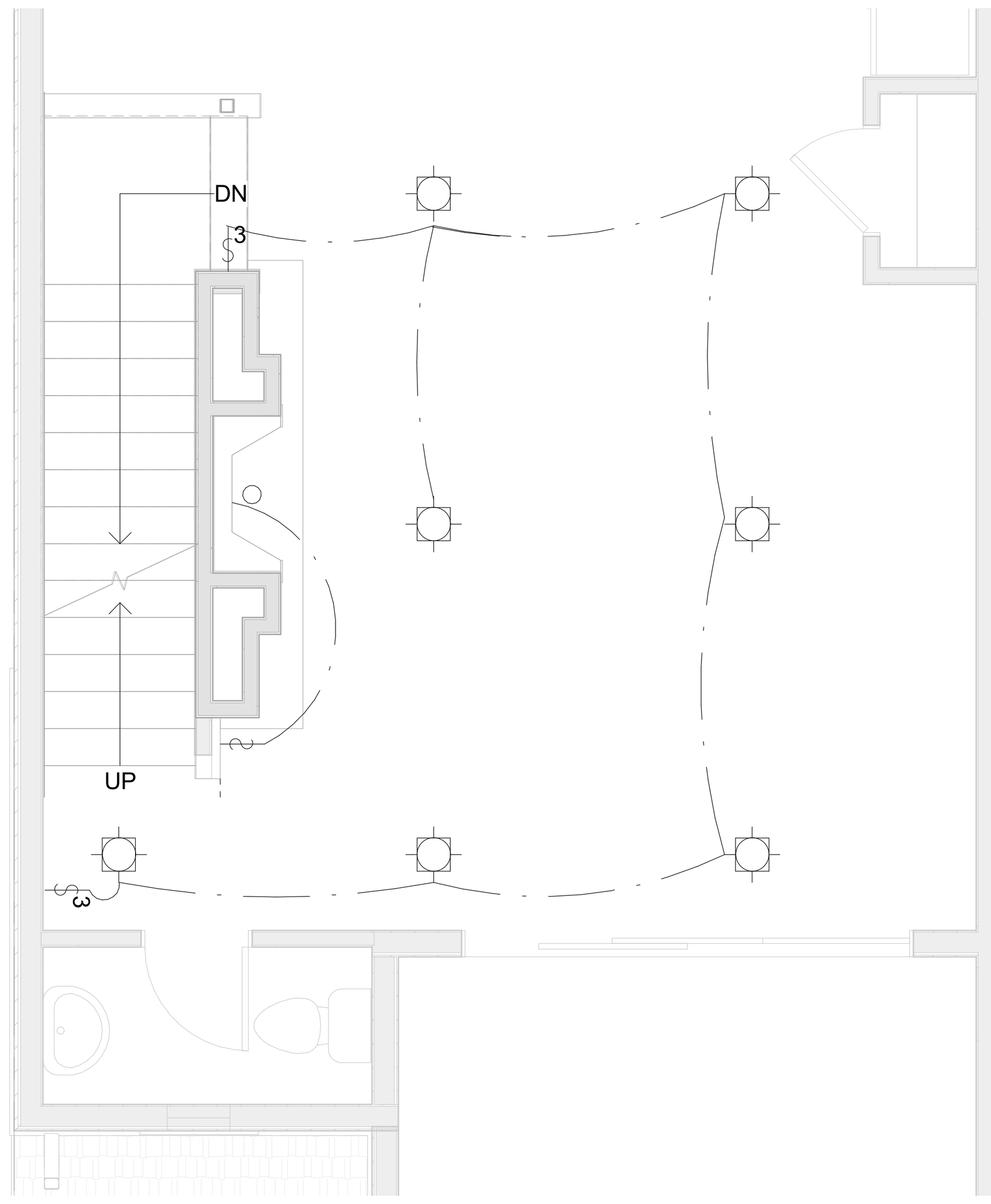
DTJ DESIGN
DTJ DESIGN, INC
3101 IRIS AVE, SUITE 130
BOULDER, CO 80303
P 303.443.7533
F 303.443.7534
WWW.DTJ DESIGN.COM

11919 REGISTERED ARCHITECT
12.9.2022
DAVID SCOTT WILLIAMS
STATE OF WASHINGTON

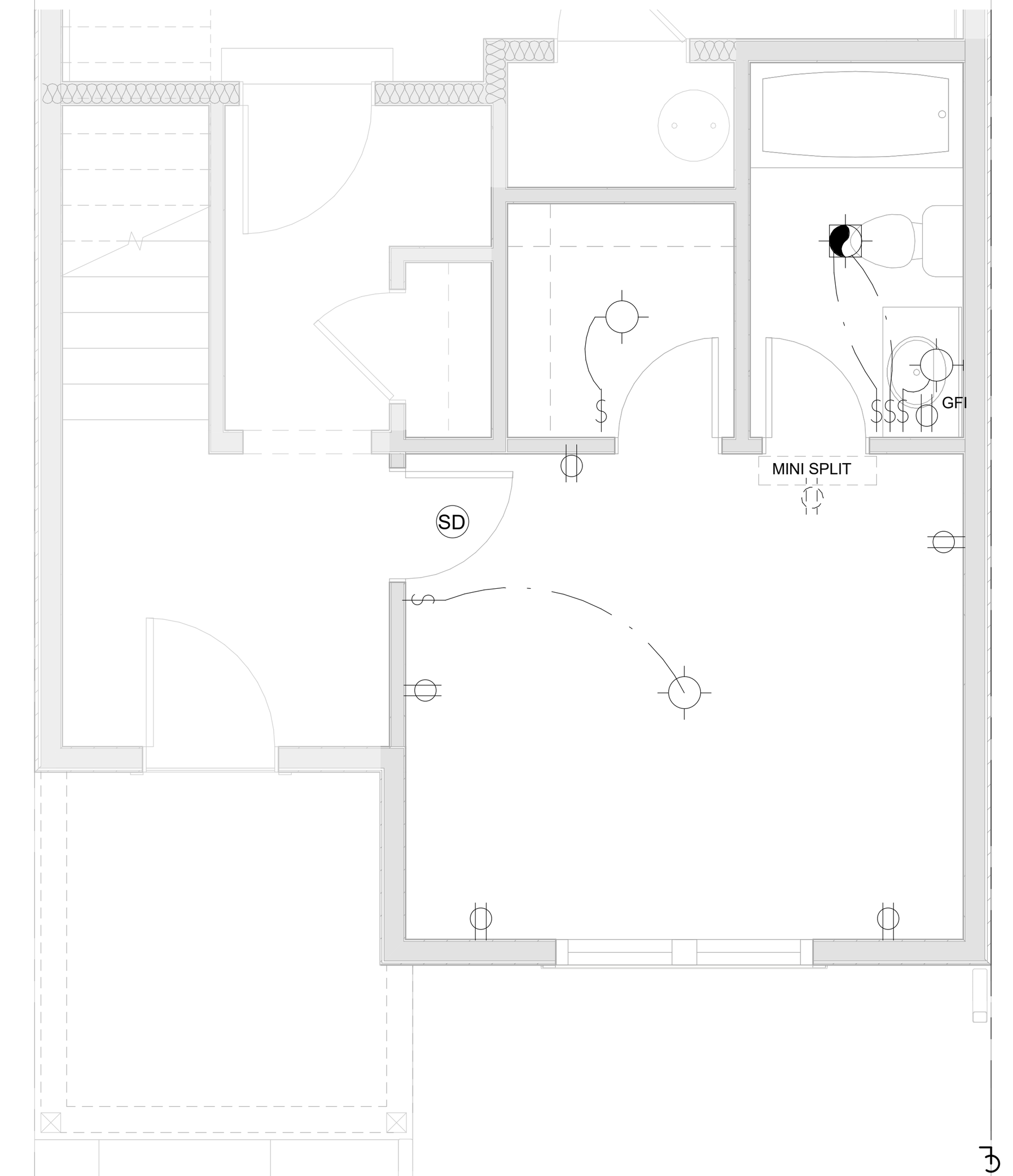
TOLT RIVER TERRACE
MAINVUE HOMES
TOWNHOME MASTER UNIR SET FOR PERMIT
CARNATION, WA

Reviewed for 2018 Building Code Compliance
9/18/23
Building Plan Review by SAFEbuilt

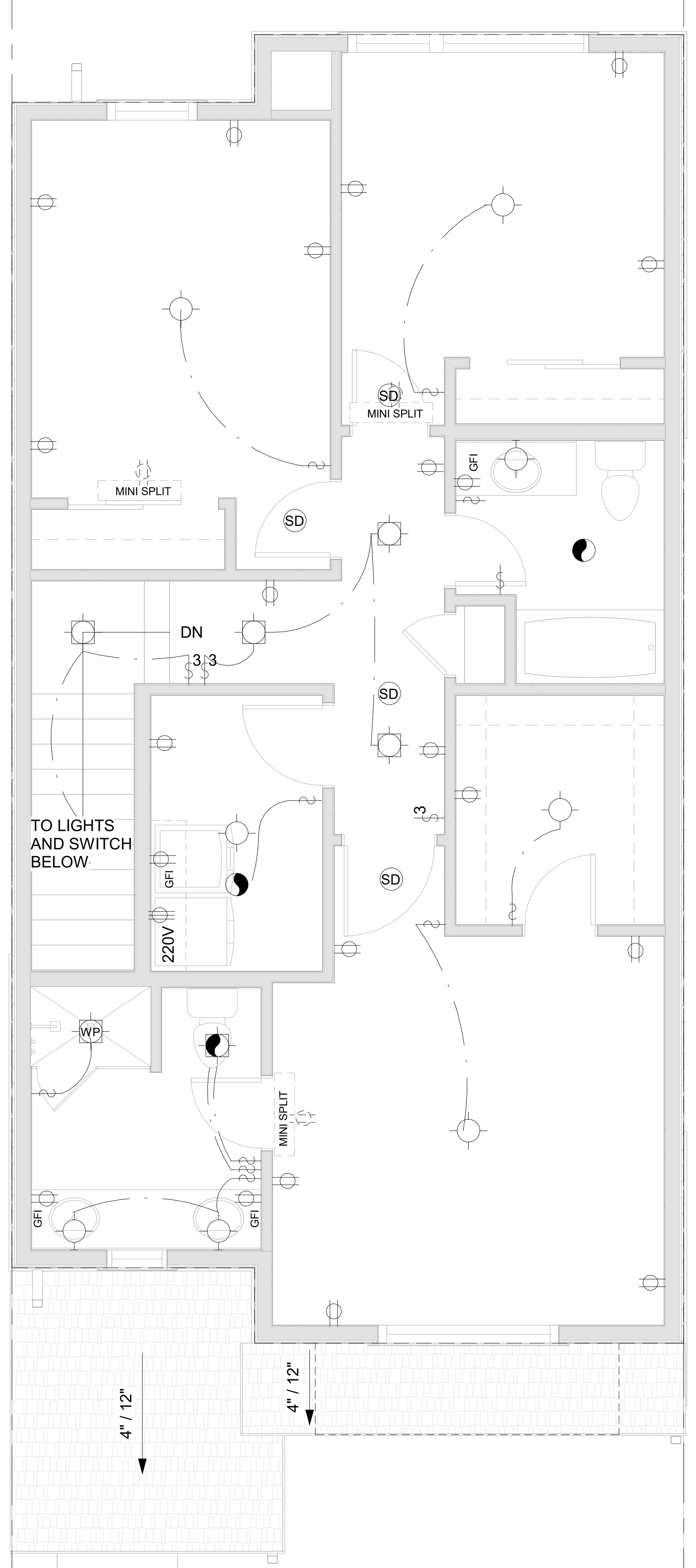
DRAWN BY:	MB, EK, NA
CHECKED BY:	DR, DP
PROJECT NO:	2019044.2
ISSUE DATE:	12/09/2022
REVISIONS:	1 07/14/2023
SHEET TITLE:	22' UNIT D - BUILDING SECTIONS
SHEET NUMBER:	A231



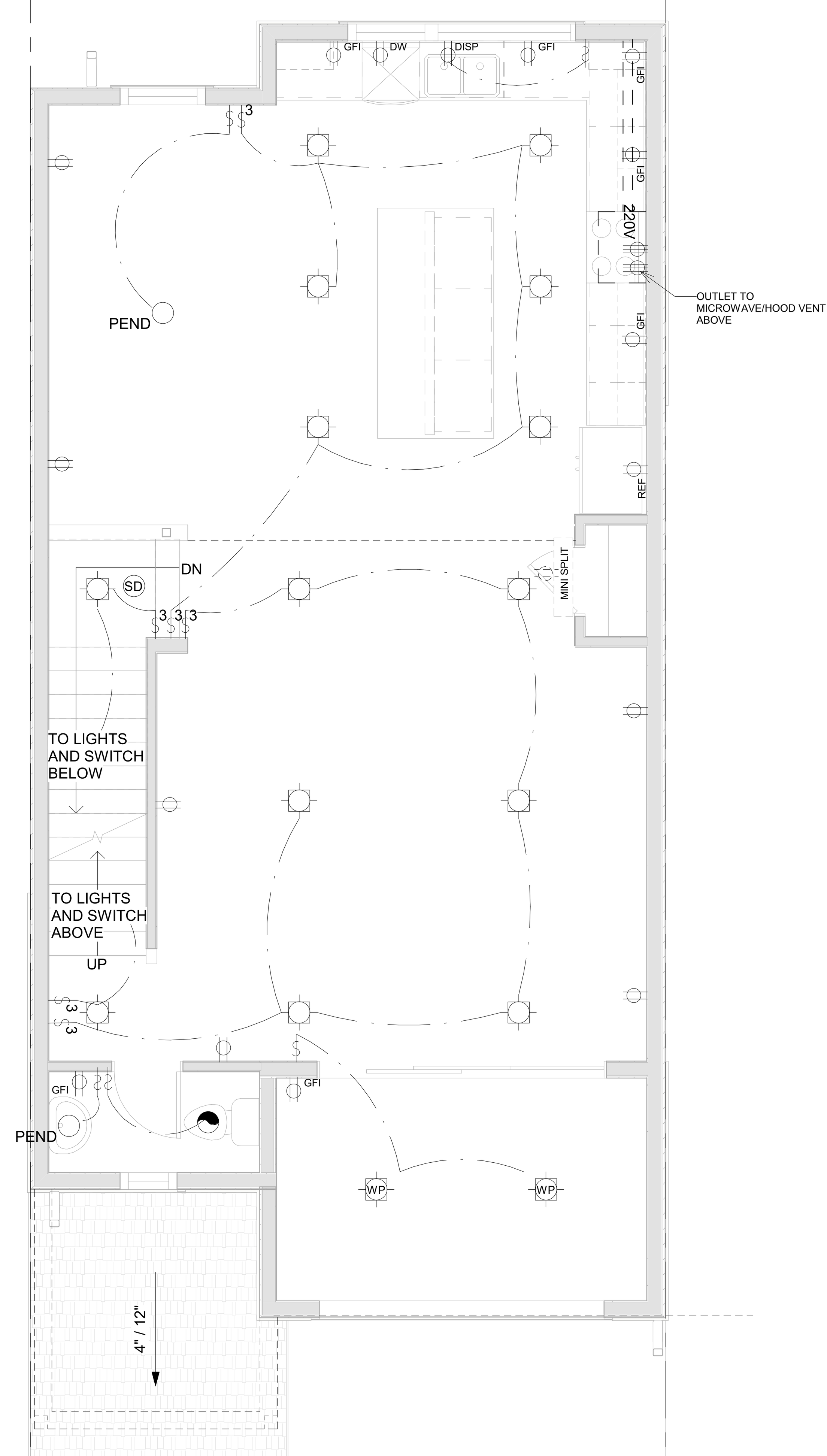
7 A251 **22' UNIT D - 2nd FLOOR ELECTRICAL - FIREPLACE OPT.**
SCALE: 1/4" = 1'-0"



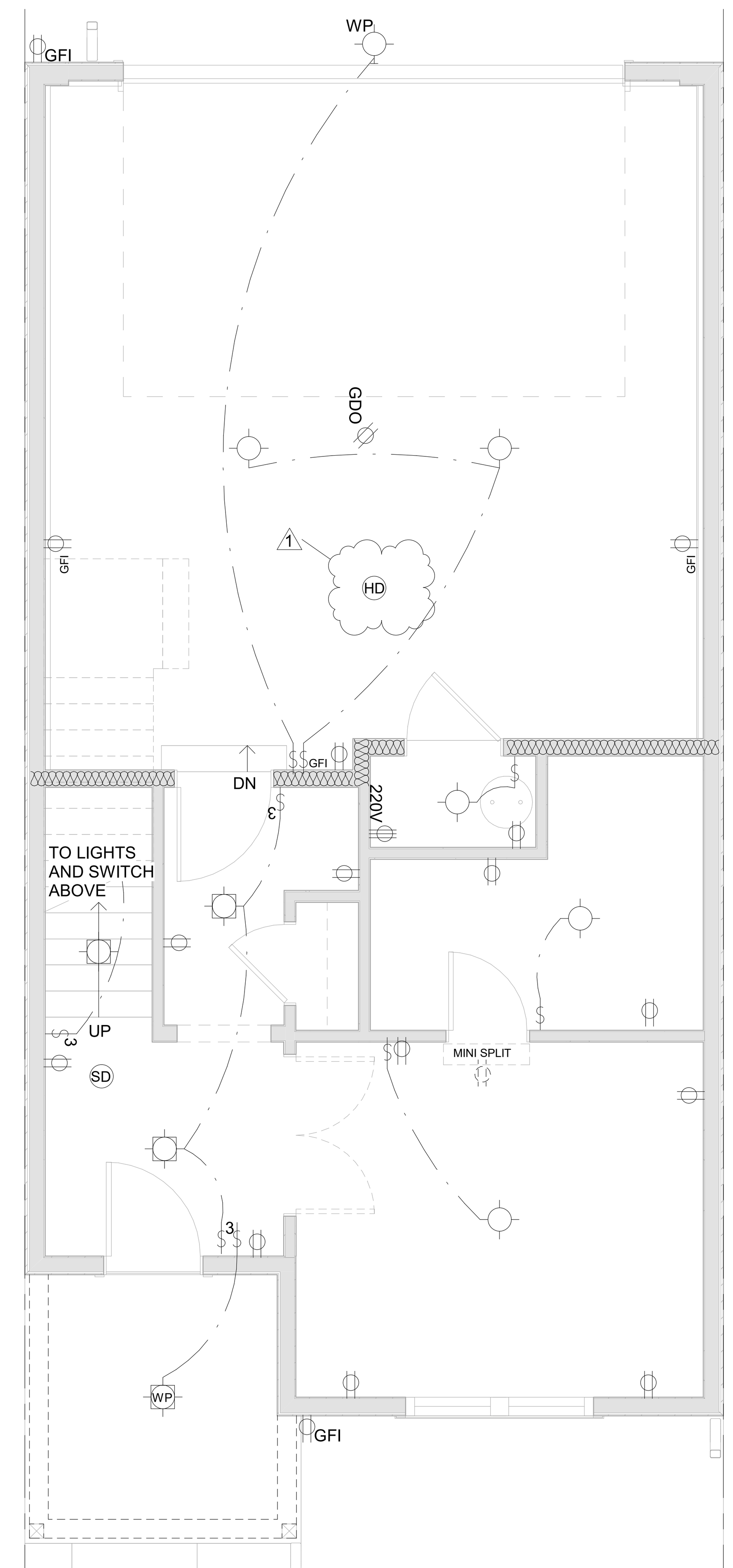
6 A251 **22' UNIT D - 1st FLOOR ELECTRICAL - BEDROOM OPT.**
SCALE: 1/4" = 1'-0"



3 A251 **22' UNIT D - 3rd FLOOR ELECTRICAL**
SCALE: 1/4" = 1'-0"



2 A251 **22' UNIT D - 2nd FLOOR ELECTRICAL**
SCALE: 1/4" = 1'-0"



1 A251 **22' UNIT D - 1st FLOOR ELECTRICAL**
SCALE: 1/4" = 1'-0"

ELECTRICAL NOTES

1. DRAWINGS SHOW GENERAL LOCATIONS & TYPES OF ELECTRICAL COMPONENTS. CIRCUIT LOADS AND WIRING DIAGRAMS TO BE PROVIDED BY AN ELECTRICAL ENGINEER.
2. ALL SMOKE DETECTORS MUST BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS, AND PER 2018 IRC SECTION 314.
3. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES, RECEPTACLES, ETC. AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:

   OUTLETS . . . . 14"
   OUTLETS ABV. COUNTER TOPS . . . . 42"
   SWITCHES . . . . 46"

4. FIELD VERIFY LOCATION OF FIXTURES, WHERE INDICATED.
5. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS, AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER, PER 2018 IRC SECTION E3902.12

ELECTRICAL LEGEND

Symbol	Description
	SINGLE POLE SWITCH
3	THREE WAY SWITCH
4	FOUR WAY SWITCH
D	SINGLE POLE SWITCH W/ DIMMER
3D	THREE WAY SWITCH W/ DIMMER
OS	OCCUPANT SENSOR SWITCH
R	RHEOSTAT SWITCH
	DUPLEX OUTLET
	QUAD OUTLET
	SWITCHED OUTLET
GFI	GROUND FAULT INTERRUPTER
AFI	ARC FAULT INTERRUPTER
	ABOVE COUNTER DUPLEX OUTLET
GFI	ABOVE COUNTER GROUND FAULT INTERRUPTER
	FLOOR OUTLET
220V	220 VOLT OUTLET
D	OVERHEAD (SOFFIT MOUNTED) OUTLET
GDO	OVERHEAD GARAGE DOOR OUTLET
	CEILING MOUNTED LIGHT FIXTURE
PC	CEILILNG MOUNTED LIGHT FIXTURE W/ PULL CHAIN
PEND	PENDANT LIGHT FIXTURE
MINI-PENDANT	MINI PENDANT LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
WP	RECESSED LIGHT FIXTURE - WATER PROOFED
FL WP	RECESSED FLUORESCENT LIGHT FIXTURE - WATER PROOFED
	RECESSED "EYEBALL" LIGHT FIXTURE
	EXHAUST FAN
	EXHAUST FAN & LIGHT FIXTURE COMBO
	TRACK LIGHT FIXTURE
	4' FLUORESCENT LIGHT FIXTURE
	2' X 4' FLUORESCENT LIGHT FIXTURE
	CEILING FAN
	CEILING FAN W/ LIGHT FIXTURE
SD	SMOKE DETECTOR
RJB	CEILING MOUNTED REINFORCED JUNCTION BOX
HD	HEAT DETECTOR

1

22' UNIT D
LOT 87

DTJ DESIGN
DTJ DESIGN, INC
3101 IRIS AVE, SUITE 130
BOULDER, CO 80303
P 303.443.7533
F 303.443.7534
WWW.DTJ DESIGN.COM

TOLT RIVER TERRACE
MAINVUE HOMES
TOWNHOME MASTER UNIR SET FOR PERMIT
CARNATION, WA

Reviewed for 2018 Building Code Compliance
Lou Tyler
9/18/23
Building Plan Review by
SAFEbuilt

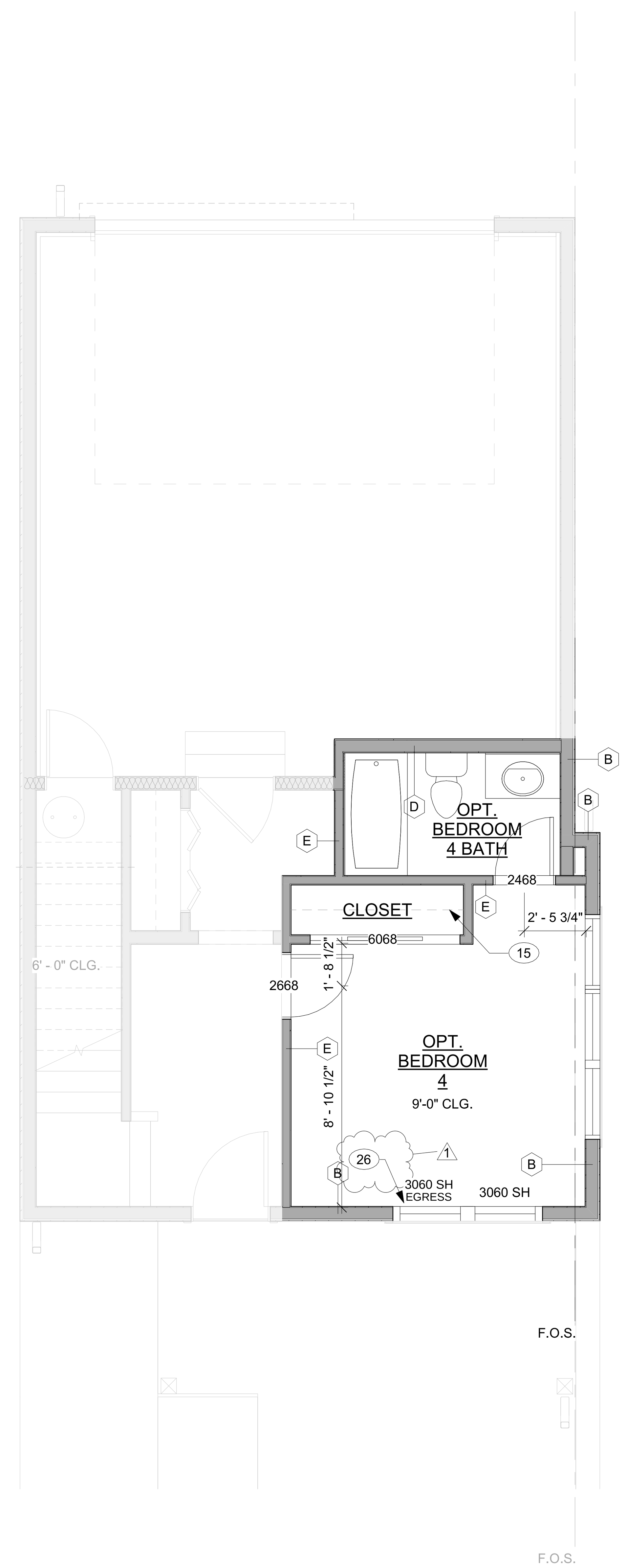
NOT FOR CONSTRUCTION

DRAWN BY:	MB, EK, NA
CHECKED BY:	Checker
PROJECT NO:	2019044.2
ISSUE DATE:	12/09/2022
REVISIONS:	1 07/14/2023

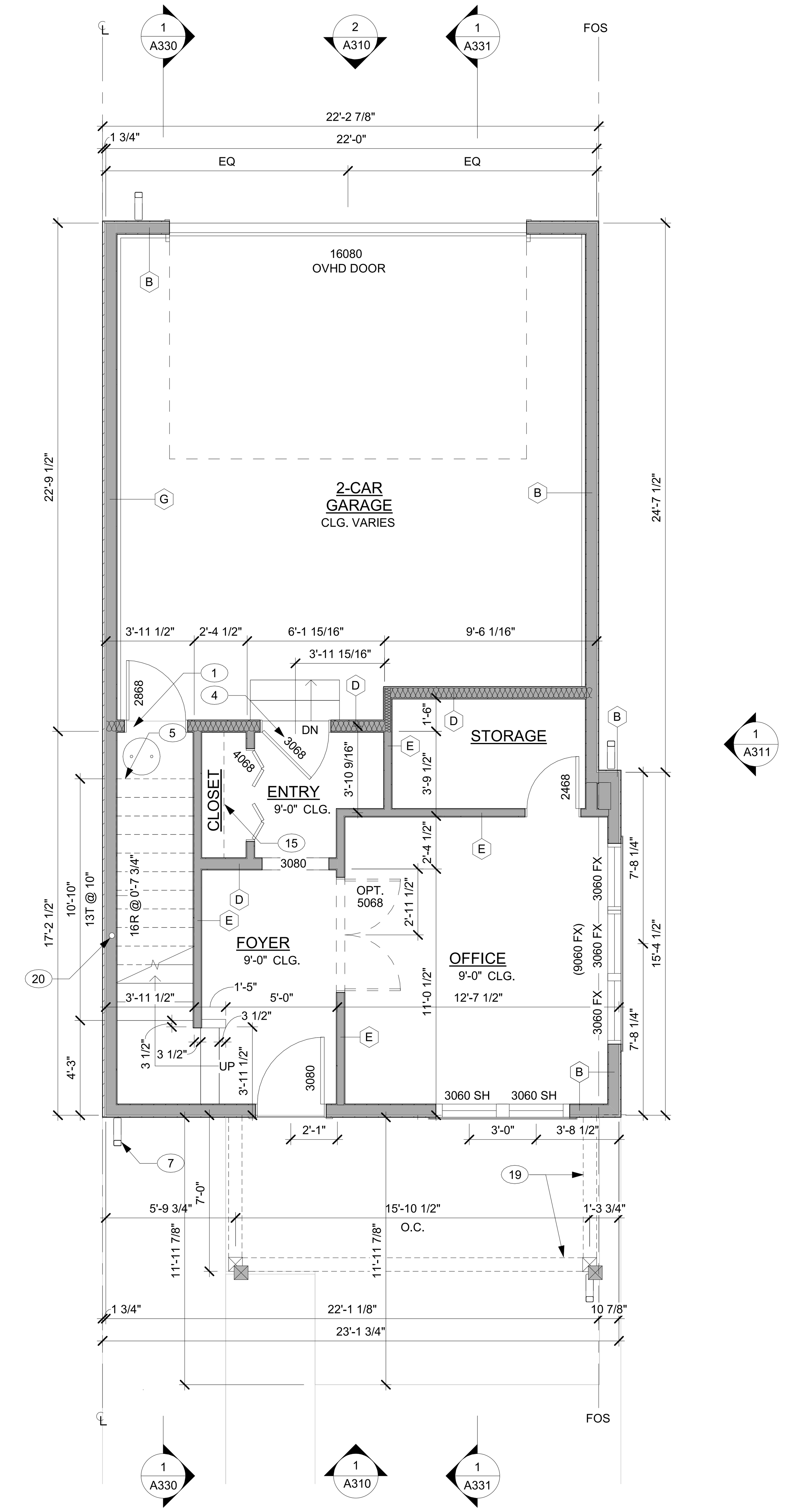
SHEET TITLE:
22' UNIT D - ELECTRICAL PLANS

SHEET NUMBER:
A251

Drawing: C:\Users\lcabrera\Documents\MASTER UNIT FILE_lCabreraP9AYJ.rvt
Layout: #####
Last Saved: 7/14/2023 12:03:30 PM
Last Plotted: ---



2 A301 23' UNIT E - 1st FLOOR - BEDROOM OPT.
SCALE: 1/4" = 1'-0"



1 A301 23' UNIT E - 1st FLOOR
SCALE: 1/4" = 1'-0"

PLAN NOTES

1. ALL DIMENSIONS INDICATED ARE TO FACE OF FRAMING, STRUCTURE, OR CENTERLINE OF UNIT DEMISING WALLS UNO.
2. REFER TO STRUCTURAL DRAWINGS FOR ALL FOUNDATION AND CONCRETE SLAB SPECIFICATIONS.
3. EXTENTS OF CONCRETE FOUNDATION WALLS WILL VARY PER INDIVIDUAL SITE GRADING. REFER TO SITE SPECIFIC FOUNDATION PLANS.
4. ALL WINDOW AND DOOR DIMENSIONS ARE SHOWN TO CENTERLINE OF ROUGH OPENING.
5. ALL INTERIOR PARTITIONS TO BE 2X4, UNO.
6. ALL EXTERIOR WALLS TO BE 2X6, UNO.
7. FINISH FLOOR ELEVATIONS TO BE COORDINATED WITH FINAL CIVIL DRAWINGS
8. EXTERIOR STAIRS & GARAGE STAIRS VARY PER INDIVIDUAL SITE GRADING REFER TO SITE SPECIFIC GRADING PLANS

PLAN KEYNOTES

1	DWELLING/GARAGE SEPARATION PER IRC R302.6
2	STAIRS VARY, SEE SITE SPECIFIC PLANS
3	WATER HEATER PER BUILDER SPEC, COORDINATE W/ PLUMBING. OPT. TANKLESS WATER HEATER
4	DWELLING/GARAGE OPENING PROTECTION PER IRC R302.5 SEALED, 20 MIN FIRE RATED DOOR EQUIPPED w/ SELF CLOSING DEVICE
5	STAIR ABOVE, WRAP w/ 5/8 GYP TYPE X
6	UPPER CABINETS
7	DOWNSPOUT
8	UNDER COUNTER DISHWASHER
9	RANGE w/ MICROWAVE ABOVE
10	5' ROD AND SHELF @70" TYP
11	STAIRS & HANDRAIL TO COMPLY WITH IRC R311.7
12	42" HIGH WALL; SLOPE W/ STAOR; 2X6
13	EXTENT OF FLOOR/CEILING ABOVE
14	22" x 30" ATTIC ACCESS HATCH ABOVE
15	ROD & SHELF @70" TYP.
16	SINK PER SPEC
17	
18	ROOF BELOW
19	BEAM ABOVE
20	RADON GAS EXHAUST PIPE
21	RANGE VENTILATION
22	STEEL BOLLARDS
23	DROP SOFFIT TO TOP OF UPPER CABINET FOR RANGE HOOD VENTING
24	DIRECT RANGE HOOD VENTING BACK INTO FLOOR SYSTEM AFTER PASSING STRUCTURAL BEAM
25	4"X4" STRUCTURAL COLUMN
26	EGRESS WINDOW

23' UNIT E - AREAS

Name	Area
FIRST FLOOR	418 SF
SECOND FLOOR	933 SF
THIRD FLOOR	898 SF
TOTAL (FINISHED)	2248 SF
COVERED DECK	119 SF
COVERED PORCH	119 SF
GARAGE	477 SF
TOTAL (UNFINISHED)	716 SF

PROJECT INFORMATION

IBC CLASSIFICATION:	R-3
CONSTRUCTION TYPE:	V-B
SPRINLERED:	YES

DTJ DESIGN, INC
3101 IRIS AVE, SUITE 130
BOULDER, CO 80303

P 303.443.7533
F 303.443.7534

WWW.DTJ DESIGN.COM

TOLT RIVER TERRACE

MAINVUE HOMES

TOWNHOME MASTER UNIR SET FOR PERMIT

CARNATION, WA

Reviewed for 2018 Building Code Compliance
Lou Tyler
9/18/23
Building Plan Review by
SAFEbuilt

DRAWN BY: MB, EK, NA
CHECKED BY: DR, DP
PROJECT NO: 2019044.2
ISSUE DATE: 12/09/2022
REVISIONS:
1 07/14/2023

SHEET TITLE:
23' UNIT E - 1st FLOOR PLANS

23' UNIT E
LOTS 85 & 89

SHEET NUMBER:
A301

PLAN NOTES

1. ALL DIMENSIONS INDICATED ARE TO FACE OF FRAMING, STRUCTURE, OR CENTERLINE OF UNIT DEMISING WALLS UNO.
2. REFER TO STRUCTURAL DRAWINGS FOR ALL FOUNDATION AND CONCRETE SLAB SPECIFICATIONS.
3. EXTENTS OF CONCRETE FOUNDATION WALLS WILL VARY PER INDIVIDUAL SITE GRADING. REFER TO SITE SPECIFIC FOUNDATION PLANS.
4. ALL WINDOW AND DOOR DIMENSIONS ARE SHOWN TO CENTERLINE OF ROUGH OPENING.
5. ALL INTERIOR PARTITIONS TO BE 2X4, UNO.
6. ALL EXTERIOR WALLS TO BE 2X6, UNO.
7. FINISH FLOOR ELEVATIONS TO BE COORDINATED WITH FINAL CIVIL DRAWINGS
8. EXTERIOR STAIRS & GARAGE STAIRS VARY PER INDIVIDUAL SITE GRADING REFER TO SITE SPECIFIC GRADING PLANS

PLAN KEYNOTES

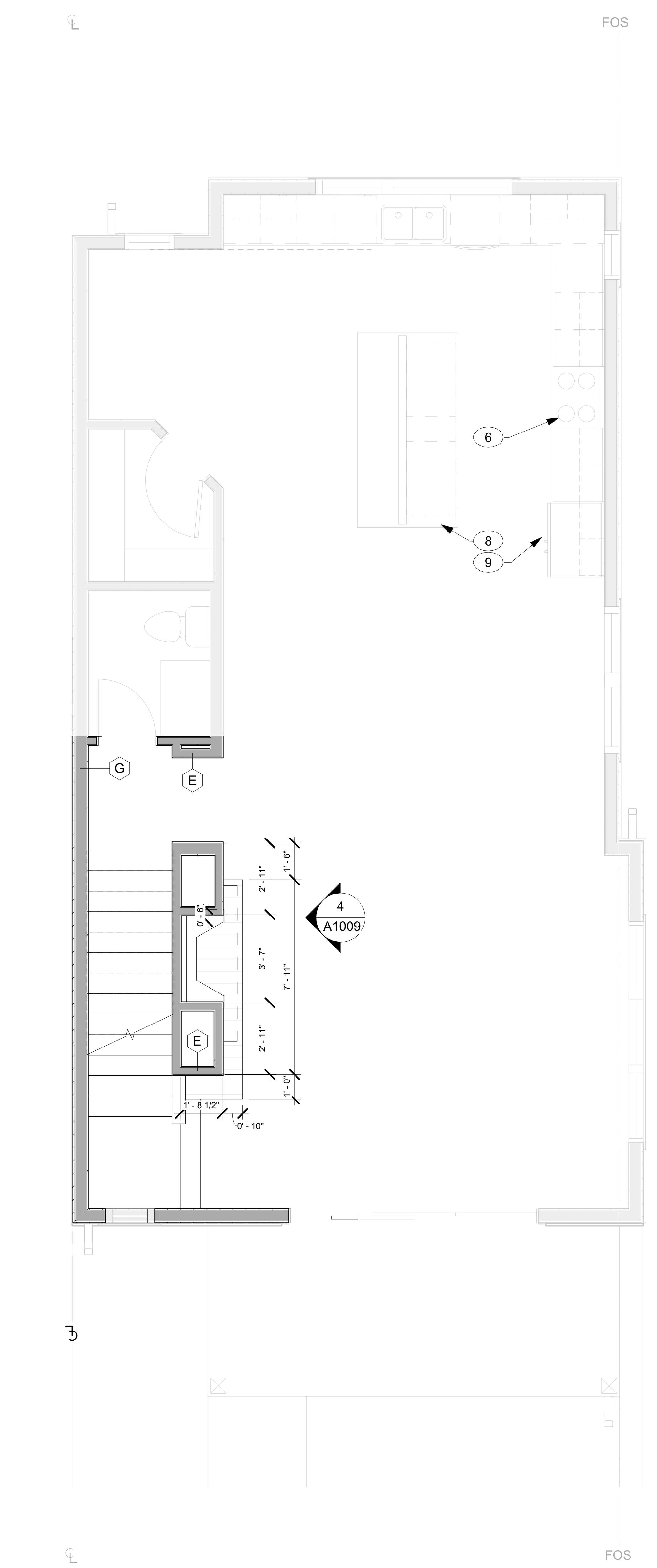
1	DWELLING/GARAGE SEPARATION PER IRC R302.6
2	STAIRS VARY, SEE SITE SPECIFIC PLANS
3	WATER HEATER PER BUILDER SPEC, COORDINATE W/ PLUMBING. OPT. TANKLESS WATER HEATER
4	DWELLING/GARAGE OPENING PROTECTION PER IRC R302.5 SEALED, 20 MIN FIRE RATED DOOR EQUIPPED w/ SELF CLOSING DEVICE
5	STAIR ABOVE, WRAP w/ 5/8 GYP TYPE X
6	UPPER CABINETS
7	DOWNSPOUT
8	UNDER COUNTER DISHWASHER
9	RANGE w/ MICROWAVE ABOVE
10	5' ROD AND SHELF @70" TYP
11	STAIRS & HANDRAIL TO COMPLY WITH IRC R311.7
12	42" HIGH WALL; SLOPE W/ STAOR; 2X6
13	EXTENT OF FLOOR/CEILING ABOVE
14	22" x 30" ATTIC ACCESS HATCH ABOVE
15	ROD & SHELF @70" TYP.
16	SINK PER SPEC
17	
18	ROOF BELOW
19	BEAM ABOVE
20	RADON GAS EXHAUST PIPE
21	RANGE VENTILATION
22	STEEL BOLLARDS
23	DROP SOFFIT TO TOP OF UPPER CABINET FOR RANGE HOOD VENTING
24	DIRECT RANGE HOOD VENTING BACK INTO FLOOR SYSTEM AFTER PASSING STRUCTURAL BEAM
25	4"X4" STRUCTURAL COLUMN
26	EGRESS WINDOW

23' UNIT E - AREAS

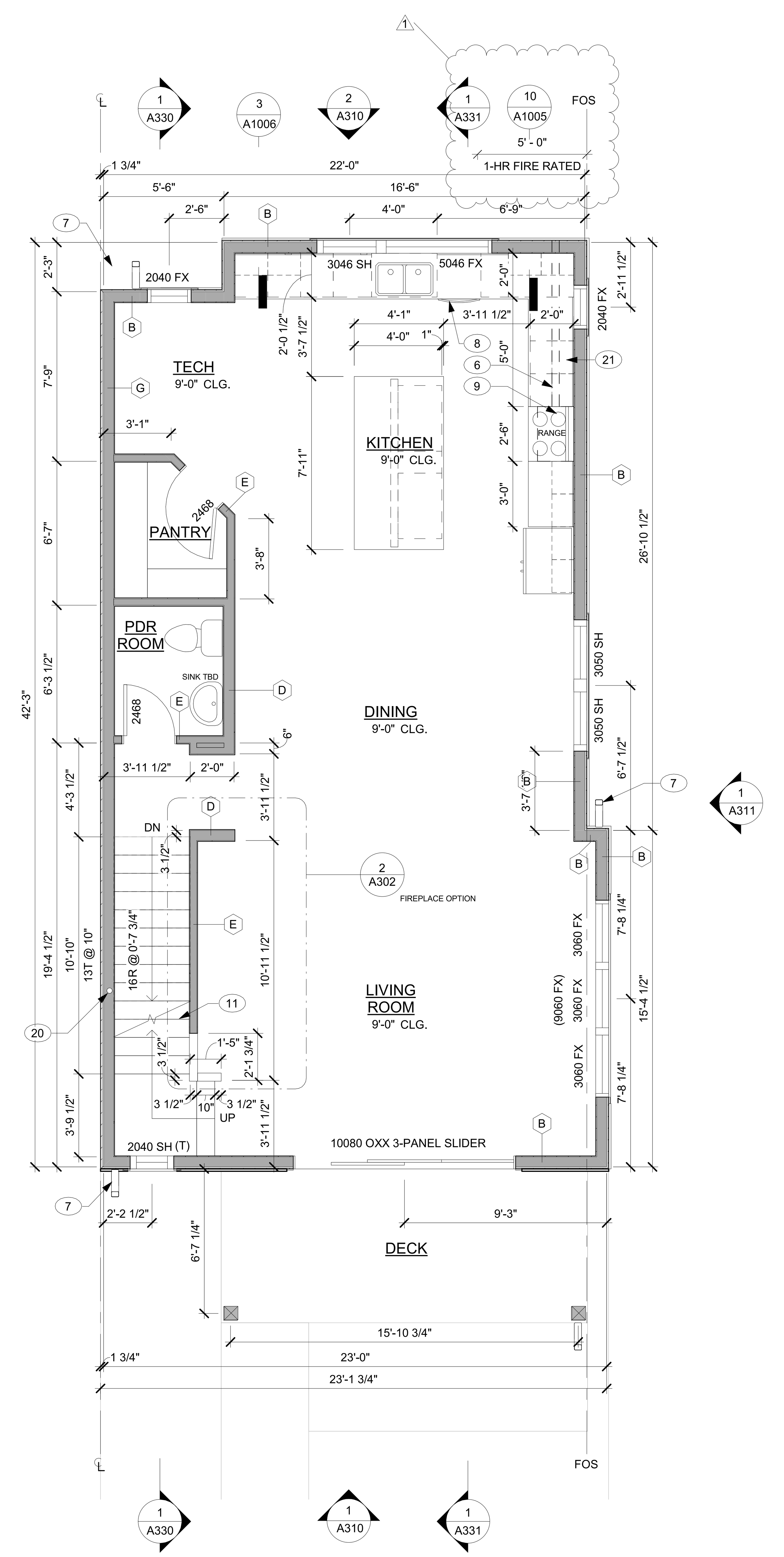
Name	Area
FIRST FLOOR	418 SF
SECOND FLOOR	933 SF
THIRD FLOOR	898 SF
TOTAL (FINISHED)	2248 SF
COVERED DECK	119 SF
COVERED PORCH	119 SF
GARAGE	477 SF
TOTAL (UNFINISHED)	716 SF

PROJECT INFORMATION

IBC CLASSIFICATION:	R-3
CONSTRUCTION TYPE:	V-B
SPRINLERED:	YES



2 A302 23' UNIT E - 2nd FLOOR - FIREPLACE OPT.
SCALE: 1/4" = 1'-0"



1 A302 23' UNIT E - 2nd FLOOR
SCALE: 1/4" = 1'-0"

23' UNIT E
LOTS 85 & 89

dtj DESIGN
DTJ DESIGN, INC
3101 IRIS AVE, SUITE 130
BOULDER, CO 80303
P 303.443.7533
F 303.443.7534
WWW.DTJ DESIGN.COM

11919 REGISTERED ARCHITECT
12-9-2022
DAVID SCOTT WILLIAMS
STATE OF WASHINGTON

TOLT RIVER TERRACE
MAINVUE HOMES
TOWNHOME MASTER UNIR SET FOR PERMIT
CARNATION, WA

Reviewed for 2018 Building Code Compliance
9/18/23
Building Plan Review by SAFEbuilt

DRAWN BY:	MB, EK, NA
CHECKED BY:	DR, DP
PROJECT NO:	2019044.2
ISSUE DATE:	12/09/2022
REVISIONS:	1 07/14/2023

SHEET TITLE:
23' UNIT E - 2nd FLOOR PLANS

SHEET NUMBER:
A302

ATTIC VENTILATION REQUIRED

ATTIC ZONE	ATTIC AREA	REQUIRED VENTILATION PER ZONE	REQUIRED HIGH VENTILATION	REQUIRED LOW VENTILATION
DUPLEX 26' - ATTIC	1368 SF	657 in²	361 in²	296 in²
DUPLEX 30' - ATTIC	1374 SF	659 in²	363 in²	297 in²
UNIT C - ATTIC	785 SF	377 in²	207 in²	170 in²
UNIT D - ATTIC	913 SF	438 in²	241 in²	197 in²
UNIT E - ATTIC (END UNIT)	958 SF	460 in²	253 in²	207 in²

ATTIC VENTILATION - 23' UNIT E

	QTY	VENT AREA	TOTAL VENT AREA PER TYPE
HIGH VENTILATION			
LOW PROFILE VENT	4	72.0 in²	288.0 in²
LOW VENTILATION			
LOW PROFILE VENT	3	72.0 in²	216.0 in²
ZONE 1 TOTAL PROPOSED VENT AREA			504.0 in²

PLAN NOTES

1 ALL DIMENSIONS INDICATED ARE TO FACE OF FRAMING, STRUCTURE, OR CENTERLINE OF UNIT DEMISING WALLS UNO.
2 REFER TO STRUCTURAL DRAWINGS FOR ALL FOUNDATION AND CONCRETE SLAB SPECIFICATIONS.
3 EXTENTS OF CONCRETE FOUNDATION WALLS WILL VARY PER INDIVIDUAL SITE GRADING. REFER TO SITE SPECIFIC FOUNDATION PLANS.
4 ALL WINDOW AND DOOR DIMENSIONS ARE SHOWN TO CENTERLINE OF ROUGH OPENING.
5 ALL INTERIOR PARTITIONS TO BE 2X4, UNO.
6 ALL EXTERIOR WALLS TO BE 2X6, UNO.
7 FINISH FLOOR ELEVATIONS TO BE COORDINATED WITH FINAL CIVIL DRAWINGS
8 EXTERIOR STAIRS & GARAGE STAIRS VARY PER INDIVIDUAL SITE GRADING REFER TO SITE SPECIFIC GRADING PLANS

PLAN KEYNOTES

1 DWELLING/GARAGE SEPARATION PER IRC R302.6
2 STAIRS VARY, SEE SITE SPECIFIC PLANS
3 WATER HEATER PER BUILDER SPEC, COORDINATE W/ PLUMBING. OPT. TANKLESS WATER HEATER
4 DWELLING/GARAGE OPENING PROTECTION PER IRC R302.5 SEALED, 20 MIN FIRE RATED DOOR EQUIPPED w/ SELF CLOSING DEVICE
5 STAIR ABOVE, WRAP w/ 5/8 GYP TYPE X
6 UPPER CABINETS
7 DOWNSPOUT
8 UNDER COUNTER DISHWASHER
9 RANGE w/ MICROWAVE ABOVE
10 5' ROD AND SHELF @70" TYP
11 STAIRS & HANDRAIL TO COMPLY WITH IRC R311.7
12 42" HIGH WALL; SLOPE W/ STAOR; 2X6
13 EXTENT OF FLOOR/CEILING ABOVE
14 22" x 30" ATTIC ACCESS HATCH ABOVE
15 ROD & SHELF @70" TYP.
16 SINK PER SPEC
17
18 ROOF BELOW
19 BEAM ABOVE
20 RADON GAS EXHAUST PIPE
21 RANGE VENTILATION
22 STEEL BOLLARDS
23 DROP SOFFIT TO TOP OF UPPER CABINET FOR RANGE HOOD VENTING
24 DIRECT RANGE HOOD VENTING BACK INTO FLOOR SYSTEM AFTER PASSING STRUCTURAL BEAM
25 4"X4" STRUCTURAL COLUMN
26 EGRESS WINDOW

ROOF KEYNOTES

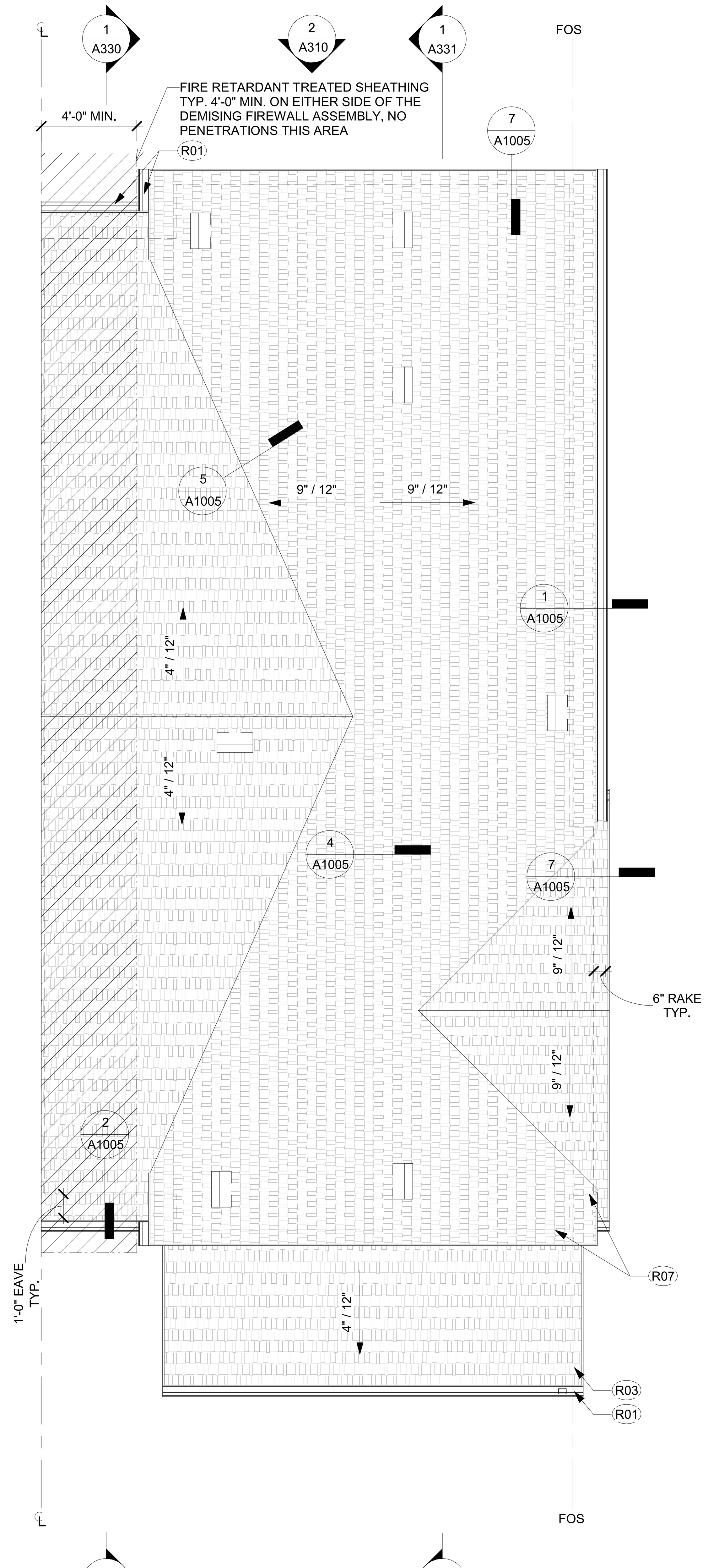
R01 GUTTER AND DOWNSPOUTS
R02 1/4" WIRE MESH ROOF VENT PER BUILDER SPEC, TYP.
R03 ROOF BELOW
R07 LINE OF FRAMING BELOW
R08 ROOF VENTS, PER BUILDER SPEC.

23' UNIT E - AREAS

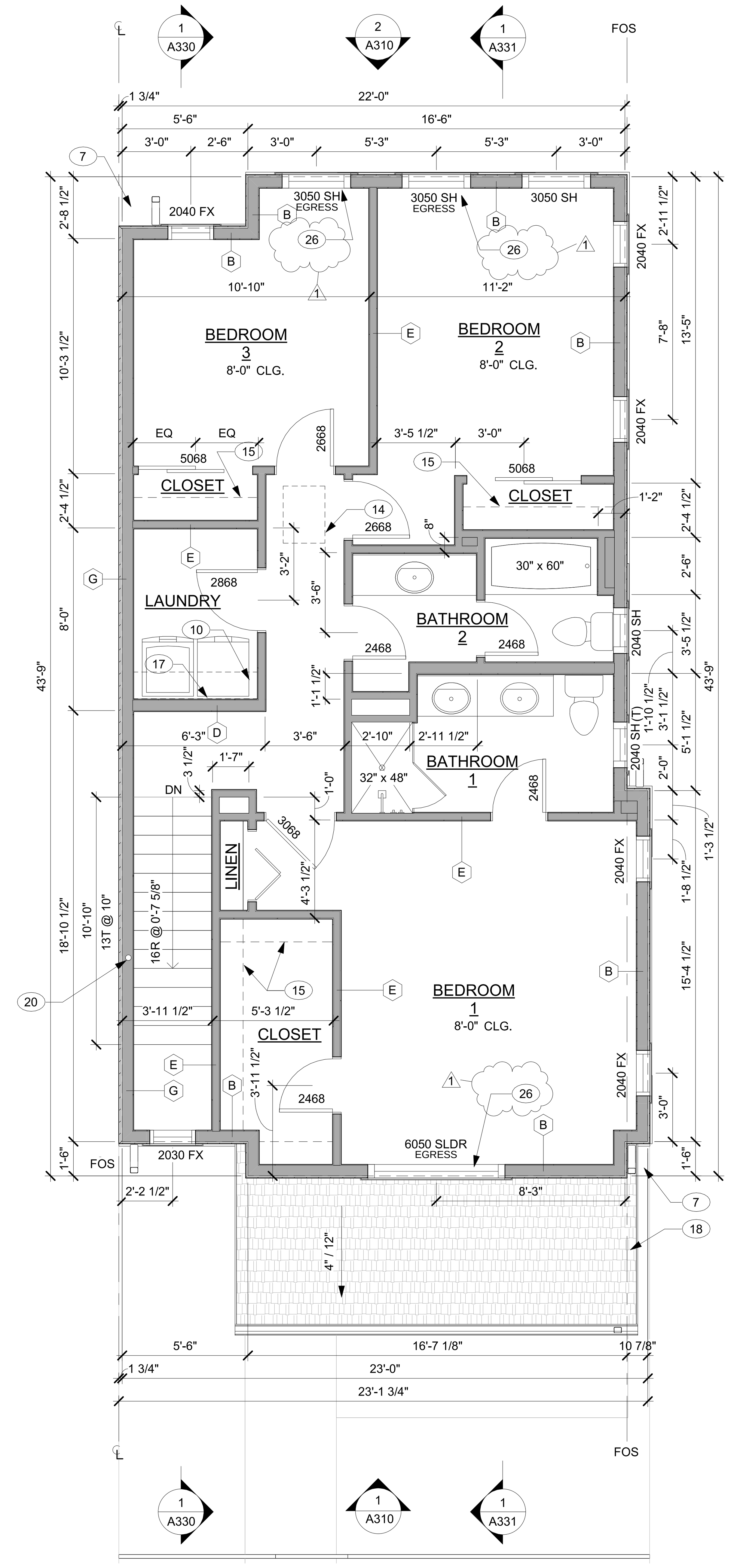
Name	Area
FIRST FLOOR	418 SF
SECOND FLOOR	933 SF
THIRD FLOOR	898 SF
TOTAL (FINISHED)	2248 SF
COVERED DECK	119 SF
COVERED PORCH	119 SF
GARAGE	477 SF
TOTAL (UNFINISHED)	716 SF

PROJECT INFORMATION

IBC CLASSIFICATION:	R-3
CONSTRUCTION TYPE:	V-B
SPRINLERED:	YES



2 A303 23' UNIT E - ROOF PLAN
SCALE: 1/4" = 1'-0"



1 A303 23' UNIT E - 3rd FLOOR
SCALE: 1/4" = 1'-0"

dtj DESIGN
DTJ DESIGN, INC
3101 IRIS AVE, SUITE 130
BOULDER, CO 80303
P 303.443.7533
F 303.443.7534
WWW.DTJ DESIGN.COM

11919 REGISTERED ARCHITECT
12-9-2022
DAVID SCOTT WILLIAMS
STATE OF WASHINGTON

TOLT RIVER TERRACE
MAINVUE HOMES
TOWNHOME MASTER UNIR SET FOR PERMIT
CARNATION, WA

Reviewed for 2018 Building Code Compliance
9/18/23
Building Plan Review by SAFEbuilt

DRAWN BY:	MB, EK, NA
CHECKED BY:	DR, DP
PROJECT NO:	2019044.2
ISSUE DATE:	12/09/2022
REVISIONS:	1 07/14/2023

SHEET TITLE:
23' UNIT E - 3rd FLOOR & ROOF PLANS

23' UNIT E
LOTS 85 & 89

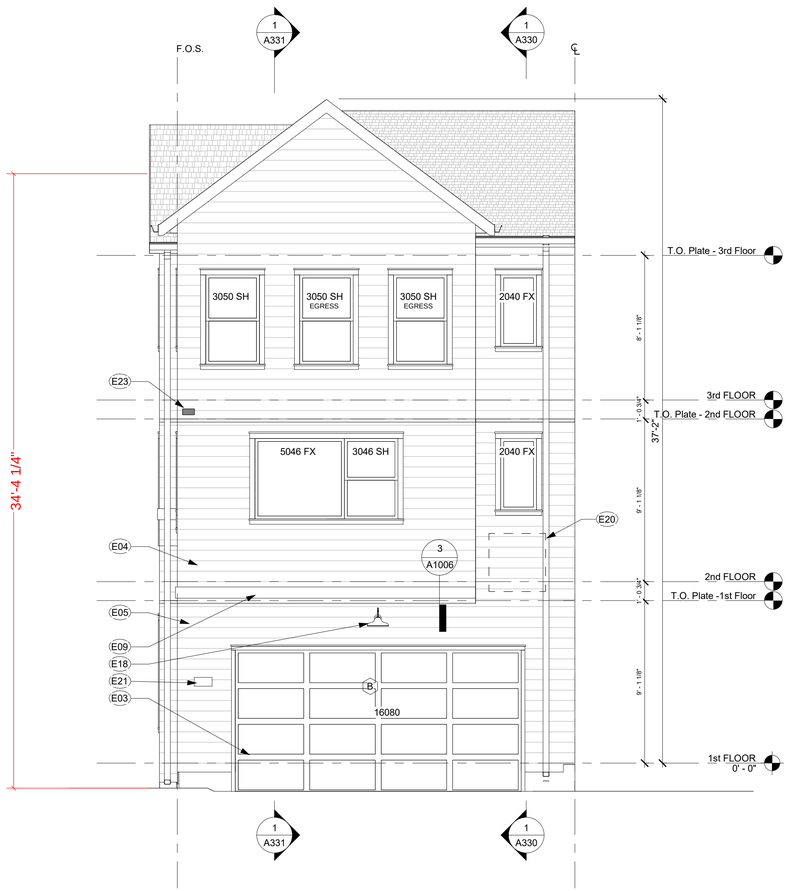
SHEET NUMBER:
A303

ELEVATION NOTES

1. ELEVATION DRAWINGS DEPICT DESIGN INTENT ONLY. SEE STRUCTURAL DRAWINGS FOR FOUNDATION AND FRAMING SPECIFICATIONS.
2. GRADE LINES INDICATED ARE APPROXIMATE. BUILDER TO COORDINATE SITE SPECIFIC GRADING AT EACH LOT.
3. PROVIDE POSITIVE SLOPE GRADING AWAY FROM STRUCTURE AT EACH LOT.
4. REFER TO ROOF PLANS FOR ROOFING MATERIAL AND SLOPE.
5. TYPICAL WINDOW HEAD HEIGHT TO BE AS FOLLOWS, REFER TO ELEVATIONS FOR NON-TYPICAL CONDITIONS
   - 1st and 2nd FLOORS: 8'-1" A.F.F.
   - 3rd Floor 7'-1" A.F.F.
6. ALL MANUFACTURED TRIM AND SIDING MATERIALS SHALL BE PAINTED.
7. ALL EXPOSED WOOD POSTS, BEAMS, AND TRIM SHALL BE PAINTED PER BUILDER'S SPECIFICATIONS.
8. GUTTERS AND DOWNSPOUTS SHALL BE INSTALLED AT ALL ROOF DRAINAGE CONDITIONS. COORDINATE LOCATIONS WITH BUILDER.

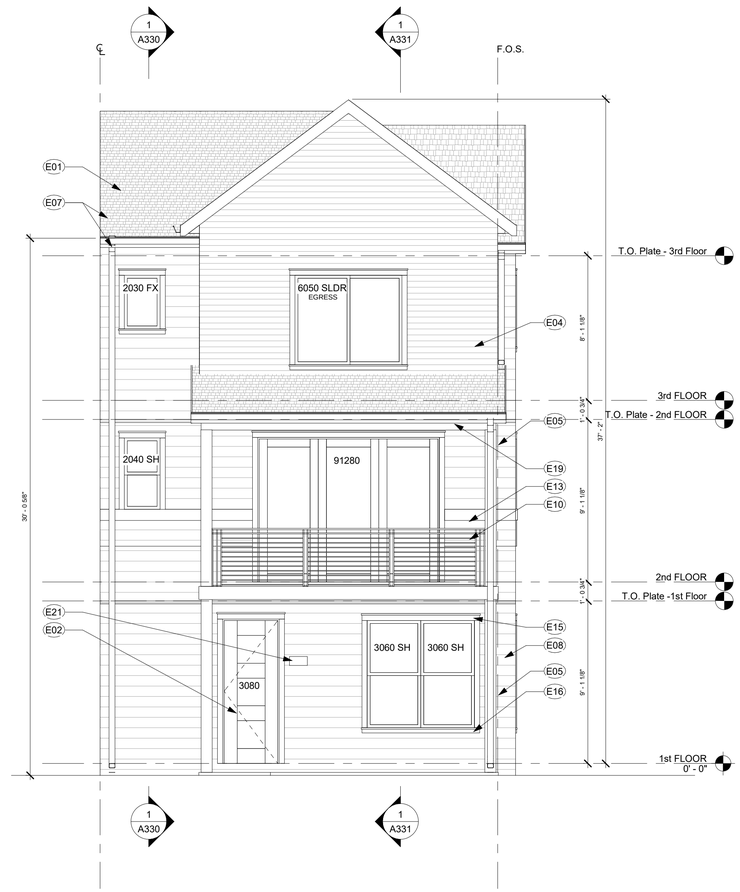
ELEVATION KEYNOTES

E01	ASPHALT SHINGLE ROOF
E02	8'-0" ENTRY DOOR
E03	GARAGE DOOR
E04	4" REVEAL HORIZONTAL SIDING, PRE-FINISHED
E05	7" REVEAL HORIZONTAL SIDING
E06	NOT USED
E07	GUTTER AND DOWNSPOUTS
E08	STUCCO SIDING
E09	5/4 x 8 PAINTED TRIM, SMOOTH FINISH
E10	3'-3" RAILING
E11	EXTERIOR STAIR
E12	WOOD BRACKETS
E13	BALCONY
E14	WOOD SLATS UNDER STAIRS
E15	COMPOSITE HEADER
E16	COMPOSITE SILL
E17	BOARD AND BATTENN SIDING,3 1/2" BATTENS AT 24" OC
E18	EXTERIOR DOWNLIGHTING PER BUILDER SPEC.
E19	STEEL BEAM, PER STRUCTURAL
E20	MINI-SPLIT CONDENSER, PER BUILDER SPEC.
E21	ADDRESS PLATE, PER BUILDER SPEC.
E22	STANDING SEAM METAL ROOF
E23	RANGE VENT



2 A310 **23' UNIT E - REAR ELEVATION**

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



1 A310 **23' UNIT E - FRONT ELEVATION**

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

dtj DESIGN

DTJ DESIGN, INC
3101 IRIS AVE, SUITE 130
BOULDER, CO 80303

P 303.443.7533
F 303.443.7534

WWW.DTJ DESIGN.COM

11919 REGISTERED ARCHITECT
12.9.2022
DAVID SCOTT WILLIAMS
STATE OF WASHINGTON

TOLT RIVER TERRACE

MAINVUE HOMES

TOWNHOME MASTER UNIR SET FOR PERMIT

CARNATION, WA

Reviewed for 2018 Building Code Compliance
Lou Hyler
9/18/23
Building Plan Review by
SAFEbuilt

DRAWN BY: MB, EK, NA
CHECKED BY: DR, DP
PROJECT NO: 2019044.2
ISSUE DATE: 12/09/2022
REVISIONS:
1 07/14/2023

SHEET TITLE:

1 23' UNIT E - ELEVATIONS

SHEET NUMBER:

A310

23' UNIT E
LOTS 85 & 89

ELECTRICAL NOTES

1. DRAWINGS SHOW GENERAL LOCATIONS & TYPES OF ELECTRICAL COMPONENTS. CIRCUIT LOADS AND WIRING DIAGRAMS TO BE PROVIDED BY AN ELECTRICAL ENGINEER.
2. ALL SMOKE DETECTORS MUST BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS, AND PER 2018 IRC SECTION 314.
3. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES, RECEPTACLES, ETC. AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:

   OUTLETS . . . . 14"
   OUTLETS ABV. COUNTER TOPS . . . . 42"
   SWITCHES . . . . 46"
4. FIELD VERIFY LOCATION OF FIXTURES, WHERE INDICATED.
5. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS, AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER, PER 2018 IRC SECTION E3902.12

ELEVATION KEYNOTES

E01	ASPHALT SHINGLE ROOF
E02	8'-0" ENTRY DOOR
E03	GARAGE DOOR
E04	4" REVEAL HORIZONTAL SIDING, PRE-FINISHED
E05	7" REVEAL HORIZONTAL SIDING
E06	NOT USED
E07	GUTTER AND DOWNSPOUTS
E08	STUCCO SIDING
E09	5/4 x 8 PAINTED TRIM, SMOOTH FINISH
E10	3'-3" RAILING
E11	EXTERIOR STAIR
E12	WOOD BRACKETS
E13	BALCONY
E14	WOOD SLATS UNDER STAIRS
E15	COMPOSITE HEADER
E16	COMPOSITE SILL
E17	BOARD AND BATTENN SIDING,3 1/2" BATTENS AT 24" OC
E18	EXTERIOR DOWNLIGHTING PER BUILDER SPEC.
E19	STEEL BEAM, PER STRUCTURAL
E20	MINI-SPLIT CONDENSER, PER BUILDER SPEC.
E21	ADDRESS PLATE, PER BUILDER SPEC.
E22	STANDING SEAM METAL ROOF
E23	RANGE VENT

1 A311 **23' UNIT E - SIDE ELEVATION**
SCALE: 1/4" = 1'-0"

23' UNIT E
LOTS 85 & 89

dtj DESIGN
DTJ DESIGN, INC
3101 IRIS AVE, SUITE 130
BOULDER, CO 80303

P 303.443.7533
F 303.443.7534

WWW.DTJ DESIGN.COM

11919 REGISTERED ARCHITECT
12-9-2022
DAVID SCOTT WILLIAMS
STATE OF WASHINGTON

TOLT RIVER TERRACE
MAINVUE HOMES
TOWNHOME MASTER UNIR SET FOR PERMIT
CARNATION, WA

Reviewed for
2018 Building Code Compliance
Lou Ayler
9/18/23
Building Plan Review by
SAFEbuilt

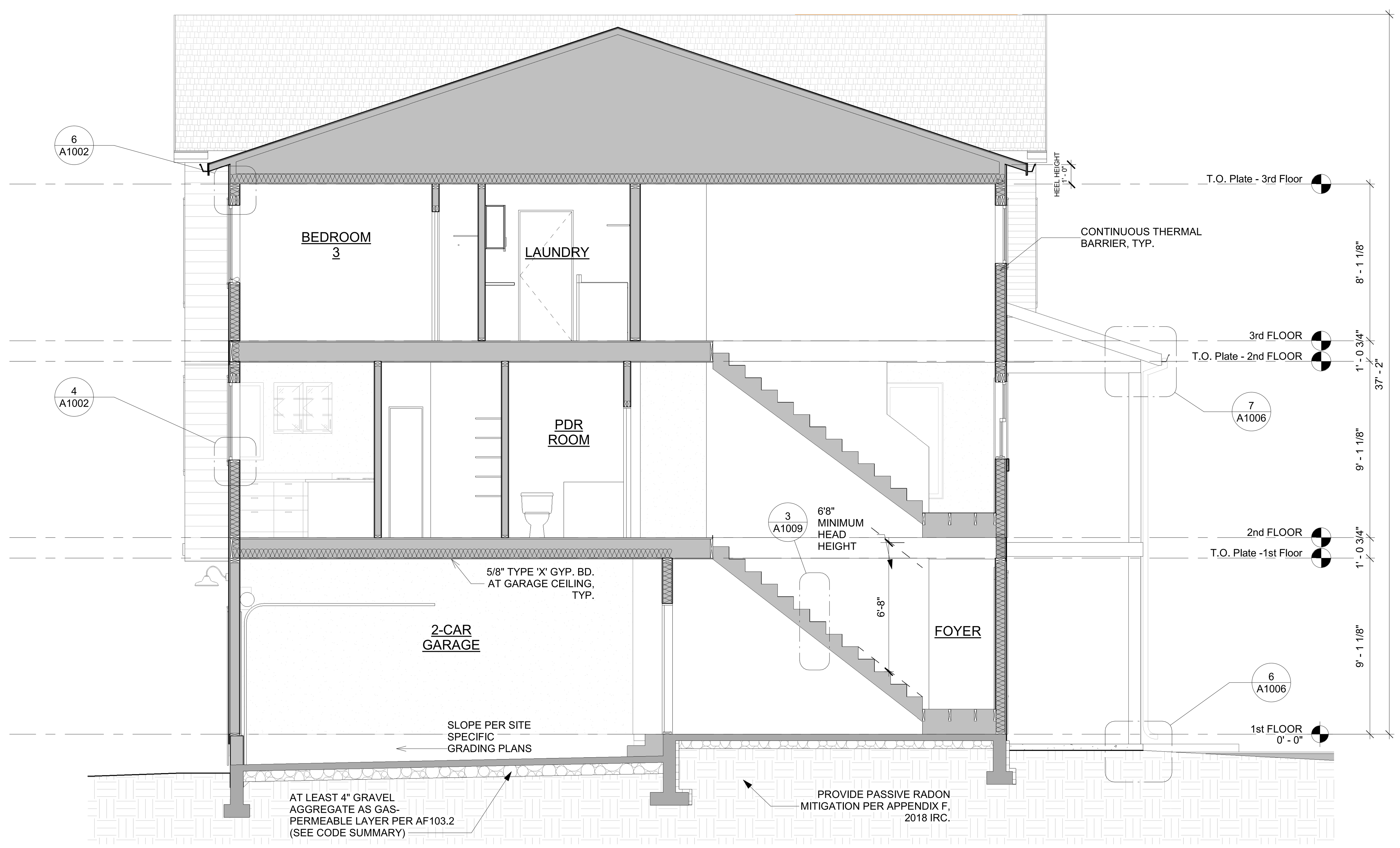
DRAWN BY:	MB, EK, NA
CHECKED BY:	DR, DP
PROJECT NO:	2019044.2
ISSUE DATE:	12/09/2022
REVISIONS:	
1	07/14/2023

SHEET TITLE:
1 23' UNIT E - ELEVATIONS

SHEET NUMBER:
A311

SECTION NOTES

1. ALL INTERIOR FLOORS ABOVE THE 1st FLOOR ARE TO BE TYPE "J" ASSEMBLY U.N.O.
2. ALL EXTERIOR PATIOS ON 1st FLOOR ARE TO BE TYPE "H" ASSEMBLY U.N.O.
3. TRUSS HEEL HEIGHTS AND ROOF SLOPES VARY, SEE COMPOSITE BUILDING SUBMITTALS



1
A330
23' UNIT E - BUILDING SECTION
SCALE: 1/4" = 1'-0"

23' UNIT E
LOTS 85 & 89

dtj DESIGN
DTJ DESIGN, INC
3101 IRIS AVE, SUITE 130
BOULDER, CO 80303

P 303.443.7533
F 303.443.7534

WWW.DTJ DESIGN.COM

11919 REGISTERED ARCHITECT
12-9-2022
DAVID SCOTT WILLIAMS
STATE OF WASHINGTON

TOLT RIVER TERRACE
MAINVUE HOMES
TOWNHOME MASTER UNIR SET FOR PERMIT
CARNATION, WA

Reviewed for
2018 Building Code Compliance
9/18/23
Building Plan Review by
SAFEbuilt

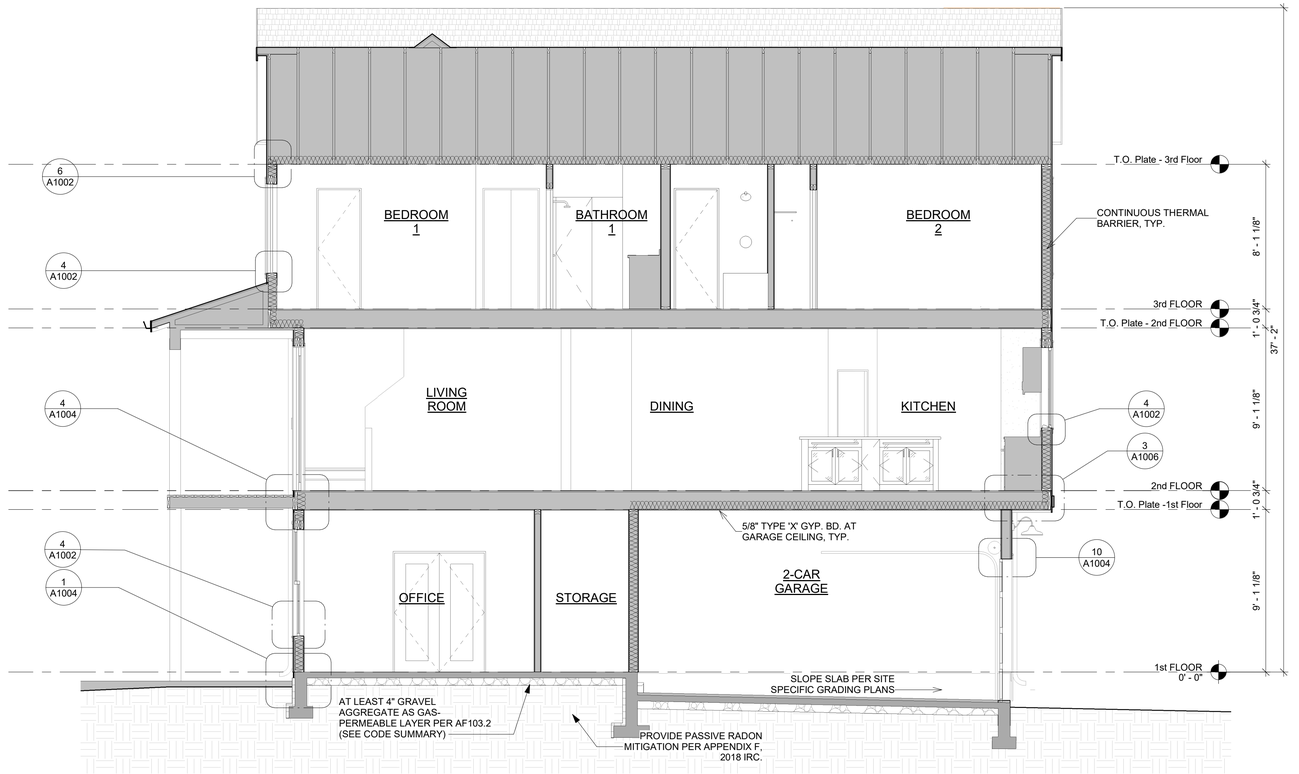
DRAWN BY: MB, EK, NA
CHECKED BY: DR, DP
PROJECT NO: 2019044.2
ISSUE DATE: 12/09/2022
REVISIONS:
1 07/14/2023

SHEET TITLE:
1
23' UNIT E - BUILDING SECTIONS

SHEET NUMBER:
A330

SECTION NOTES

1 ALL INTERIOR FLOORS ABOVE THE 1st FLOOR ARE TO BE TYPE "J" ASSEMBLY U.N.O.
2 ALL EXTERIOR PATIOS ON 1st FLOOR ARE TO BE TYPE "H" ASSEMBLY U.N.O.
3. TRUSS HEEL HEIGHTS AND ROOF SLOPES VARY, SEE COMPOSITE BUILDING SUBMITTALS



1 / A331 23' UNIT E - BUILDING SECTION
SCALE: 1/4" = 1'-0"

23' UNIT E
LOTS 85 & 89

dtj DESIGN
DTJ DESIGN, INC
3101 IRIS AVE, SUITE 130
BOULDER, CO 80303
P 303.443.7533
F 303.443.7534
WWW.DTJ DESIGN.COM

11919 REGISTERED ARCHITECT
12.9.2022
DAVID SCOTT WILLIAMS
STATE OF WASHINGTON

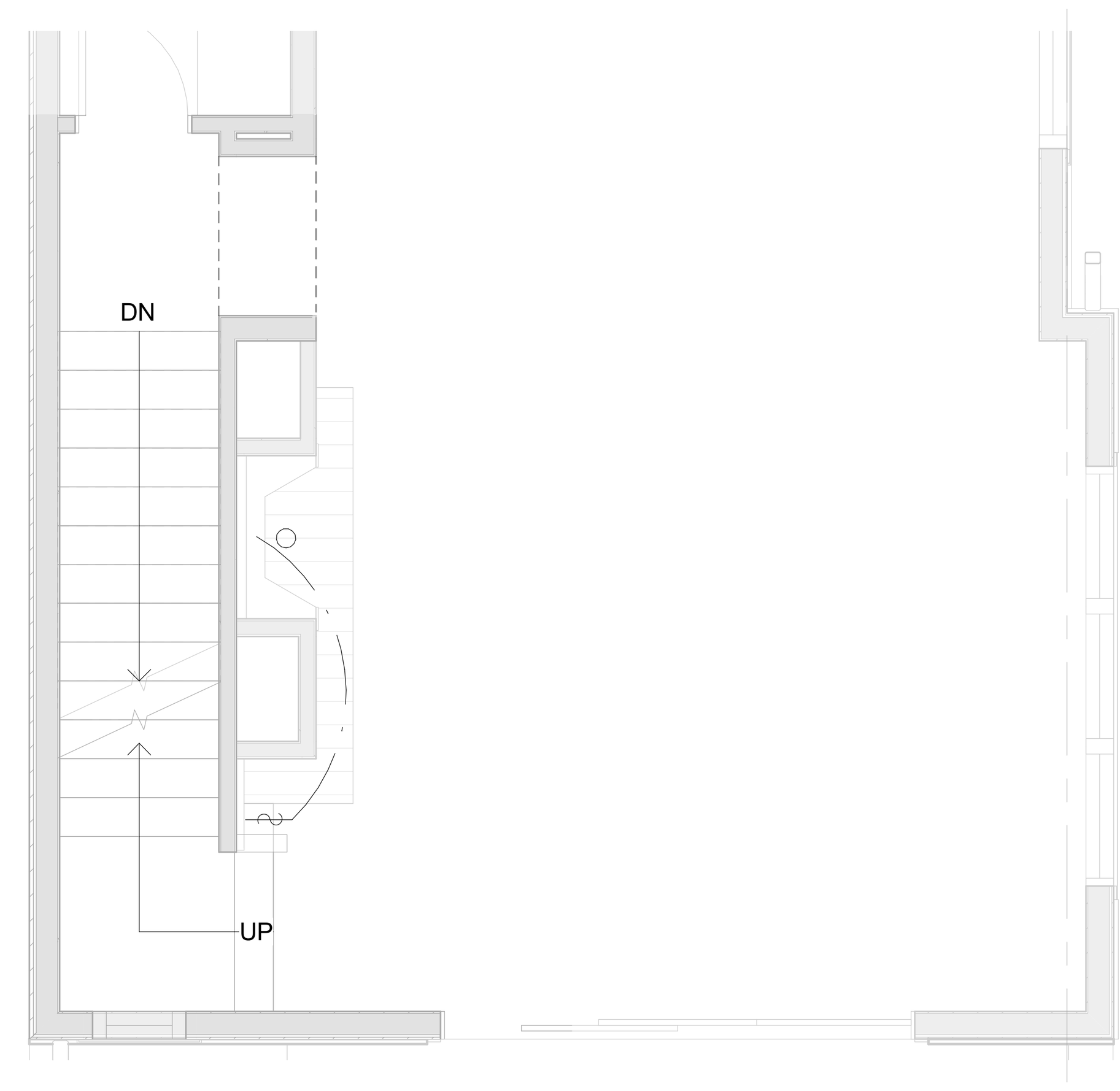
TOLT RIVER TERRACE
MAINVUE HOMES
TOWNHOME MASTER UNIR SET FOR PERMIT
CARNATION, WA

Reviewed for
2018 Building Code Compliance
Lou Hyder
9/18/23
Building Plan Review by
SAFEbuilt

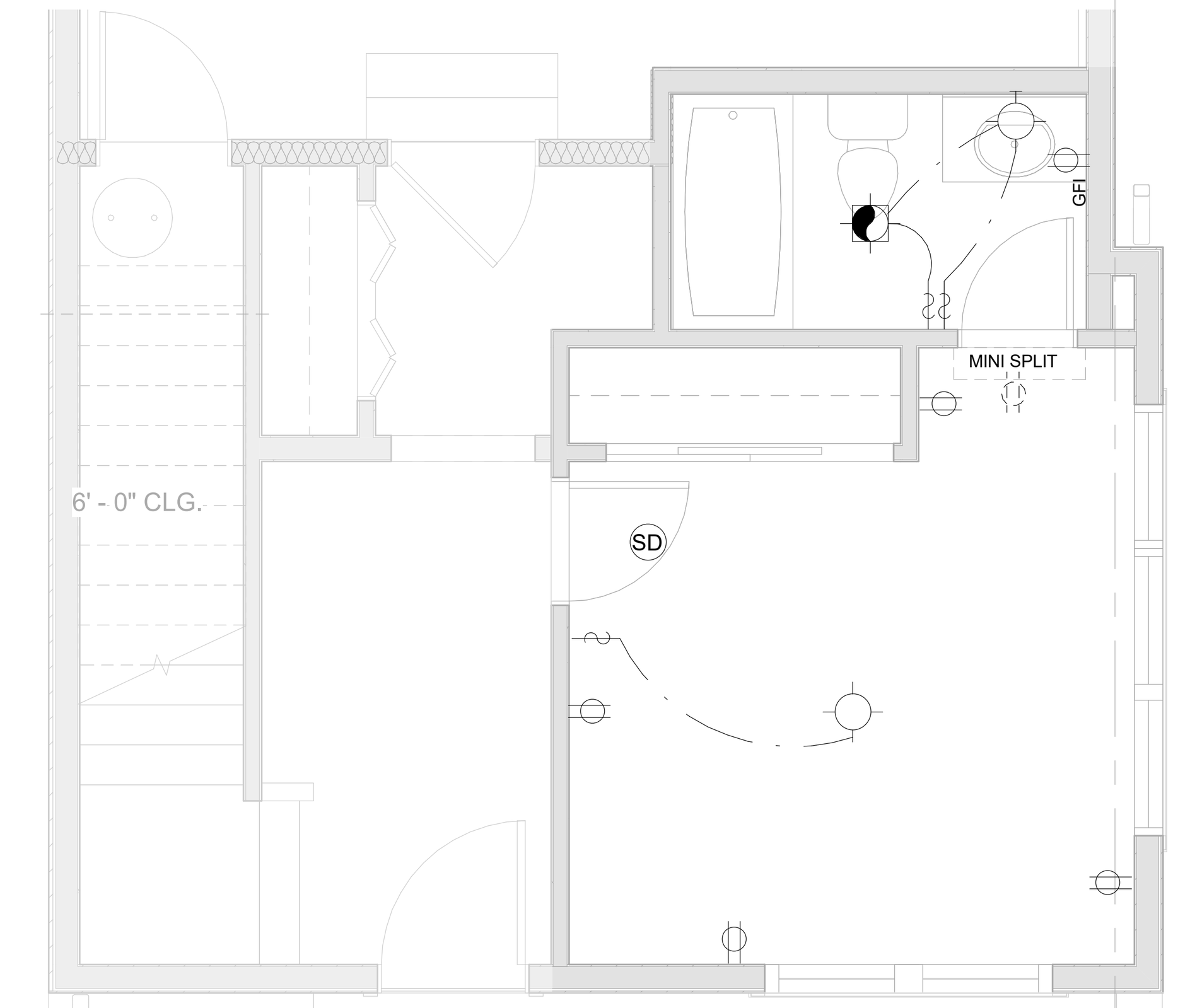
DRAWN BY: MB, EK, NA
CHECKED BY: DR, DP
PROJECT NO: 2019044.2
ISSUE DATE: 12/09/2022
REVISIONS:
1 07/14/2023

SHEET TITLE:
1 23' UNIT E - BUILDING SECTIONS

SHEET NUMBER:
A331

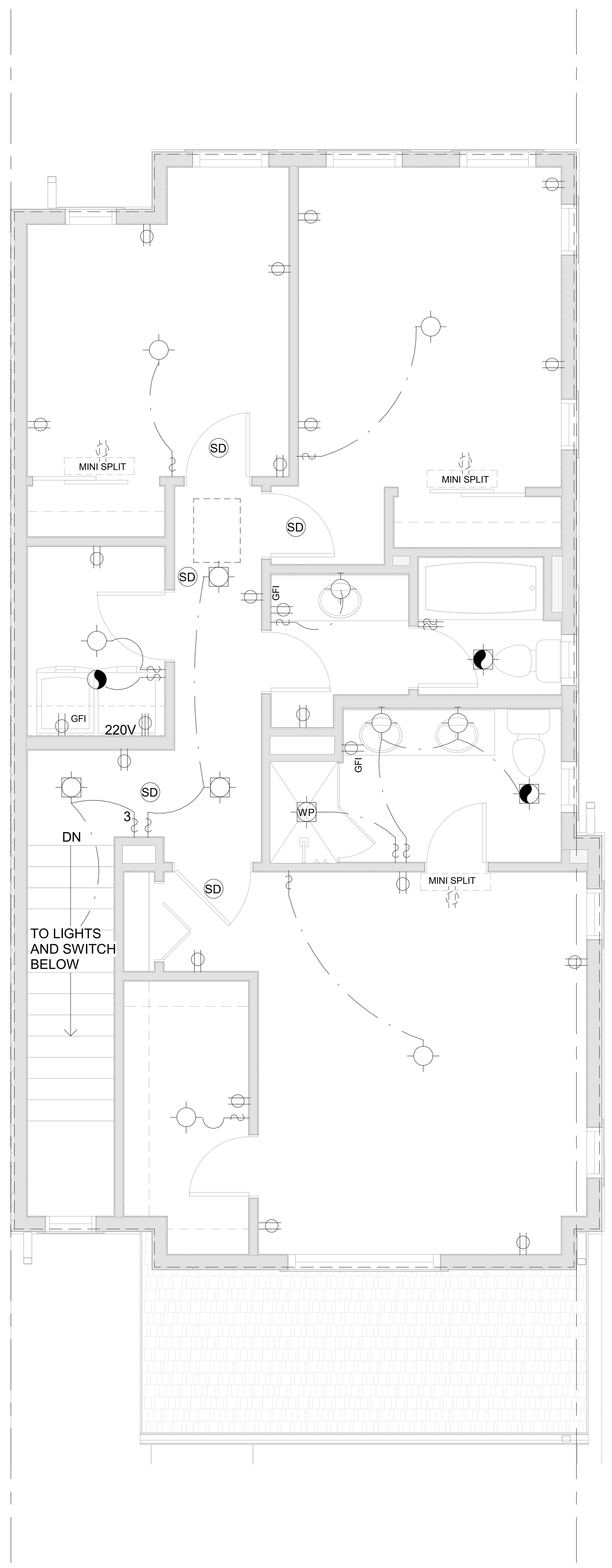


6 A351 23' UNIT E - 2nd FLOOR ELECTRICAL - FIREPLACE OPT.
SCALE: 1/4" = 1'-0"

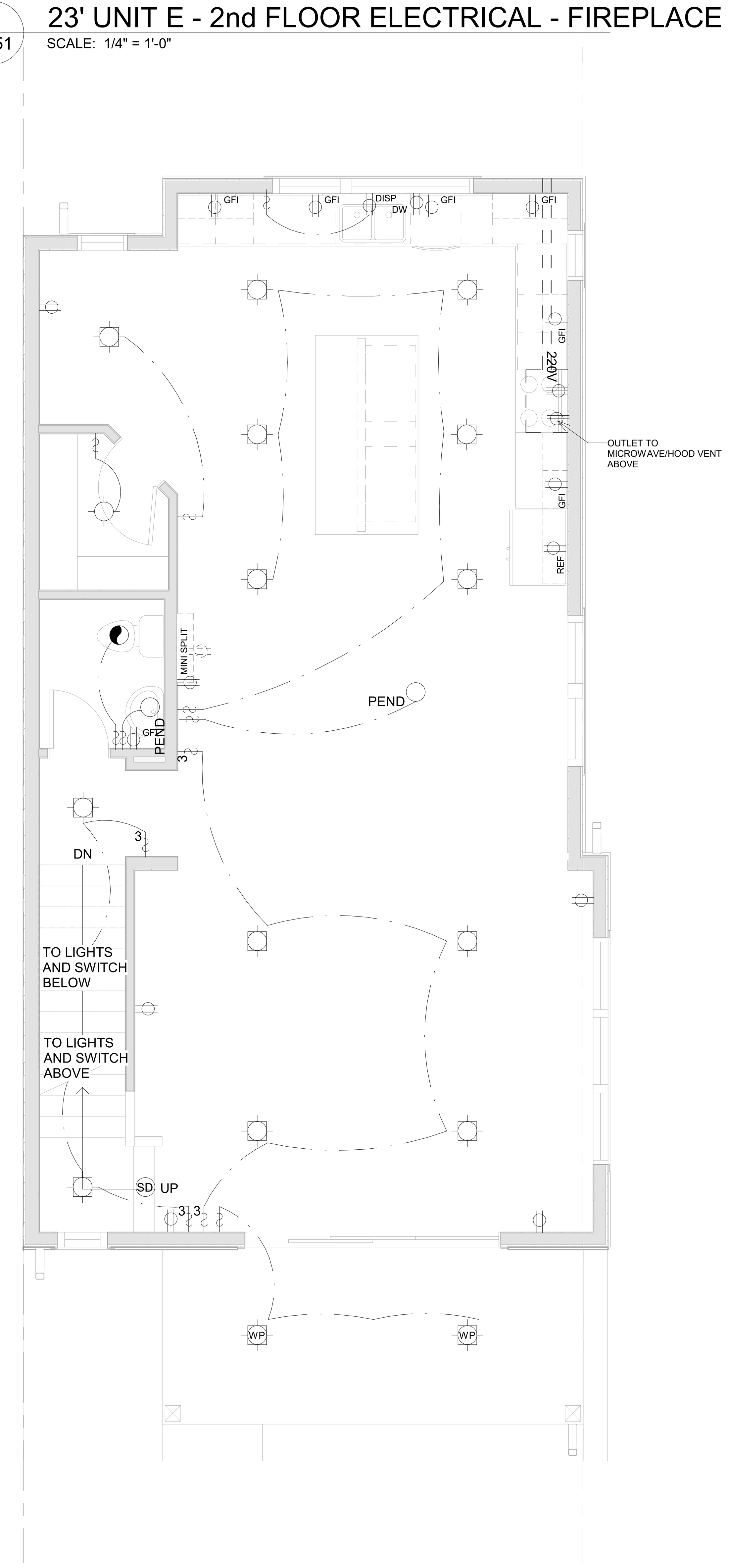


3 A351 23' UNIT E - 1st FLOOR ELECTRICAL - BEDROOM OPT.
SCALE: 1/4" = 1'-0"

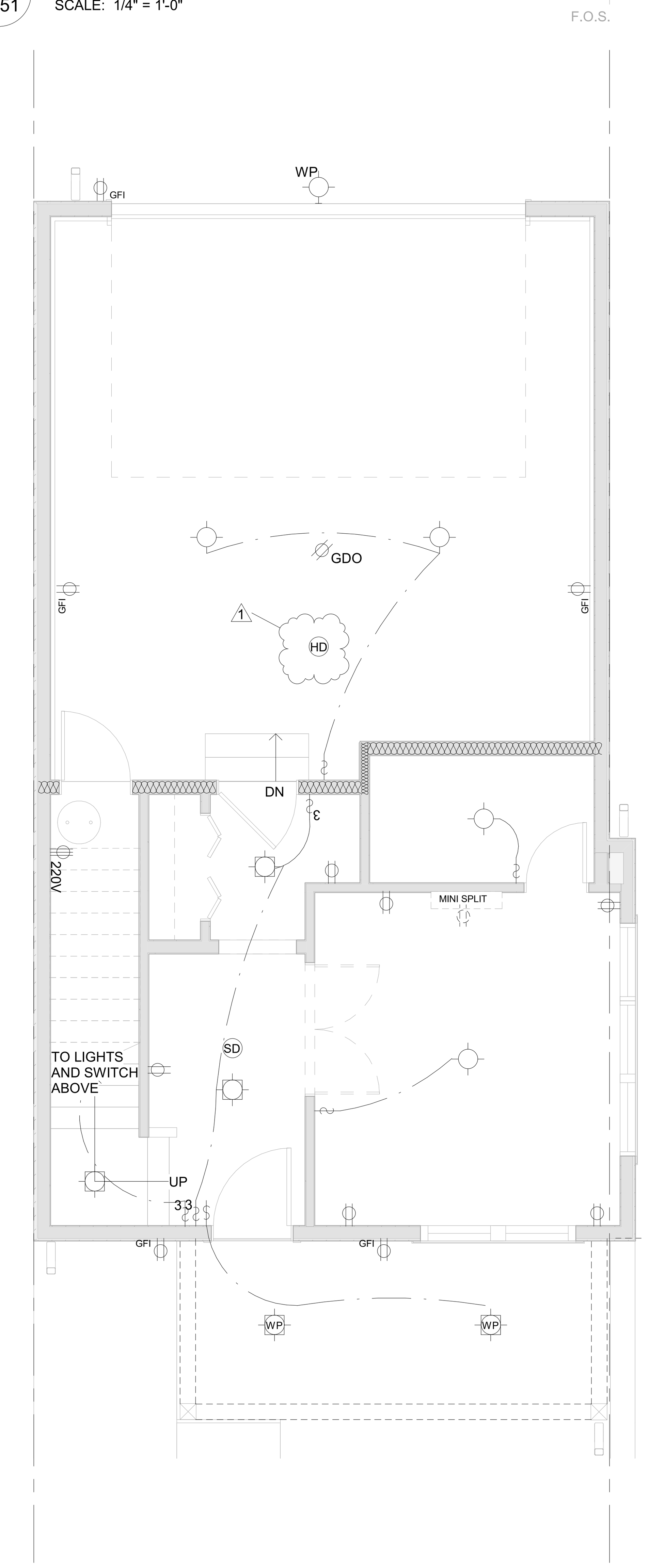
F.O.S.



7 A351 23' UNIT E - 3rd FLOOR ELECTRICAL
SCALE: 1/4" = 1'-0"



4 A351 23' UNIT E - 2nd FLOOR ELECTRICAL
SCALE: 1/4" = 1'-0"



1 A351 23' UNIT E - 1st FLOOR ELECTRICAL
SCALE: 1/4" = 1'-0"

ELECTRICAL NOTES

1. DRAWINGS SHOW GENERAL LOCATIONS & TYPES OF ELECTRICAL COMPONENTS. CIRCUIT LOADS AND WIRING DIAGRAMS TO BE PROVIDED BY AN ELECTRICAL ENGINEER.
2. ALL SMOKE DETECTORS MUST BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS, AND PER 2018 IRC SECTION 314.
3. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES, RECEPTACLES, ETC. AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:

   OUTLETS . . . . 14"
   OUTLETS ABV. COUNTER TOPS . . . . 42"
   SWITCHES . . . . 46"
4. FIELD VERIFY LOCATION OF FIXTURES, WHERE INDICATED.
5. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS, AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER, PER 2018 IRC SECTION E3902.12

ELECTRICAL LEGEND

	SINGLE POLE SWITCH
3	THREE WAY SWITCH
4	FOUR WAY SWITCH
D	SINGLE POLE SWITCH W/ DIMMER
3D	THREE WAY SWITCH W/ DIMMER
OS	OCCUPANT SENSOR SWITCH
R	RHEOSTAT SWITCH
	DUPLEX OUTLET
	QUAD OUTLET
	SWITCHED OUTLET
GFI	GROUND FAULT INTERRUPTER
AFI	ARC FAULT INTERRUPTER
	ABOVE COUNTER DUPLEX OUTLET
GFI	ABOVE COUNTER GROUND FAULT INTERRUPTER
	FLOOR OUTLET
220V	220 VOLT OUTLET
D	OVERHEAD (SOFFIT MOUNTED) OUTLET
GDO	OVERHEAD GARAGE DOOR OUTLET
	CEILING MOUNTED LIGHT FIXTURE
PC	CEILILNG MOUNTED LIGHT FIXTURE W/ PULL CHAIN
PEND	PENDANT LIGHT FIXTURE
MINI-PENDANT	MINI PENDANT LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
WP	RECESSED LIGHT FIXTURE - WATER PROOFED
FL WP	RECESSED FLUORESCENT LIGHT FIXTURE - WATER PROOFED
	RECESSED "EYEBALL" LIGHT FIXTURE
	EXHAUST FAN
	EXHAUST FAN & LIGHT FIXTURE COMBO
	TRACK LIGHT FIXTURE
	4' FLUORESCENT LIGHT FIXTURE
	2' X 4' FLUORESCENT LIGHT FIXTURE
	CEILING FAN
	CEILING FAN W/ LIGHT FIXTURE
SD	SMOKE DETECTOR
RJB	CEILING MOUNTED REINFORCED JUNCTION BOX
HD	HEAT DETECTOR

23' UNIT E
LOTS 85 & 89

DTJ DESIGN, INC
3101 IRIS AVE, SUITE 130
BOULDER, CO 80303

P 303.443.7533
F 303.443.7534

WWW.DTJ DESIGN.COM

TOLT RIVER TERRACE
MAINVUE HOMES
TOWNHOME MASTER UNIR SET FOR PERMIT
CARNATION, WA

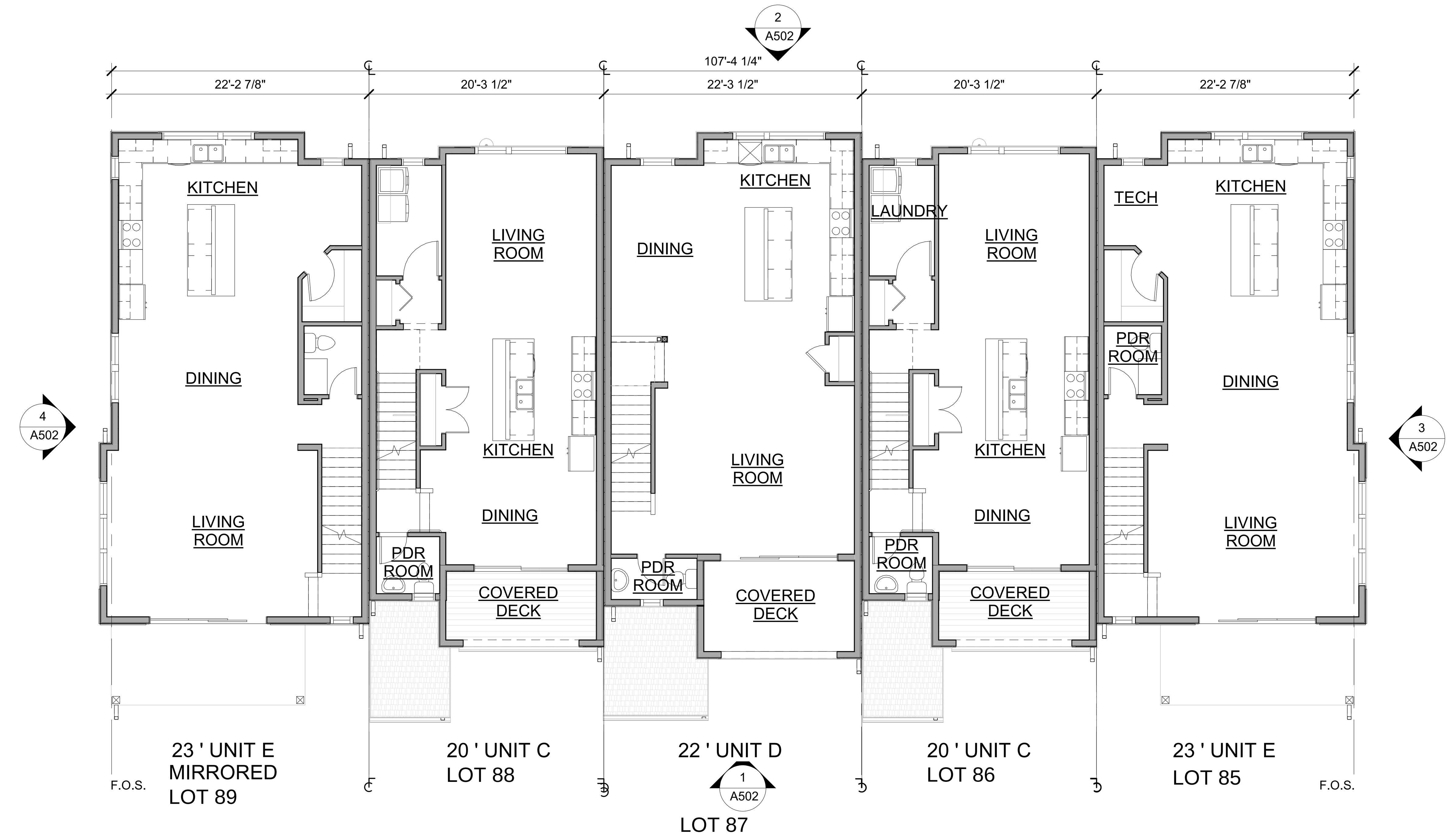
Reviewed for
2018 Building Code Compliance
Lou Tyler
9/18/23
Building Plan Review by
SAFEbuilt

NOT FOR CONSTRUCTION

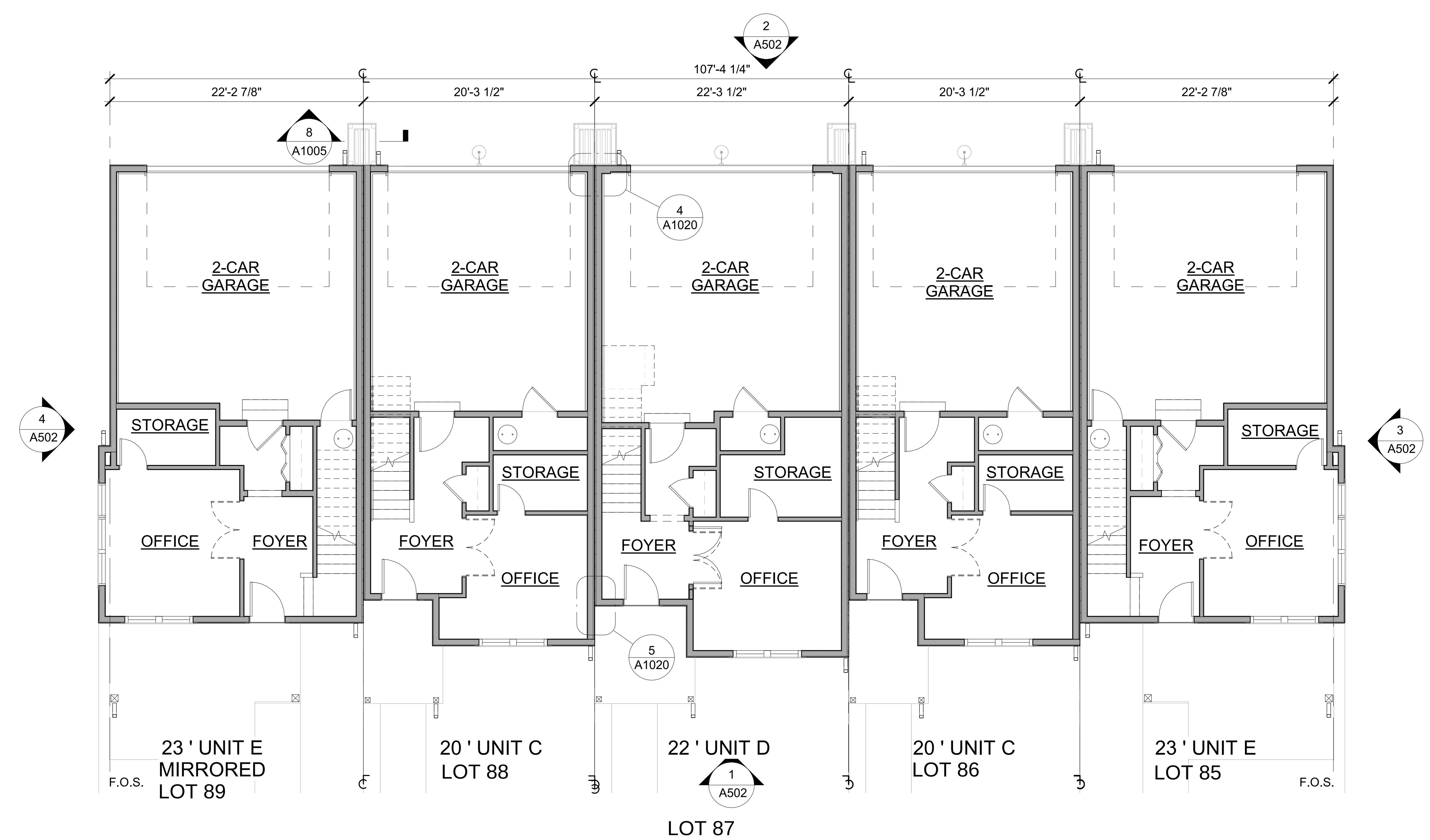
DRAWN BY:	MB, EK, NA
CHECKED BY:	Checker
PROJECT NO:	2019044.2
ISSUE DATE:	12/09/2022
REVISIONS:	1 07/14/2023

SHEET TITLE:
23' UNIT E - ELECTRICAL PLANS

SHEET NUMBER:
A351



2 A500 **5 UNIT BUILDING - 2nd FLOOR PLAN**
SCALE: 1/8" = 1'-0"



1 A500 **5 UNIT BUILDING - 1st FLOOR PLAN**
SCALE: 1/8" = 1'-0"

dtj DESIGN
DTJ DESIGN, INC
3101 IRIS AVE, SUITE 130
BOULDER, CO 80303

P 303.443.7533
F 303.443.7534

WWW.DTJ DESIGN.COM

11919 REGISTERED ARCHITECT
12-9-2022
DAVID SCOTT WILLIAMS
STATE OF WASHINGTON

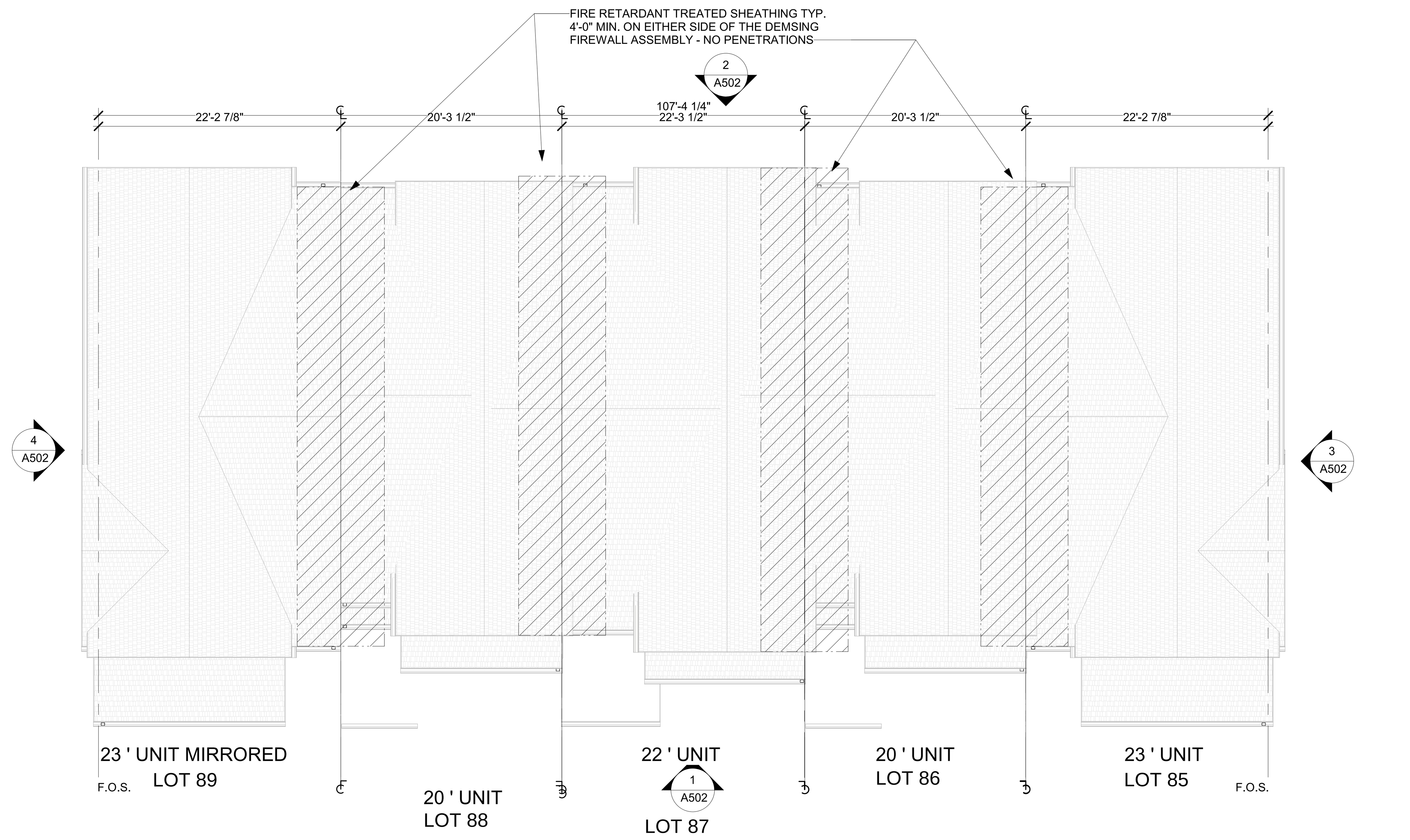
TOLT RIVER TERRACE
MAINVUE HOMES
TOWNHOME MASTER UNIR SET FOR PERMIT
CARNATION, WA

Reviewed for
2018 Building Code Compliance
9/18/23
Building Plan Review by
SAFEbuilt

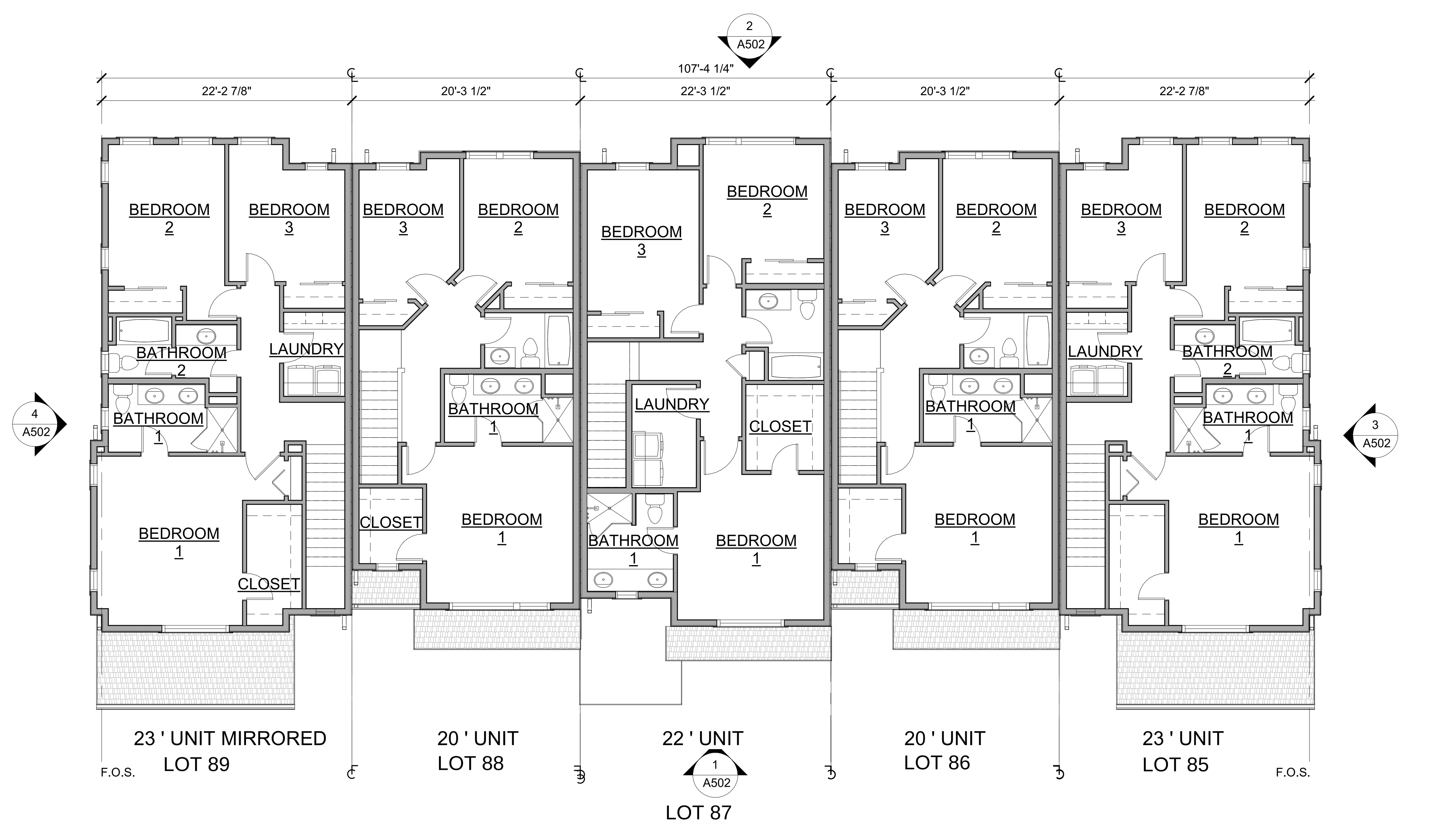
DRAWN BY:	MB,EK,NA
CHECKED BY:	Checker
PROJECT NO:	2019044.2
ISSUE DATE:	12/09/2022
REVISIONS:	

SHEET TITLE:
5 UNIT FLOOR PLANS

SHEET NUMBER:
A500



2 A501 **5 UNIT BUILDING ROOF PLAN**
SCALE: 1/8" = 1'-0"



1 A501 **5 UNIT BUILDING - 3rd FLOOR PLAN**
SCALE: 1/8" = 1'-0"

dtj DESIGN
DTJ DESIGN, INC
3101 IRIS AVE, SUITE 130
BOULDER, CO 80303
P 303.443.7533
F 303.443.7534
WWW.DTJDESIGN.COM

11919 REGISTERED ARCHITECT 12-9-2022 DAVID SCOTT WILLIAMS STATE OF WASHINGTON

TOLT RIVER TERRACE
MAINVUE HOMES
TOWNHOME MASTER UNIR SET FOR PERMIT
CARNATION, WA

Reviewed for 2018 Building Code Compliance
9/18/23
Building Plan Review by SAFEbuilt

DRAWN BY: MB, EK, NA
CHECKED BY: Checker
PROJECT NO: 2019044.2
ISSUE DATE: 12/09/2022
REVISIONS:

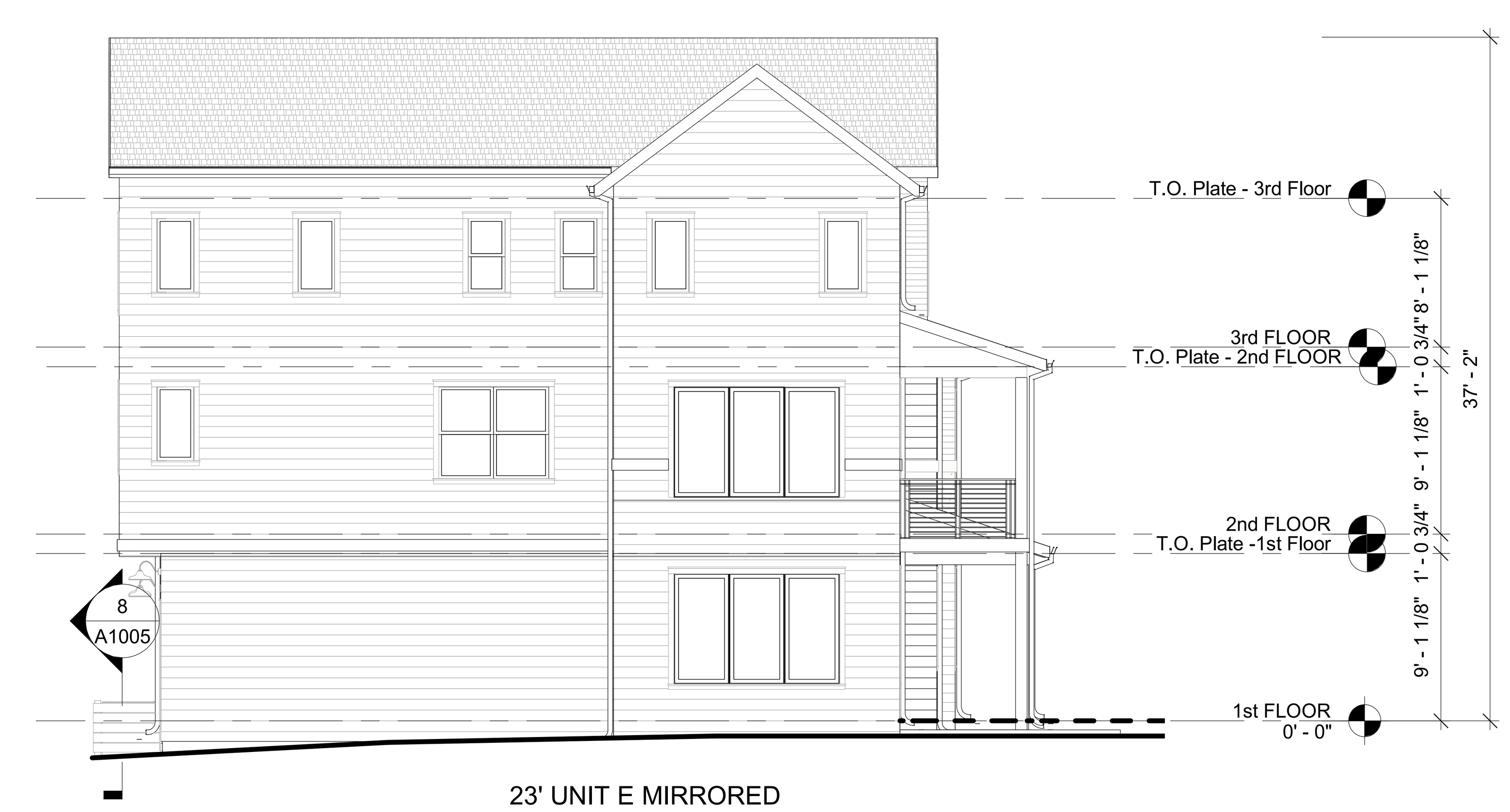
SHEET TITLE: 5 UNIT FLOOR PLANS

SHEET NUMBER: A501

2
A502
5 UNIT REAR ELEVATION
SCALE: 1/8" = 1'-0"

3
A502
5 UNIT RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

1
A502
5 UNIT FRONT ELEVATION
SCALE: 1/8" = 1'-0"



4
A502
5 UNIT LEFT ELEVATION
SCALE: 1/8" = 1'-0"

dtj DESIGN
DTJ DESIGN, INC
3101 IRIS AVE, SUITE 130
BOULDER, CO 80303
P 303.443.7533
F 303.443.7534
WWW.DTJ DESIGN.COM

11919 REGISTERED ARCHITECT
12-9-2022
DAVID SCOTT WILLIAMS
STATE OF WASHINGTON

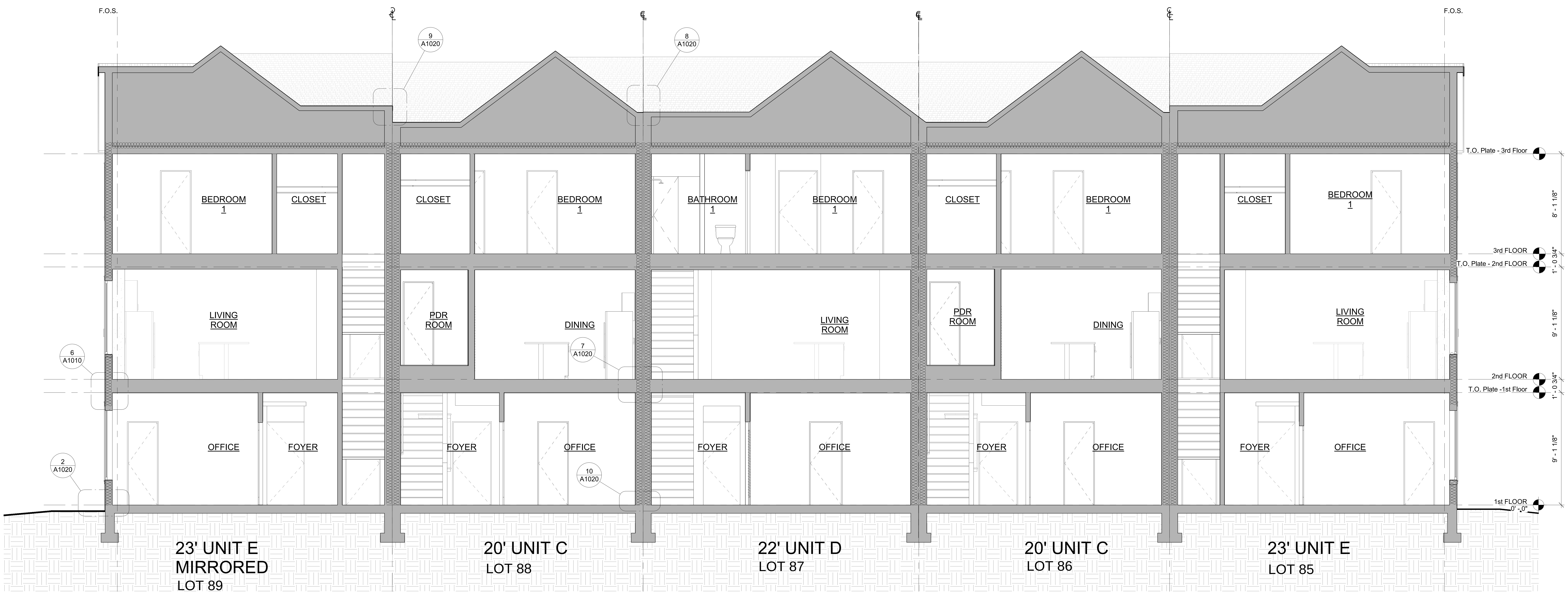
TOLT RIVER TERRACE
MAINVUE HOMES
TOWNHOME MASTER UNIR SET FOR PERMIT
CARNATION, WA

Reviewed for 2018 Building Code Compliance
9/18/23
Building Plan Review by
SAFEbuilt

DRAWN BY:	MB, EK, NA
CHECKED BY:	Checker
PROJECT NO:	2019044.2
ISSUE DATE:	12/09/2022
REVISIONS:	

SHEET TITLE:
5 UNIT ELEVATIONS

SHEET NUMBER:
A502



1
A506

5 UNIT SECTION - LONGITUDINAL

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

dtj DESIGN

DTJ DESIGN, INC
3101 IRIS AVE, SUITE 130
BOULDER, CO 80303

P 303.443.7533
F 303.443.7534

WWW.DTJ DESIGN.COM

11919 REGISTERED ARCHITECT
12-9-2022
DAVID SCOTT WILLIAMS
STATE OF WASHINGTON

TOLT RIVER TERRACE

MAINVUE HOMES

TOWNHOME MASTER UNIR SET FOR PERMIT

CARNATION, WA

Reviewed for
2018 Building Code Compliance
9/18/23
Building Plan Review by
SAFEbuilt

DRAWN BY:	MB, EK,NA
CHECKED BY:	Checker
PROJECT NO:	2019044.2
ISSUE DATE:	12/09/2022
REVISIONS:	

SHEET TITLE:

5 UNIT
SECTIONS

SHEET NUMBER:

A506

DTJ DESIGN
DTJ DESIGN, INC
3101 IRIS AVE, SUITE 130
BOULDER, CO 80303

P 303.443.7533
F 303.443.7534

WWW.DTJ DESIGN.COM

11919 REGISTERED ARCHITECT
12-9-2022
DAVID SCOTT WILLIAMS
STATE OF WASHINGTON

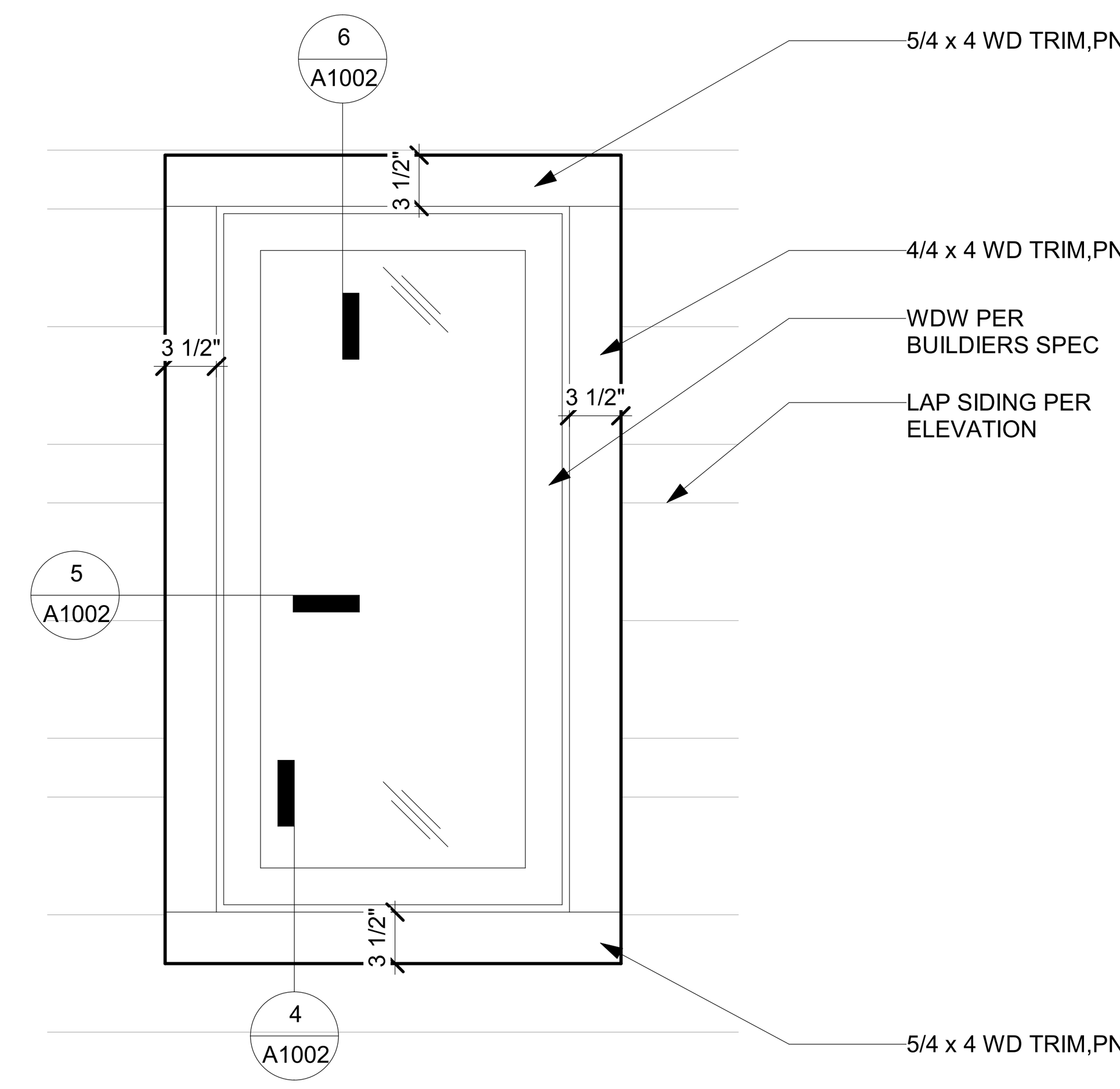
TOLT RIVER TERRACE

MAINVUE HOMES

TOWNHOME MASTER UNIR SET FOR PERMIT

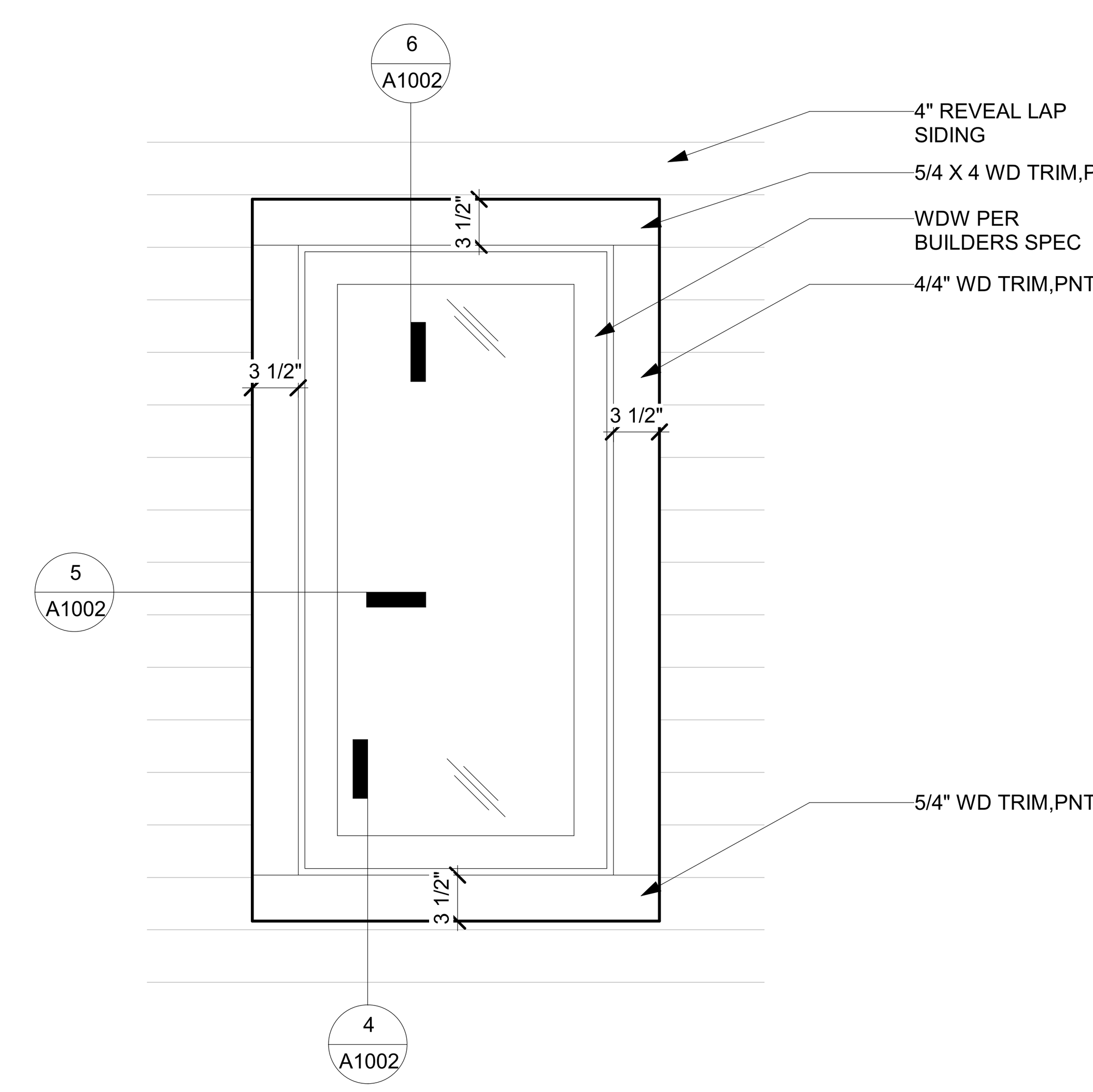
CARNATION, WA

Reviewed for
2018 Building Code Compliance
9/18/23
Building Plan Review by
SAFEbuilt



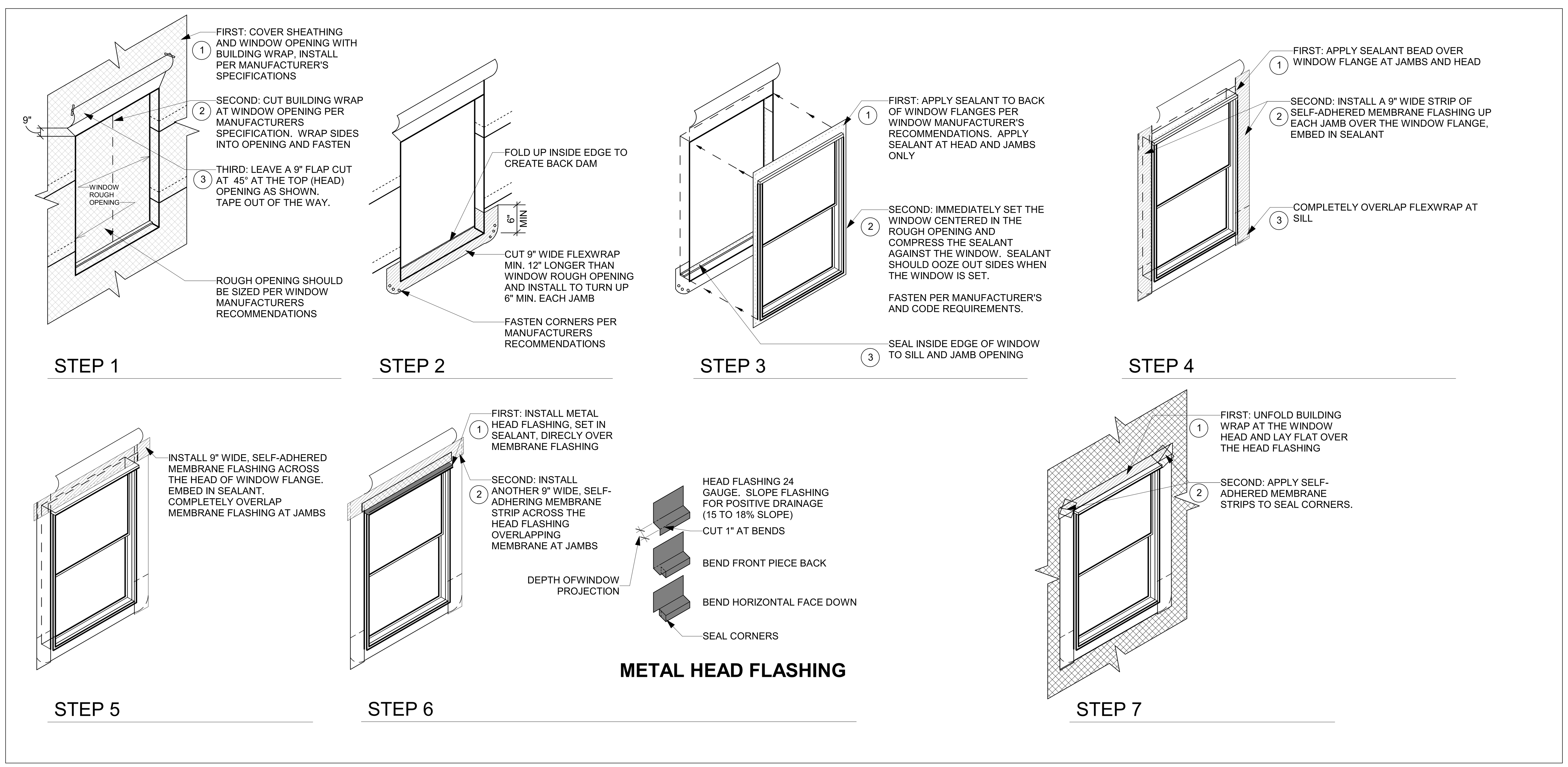
5 A1001 ELEVATION - WINDOW @ ALTSIDING

SCALE: 1" = 1'-0"



1 A1001 ELEVATION - WINDOW @ SIDING

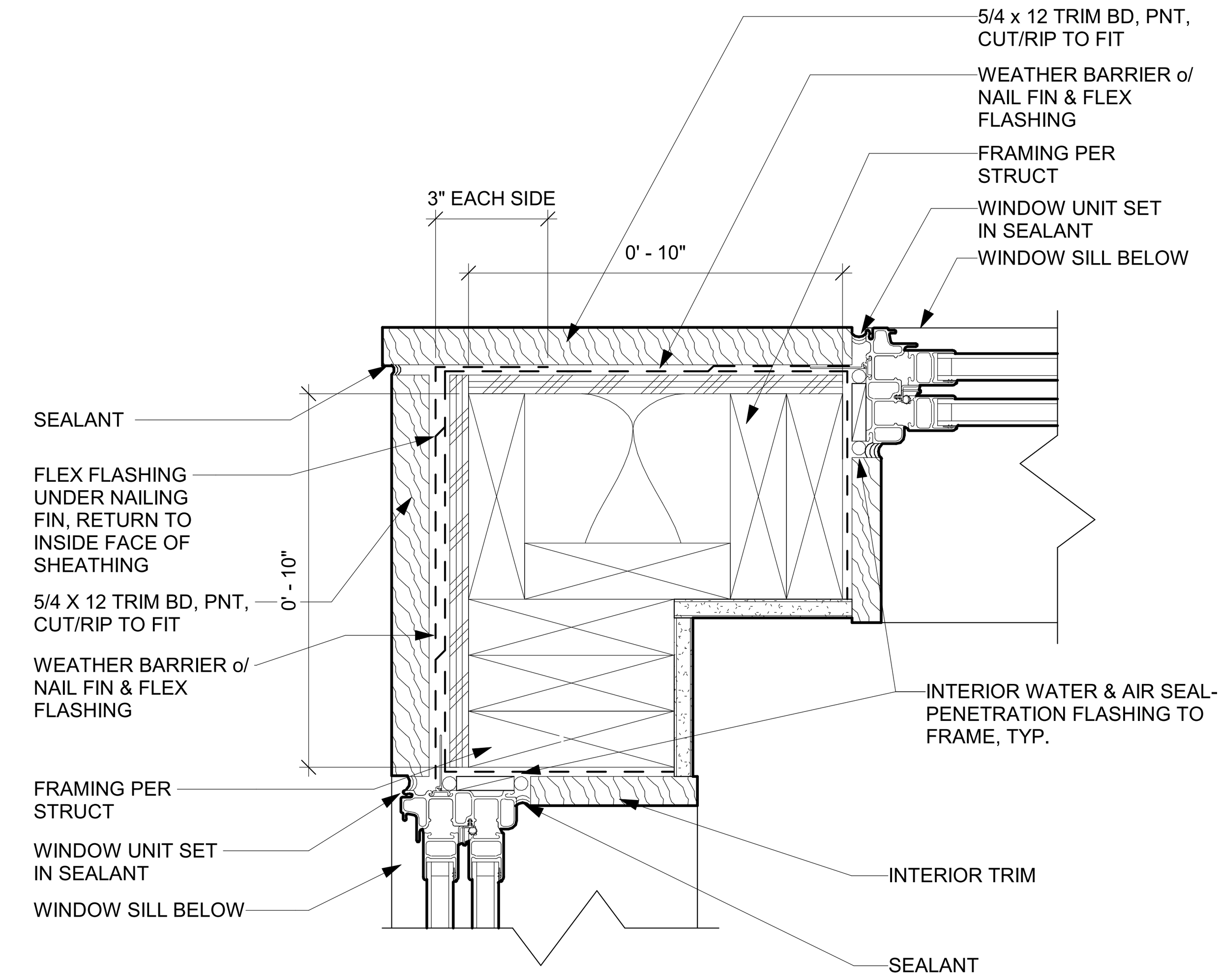
SCALE: 1" = 1'-0"



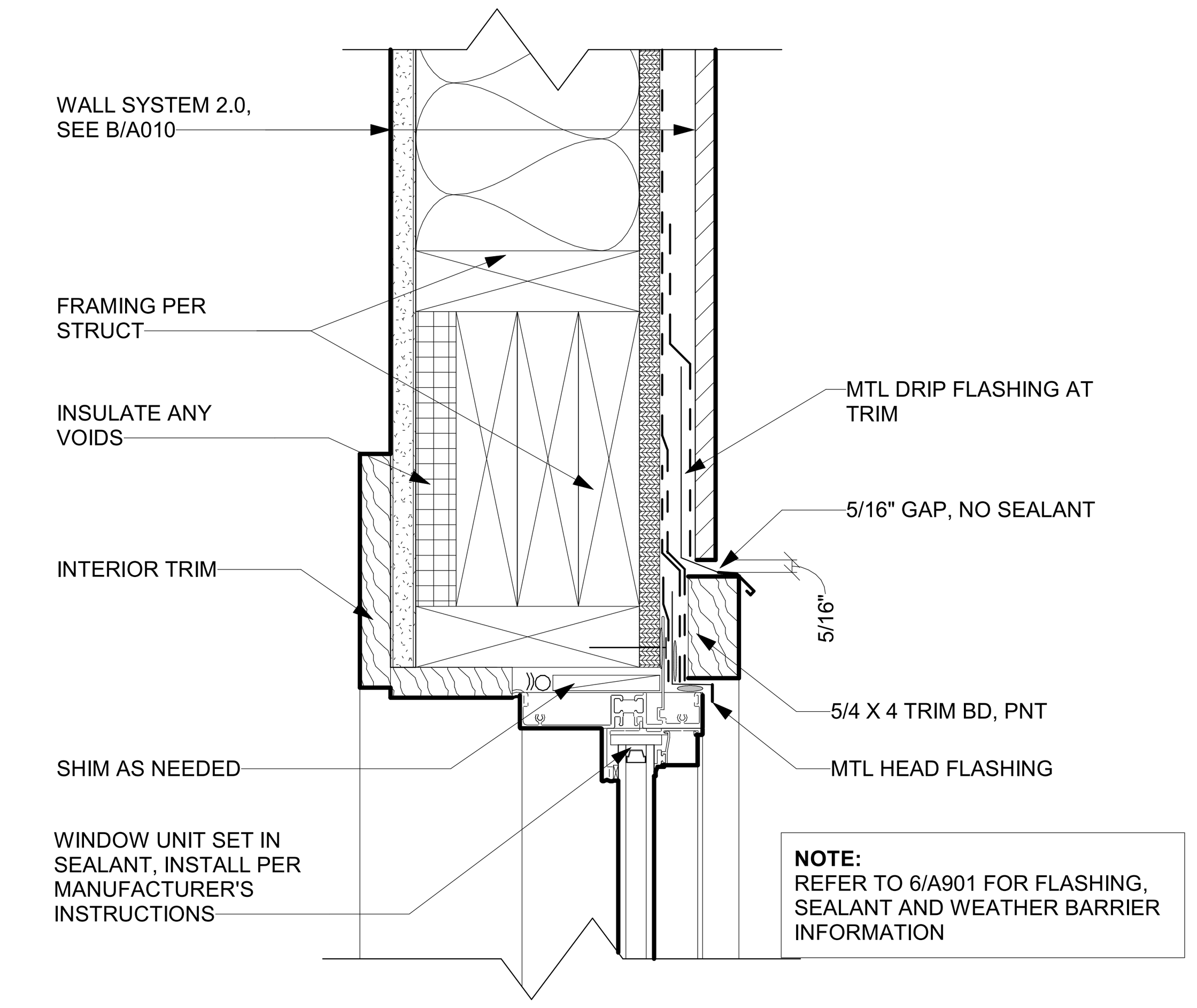
6 A1001 WINDOW INSTALLATION/ FLASHING DETAIL

SCALE: 1" = 1'-0"

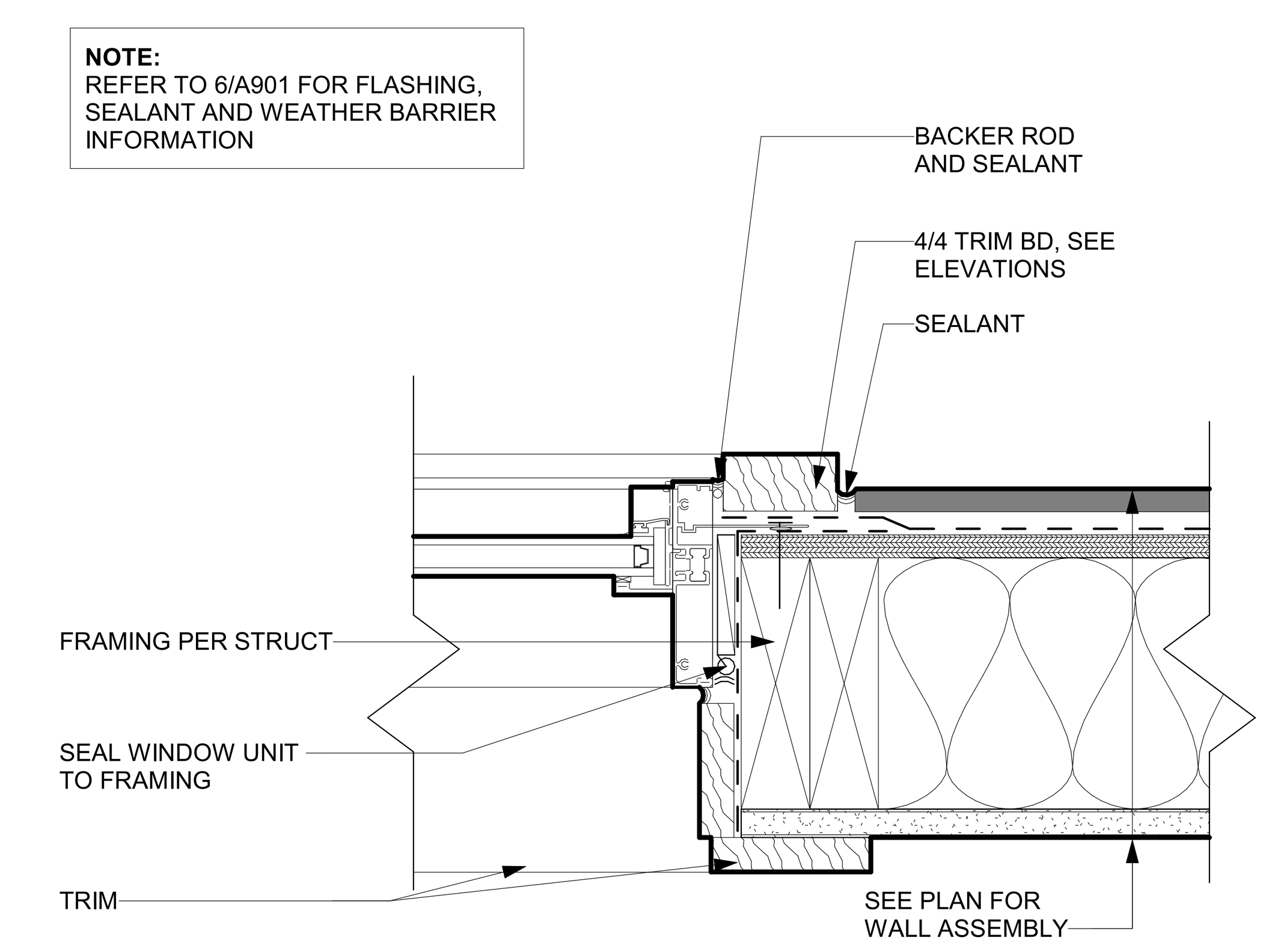
DRAWN BY:	MB, EK, NA
CHECKED BY:	DR
PROJECT NO:	2019044.2
ISSUE DATE:	12/09/2022
REVISIONS:	
SHEET TITLE:	DETAILS
SHEET NUMBER:	A1001



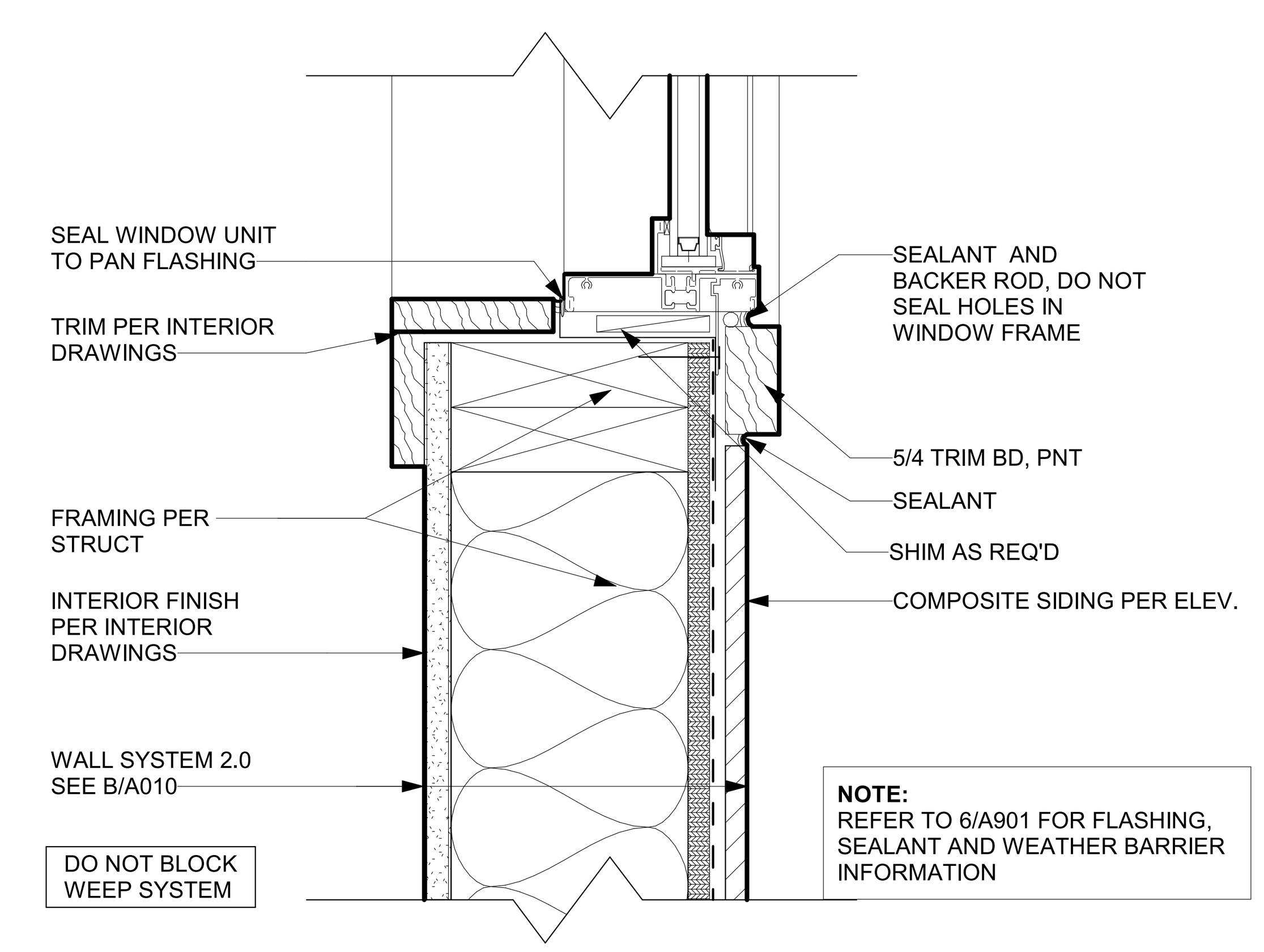
7 A1002 WINDOW JAMB @ TRIM CORNER
SCALE: 3" = 1'-0"



6 A1002 ALUMINUM WINDOW HEAD @ SIDING
SCALE: 3" = 1'-0"



5 A1002 ALUMINUM WINDOW JAMB @ SIDING
SCALE: 3" = 1'-0"



4 A1002 ALUMINUM WINDOW SILL @ SIDING
SCALE: 3" = 1'-0"

dtj DESIGN
DTJ DESIGN, INC
3101 IRIS AVE, SUITE 130
BOULDER, CO 80303
P 303.443.7533
F 303.443.7534
WWW.DTJ DESIGN.COM

11919 REGISTERED ARCHITECT
12-9-2022
DAVID SCOTT WILLIAMS
STATE OF WASHINGTON

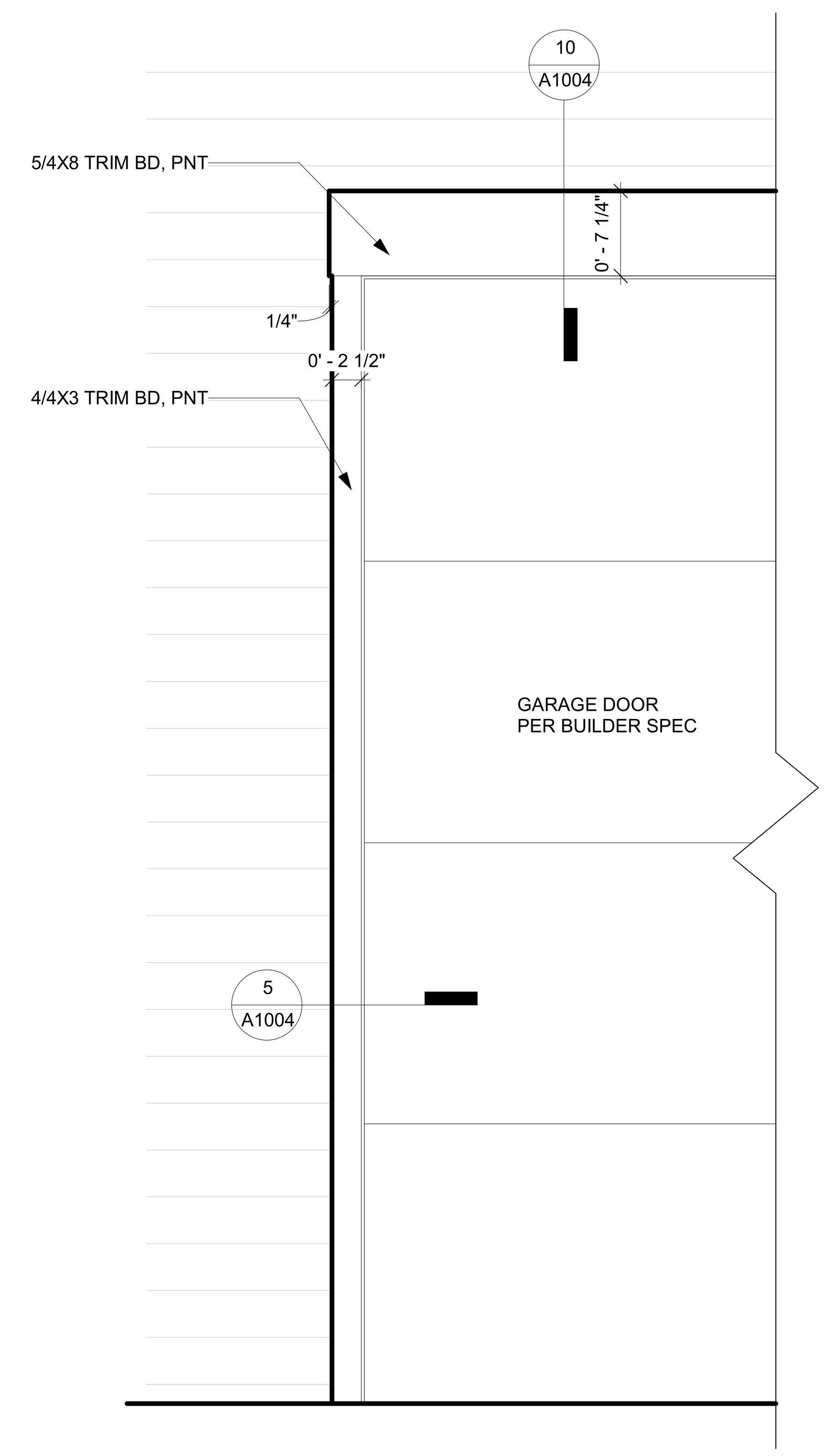
TOLT RIVER TERRACE
MAINVUE HOMES
TOWNHOME MASTER UNIR SET FOR PERMIT
CARNATION, WA

Reviewed for 2018 Building Code Compliance
9/18/23
Building Plan Review by
SAFEbuilt

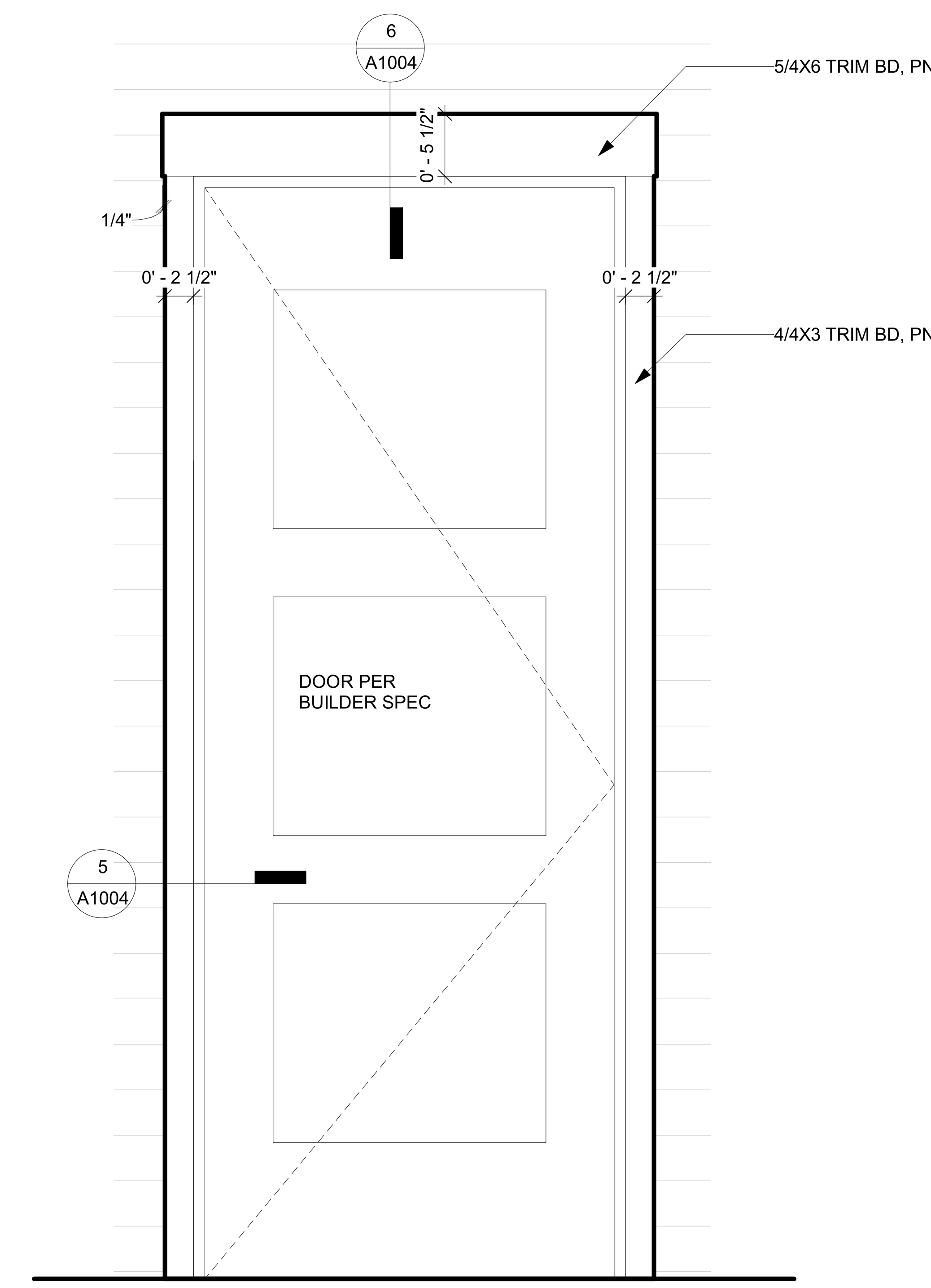
DRAWN BY:	MB, EK, NA
CHECKED BY:	DR
PROJECT NO:	2019044.2
ISSUE DATE:	12/09/2022
REVISIONS:	

SHEET TITLE:
DETAILS

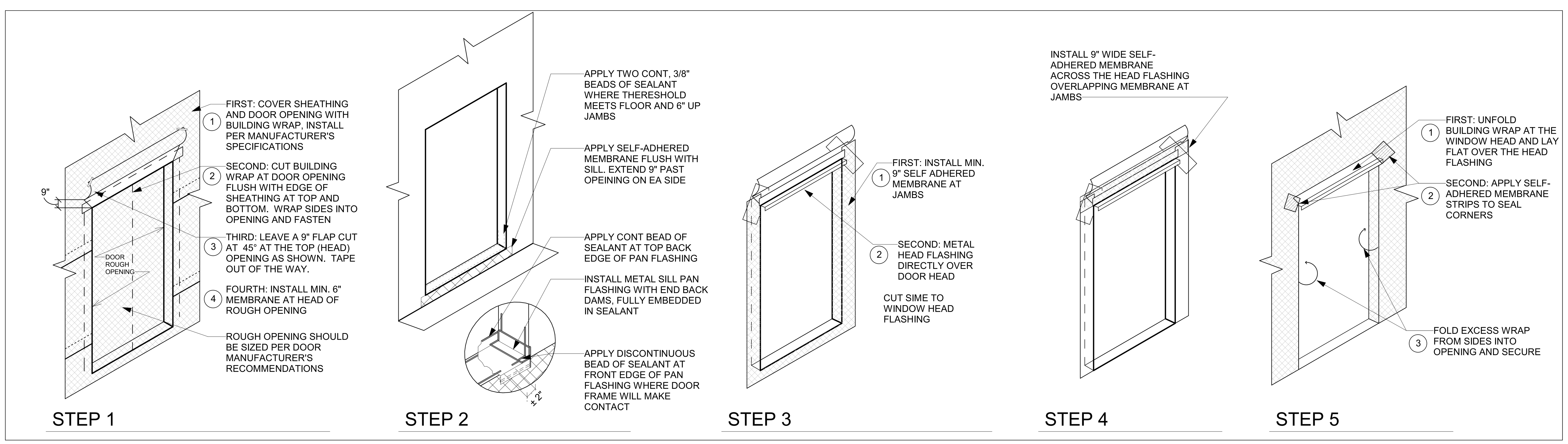
SHEET NUMBER:
A1002



3
A1003
TYPICAL GARAGE DOOR TRIM @ SIDING
SCALE: 1" = 1'-0"



2
A1003
TYPICAL DOOR TRIM @ SIDING
SCALE: 1" = 1'-0"



6
A1003
DOOR INSTALLATION/ FLASHING DETAIL
SCALE: 1" = 1'-0"

DTJ DESIGN
DTJ DESIGN, INC
3101 IRIS AVE, SUITE 130
BOULDER, CO 80303

P 303.443.7533
F 303.443.7534

WWW.DTJ DESIGN.COM

11919 REGISTERED ARCHITECT
12·9·2022
DAVID SCOTT WILLIAMS
STATE OF WASHINGTON

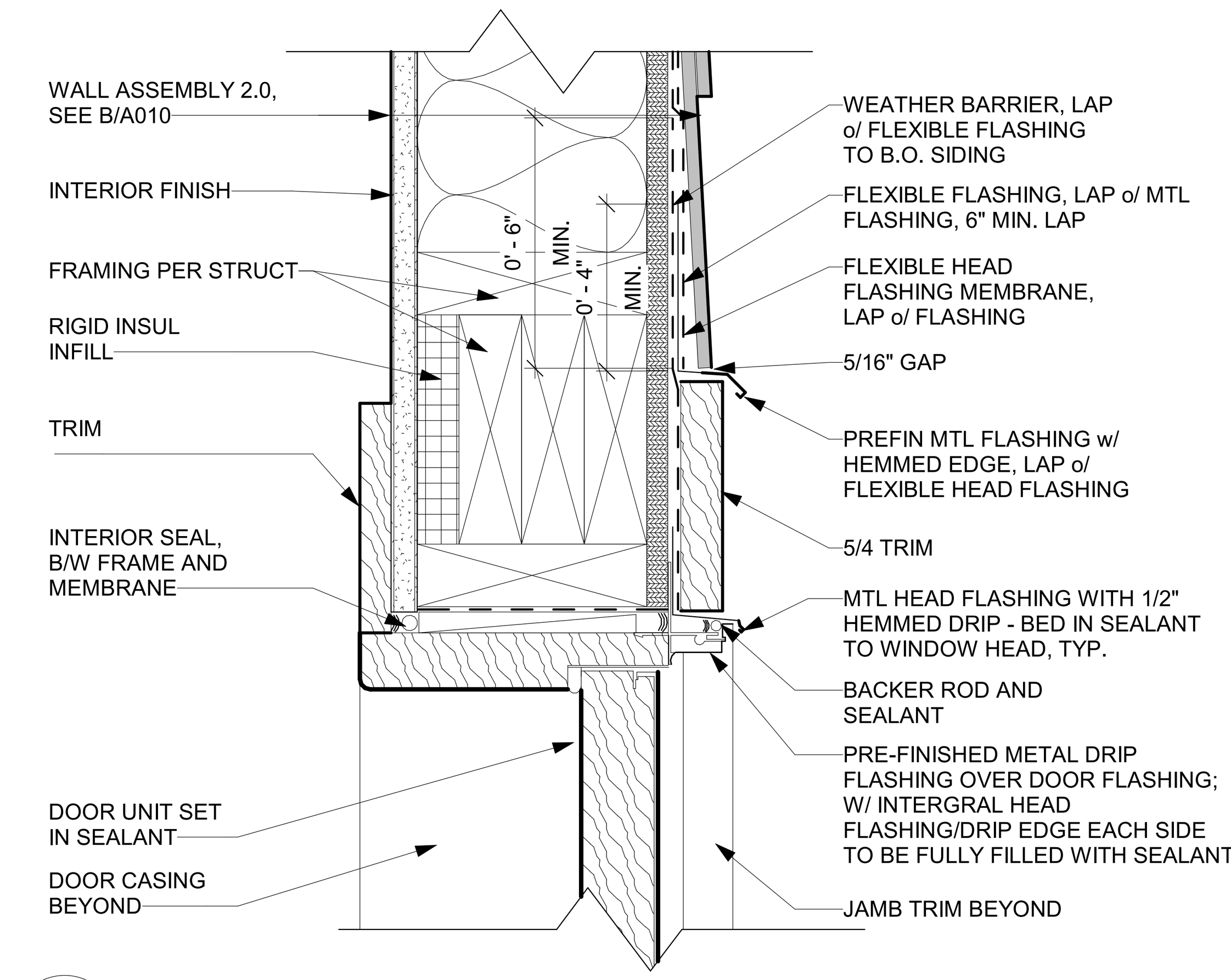
TOLT RIVER TERRACE
MAINVUE HOMES
TOWNHOME MASTER UNIR SET FOR PERMIT
CARNATION, WA

Reviewed for
2018 Building Code Compliance
9/18/23
Building Plan Review by
SAFEbuilt

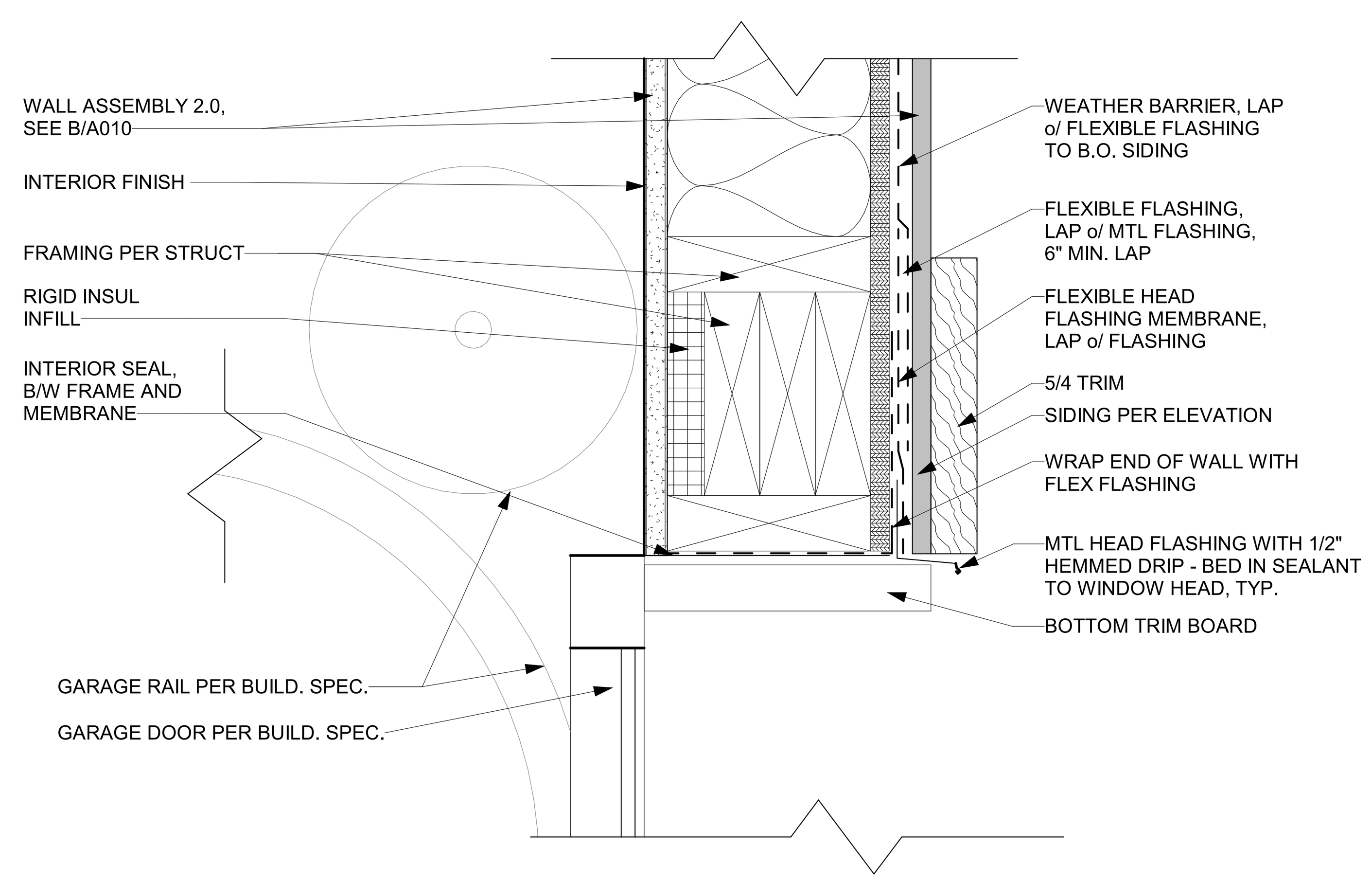
DRAWN BY:	MB, EK, NA
CHECKED BY:	DR
PROJECT NO:	2019044.2
ISSUE DATE:	12/09/2022
REVISIONS:	

SHEET TITLE:
DETAILS

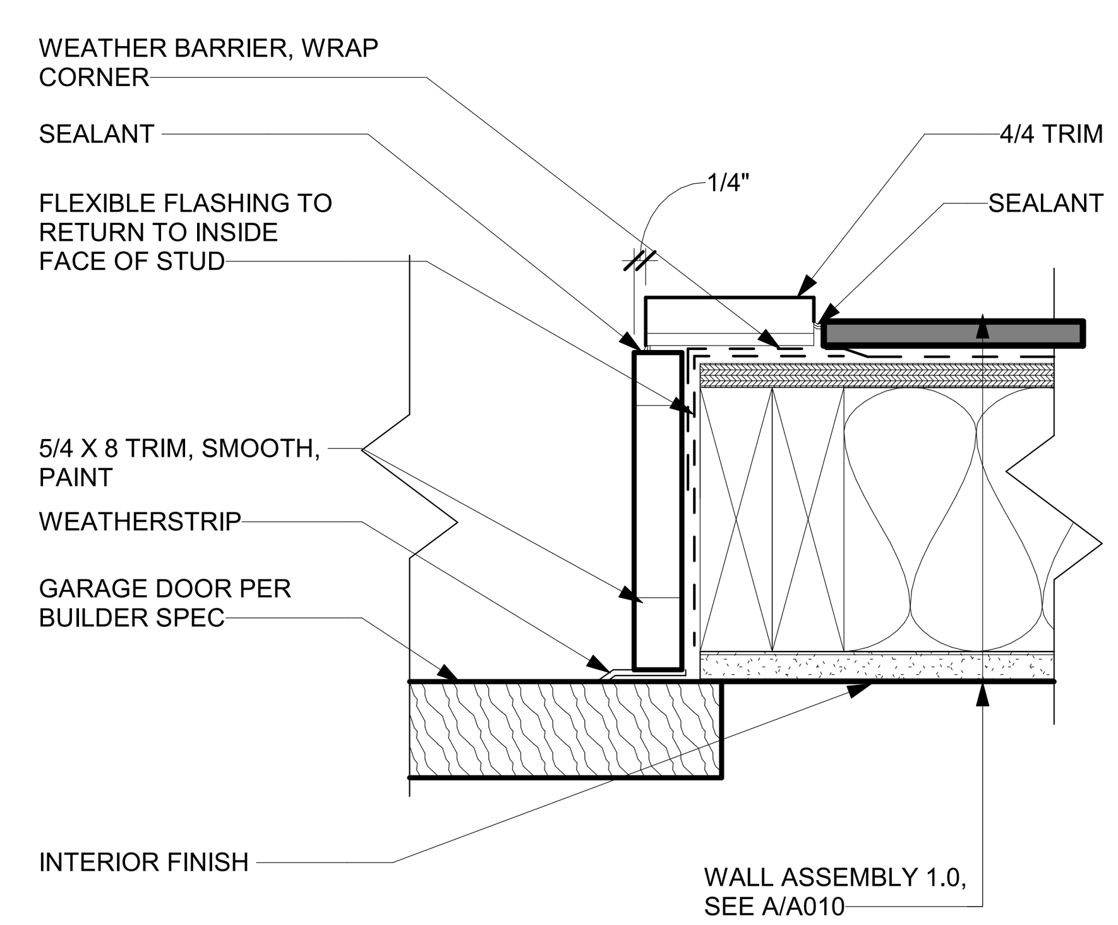
SHEET NUMBER:
A1003



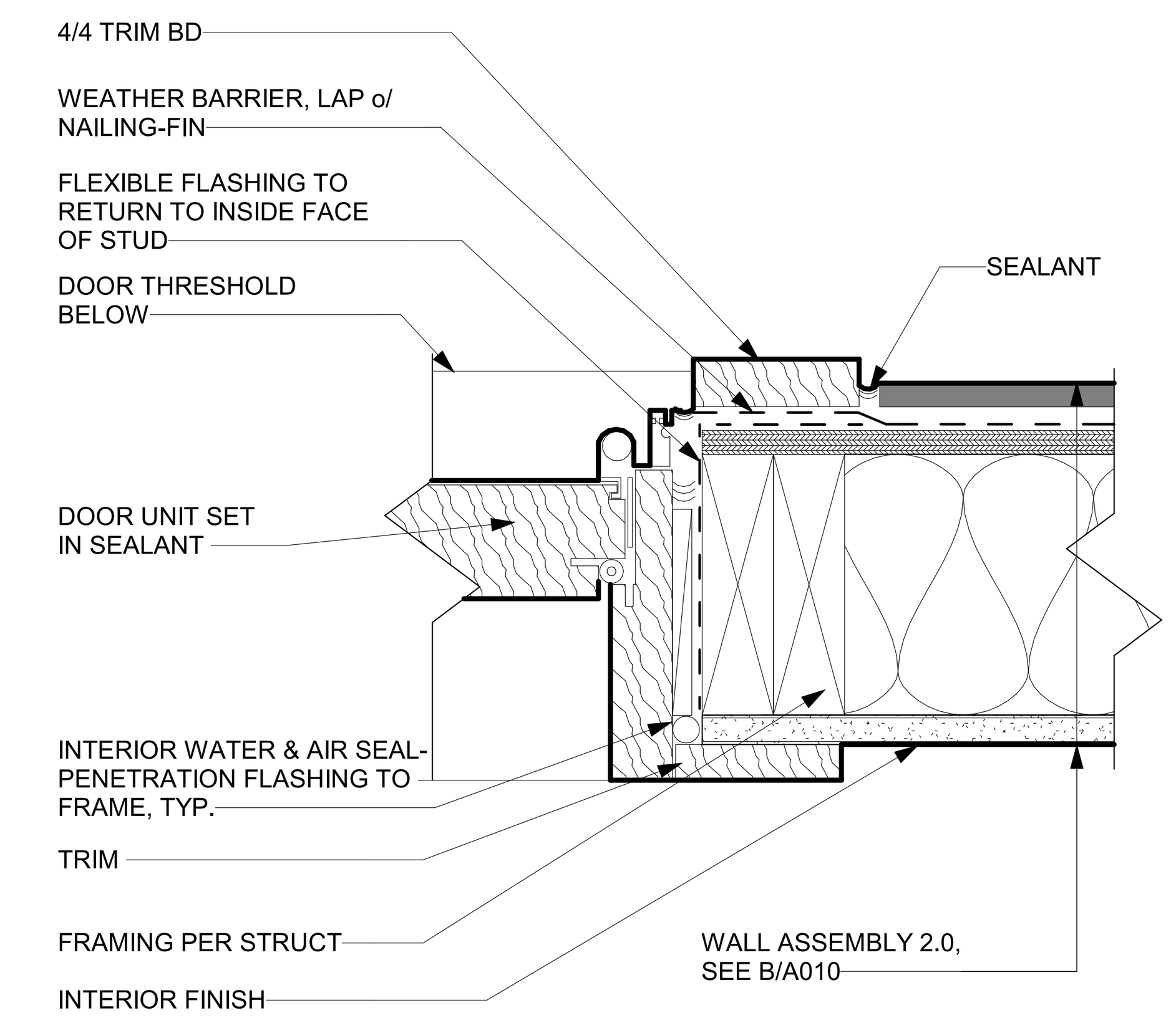
6 A1004 DOOR HEAD @ SIDING
SCALE: 3" = 1'-0"



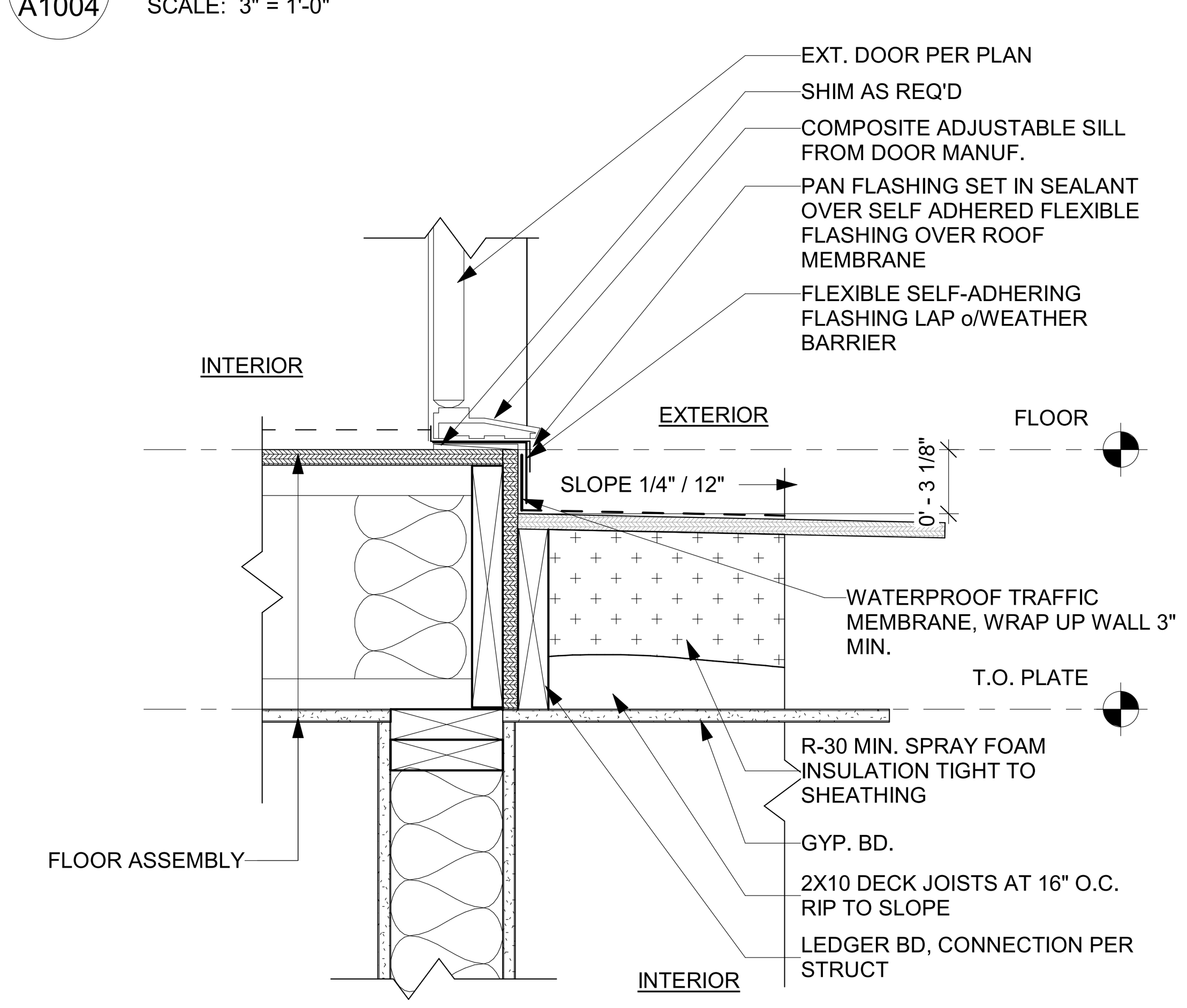
10 A1004 GARAGE HEAD @ SIDING
SCALE: 3" = 1'-0"



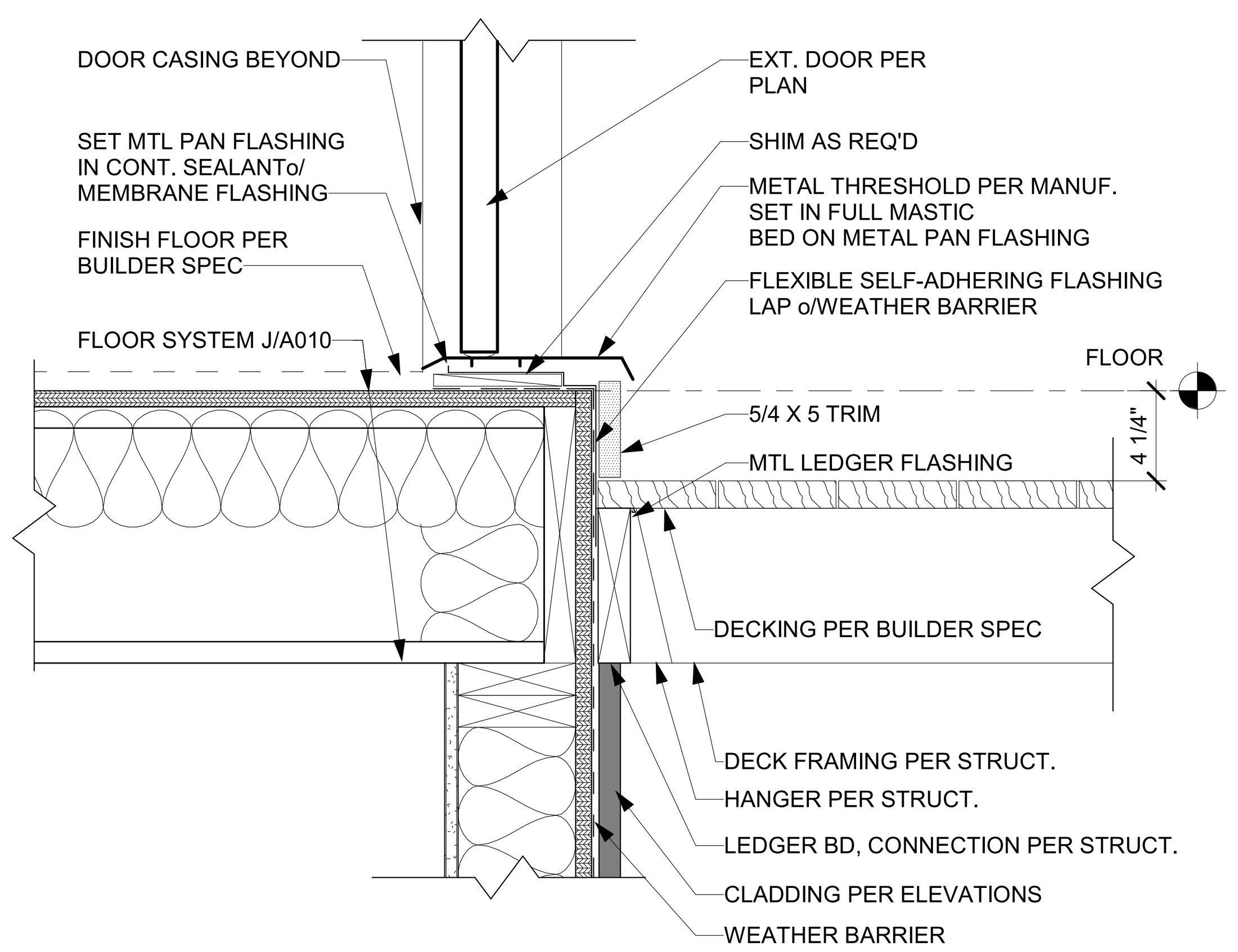
8 A1004 GARAGE DOOR JAMB @ SIDING
SCALE: 3" = 1'-0"



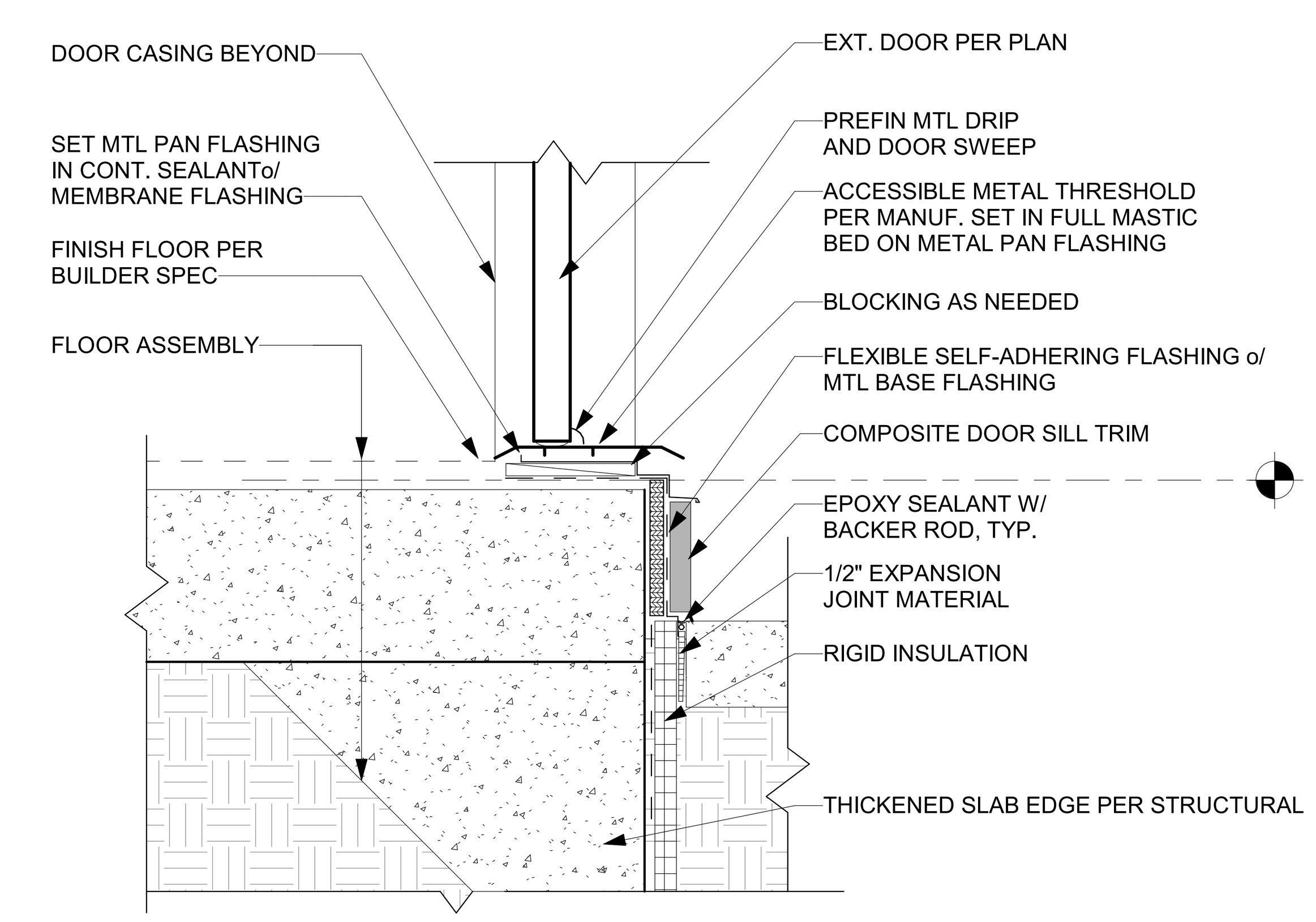
5 A1004 DOOR JAMB @ SIDING
SCALE: 3" = 1'-0"



7 A1004 DETAIL - DECK THRESHOLD @ WATERPROOF DECK
SCALE: 1 1/2" = 1'-0"



4 A1004 DOOR THRESHOLD @ DRIP THROUGH DECK
SCALE: 1 1/2" = 1'-0"



1 A1004 DOOR THRESHOLD @ CONCRETE PATIO
SCALE: 1 1/2" = 1'-0"

dtj DESIGN
DTJ DESIGN, INC
3101 IRIS AVE, SUITE 130
BOULDER, CO 80303
P 303.443.7533
F 303.443.7534
WWW.DTJ DESIGN.COM

11919 REGISTERED ARCHITECT
12-9-2022
DAVID SCOTT WILLIAMS
STATE OF WASHINGTON

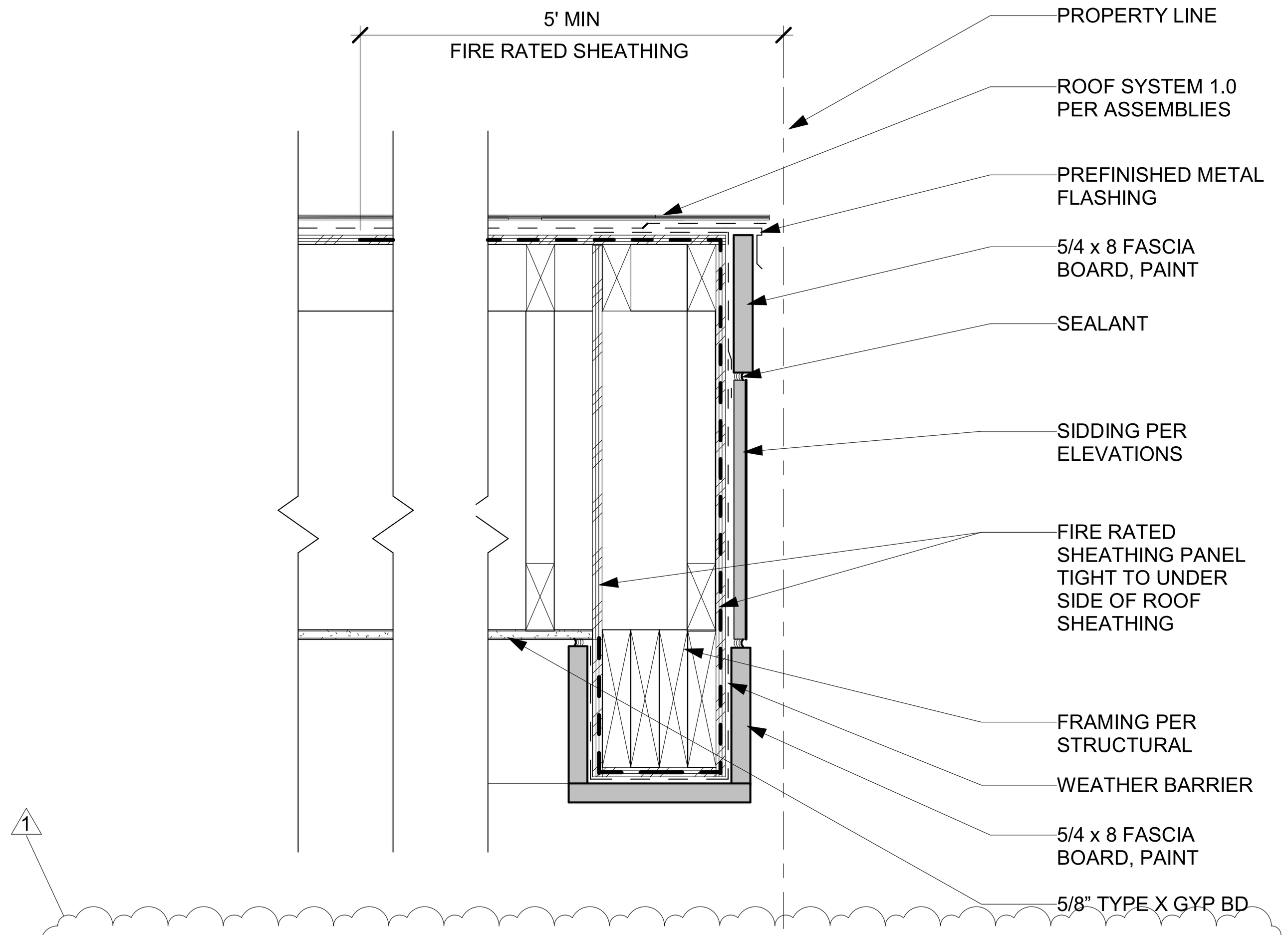
TOLT RIVER TERRACE
MAINVUE HOMES
TOWNHOME MASTER UNIR SET FOR PERMIT
CARNATION, WA

Reviewed for 2018 Building Code Compliance
9/18/23
Building Plan Review by SAFEbuilt

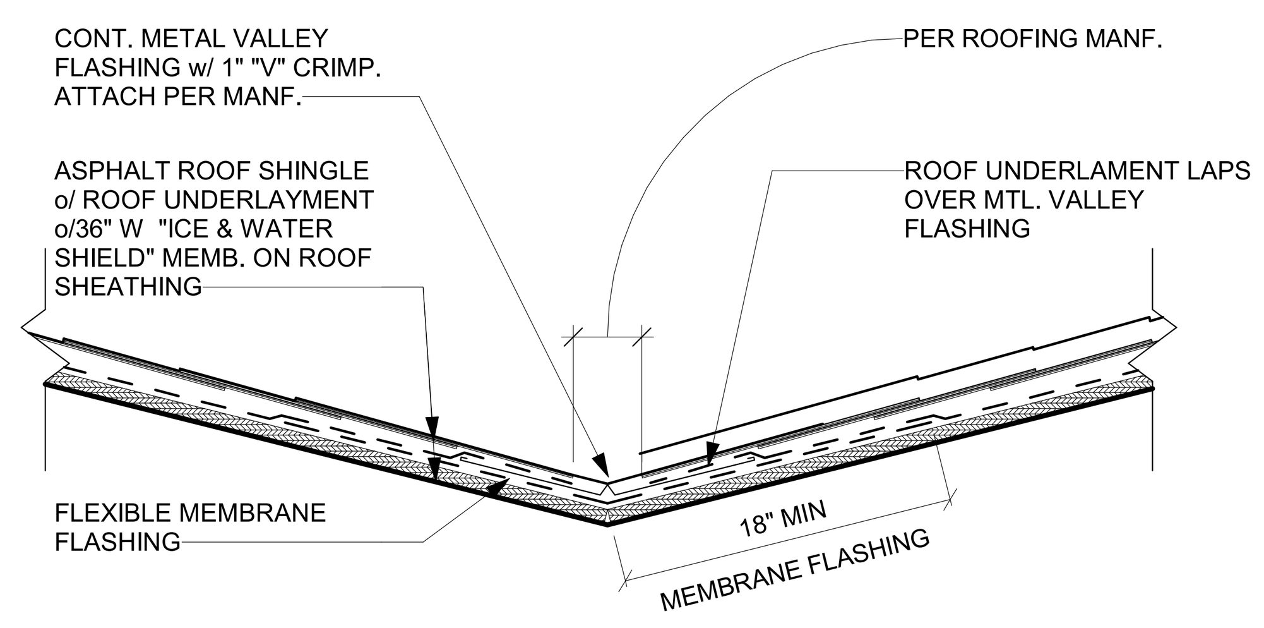
DRAWN BY:	MB, EK, NA
CHECKED BY:	DR
PROJECT NO:	2019044.2
ISSUE DATE:	12/09/2022
REVISIONS:	

SHEET TITLE:
DETAILS

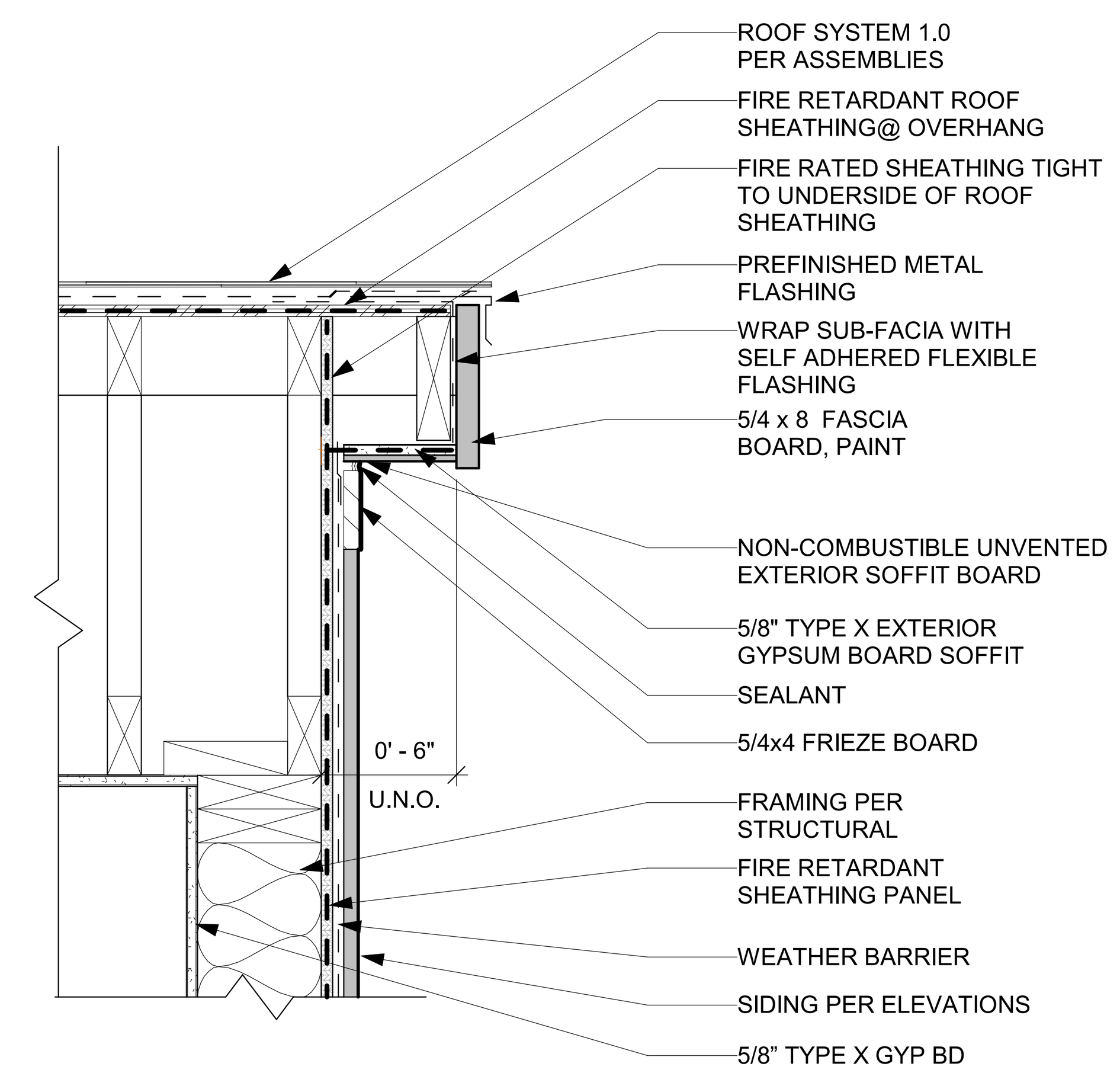
SHEET NUMBER:
A1004



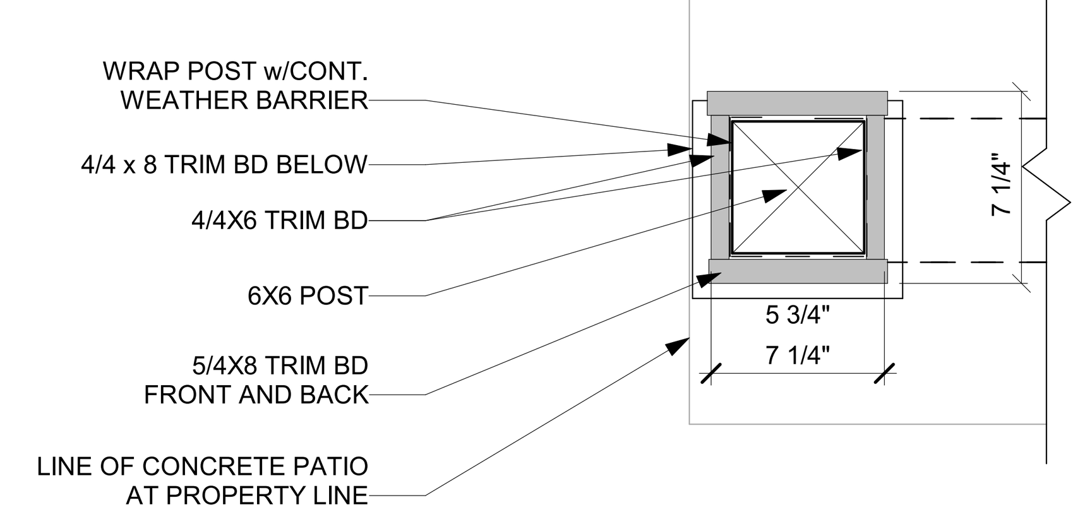
9 A1005 DETAIL PORCH BEAM AT DEMISING WALL
SCALE: 1 1/2" = 1'-0"



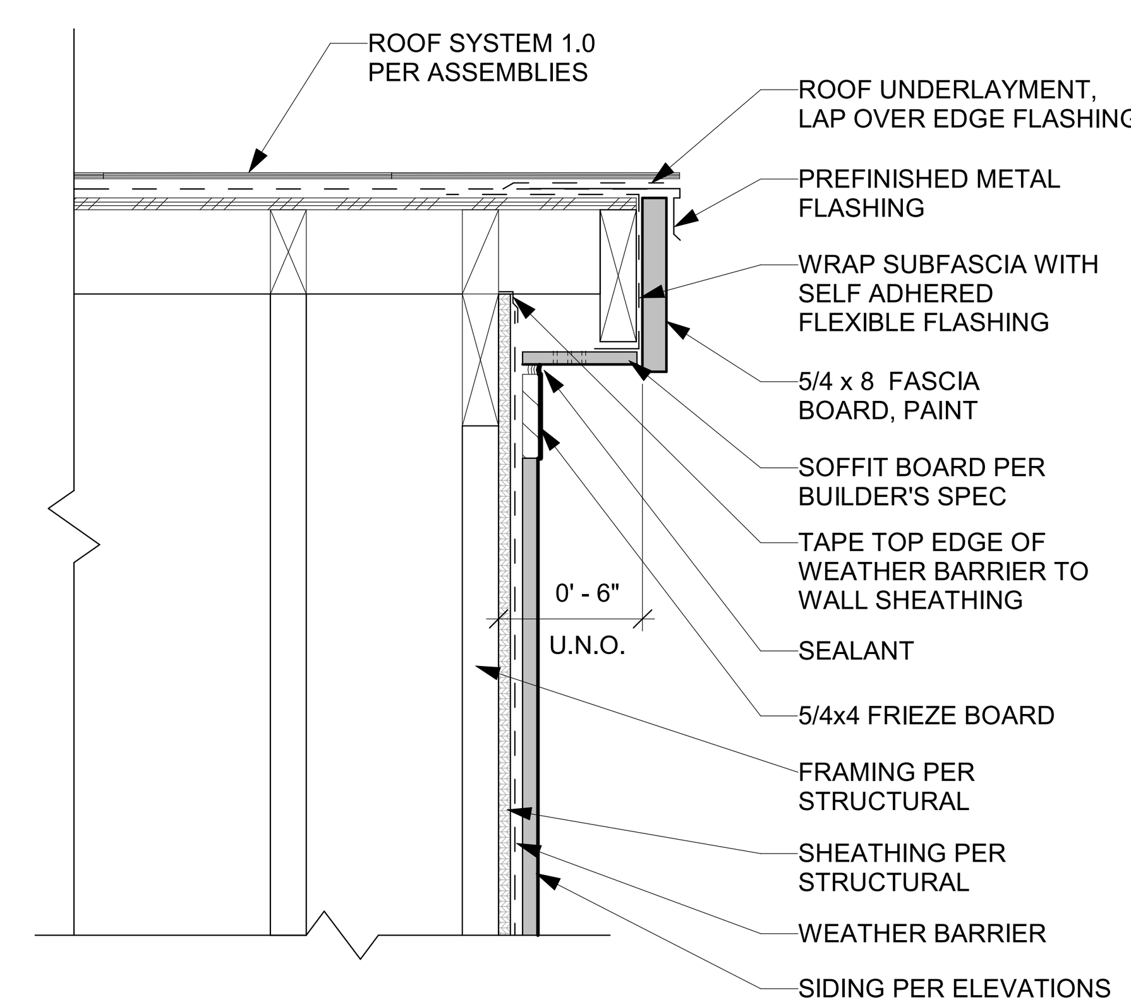
5 A1005 DETAIL - TYP. VALLEY
SCALE: 1 1/2" = 1'-0"



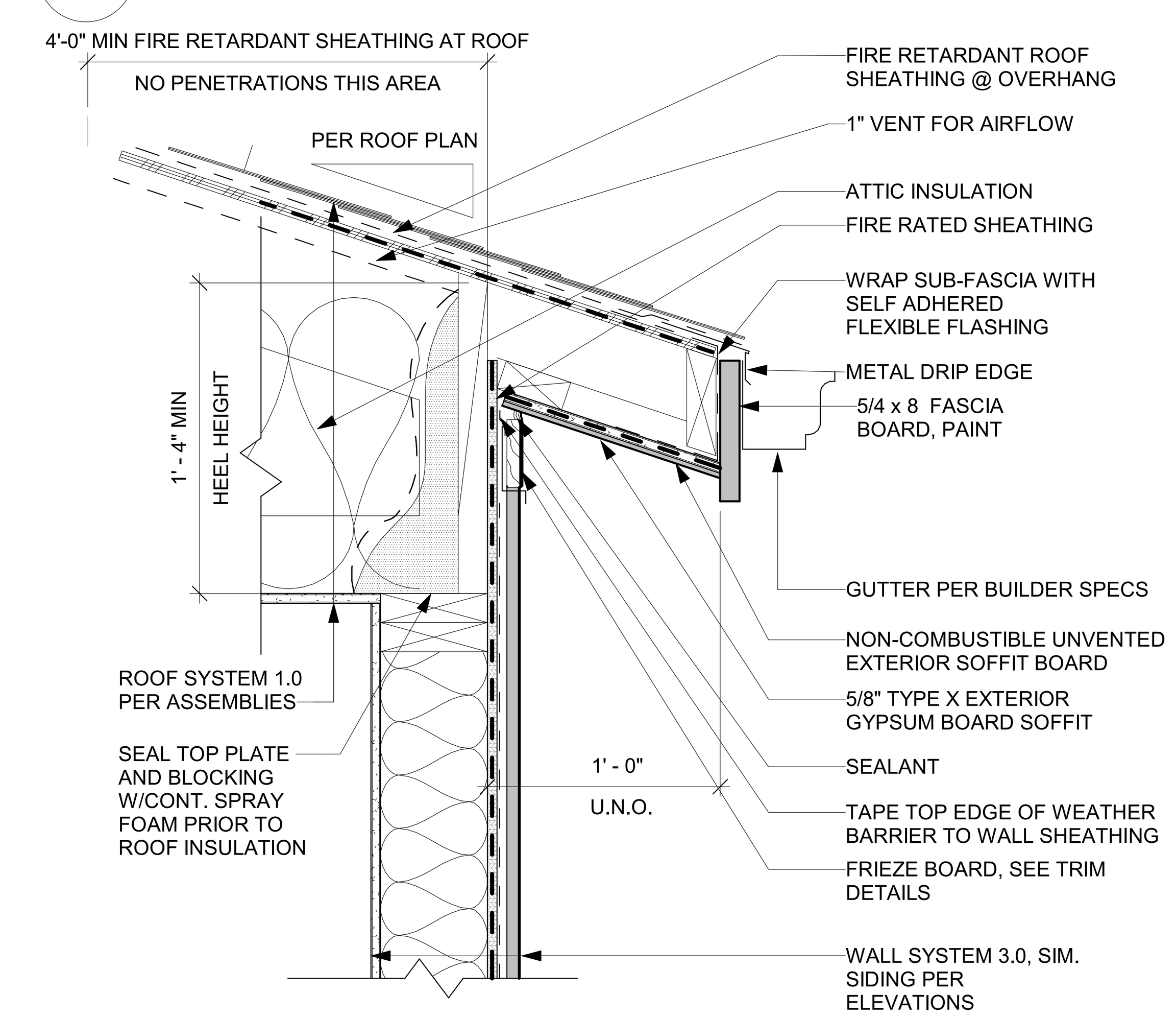
3 A1005 DETAIL - RAKE @ OFFSET DEMISING WALL
SCALE: 1 1/2" = 1'-0"



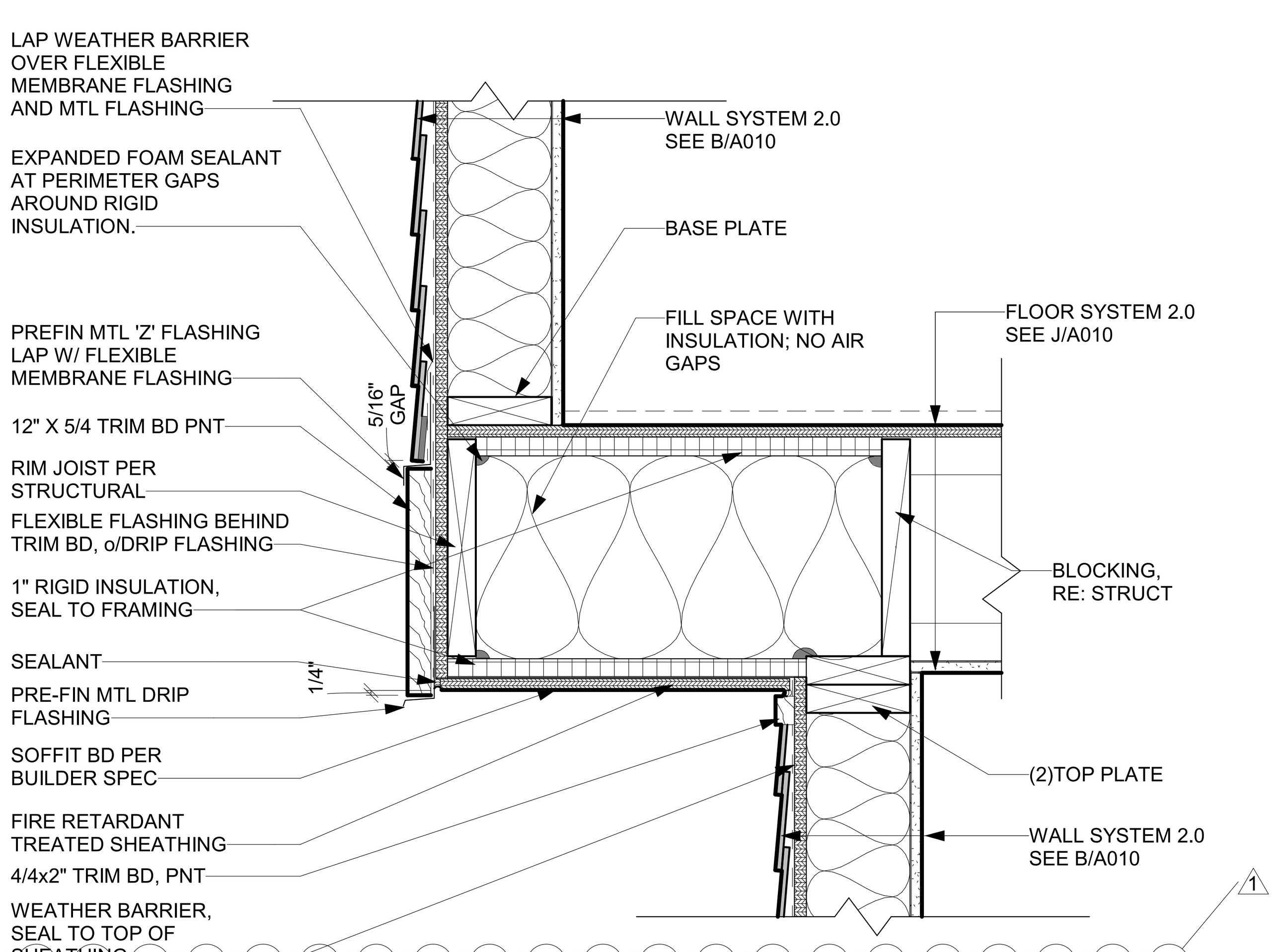
6 A1005 DETAIL PORCH COLUMN AT DEMISING WALL
SCALE: 1 1/2" = 1'-0"



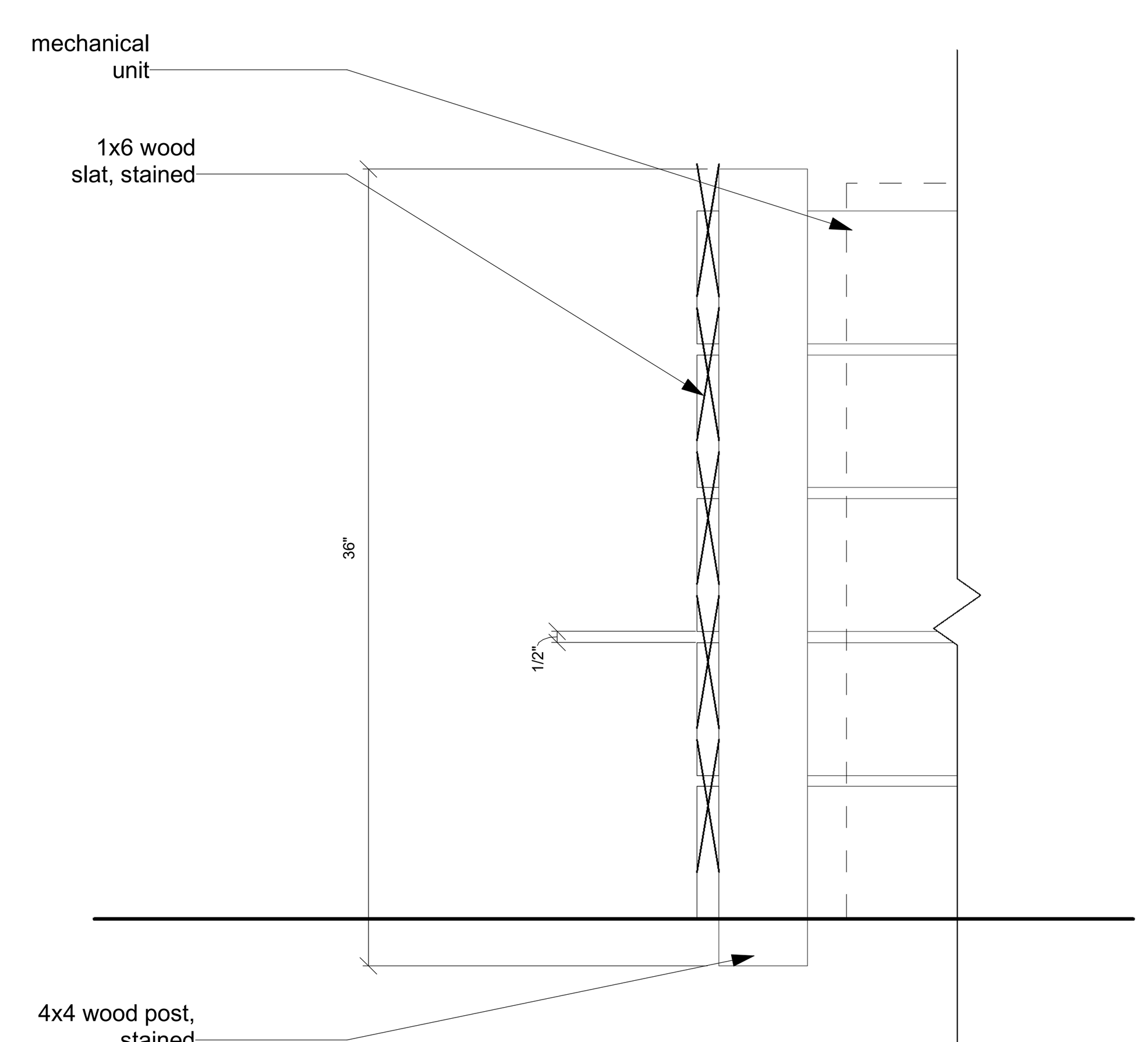
7 A1005 DETAIL - RAKE TYP.
SCALE: 1 1/2" = 1'-0"



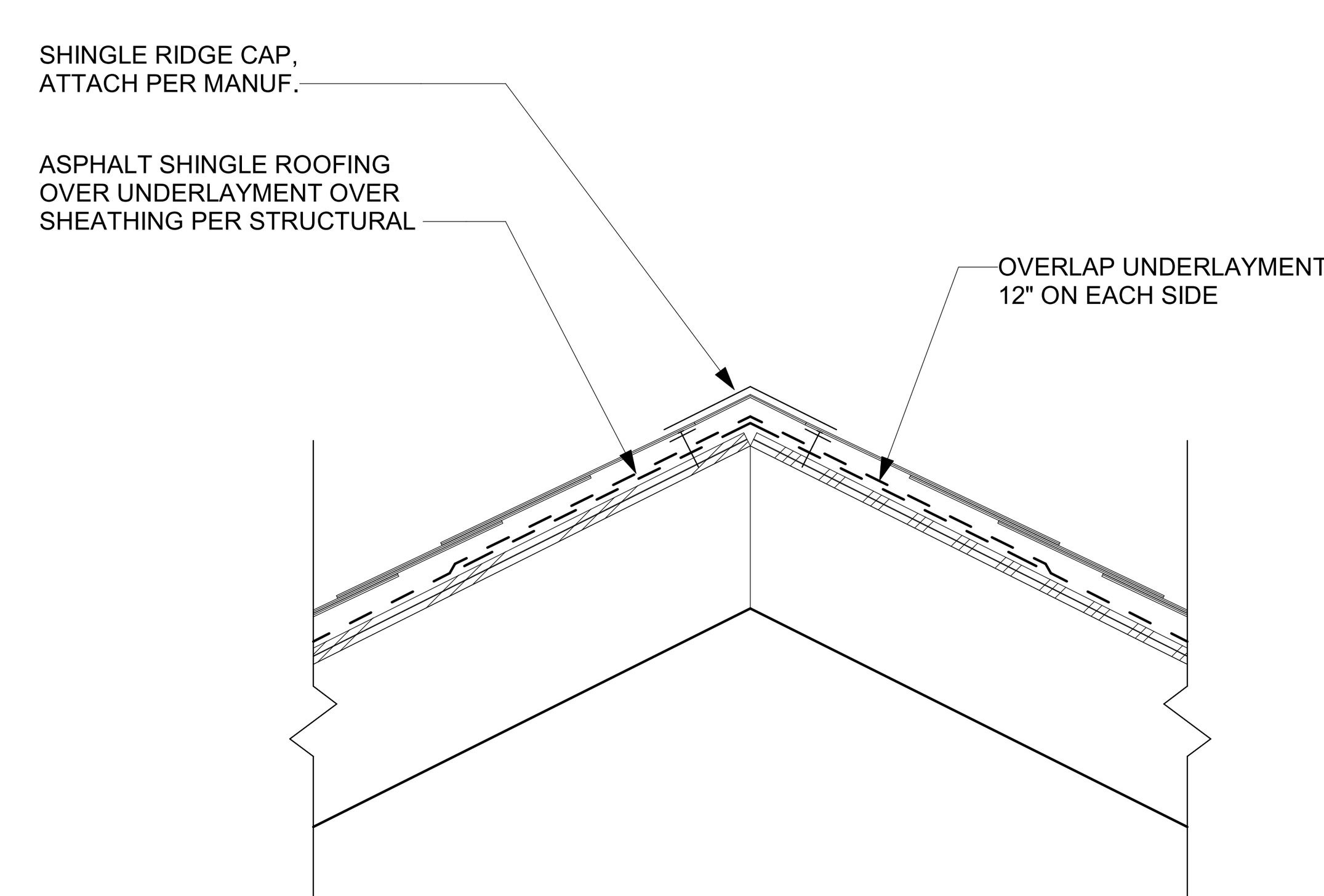
2 A1005 DETAIL - EAVE @ DEMISING WALL
SCALE: 1 1/2" = 1'-0"



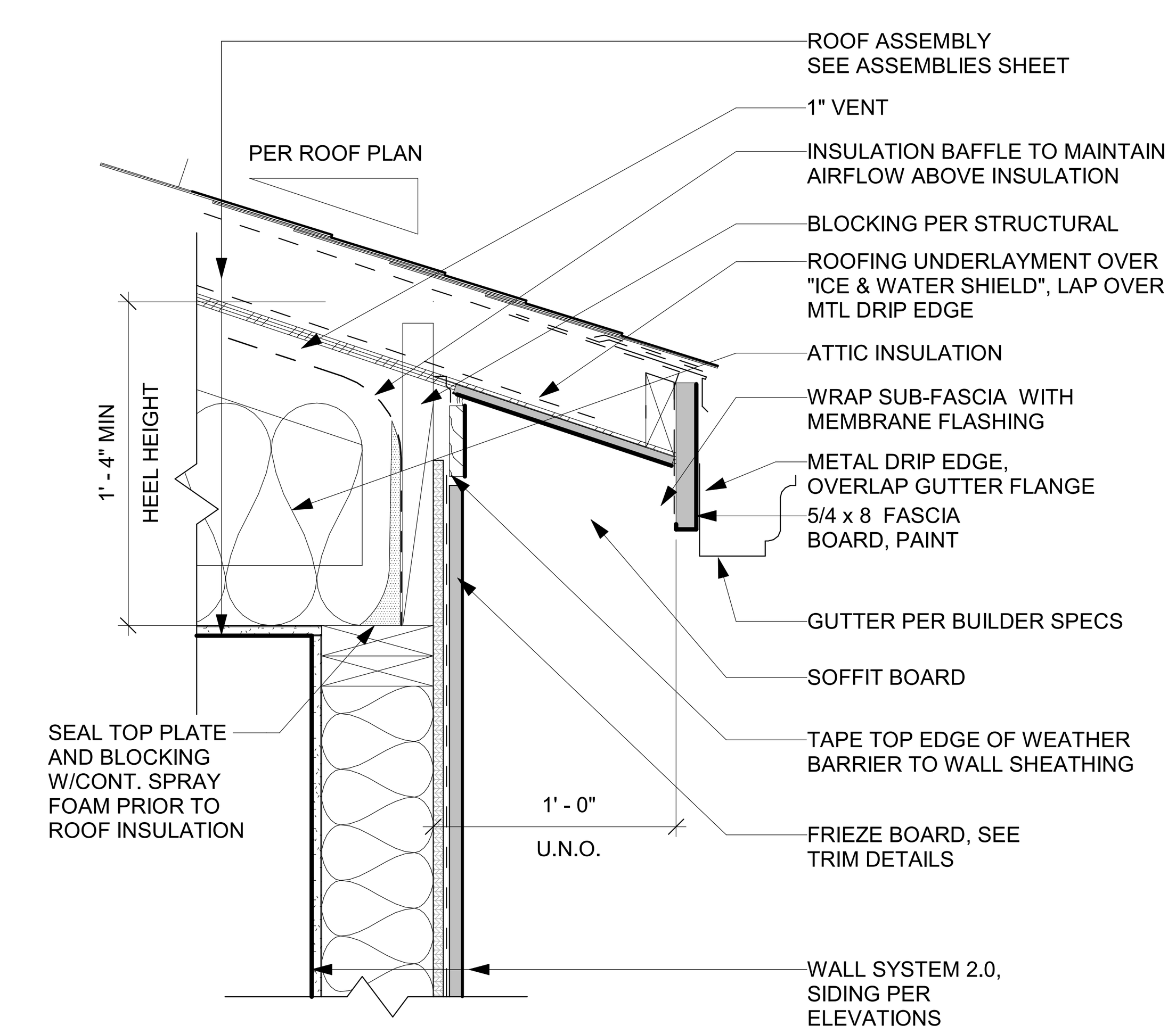
10 A1005 DETAIL - CANTILEVER FLOOR AT DEMISING WALL
SCALE: 1 1/2" = 1'-0"



8 A1005 DETAIL - MECHANICAL SCREEN COVER
SCALE: 1 1/2" = 1'-0"



4 A1005 DETAIL - TYP. RIDGE
SCALE: 1 1/2" = 1'-0"



1 A1005 DETAIL - EAVE
SCALE: 1 1/2" = 1'-0"

dtj DESIGN
DTJ DESIGN, INC
3101 IRIS AVE, SUITE 130
BOULDER, CO 80303
P 303.443.7533
F 303.443.7534
WWW.DTJ DESIGN.COM

11919 REGISTERED ARCHITECT
12-9-2022
DAVID SCOTT WILLIAMS
STATE OF WASHINGTON

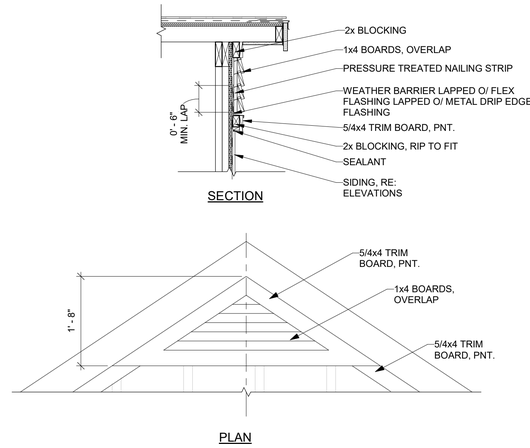
TOLT RIVER TERRACE
MAINVUE HOMES
TOWNHOME MASTER UNIR SET FOR PERMIT
CARNATION, WA

Reviewed for 2018 Building Code Compliance
9/18/23
Building Plan Review by
SAFEbuilt

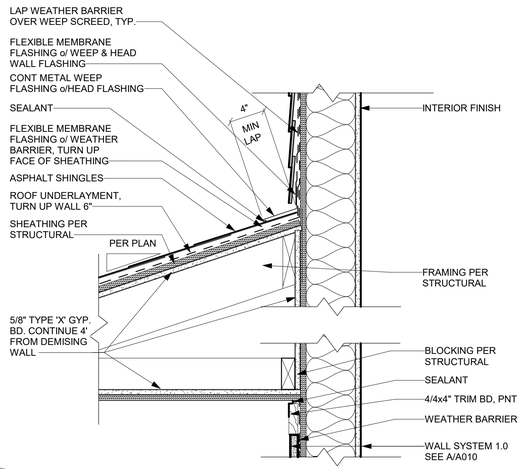
DRAWN BY:	MB, EK, NA
CHECKED BY:	DR
PROJECT NO:	2019044.2
ISSUE DATE:	12/09/2022
REVISIONS:	
1	07/14/2023

SHEET TITLE:
DETAILS

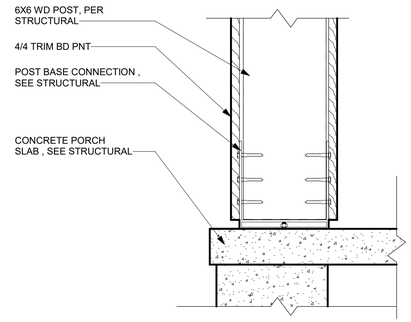
SHEET NUMBER:
A1005



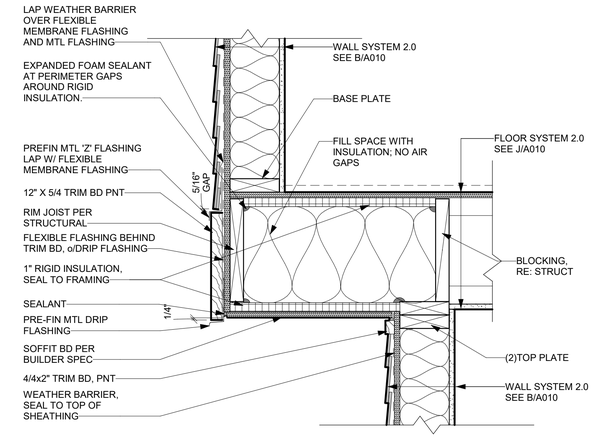
11 A1006 FAUX GABLE VENT
SCALE: 3/4" = 1'-0"



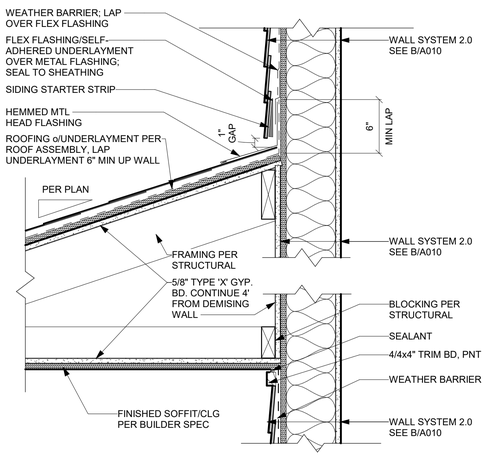
112 A1006 PORCH ROOF CONNECTION @ DEMISING WALL
SCALE: 1 1/2" = 1'-0"



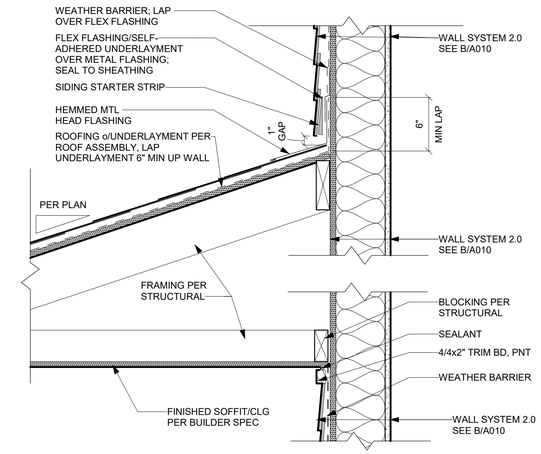
6 A1006 PORCH COLUMN BASE
SCALE: 1 1/2" = 1'-0"



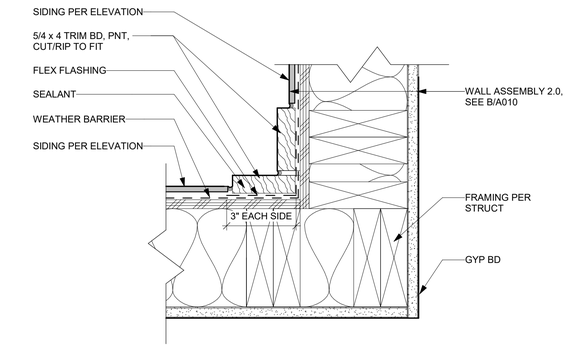
3 A1006 DETAIL - CANTILEVER FLOOR
SCALE: 1 1/2" = 1'-0"



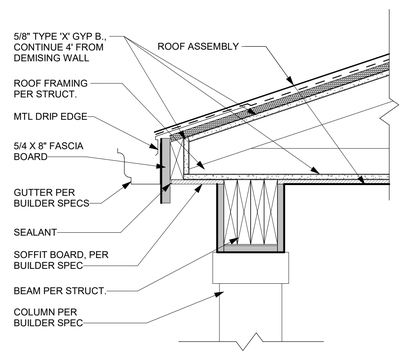
10 A1006 DETAIL - DEMISING ROOF CONNECTION AT SIDING
SCALE: 1 1/2" = 1'-0"



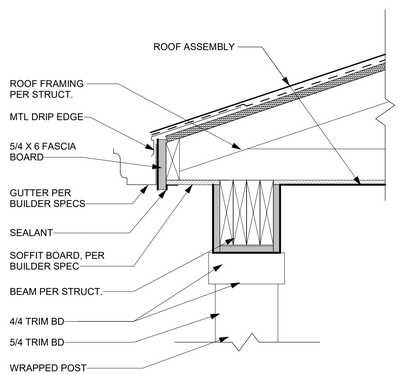
8 A1006 DETAIL - ROOF CONNECTION AT SIDING
SCALE: 1 1/2" = 1'-0"



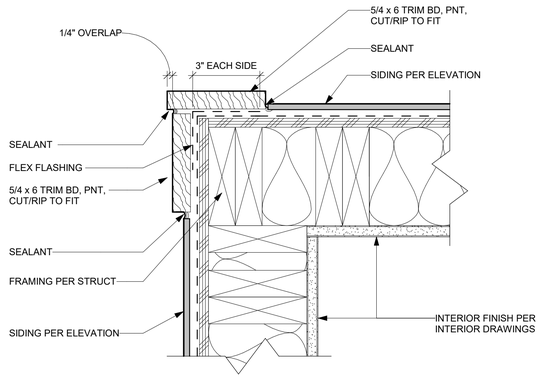
5 A1006 DETAIL - CORNER TRIM TYP. - INTERIOR
SCALE: 3" = 1'-0"



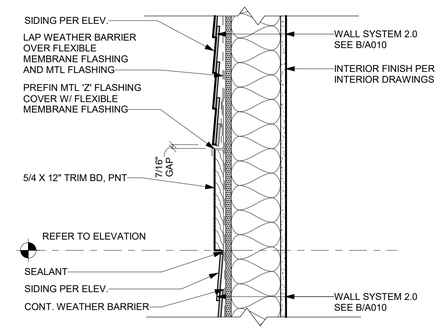
9 A1006 DETAIL - PORCH ROOF AT DEMISING WALL
SCALE: 1 1/2" = 1'-0"



7 A1006 DETAIL - PORCH ROOF AT WOOD COLUMN
SCALE: 1 1/2" = 1'-0"



4 A1006 DETAIL - CORNER TRIM TYP.
SCALE: 3" = 1'-0"



1 A1006 DETAIL - SIDING TRANS. - HORIZ. TO HORIZ. SIDING
SCALE: 1 1/2" = 1'-0"

dtj DESIGN
DTJ DESIGN, INC
3101 IRIS AVE, SUITE 130
BOULDER, CO 80303
P 303.443.7533
F 303.443.7534
WWW.DTJ DESIGN.COM

11919 REGISTERED ARCHITECT
12.9.2022
DAVID SCOTT WILLIAMS
STATE OF WASHINGTON

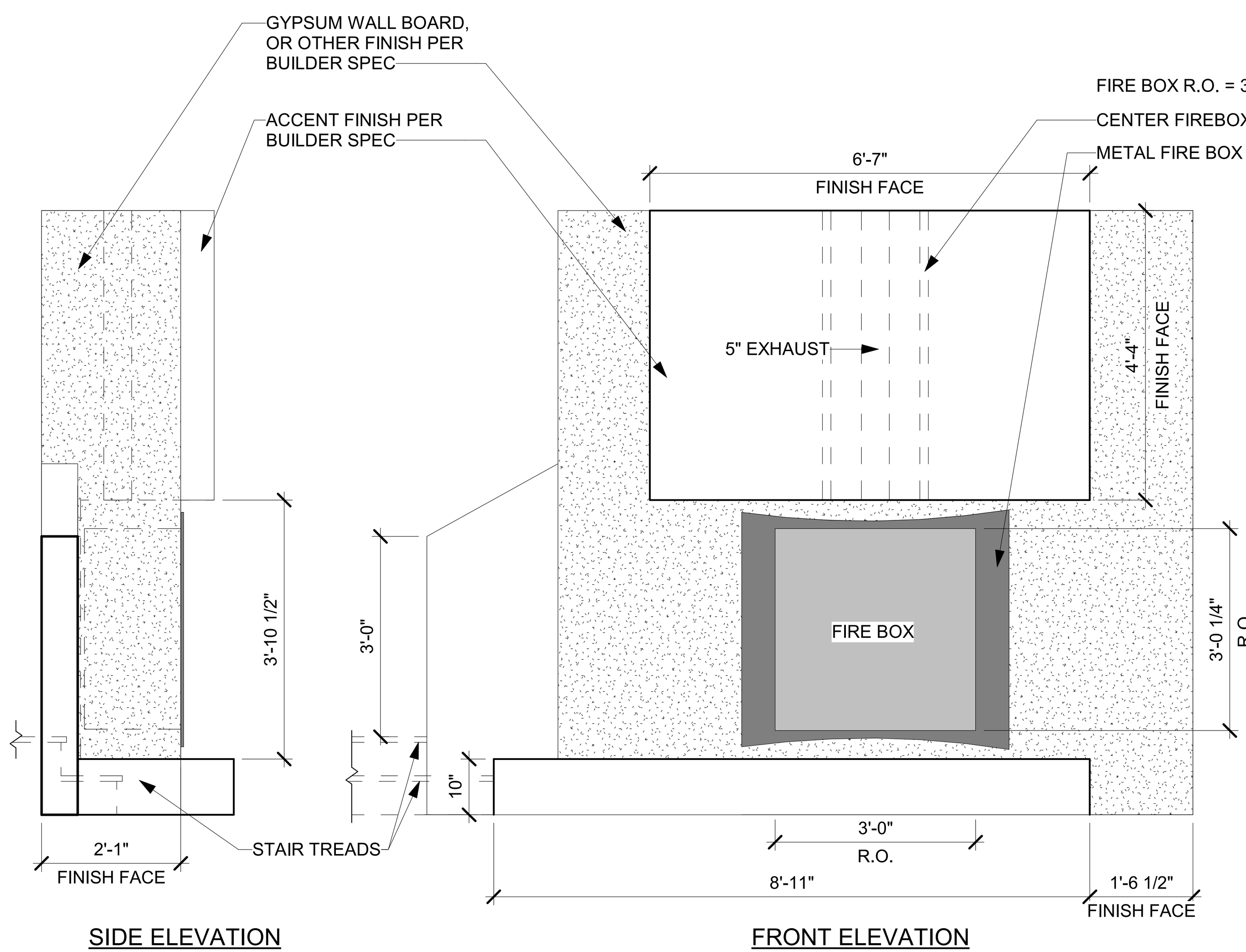
TOLT RIVER TERRACE
MAINVUE HOMES
TOWNHOME MASTER UNIR SET FOR PERMIT
CARNATION, WA

Reviewed for 2018 Building Code Compliance
Lou Ayler
9/18/23
Building Plan Review by SAFEbuilt

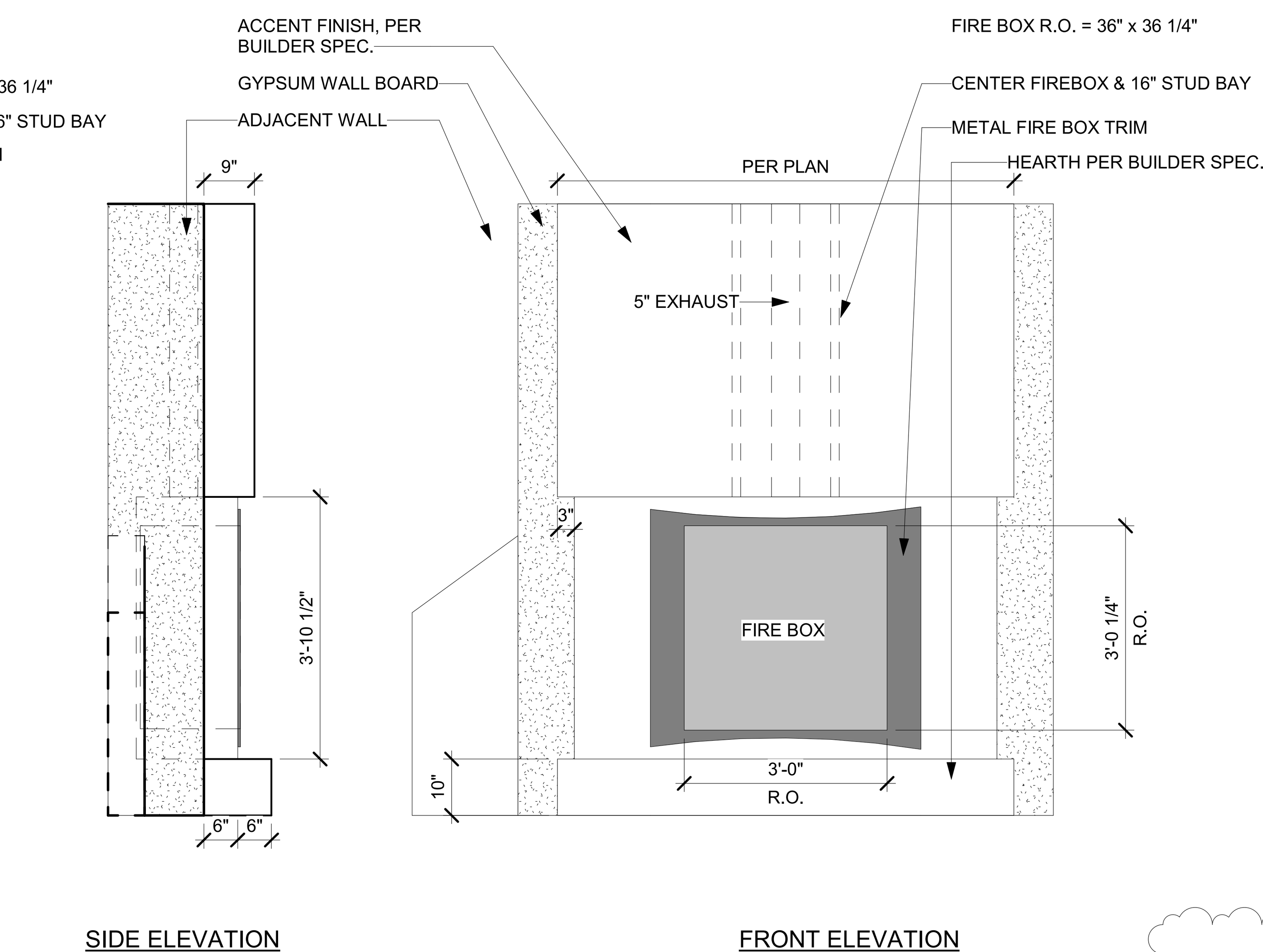
DRAWN BY: MB, EK, NA
CHECKED BY: DR
PROJECT NO: 2019044.2
ISSUE DATE: 12/09/2022
REVISIONS:

SHEET TITLE: DETAILS

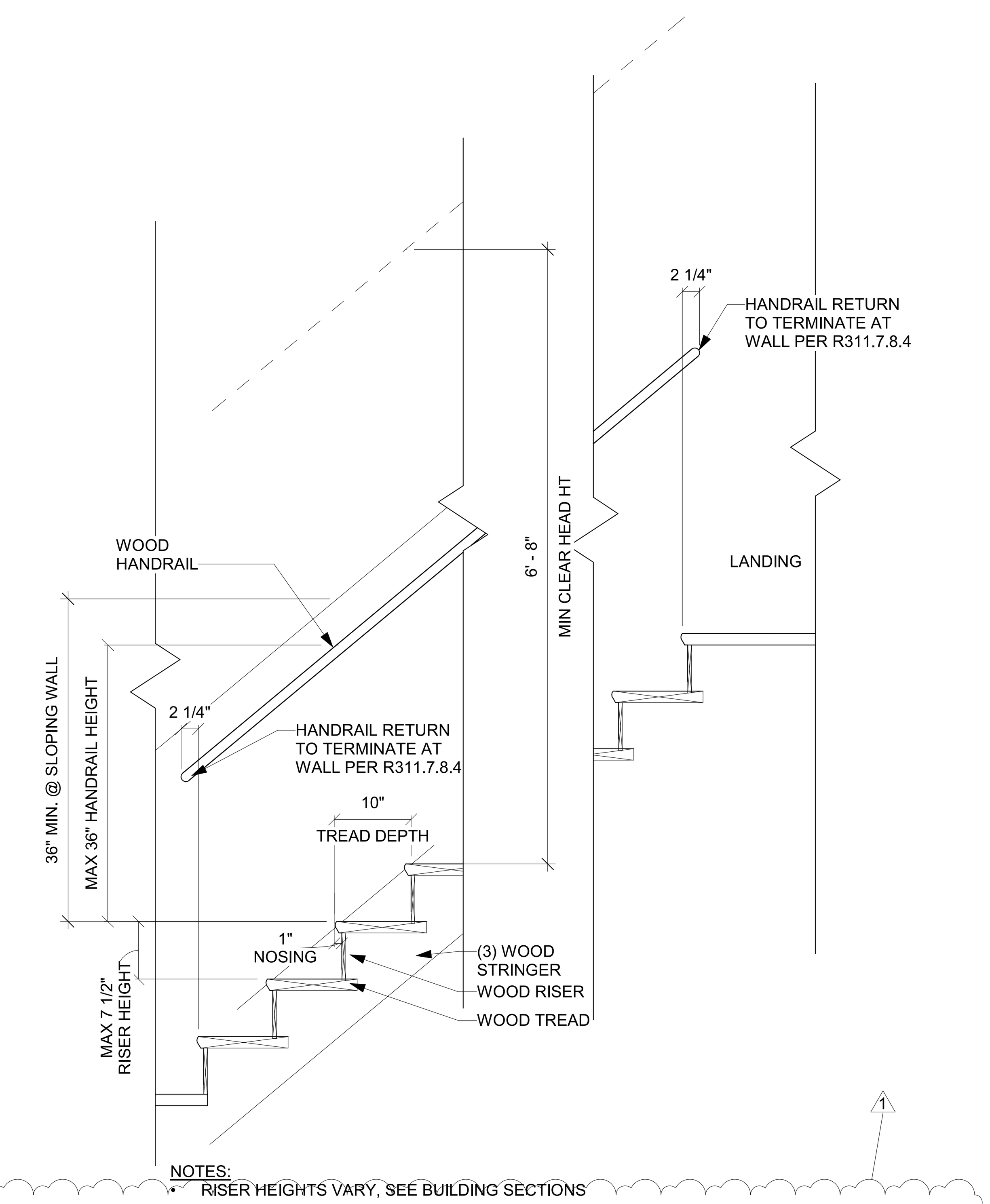
SHEET NUMBER: A1006



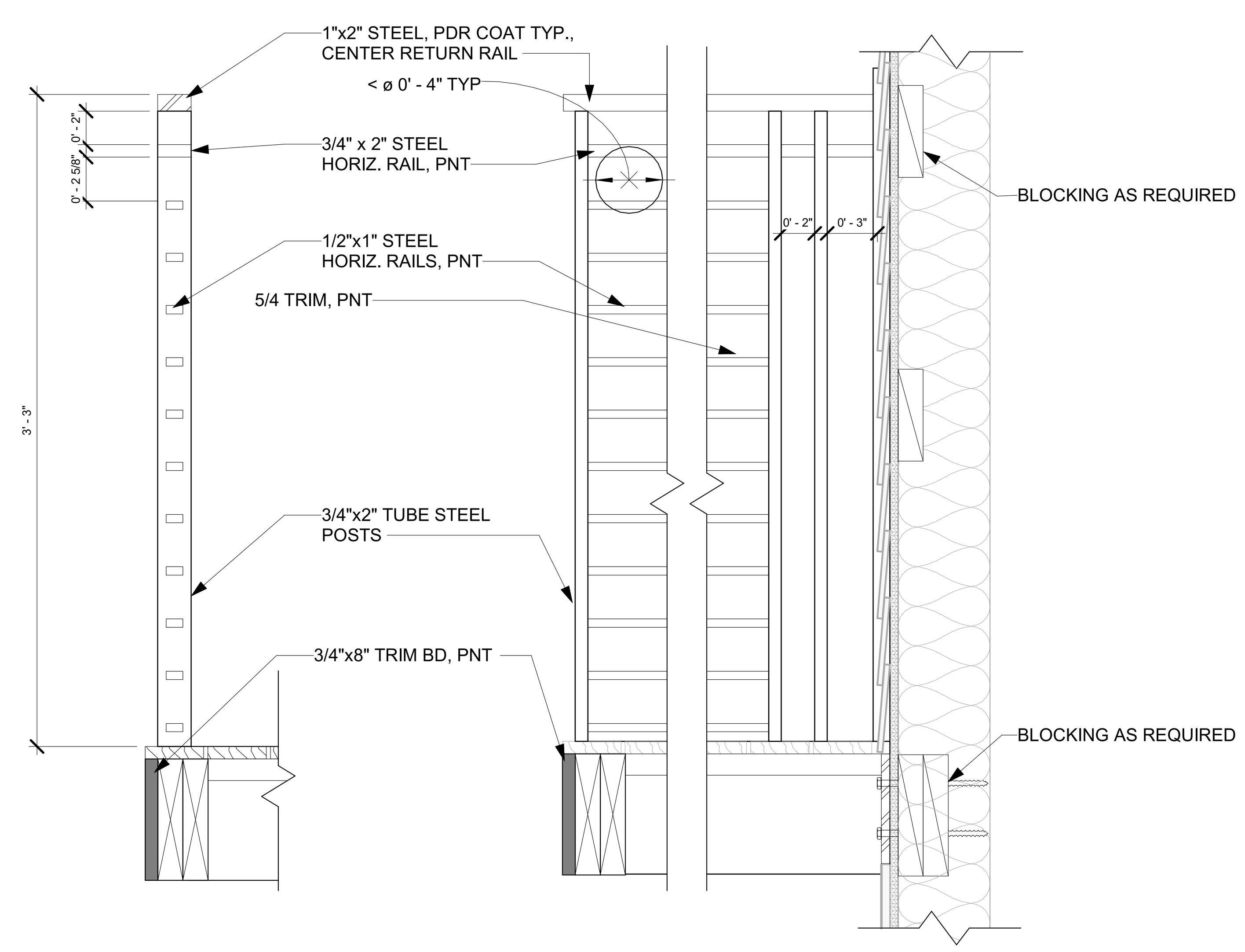
4 A1009 **FIREPLACE OPTION - UNIT E**
SCALE: 1/2" = 1'-0"



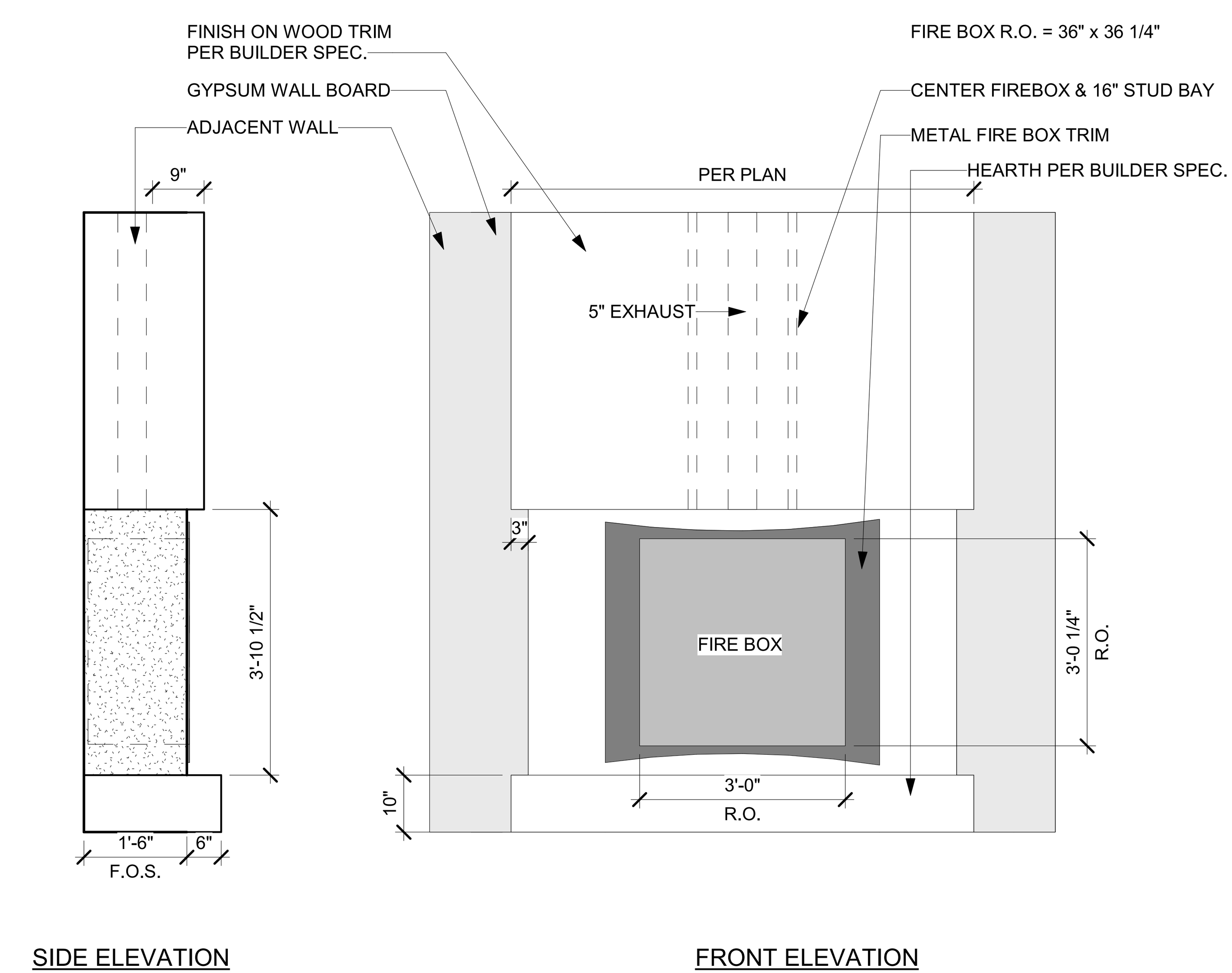
5 A1009 **FIREPLACE OPTION - UNIT D**
SCALE: 1/2" = 1'-0"



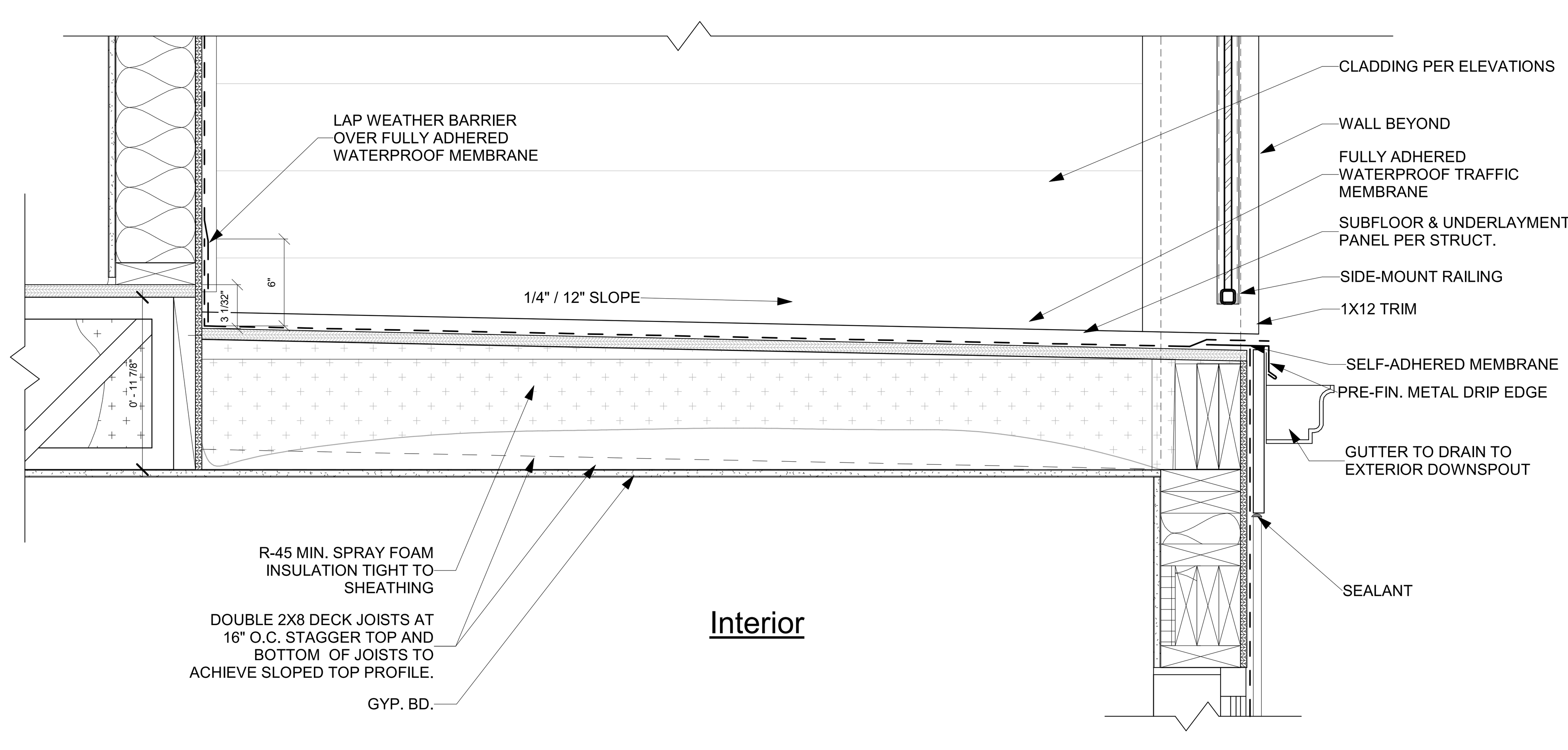
3 A1009 **DETAIL - INTERIOR STAIR - TYP**
SCALE: 3/4" = 1'-0"



6 A1009 **BALCONY RAILING1**
SCALE: 1 1/2" = 1'-0"



7 A1009 **FIREPLACE OPTION - UNIT C**
SCALE: 1/2" = 1'-0"



1 A1009 **DETAIL - WATERPROOF DECK OVER CONDITIONED SPACE**
SCALE: 1 1/2" = 1'-0"

dtj DESIGN
DTJ DESIGN, INC
3101 IRIS AVE, SUITE 130
BOULDER, CO 80303
P 303.443.7533
F 303.443.7534
WWW.DTJ DESIGN.COM

11919 REGISTERED ARCHITECT
12-9-2022
DAVID SCOTT WILLIAMS
STATE OF WASHINGTON

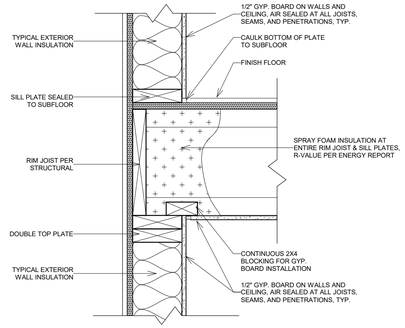
TOLT RIVER TERRACE
MAINVUE HOMES
TOWNHOME MASTER UNIR SET FOR PERMIT
CARNATION, WA

Reviewed for 2018 Building Code Compliance
9/18/23
Building Plan Review by SAFEbuilt

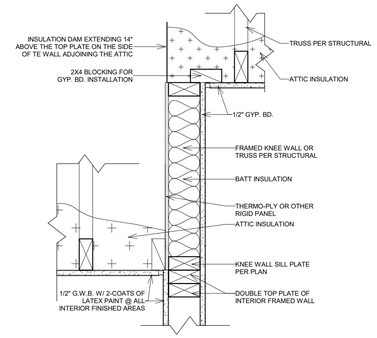
DRAWN BY:	MB, EK, NA
CHECKED BY:	DR
PROJECT NO:	2019044.2
ISSUE DATE:	12/09/2022
REVISIONS:	
1	07/14/2023

SHEET TITLE:
DETAILS

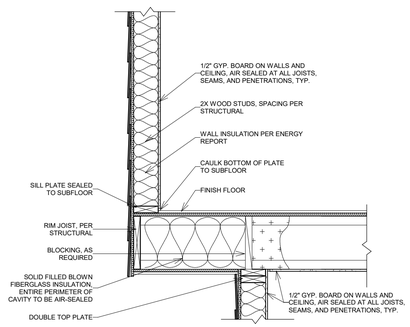
SHEET NUMBER:
A1009



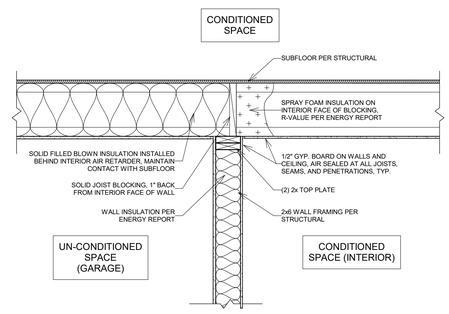
6 A1010 **RIM JOIST DETAIL**
SCALE: 1 1/2" = 1'-0"



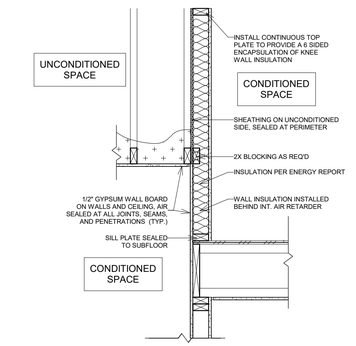
1 A1010 **ATTIC KNEE WALL DETAIL**
SCALE: 1 1/2" = 1'-0"



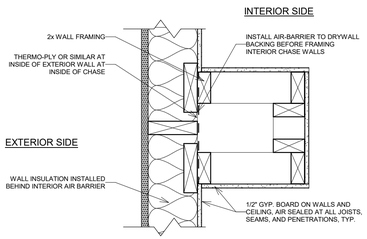
8 A1010 **WALL SECTION - CANTILEVER**
SCALE: 3/4" = 1'-0"



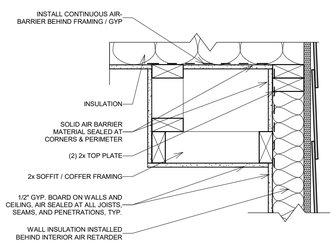
5 A1010 **WALL SECTION - GARAGE**
SCALE: 3/4" = 1'-0"



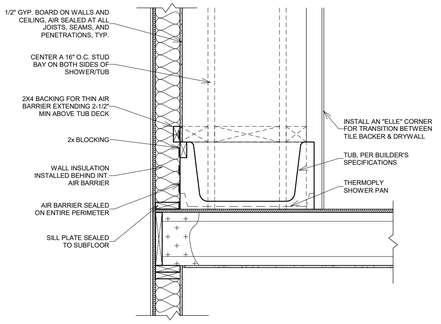
2 A1010 **WALL SECTION - KNEE WALL (N/A)**
SCALE: 3/4" = 1'-0"



7 A1010 **CHASE DETAIL**
SCALE: 1 1/2" = 1'-0"



4 A1010 **SOFFIT/CLG. DETAIL**
SCALE: 1 1/2" = 1'-0"



3 A1010 **WALL SECTION - TUB / SHOWER PAN**
SCALE: 3/4" = 1'-0"

dtj DESIGN
DTJ DESIGN, INC
3101 IRIS AVE, SUITE 130
BOULDER, CO 80303
P 303.443.7533
F 303.443.7534
WWW.DTJ DESIGN.COM

11919 REGISTERED ARCHITECT
12.9.2022
DAVID SCOTT WILLIAMS
STATE OF WASHINGTON

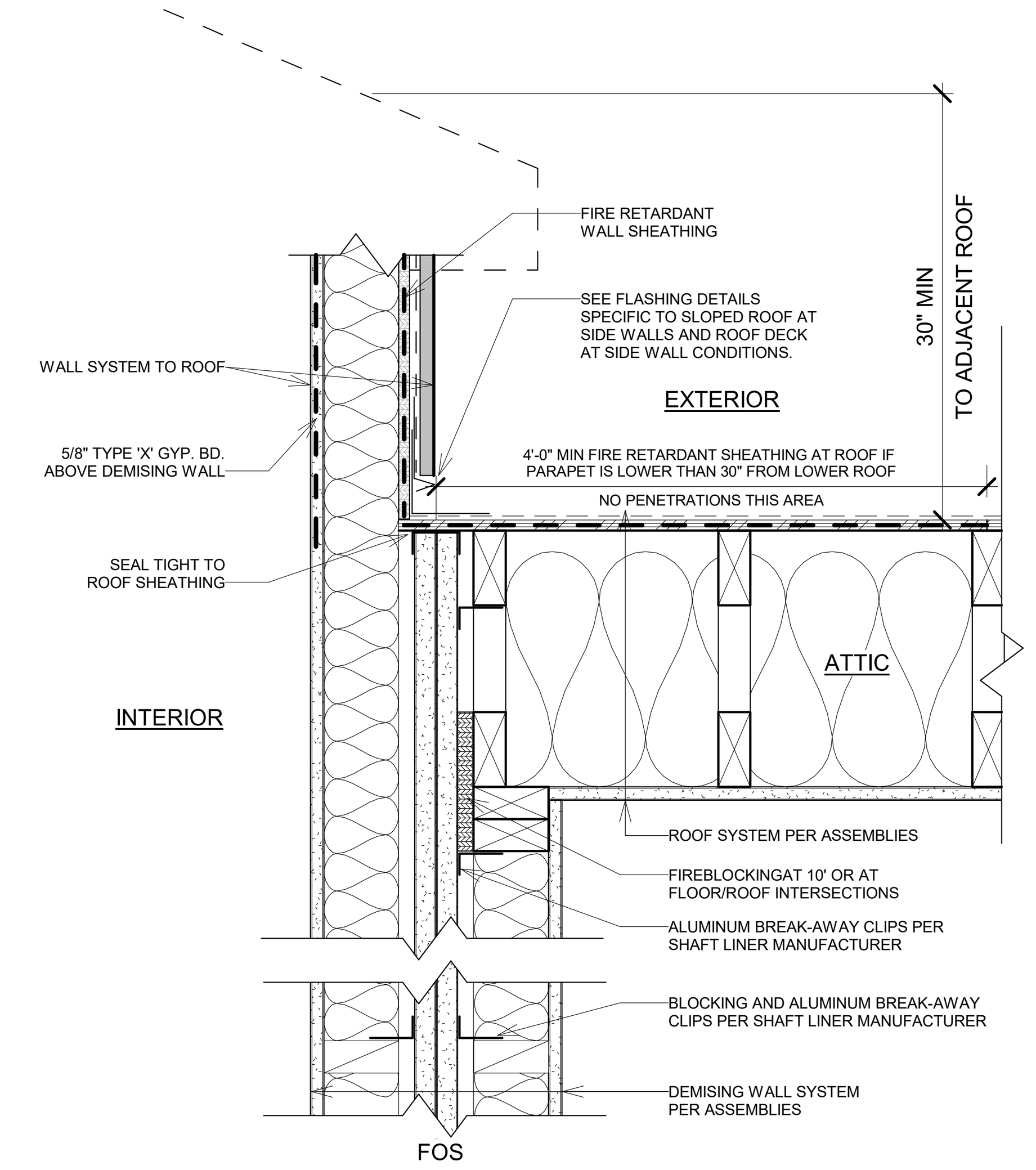
TOLT RIVER TERRACE
TOWNHOME
MAINVUE HOMES
CARNATION, WA
MASTER UNIR SET FOR PERMIT

Reviewed for
2018 Building Code Compliance
Lou Hyder
9/18/23
Building Plan Review by
SAFEbuilt

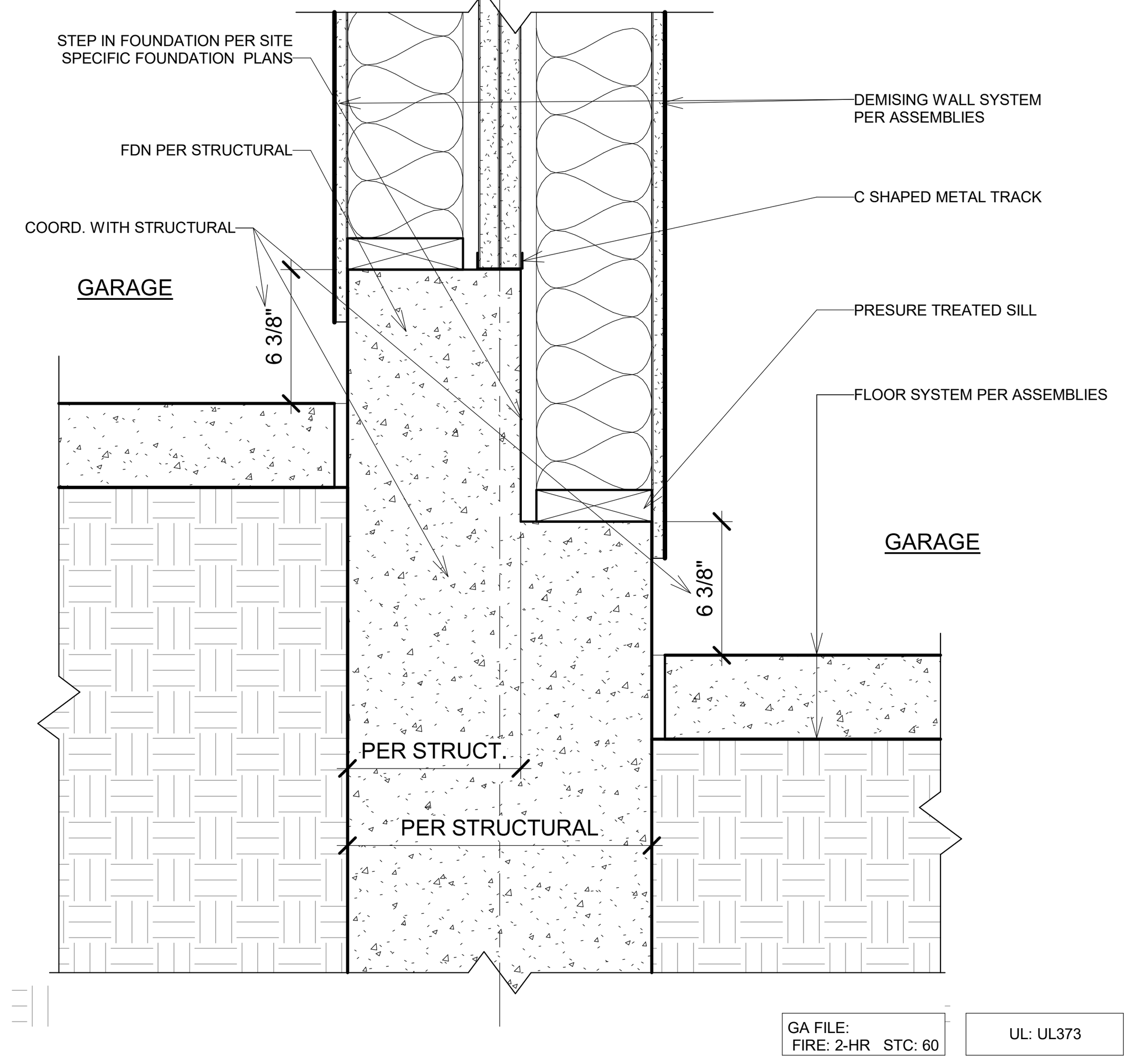
DRAWN BY: MB, EK, NA
CHECKED BY: DR
PROJECT NO: 2019044.2
ISSUE DATE: 12/09/2022
REVISIONS:

SHEET TITLE:
DETAILS

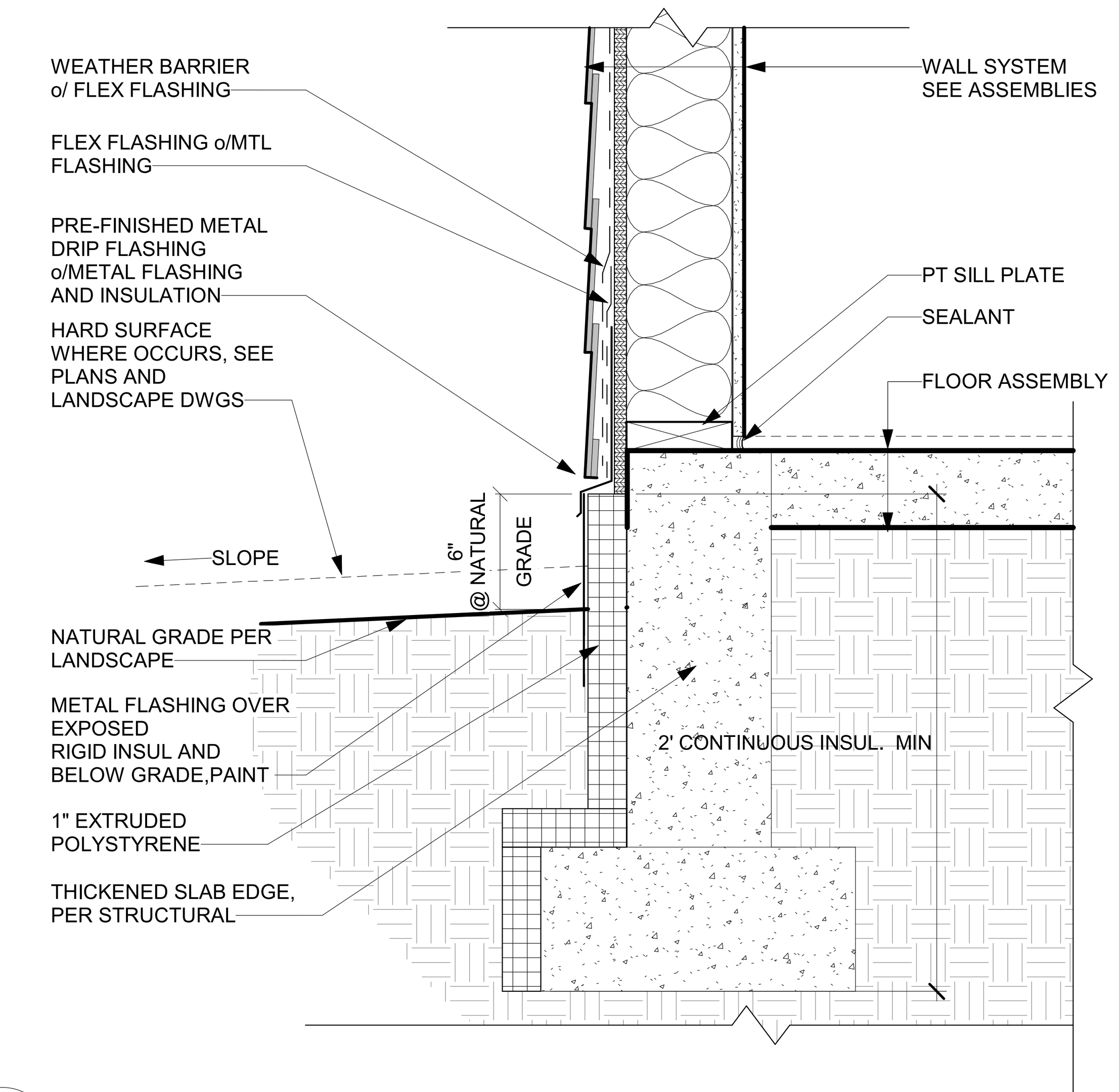
SHEET NUMBER:
A1010



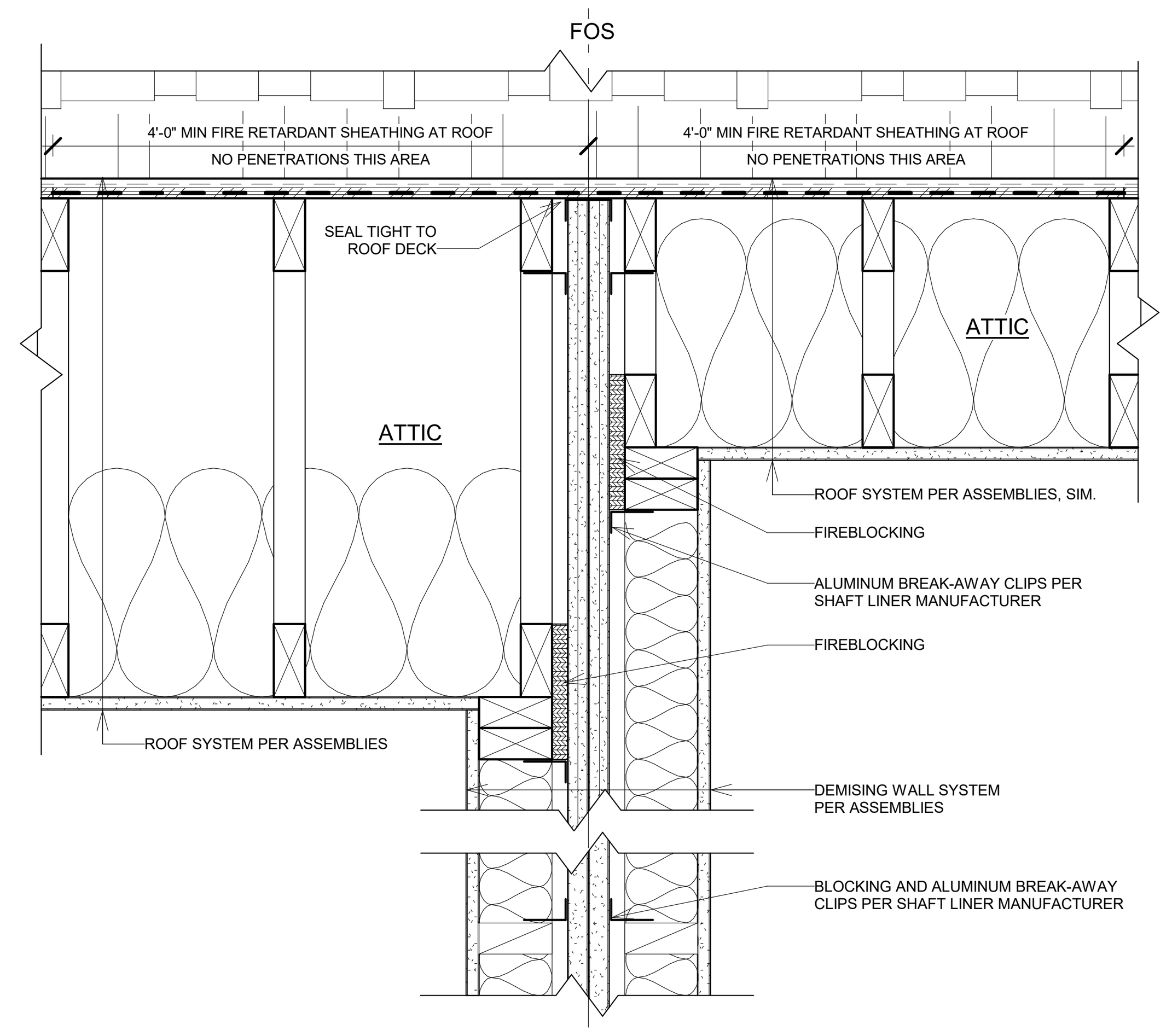
9 A1020 DETAIL - SIDE WALL @ DEMISING WALL
SCALE: 1 1/2" = 1'-0"



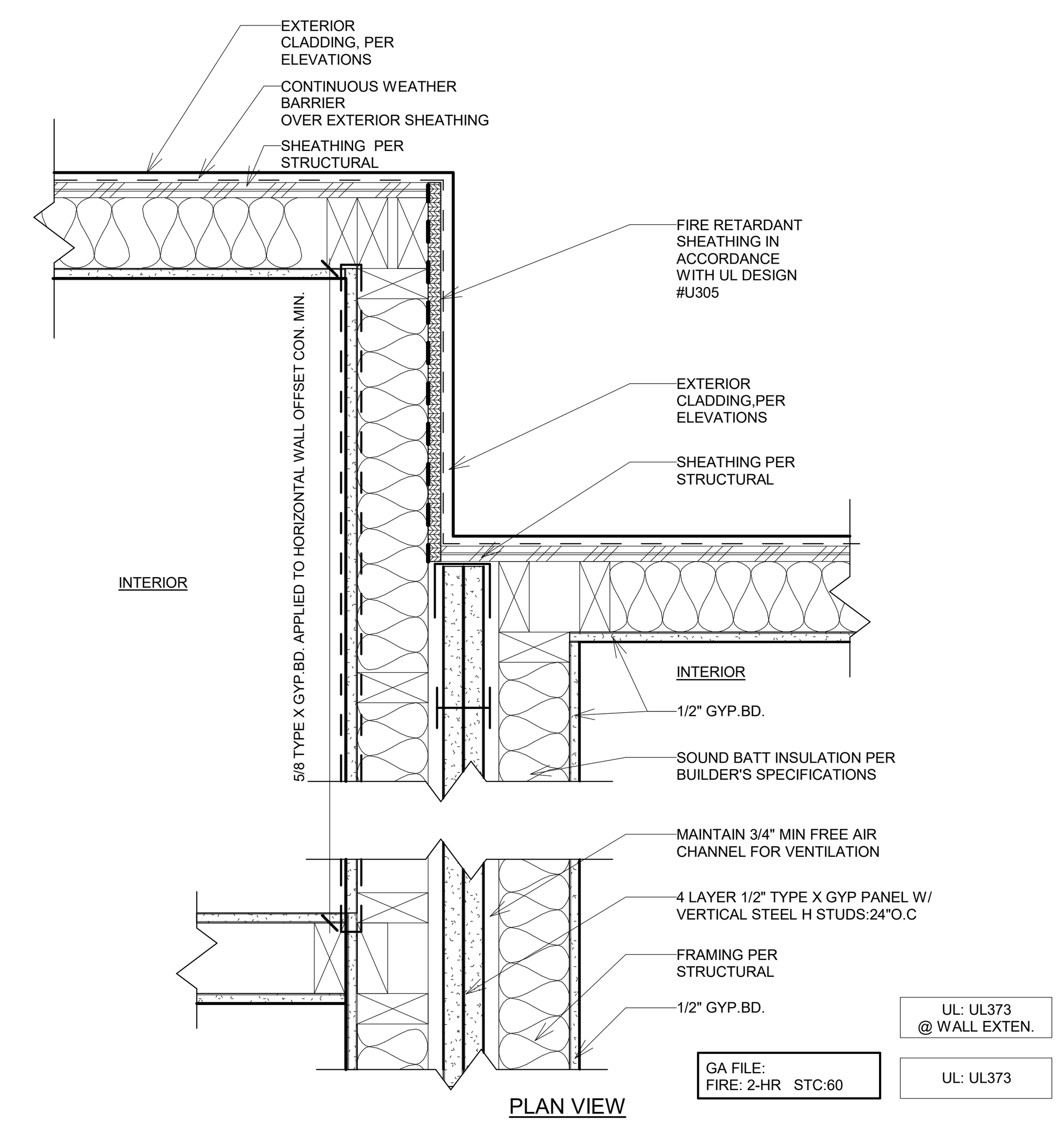
6 A1020 FOUNDATION @ GARAGE DEMISING WALL
SCALE: 1 1/2" = 1'-0"



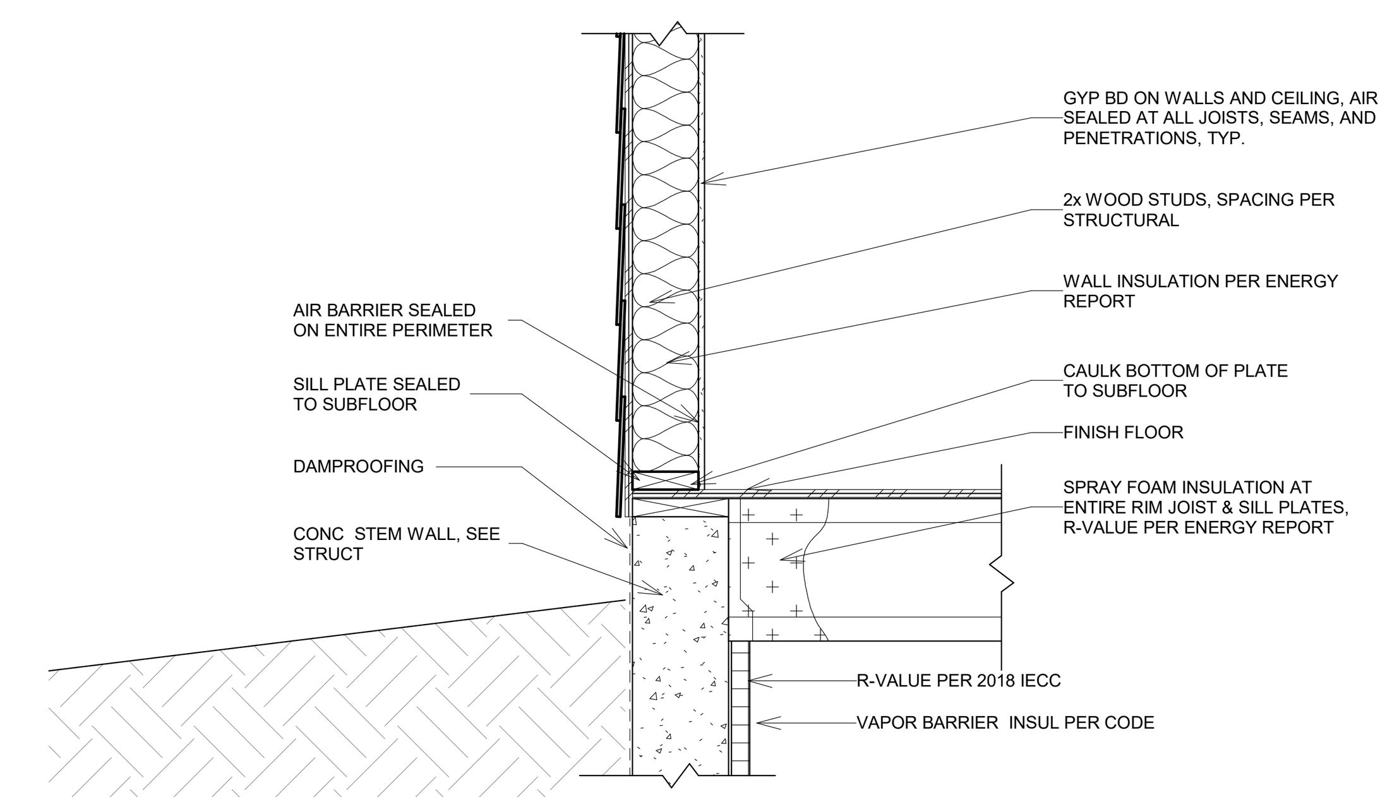
2 A1020 FOUNDATION @ SIDING
SCALE: 1 1/2" = 1'-0"



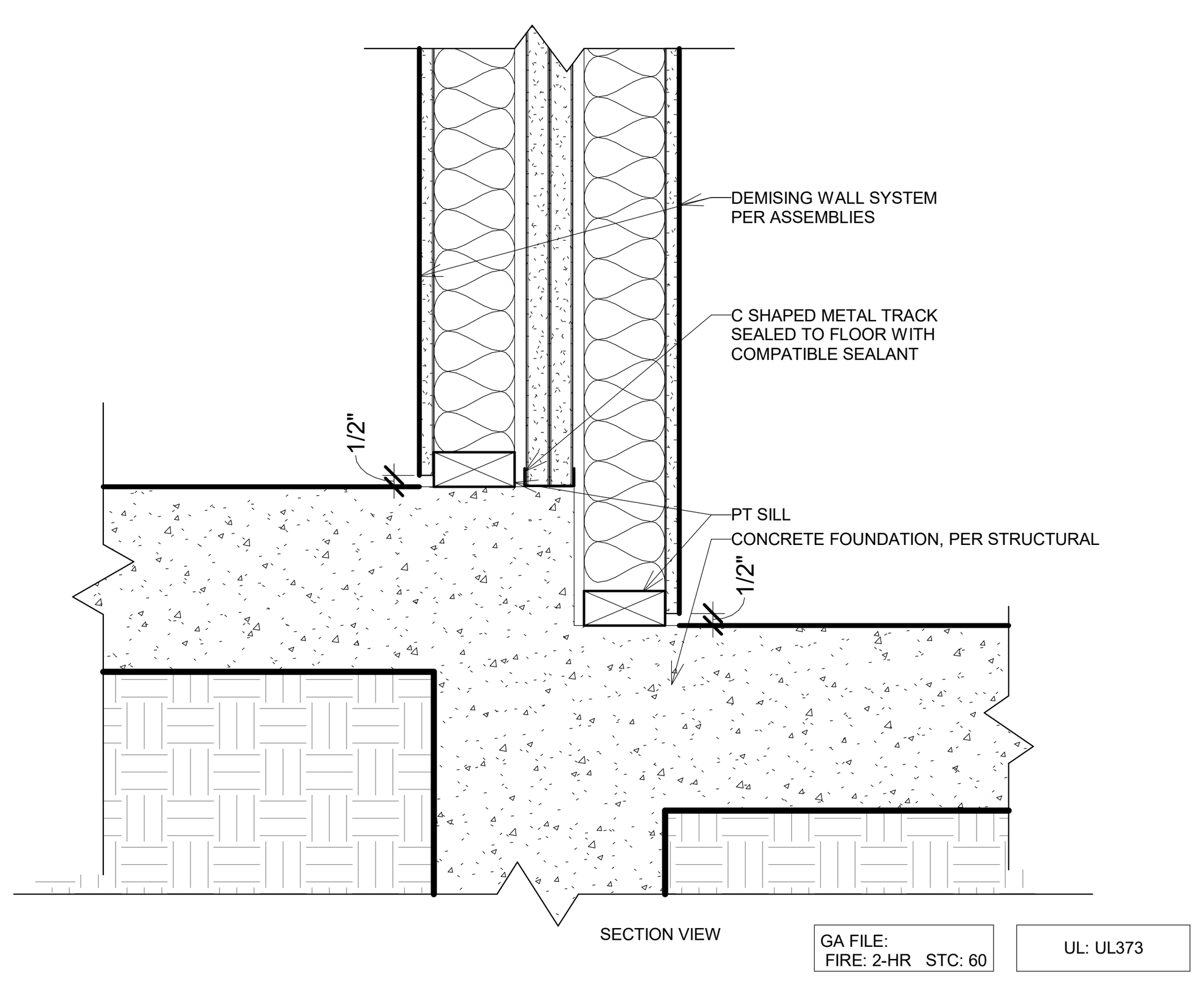
8 A1020 DETAIL - ROOFS @ DEMISING WALL
SCALE: 1 1/2" = 1'-0"



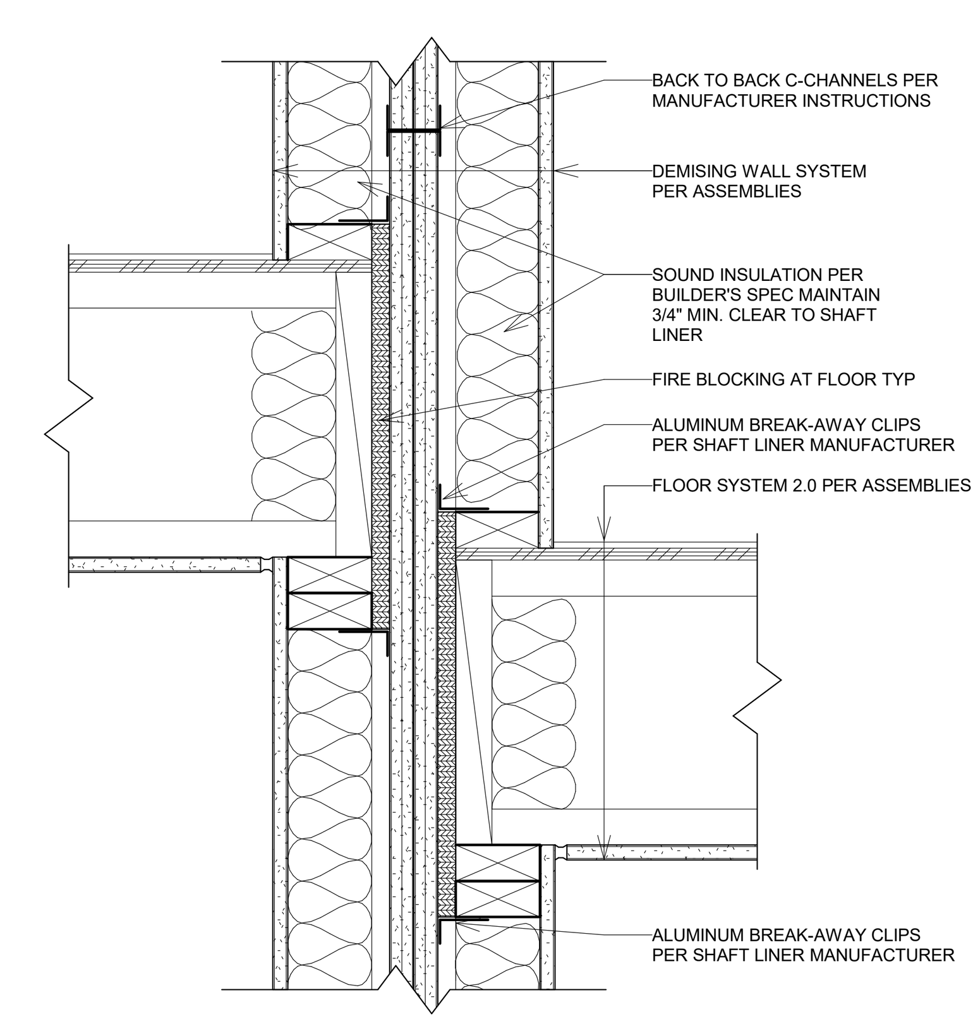
5 A1020 DEIMISING WALL EXTENSION @ OFFSET UNITS
SCALE: 1 1/2" = 1'-0"



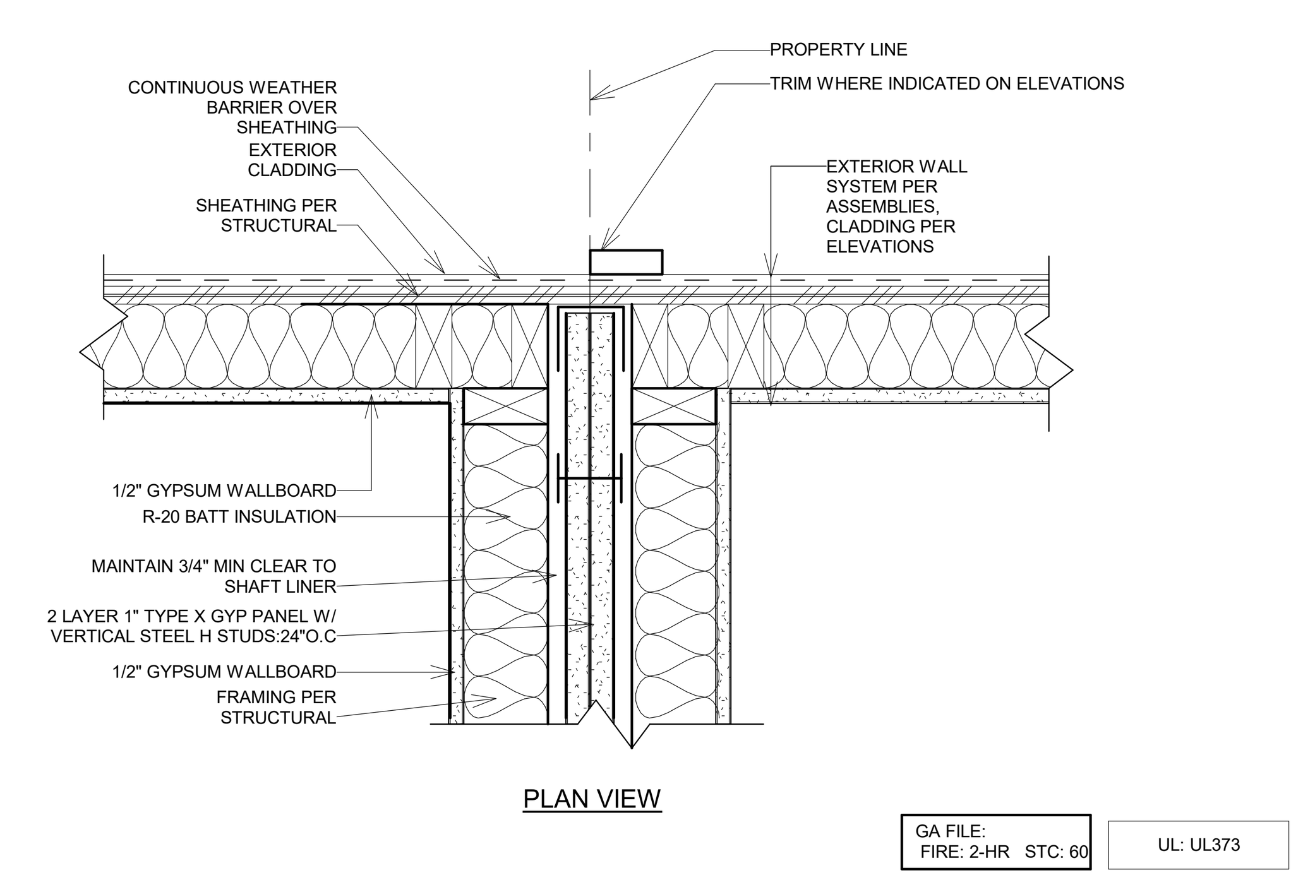
3 A1020 WALL SECTION - FLOOR/RIM AT CRAWL SPACE
SCALE: 3/4" = 1'-0"



10 A1020 TYP DEMISING WALL @ FDN
SCALE: 1 1/2" = 1'-0"



7 A1020 FLOORS @ DEMISING WALL
SCALE: 1 1/2" = 1'-0"



4 A1020 TYP DEMISING WALL @ CONTINUOUS WALL
SCALE: 1 1/2" = 1'-0"

dtj DESIGN
DTJ DESIGN, INC
3101 IRIS AVE, SUITE 130
BOULDER, CO 80303
P 303.443.7533
F 303.443.7534
WWW.DTJ DESIGN.COM

11919 REGISTERED ARCHITECT
12-9-2022
DAVID SCOTT WILLIAMS
STATE OF WASHINGTON

TOLT RIVER TERRACE
MAINVUE HOMES
TOWNHOME MASTER UNIR SET FOR PERMIT
CARNATION, WA

Reviewed for 2018 Building Code Compliance
9/18/23
Building Plan Review by
SAFEbuilt

DRAWN BY:	MB, EK, NA
CHECKED BY:	DR
PROJECT NO:	2019044.2
ISSUE DATE:	12/09/2022
REVISIONS:	

SHEET TITLE:
DETAILS

SHEET NUMBER:
A1020

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 Kzt=1.0, GCpi=0.18, 110 MPH (RISK CATEGORY II), EXPOSURE "C"
EARTHQUAKE	ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE LATERAL SYSTEM: LIGHT FRAMED SHEAR WALLS SDC D, Ie=1.0, Ss=1.228, S1=0.429, Sds=0.826, Sd1=NULL, Cs=0.127, R=6.5, SEISMIC DESIGN BASE SHEAR Vsx=47.5 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 ERECTED 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	2500 PSF
LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED)	50 PCF/35 PCF
COEFFICIENT OF FRICTION	0.30

    SOILS REPORT REFERENCE: GOETECHNICAL ENGINEERING REPORT KING COUNTY PARCELS 2125079035, 2125079062, AND 2125079063, CARNATION, WASHINGTON, BY RILEY GROUP, DATES AUGUST 17. 2016, REFERENCE NUMBER 2016-115.

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 f'c = 3000 PSI. SLUMP OF CONCRETE SHALL NOT EXCEED 6". STRUCTURAL DESIGN IS BASED ON A CONCRETE STRENGTH OF f'c = 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 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	13 PSF
BOTTOM CHORD DEAD LOAD	7 PSF
TOTAL LOAD	45 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.

22. 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.

23. 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.

24. PRESSURE TREATED WOOD (INCLUDES PRESERVATIVE AND FIRE TREATED) SHALL BE TREATED PER AWPA 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), OR WITH ACZA TREATED WOOD SHALL BE TYPE 304 OR 316 STAINLESS STEEL.

25. 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 "THI" 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.

26. 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.

27. 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 12" 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, STRUTS 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.

28. 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 AND 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.

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

30. 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.

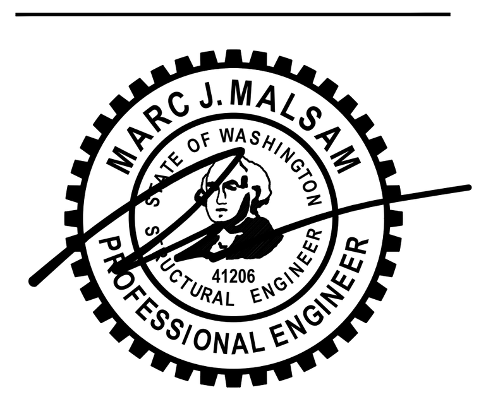
ABBREVIATIONS

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

MALSAM TSANG STRUCTURAL ENGINEERING
122 S JACKSON ST - SUITE 210
SEATTLE, WA 98104 - 206.789.6038

5-UNIT BUILDING
TOLT RIVER TERRACE
CARNATION, WA

Reviewed for
2018 Building Code Compliance
Lou Tyler
9/18/23
Building Plan Review by
SAFEbuilt



PROJECT NO	0135.2022.111.0101
PROJECT MANAGER	RAF
DRAWN	JAS
ENGINEER	ZACH SHUGART ZACHS@MALSAM-TSANG.COM 206.604.3439

REV	DESCRIPTION	DATE
	PERMIT SET	1.27.23

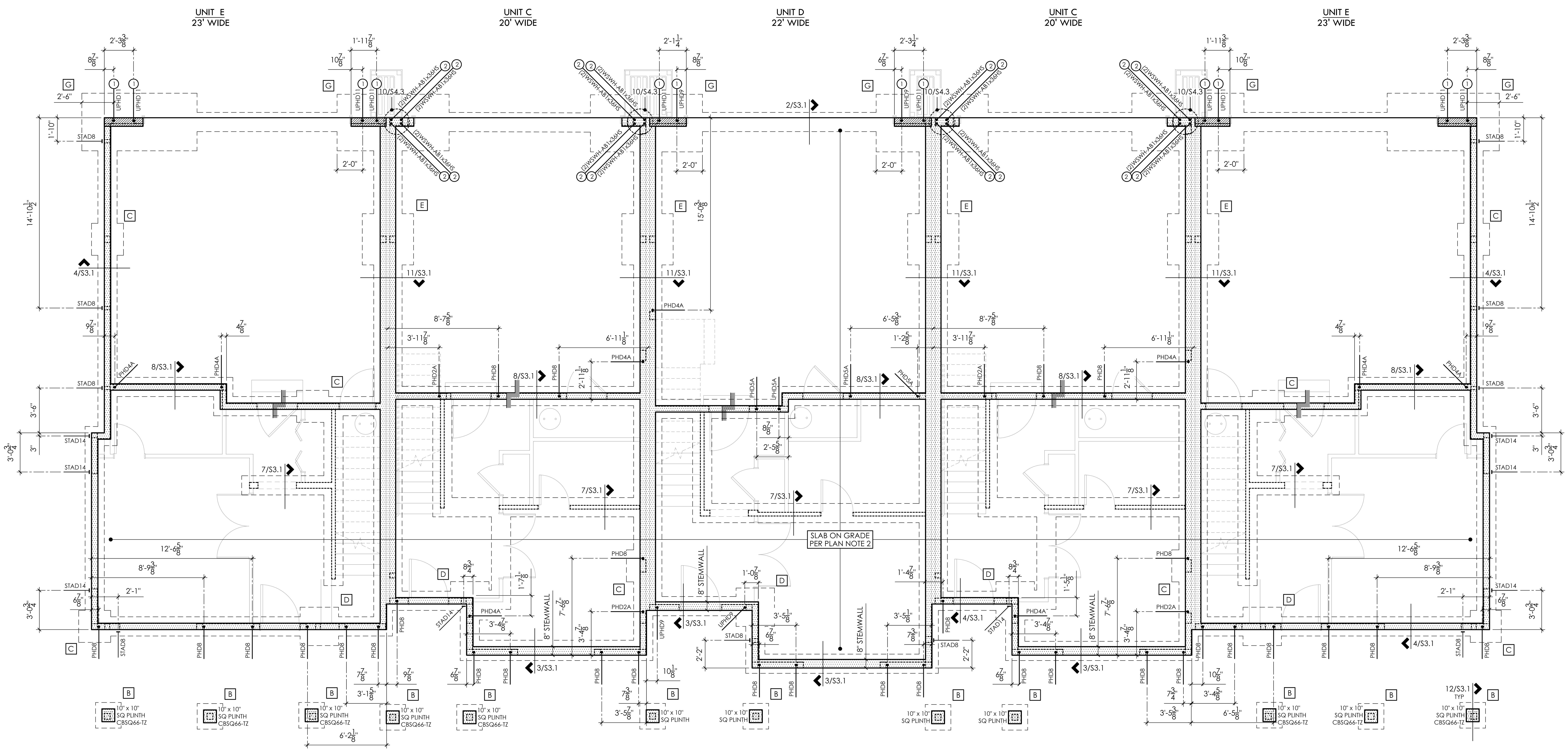
ARCH	DTJ DESIGNS 303.443.7533
CLIENT	MAINVUE HOMES

GENERAL STRUCTURAL NOTES

S1.0

SCALE - NTS

Plotted by: robertc
Plotted Date: Jan 27, 2023 - 12:50pm



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. REINFORCE WITH 6x6 W1.4 x W1.4 WWM CENTERED IN SLAB. PROVIDE RIGID INSULATION AT INTERIOR SPACES AND VAPOR BARRIER BELOW SLAB PER ARCHITECTURAL DRAWINGS OVER 4" MINIMUM 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. 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 SHOULD BE VERIFIED.
5. REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL REQUIREMENTS.
6. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

LEGEND

- CONCRETE WALL BELOW
- 8" WIDE STEMWALL RAISED FOR MAX OPENING HEIGHT FROM TOP OF CONCRETE TO BOTTOM OF HEADER OF 6'-0"
- STRUCTURAL WALL ABOVE
- PLUMBING PENETRATION ABOVE
- STEP PER ARCH

FOOTNOTES

1. EMBED HOLDOWN ANCHOR BOLT INTO ENLARGED FOOTING PER HOLDOWN SCHEDULE
2. SIMPSON PRODUCT

FOUNDATION PLAN

FIRST FLOOR WALLS SHOWN DASHED

FOOTING SCHEDULE

MARK	SIZE	REINFORCING
A	1'-6" SQ x 8" DP	(2)#4 EW BOT
B	2'-0" SQ x 8" DP	(3)#4 EW BOT
C	2'-6" SQ x 12" DP	(4)#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
G	8'-9" x 4'-6" x 22" DP	(8)#4 LONG TOP AND BOT #4 AT 6"oc TRANSV TOP AND BOT

MALSAM TSANG STRUCTURAL ENGINEERING
122 S JACKSON ST - SUITE 210
SEATTLE, WA 98104 - 206.789.6038

5-UNIT BUILDING
TOLT RIVER TERRACE
CARNATION, WA

Reviewed for
2018 Building Code Compliance
9/18/23
Building Plan Review by
SAFEbuilt

MARC J. MALSAM
STATE OF WASHINGTON
41206
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER

PROJECT NO	0135.2022.111.0101
PROJECT MANAGER	RAF
DRAWN	JAS
ENGINEER	ZACH SHUGART ZACHS@MALSAM-TSANG.COM 206.604.3439

REV	DESCRIPTION	DATE
	PERMIT SET	1.27.23

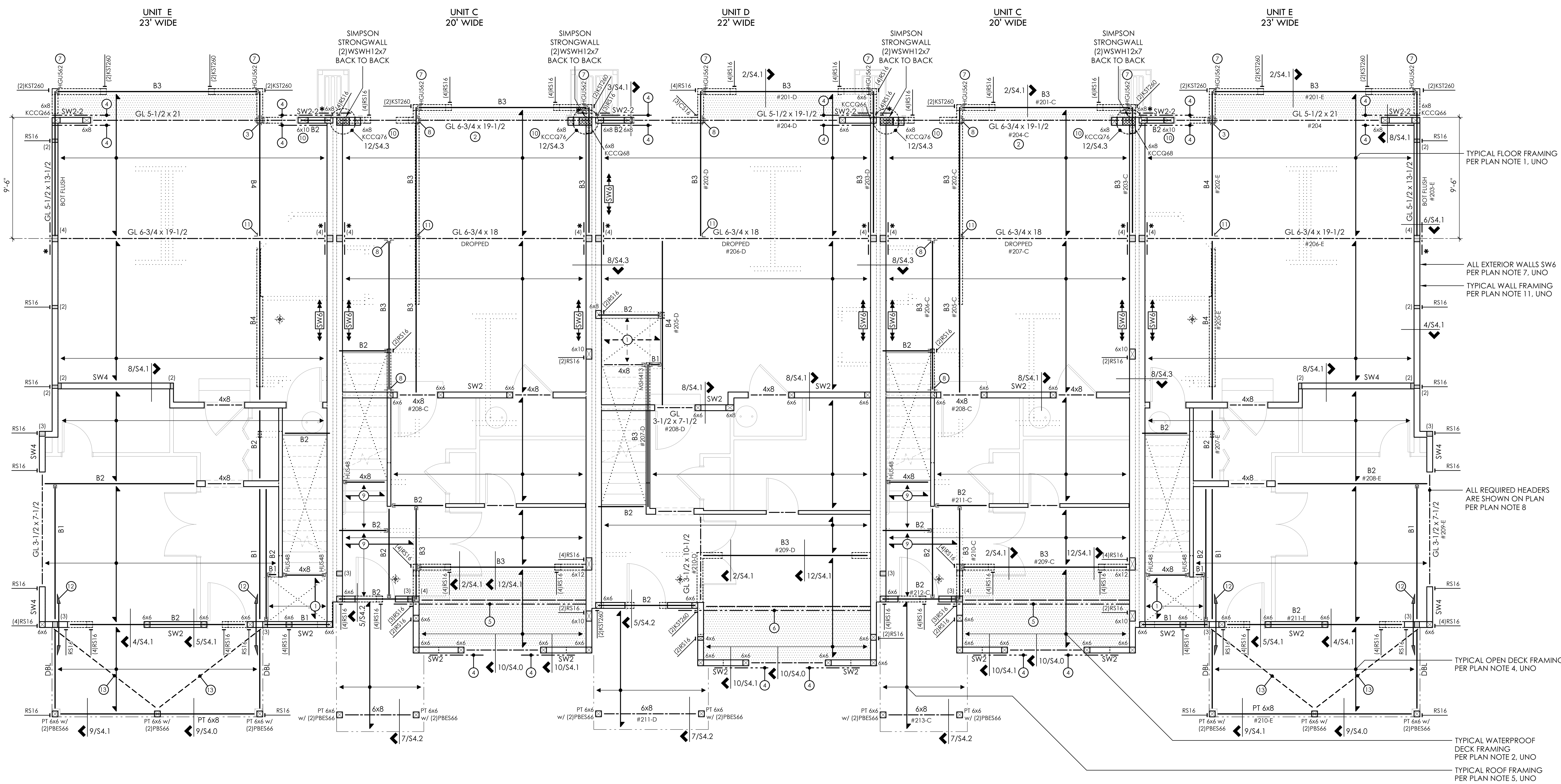
ARCH	DTJ DESIGNS 303.443.7533
CLIENT	MAINVUE HOMES

FOUNDATION PLAN

S2.1

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

Plotted by: robertc
Plotted Date: Jan 27, 2023 - 12:50pm



PLAN NOTES

1. TYPICAL FLOOR FRAMING CONSISTS OF 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER 11-7/8" TJI's PER JOIST SCHEDULE, UNO. PROVIDE DBL JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH.
2. TYPICAL WATER PROOF DECK FRAMING CONSISTS OF 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER 2x10's AT 16"oc, UNO. JOISTS CAN BE TAPERED TO A MIN DEPTH OF 7-1/4".
3. GLUE AND NAIL FLOOR SHEATHING w/ 8d AT 6"oc AT FRAMED PANEL EDGES AND OVER SHEAR-WALLS AND AT 12"oc IN FIELD, UNO.
4. TYPICAL OPEN DECK FRAMING CONSISTS OF DECKING PER ARCH DRAWINGS OVER PT 2x8's AT 16"oc, UNO.
5. TYPICAL TRUSS 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. PROVIDE FOR ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING PER IRC R802.10.3 AND THE TRUSS PLATE INSTITUTES BUILDING COMPONENT SAFETY INFORMATION.
6. NAIL ROOF SHEATHING w/ 8d AT 6"oc AT FRAMED PANEL EDGES AND OVER SHEARWALLS, AND AT 12"oc IN THE FIELD, 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 REQUIRED HEADERS ARE SHOWN ON PLAN AND SHALL BE (2)2x8, UNO. REFER TO DETAIL 8/S4.0 FOR ADDITIONAL REQUIREMENTS.
9. PROVIDE (2)BEARING (TRIMMER) STUDS AT EACH END OF ALL HEADERS, BEAMS, AND GIRDER TRUSSES 6'-0" IN LENGTH AND OVER, UNO.
10. WHERE POSTS OCCUR, PROVIDE SOLID VERTICAL GRAIN BLOCKING THRU FLOOR TO MATCHING SUPPORTS BELOW, UNO.
11. 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.
12. REFER TO SHEET S4.0 FOR TYPICAL WOOD FRAMING DETAILS.
13. REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL REQUIREMENTS.
14. DO NOT SCALE DRAWINGS. REFER TO ARCH DRAWINGS FOR ALL DIMENSIONS.

LEGEND

- STRUCTURAL WALL BELOW
- STRUCTURAL WALL ABOVE
- SPAN AND EXTENTS
- SPAN AND EXTENTS OF FRAMING BELOW
- HEADER/BEAM BELOW FRAMING - TYP
- (x) NUMBER OF BUILT UP STUDS
- PLUMBING PENETRATION ABOVE
- * HORIZ RS16 x 2'-6" - BEAM TO BEAM/ PLATE TO PLATE
- H HTW30C - BEAM TO TOP PLATE
- DS DRAG STRUT - NAIL THRU SHEATHING w/ 8d AT 4"oc INTO ENTIRE LENGTH OF MEMBER
- BLOCK DIAPHRAGM - PROVIDE FLAT 2x4 BLKG w/ 8d AT 4"oc AT ALL PANEL EDGES AND 8d AT 12"oc IN THE FIELD

FOOTNOTES

1. 2x8's AT 16"oc w/ JUS HANGER TO 2x8 LEDGER w/ (2)LL358 LEDGERLOK TLOK04 SCREWS AT 16"oc INTO EACH STUD
2. FRAME GARAGE HEADER DIRECTLY ABOVE OPENING. EXTEND HEADER FULL LENGTH OF UNIT.
3. (4)HTW30C BEAM TO BEAM
4. PROVIDE HORIZ RS16 AT HEADER PER 11/S4.0
5. HORIZONTAL (2)RS16 x 15'-0" - LAP TOP PLATE 1'-4" AND NAIL THE REMAINING LENGTH ACROSS THE CEILING TO FULL DEPTH 6x FULL DEPTH BLOCKING. NAIL THRU FLOOR SHEATHING INTO 6x BLOCKING w/ 8d AT 4"oc
6. HORIZONTAL (3)RS16 x 15'-0" - LAP TOP PLATE 1'-4" AND NAIL THE REMAINING LENGTH ACROSS THE CEILING TO SOLID 6x FULL DEPTH. NAIL THRU FLOOR SHEATHING INTO 6x BLOCKING w/ 8d AT 4"oc
7. ONE FLANGE CONCEALED
8. (2)HTW30C BEAM TO HEADER OR BEAM TO POST
9. HIGH FRAMING w/ 2x8's AT 16"oc w/ JUS HANGERS TO 2x8 LEDGER w/ (2)LL358 LEDGERLOK SCREWS AT 16"oc INTO EACH STUD
10. POST TO BEAR DIRECTLY ON FOUNDATION w/ (2)LAYERS OF BUILDING PAPER AND (2)A35 TO BOTTOM PLATE
11. HTW30C BEAM TO BEAM OR POST
12. 1/2"Ø ALL THREADED ROD w/ DTB-TZ EACH END.
13. PROVIDE FULL DEPTH PT 2x BLKG BETWEEN EACH JOIST

SECOND FLOOR FRAMING PLAN

SECOND FLOOR WALLS SHOWN DASHED
FIRST FLOOR WALLS SHOWN SOLID

N

FLUSH BEAM SCHEDULE

MARK	SIZE	BRG STUDS	HANGER
B1	LSL 1-3/4 x 11-7/8	2	HUS179
B2	LSL 3-1/2 x 11-7/8	2	THD410 (1)
B3	PSL 5-1/4 x 11-7/8	3	THDH610
B4	PSL 7 x 11-7/8	4	THDH7210

(1) PROVIDE HD410IF WHERE REQUIRED - UNO

JOIST SCHEDULE (1)(2)

MAX LENGTH	SIZE	SPACING	FACE MOUNT HANGER	TOP FLANGE HANGER
18'-0"	11-7/8" TJI 110	16"oc	THF17112	THO17118
18'-9"	11-7/8" TJI 210	16"oc	THF20112	TFL20118
19'-3"	11-7/8" TJI 230	16"oc	THF23112	TFL23118
20'-0"	11-7/8" TJI 360	16"oc	THF23112	TFL23118
22'-0"	11-7/8" TJI 560	16"oc	THF35112	THO35118

(1) DESIGN BASED ON DL=15 PSF, LL=40 PSF, Δ LL< L/480, TJ-PRO RATING OF 40
(2) SHEETROCK CEILING APPLIED TO BOTTOM FACE OF JOISTS

MALSAM TSANG STRUCTURAL ENGINEERING
122 S JACKSON ST - SUITE 210
SEATTLE, WA 98104 - 206.789.6038

5-UNIT BUILDING
TOLT RIVER TERRACE
CARNATION, WA

Reviewed for
2018 Building Code Compliance
Lou Tyler
9/18/23
Building Plan Review by
SAFEbuilt

MARC J. MALSAM
STATE OF WASHINGTON
41206
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER

PROJECT NO	0135.2022.111.0101
PROJECT MANAGER	RAF
DRAWN	JAS
ENGINEER	ZACH SHUGART
	ZACHS@MALSAM-TSANG.COM
	206.604.3439

REV	DESCRIPTION	DATE
	PERMIT SET	1.27.23

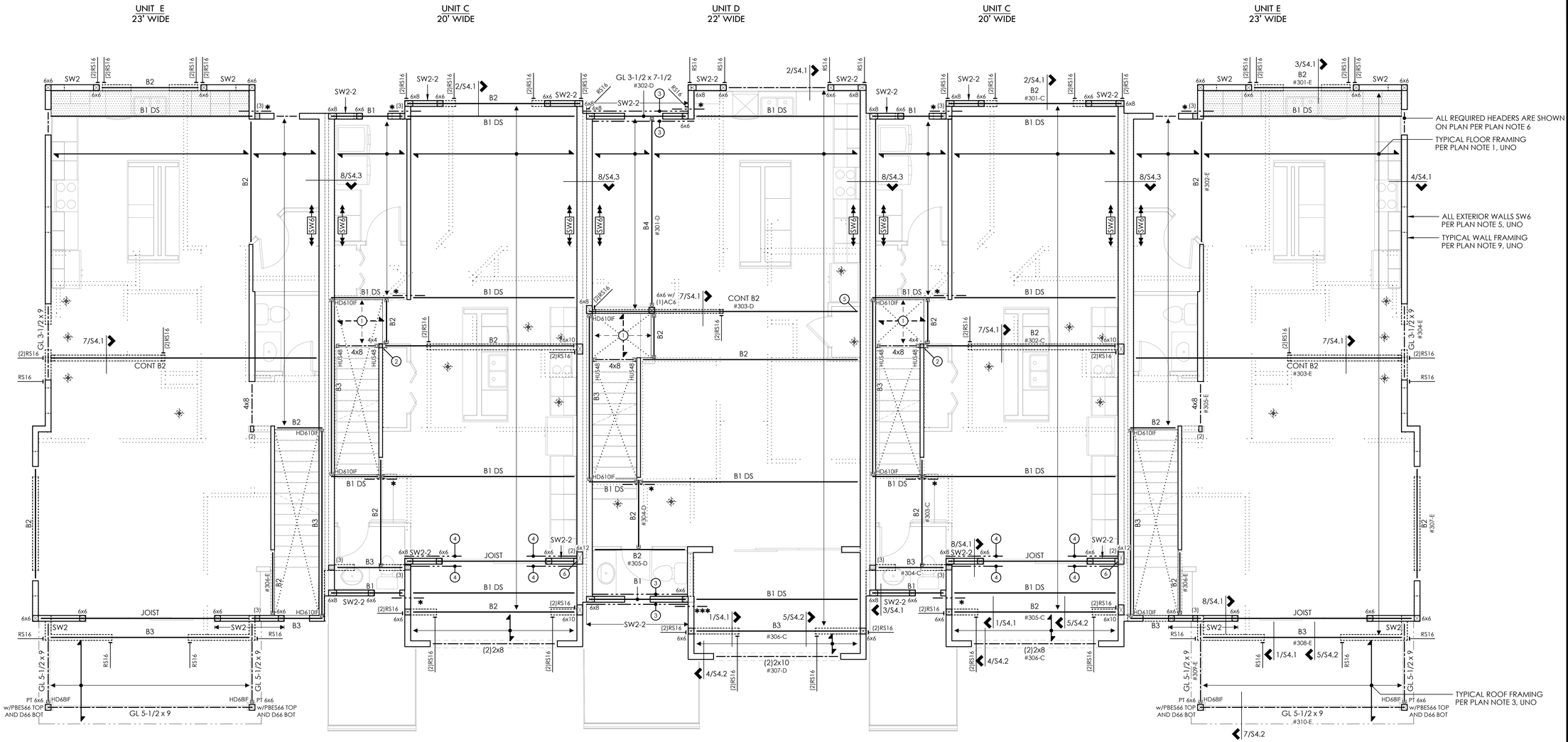
ARCH	DTJ DESIGNS
	303.443.7533
CLIENT	MAINVUE HOMES

SECOND FLOOR
FRAMING PLAN

S2.2

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

Plotted by: roberts
Plotted Date: Jan 27, 2023 - 12:50pm



PLAN NOTES

1. TYPICAL FLOOR FRAMING CONSISTS OF 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER 11-7/8" TJI's PER JOIST SCHEDULE, UNO. PROVIDE DBL JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH.
2. GLUE AND NAIL FLOOR SHEATHING w/ 8d AT 6"oc AT FRAMED PANEL EDGES AND OVER SHEAR-WALLS AND AT 12"oc IN FIELD, UNO.
3. TYPICAL TRUSS 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. PROVIDE FOR ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING PER IRC R802.10.3 AND THE TRUSS PLATE INSTITUTES BUILDING COMPONENT SAFETY INFORMATION.
4. NAIL ROOF SHEATHING w/ 8d AT 6"oc AT FRAMED PANEL EDGES AND OVER SHEARWALLS, AND AT 12"oc IN THE FIELD, UNO.
5. "SW_" INDICATES SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE ON 4/S4.0 FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS ARE SW6, UNO.
6. ALL REQUIRED HEADERS ARE SHOWN ON PLAN AND SHALL BE (2)2x8, UNO. REFER TO DETAIL 8/S4.0 FOR ADDITIONAL REQUIREMENTS.
7. PROVIDE (2)BEARING (TRIMMER) STUDS AT EACH END OF ALL HEADERS, BEAMS, AND GIRDER TRUSSES 6'-0" IN LENGTH AND OVER, UNO.
8. WHERE POSTS OCCUR, PROVIDE SOLID VERTICAL GRAIN BLOCKING THRU FLOOR TO MATCHING SUPPORTS BELOW, UNO.
9. 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.
10. REFER TO SHEET S4.0 FOR TYPICAL WOOD FRAMING DETAILS.
11. REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL REQUIREMENTS.
12. DO NOT SCALE DRAWINGS. REFER TO ARCH DRAWINGS FOR ALL DIMENSIONS.

LEGEND

- STRUCTURAL WALL BELOW
- STRUCTURAL WALL ABOVE
- SPAN AND EXTENTS
- SPAN AND EXTENTS OF FRAMING BELOW
- HEADER/BEAM BELOW FRAMING - TYP
- (x) NUMBER OF BUILT UP STUDS
- PLUMBING PENETRATION ABOVE
- * HORIZ RS16 x 2'-6" - BEAM TO BEAM/ BEAM TO RIM
- *** (3)HORIZ RS16 x 2'-6" - BEAM TO BEAM/ BEAM TO RIM
- DS DRAG STRUT - NAIL THRU SHEATHING w/ 8d AT 4"oc INTO ENTIRE LENGTH OF MEMBER
- BLOCK DIAPHRAGM - PROVIDE FLAT 2x4 BLKG w/ 8d AT 4"oc AT ALL PANEL EDGES AND 8d AT 12"oc IN THE FIELD

FOOTNOTES

1. 2x8's AT 16"oc w/ JUS HANGER TO 2x8 LEDGER w/ (2)LL358 LEDGERLOK SCREWS AT 16"oc INTO EACH STUD
2. (2)VERTICAL HTW30C BEAM TO POST
3. PROVIDE HORIZ RS16 AT HEADER AND SILL PER 11/S4.0
4. PROVIDE HORIZ RS16 AT HEADER PER 11/S4.0
5. MPA1 BEAM TO RIM
6. TIMBERLOK TLOK06 SCREWS AT 6"oc THRU DBL STUDS INTO POST. (12)SCREWS MINIMUM

THIRD FLOOR FRAMING PLAN

THIRD FLOOR WALLS SHOWN DASHED
SECOND FLOOR WALLS SHOWN SOLID

N

FLUSH BEAM SCHEDULE

MARK	SIZE	BRG STUDS	HANGER
B1	LSL 1-3/4 x 11-7/8	2	HUS179
B2	LSL 3-1/2 x 11-7/8	2	THD410 (1)
B3	PSL 5-1/4 x 11-7/8	3	THDH610
B4	PSL 7 x 11-7/8	4	THDH7210

(1) PROVIDE HD410IF WHERE REQUIRED - UNO

JOIST SCHEDULE (1)(2)

MAX LENGTH	SIZE	SPACING	FACE MOUNT HANGER	TOP FLANGE HANGER
18'-0"	11-7/8" TJI 110	16"oc	THF17112	THO17118
18'-9"	11-7/8" TJI 210	16"oc	THF20112	TFL20118
19'-3"	11-7/8" TJI 230	16"oc	THF23112	TFL23118
20'-0"	11-7/8" TJI 360	16"oc	THF23112	TFL23118
22'-0"	11-7/8" TJI 560	16"oc	THF35112	THO35118

(1) DESIGN BASED ON DL=15 PSF, LL=40 PSF, △ LL< L/480, TJ-PRO RATING OF 40
(2) SHEETROCK CEILING APPLIED TO BOTTOM FACE OF JOISTS

MALSAM TSANG STRUCTURAL ENGINEERING
122 S JACKSON ST - SUITE 210
SEATTLE, WA 98104 - 206.789.6038

5-UNIT BUILDING
TOLT RIVER TERRACE
CARNATION, WA

Reviewed for 2018 Building Code Compliance
9/18/23
Building Plan Review by SAFEbuilt

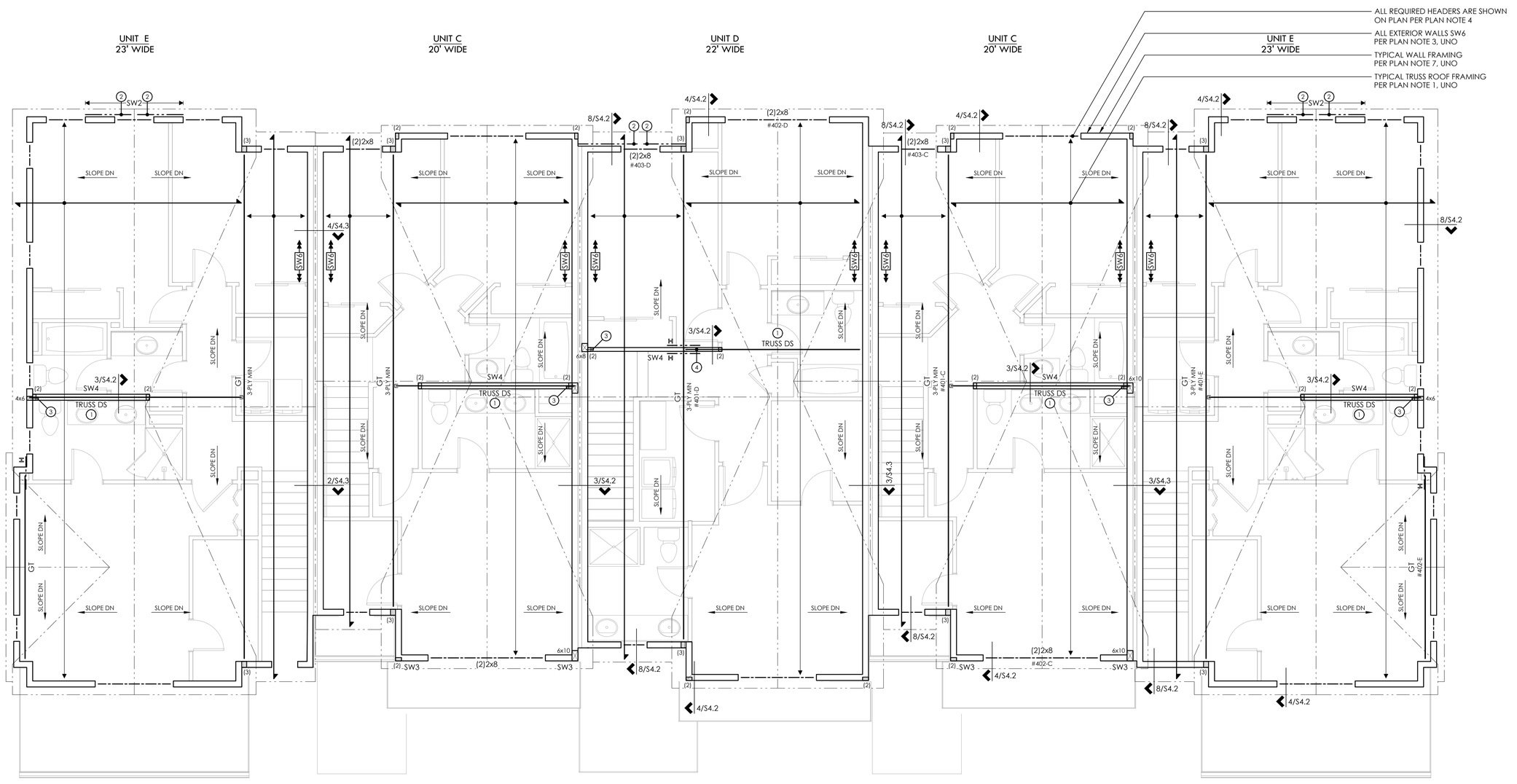
PROJECT NO	0135.2022.111.0101
PROJECT MANAGER	RAF
DRAWN	JAS
ENGINEER	ZACH SHUGART
	ZACHS@MALSAM-TSANG.COM
	206.604.3439

REV	DESCRIPTION	DATE
	PERMIT SET	1.27.23

ARCH	DTJ DESIGNS
	303.443.7533
CLIENT	MAINVUE HOMES

THIRD FLOOR FRAMING PLAN

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



PLAN NOTES

1. TYPICAL TRUSS 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 AND PARTY WALLS ONLY, UNO. 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.
2. NAIL ROOF SHEATHING w/ 8d AT 6" oc AT FRAMED PANEL EDGES AND OVER SHEARWALLS, AND AT 12"oc IN FIELD, UNO.
3. "SW_" INDICATES SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE ON 4/S4.0 FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS ARE SW6, UNO.
4. ALL REQUIRED HEADERS ARE SHOWN ON PLAN AND SHALL BE (2)2x8, UNO. REFER TO DETAIL 8/S4.0 FOR ADDITIONAL REQUIREMENTS.
5. PROVIDE (2)BEARING (TRIMMER) STUDS AT EACH END OF ALL HEADERS, BEAMS, AND GIRDER TRUSSES 6'-0" IN LENGTH AND OVER, UNO.
6. WHERE POSTS OCCUR, PROVIDE SOLID VERTICAL GRAIN BLOCKING THRU FLOOR TO MATCHING SUPPORTS BELOW, UNO.
7. 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.
8. REFER TO SHEET S4.0 FOR TYPICAL WOOD FRAMING DETAILS.
9. REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL REQUIREMENTS.
10. DO NOT SCALE DRAWINGS. REFER TO ARCH DRAWINGS FOR ALL DIMENSIONS.

LEGEND

- STRUCTURAL WALL BELOW
- SPAN AND EXTENTS
- HEADER/BEAM BELOW FRAMING - TYP
- SLOPE DN — DIRECTION OF SLOPE
- (x) — NUMBER OF BUILT UP STUDS
- * — HORIZ RS16 x 2'-6" - BEAM TO BEAM
- H — HTW30C - TRUSS TO TOP PLATE
- DS — DRAG STRUT - NAIL THRU SHEATHING w/ 8d AT 4"oc INTO ENTIRE LENGTH OF MEMBER

FOOTNOTES

1. TRUSS MANUFACTURER TO DESIGN TRUSS TO TRANSFER 3800 LBS LATERALLY FROM TOP TO BOTTOM CHORD
2. PROVIDE HORIZ RS16 AT HEADER AND SILL PER 11/S4.0
3. TIMBERLOK TLOK06 SCREWS AT 12"oc THRU DBL STUDS INTO POST. (6)SCREWS MIN
4. (3)MPA1 TRUSS TO TOP PLATE

ROOF FRAMING PLAN

THIRD FLOOR WALLS SHOWN SOLID

N

MALSAM TSANG STRUCTURAL ENGINEERING
122 S JACKSON ST - SUITE 210
SEATTLE, WA 98104 - 206.789.6038

5-UNIT BUILDING

TOLT RIVER TERRACE
CARNATION, WA

Reviewed for
2018 Building Code Compliance
9/18/23
Building Plan Review by
SAFEbuilt

MARC J. MALSAM — STATE OF WASHINGTON — 41206 — STRUCTURAL ENGINEER — PROFESSIONAL ENGINEER

PROJECT NO	0135.2022.111.0101
PROJECT MANAGER	RAF
DRAWN	JAS
ENGINEER	ZACH SHUGART
	ZACHS@MALSAM-TSANG.COM
	206.604.3439

REV	DESCRIPTION	DATE
	PERMIT SET	1.27.23

ARCH	DTJ DESIGNS
	303.443.7533
CLIENT	MAINVUE HOMES

ROOF FRAMING PLAN

S2.4

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

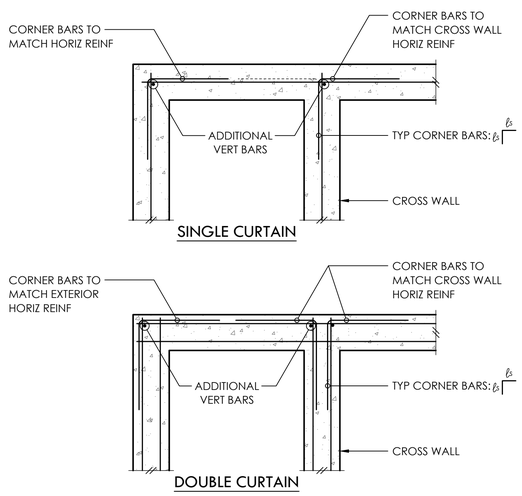
MALSAM TSANG STRUCTURAL ENGINEERING
122 S JACKSON ST - SUITE 210
SEATTLE, WA 98104 - 206.789.6038

5-UNIT BUILDING
TOLT RIVER TERRACE
CARNATION, WA

1

2

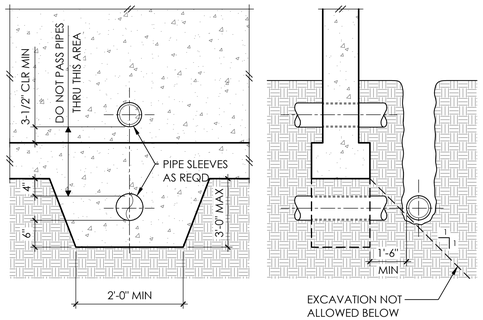
3



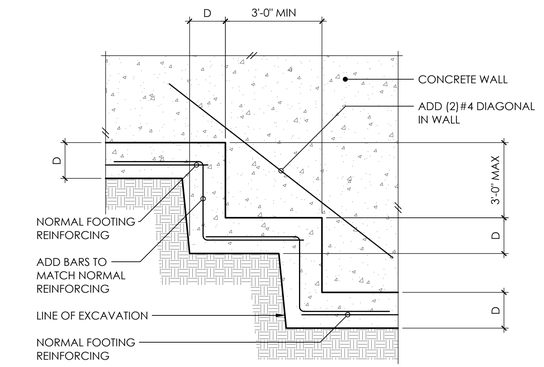
TYP CORNER BARS AT CONCRETE FOOTINGS 4

5

6



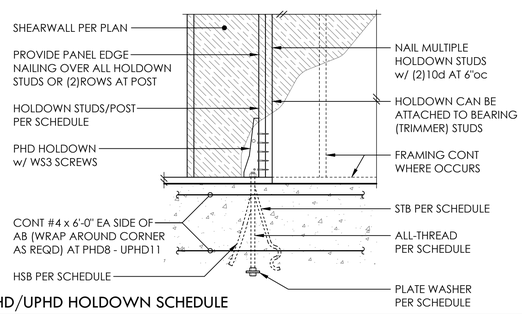
PIPE AND TRENCH LOCATIONS 7



TYPICAL STEPPED FOOTING 8

9

10

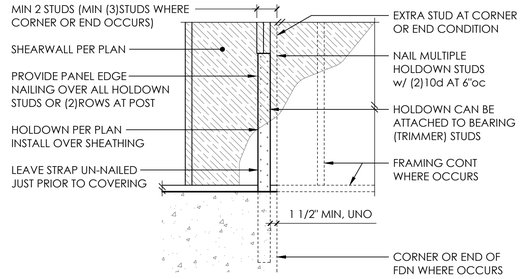


PHD/UPHD HOLDOWN SCHEDULE

PLAN MARK	AT STEMWALL		AT FOOTING ①			HD POST②	
	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	7/8"Ø - STB28③	26"	7/8"Ø	2-1/2"SQ x 1/2	12"	4x6	6x6
UPHD9	7/8"Ø - STB28③④	26"	7/8"Ø	2-1/2"SQ x 1/2	12"	4x6	6x6
UPHD11	-	-	1"Ø	2-3/4"SQ x 5/8	12"	4x12	6x8

① A307 ALL-THREAD w/ PLATE WASHER PER SCHEDULE AND DOUBLE NUT BOTTOM
② MINIMUM SIZE OF POST UNO ON FRAMING PLANS
③ PROVIDE (2)VERTICAL #4 w/ STANDARD HOOK INTO FOOTINGS AT EACH STB
④ STANDARD WASHER IS REQUIRED BETWEEN NUT AND HOLDOWN

11



STAD HOLDOWN SCHEDULE

PLAN MARK	NAILS①	HD POST②
STAD8(RJ)	(24)16d SINKERS	DBL STUD
STAD10(RJ)	(28)16d SINKERS	DBL STUD
STAD14(RJ)	(38)16d SINKERS	DBL STUD

① 16d SINKERS = 0.148"Ø x 3-1/4"
② MINIMUM SIZE OF POST UNO ON FRAMING PLANS

12

Reviewed for 2018 Building Code Compliance
Lou Hyler
9/18/23
Building Plan Review by SAFEbuilt

MARC J. MALSAM — STATE OF WASHINGTON — 41206 — REGISTERED STRUCTURAL ENGINEER — PROFESSIONAL ENGINEER

PROJECT NO	0135.2022.111.0101
PROJECT MANAGER	RAF
DRAWN	JAS
ENGINEER	ZACH SHUGART
	ZACHS@MALSAM-TSANG.COM
	206.604.3439

REV	DESCRIPTION	DATE
	PERMIT SET	1.27.23

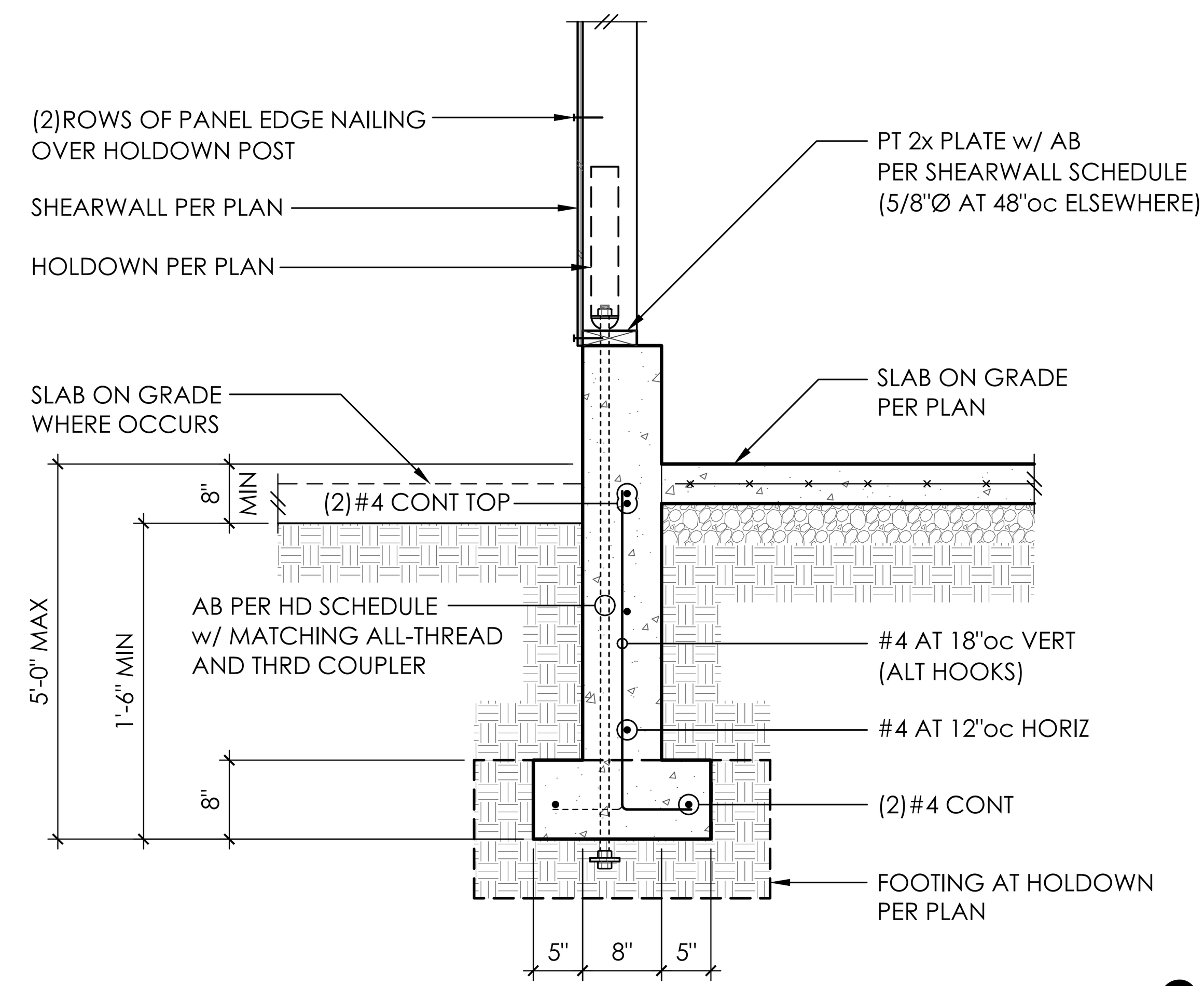
ARCH	DTJ DESIGNS
	303.443.7533
CLIENT	MAINVUE HOMES

TYPICAL CONCRETE DETAILS

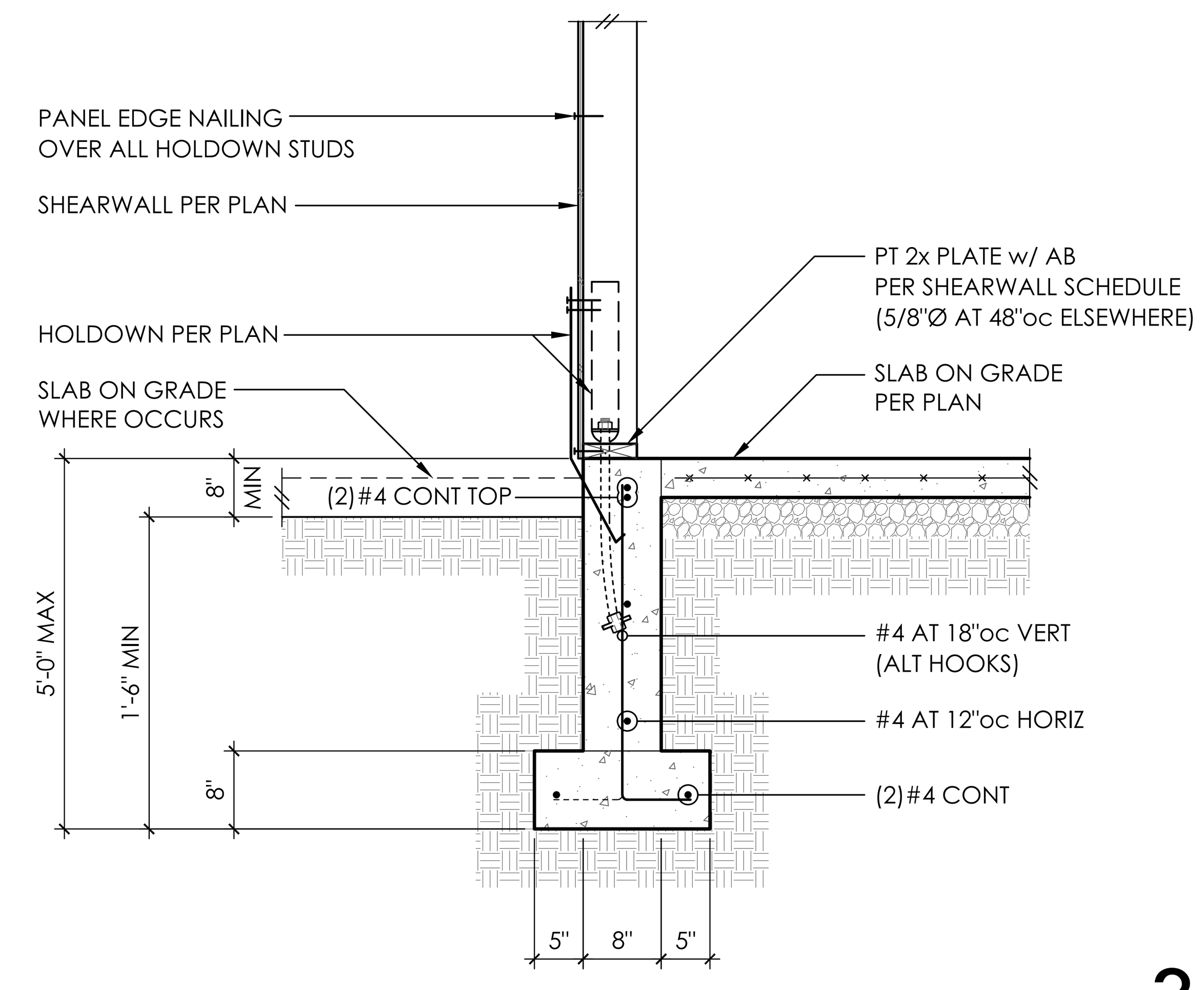
S3.0
SCALE - 3/4" = 1'-0"

Plotted By: roberto
Plotted Date: Jan 27, 2023 - 12:50pm

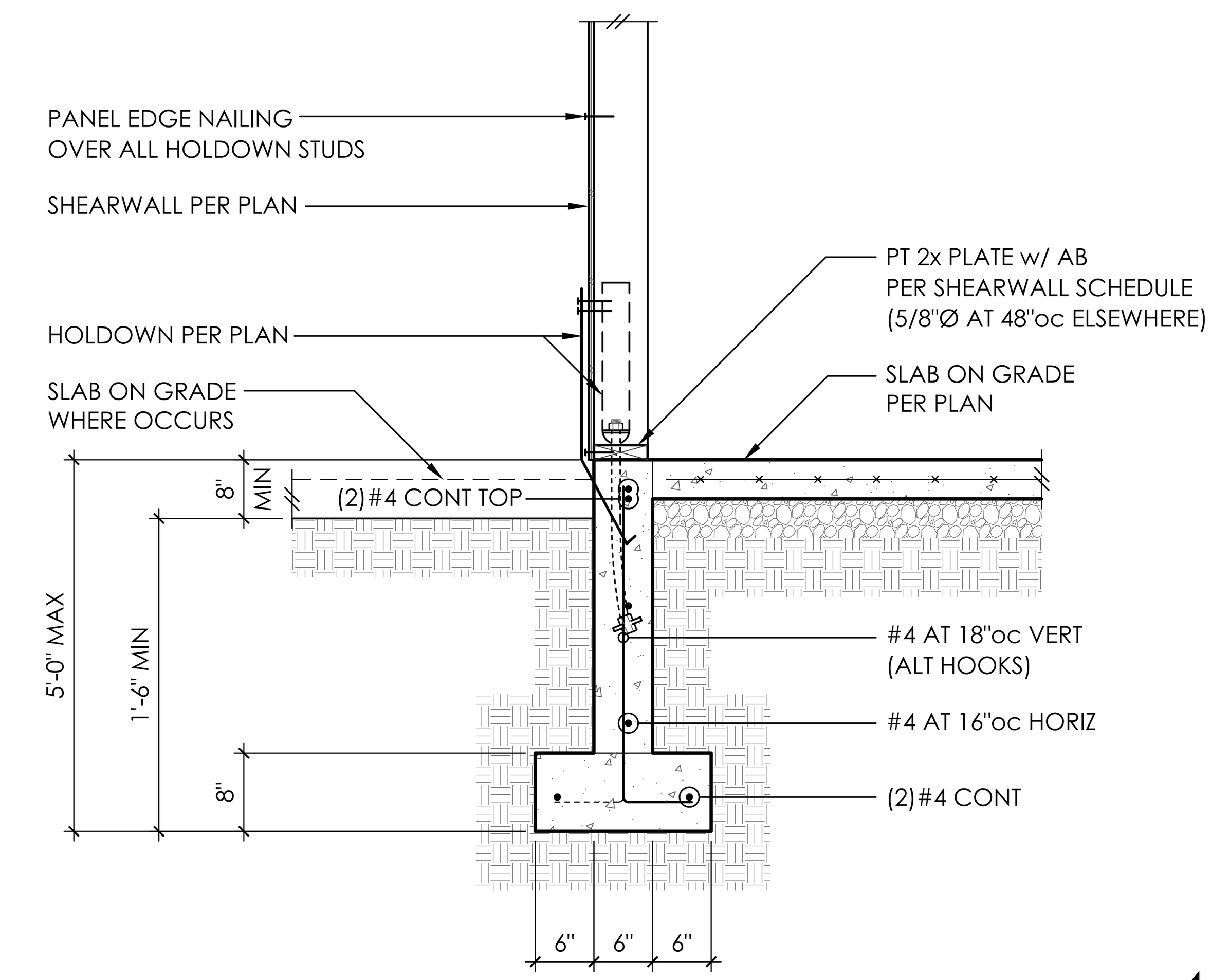
1



2



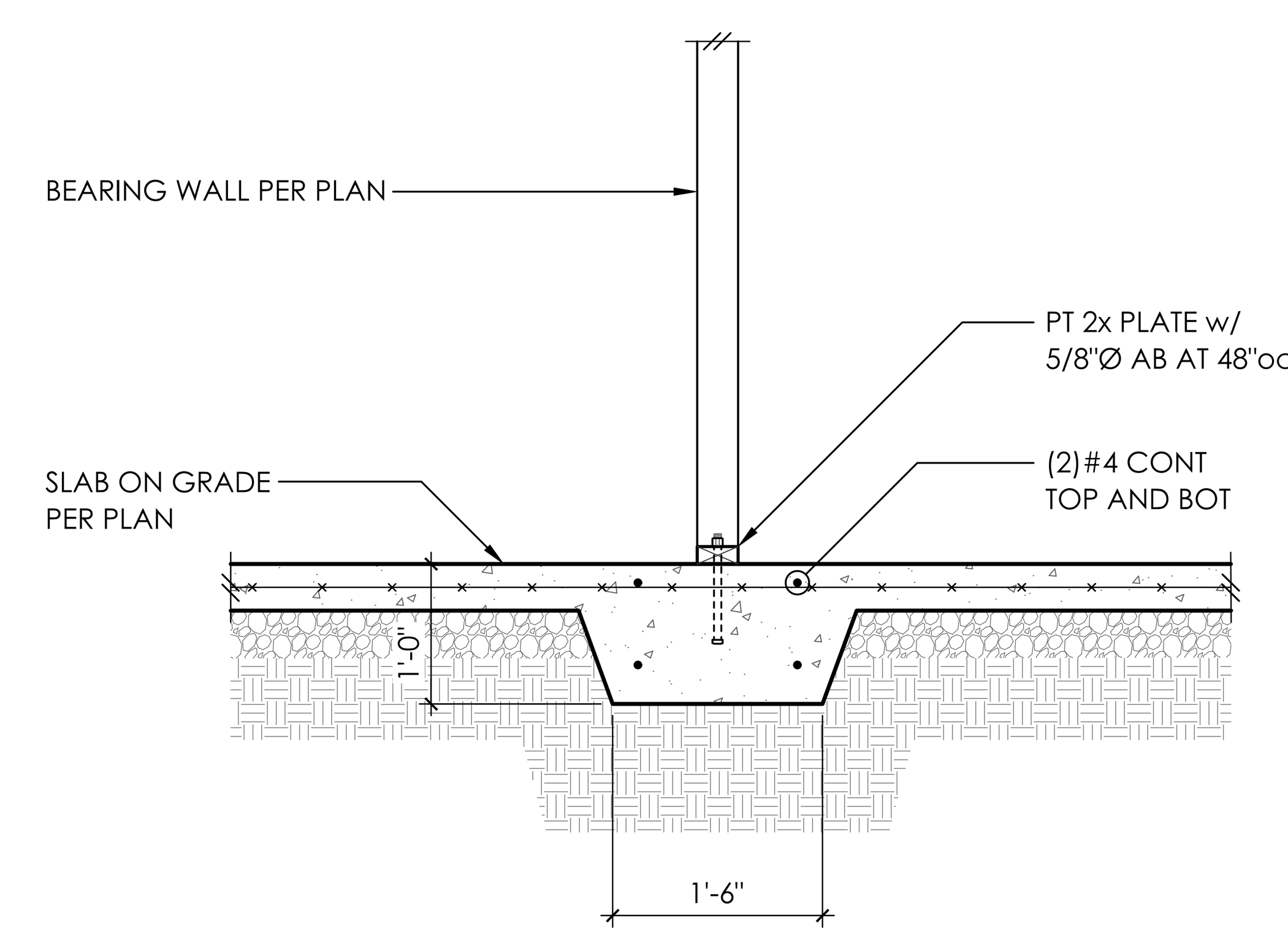
3



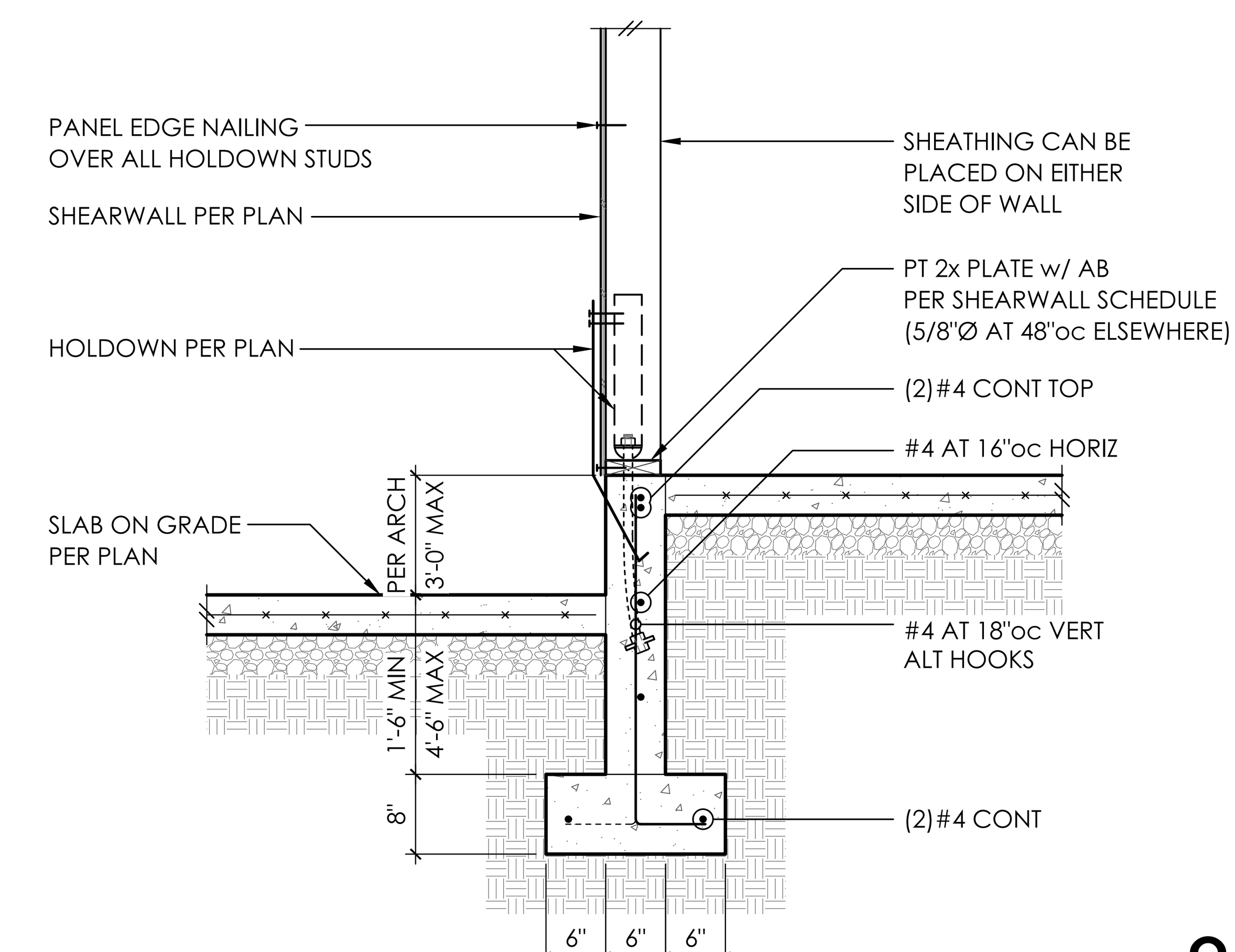
4

5

6



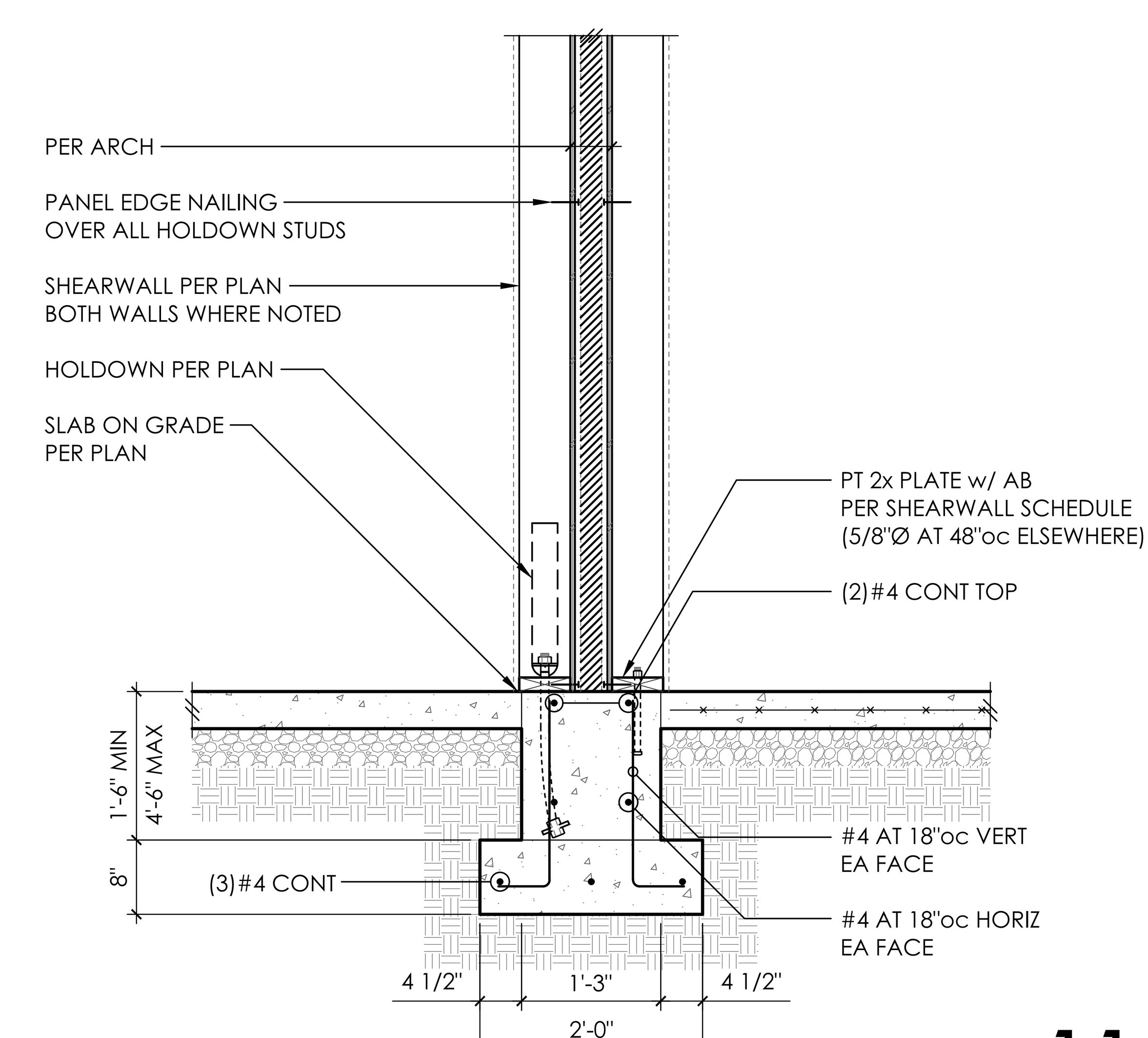
7



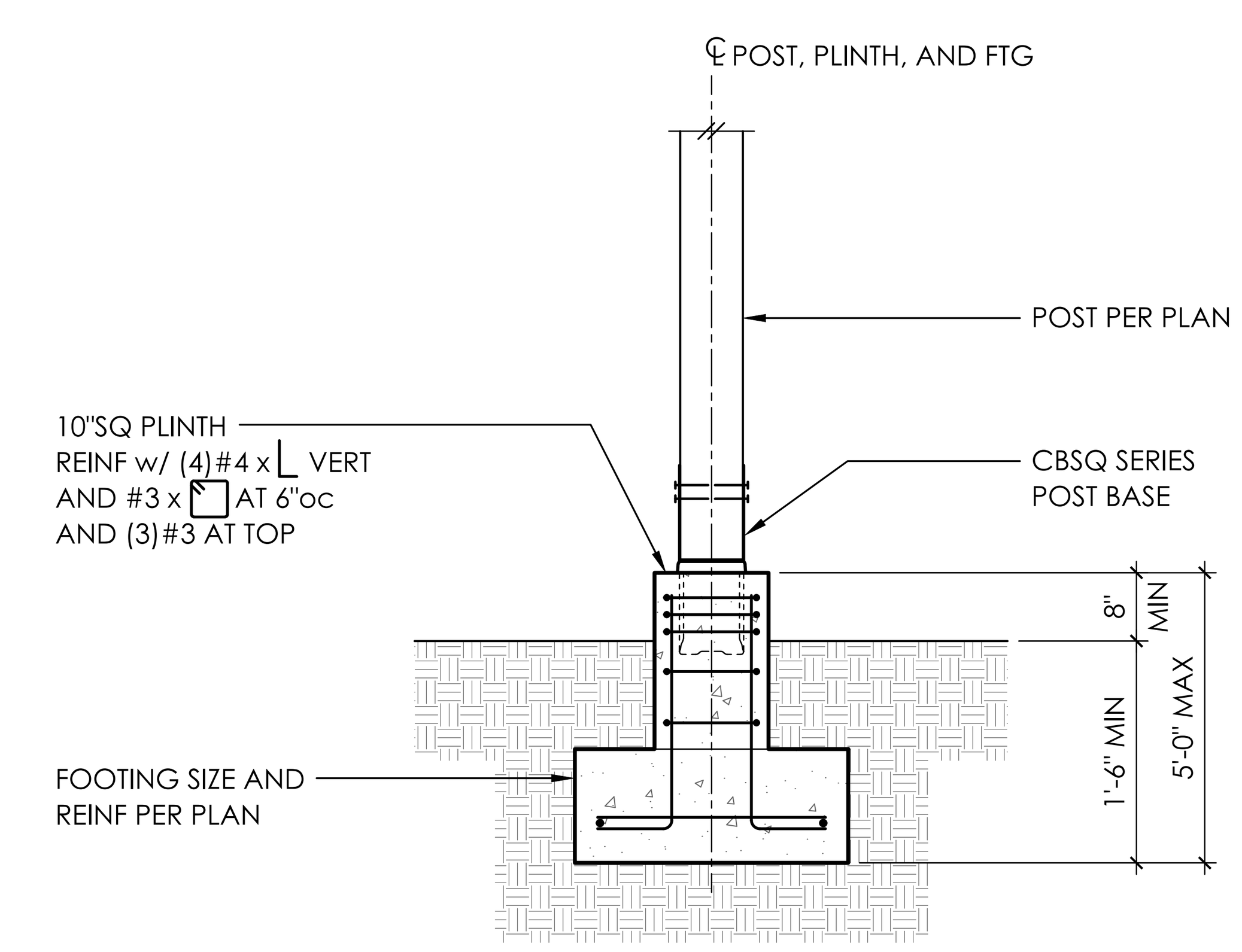
8

9

10



11



12

MALSAM TSANG STRUCTURAL ENGINEERING

5-UNIT BUILDING
TOLT RIVER TERRACE
CARNATION, WA

MARC J. MALSAM, STATE OF WASHINGTON, PROFESSIONAL ENGINEER

PROJECT NO	0135.2022.111.0101
PROJECT MANAGER	RAF
DRAWN	JAS
ENGINEER	ZACH SHUGART
	ZACHS@MALSAM-TSANG.COM
	206.604.3439

REV	DESCRIPTION	DATE
	PERMIT SET	1.27.23

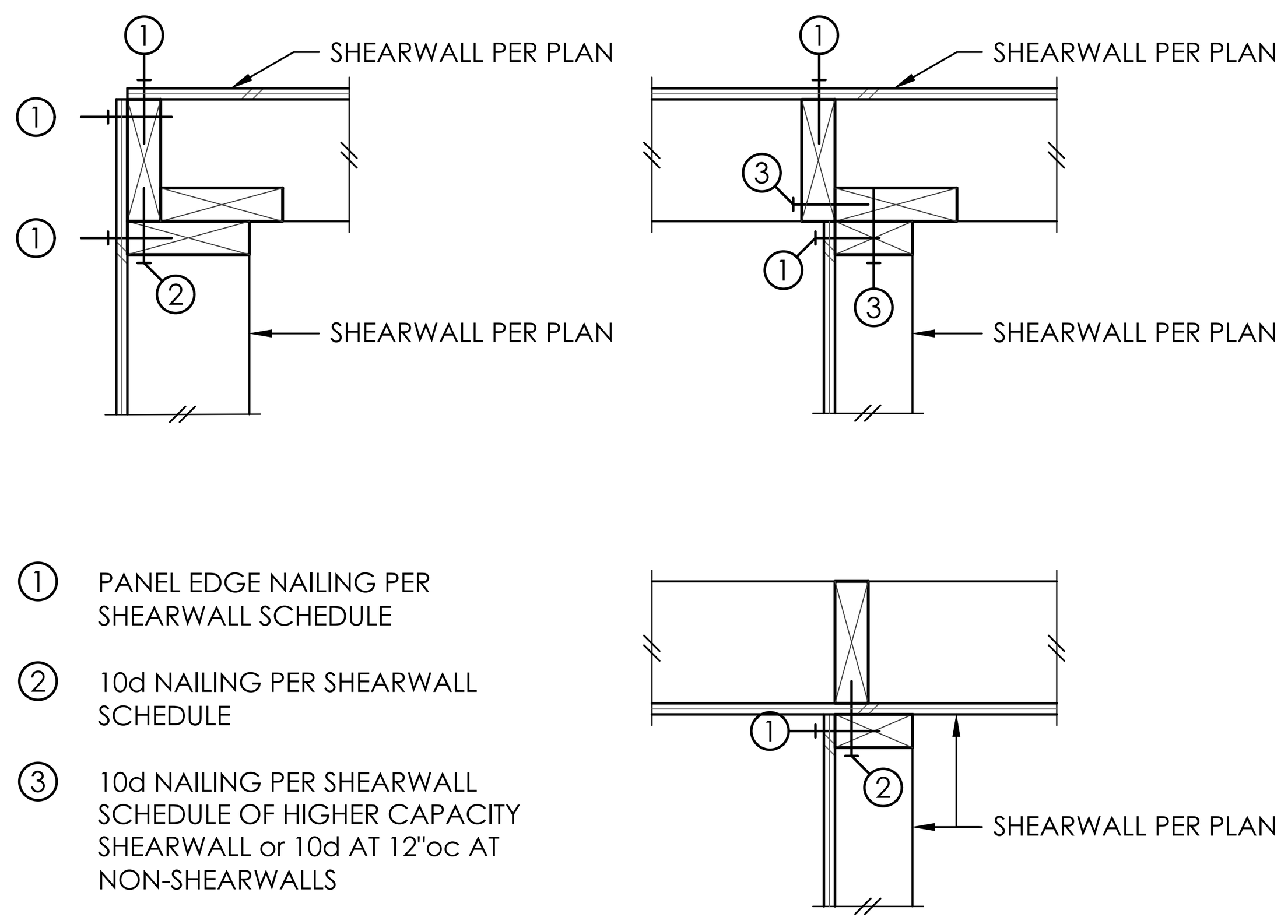
ARCH	DTJ DESIGNS 303.443.7533
CLIENT	MAINVUE HOMES

CONCRETE DETAILS

S3.1

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

Plotted by: roberts
Plotted Date: Jan 27, 2023 - 12:00pm

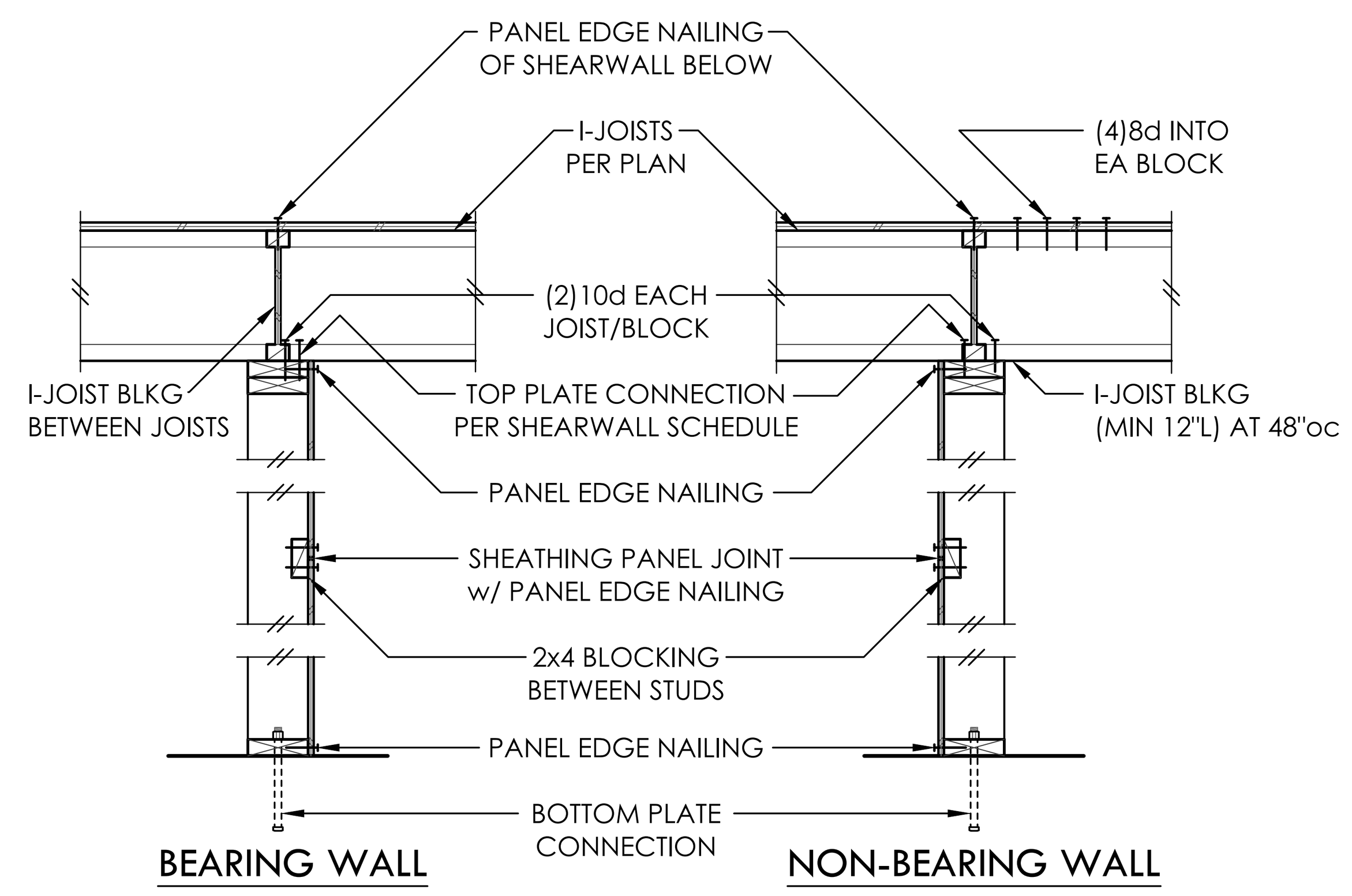


① PANEL EDGE NAILING PER SHEARWALL SCHEDULE

② 10d NAILING PER SHEARWALL SCHEDULE

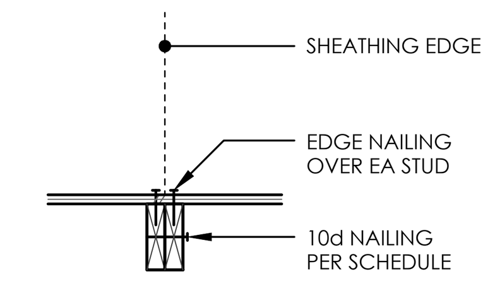
③ 10d NAILING PER SHEARWALL SCHEDULE OF HIGHER CAPACITY SHEARWALL or 10d AT 12"oc AT NON-SHEARWALLS

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



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

TYPICAL SHEARWALL CONSTRUCTION 2



DETAIL A
EDGES PER FOOTNOTE 4

SHEARWALL SCHEDULE ①②③⑤⑥⑦

MARK	SHEATHING	PANEL EDGE NAILING	TOP PLATE CONNECTION		BASE PLATE CONNECTION	
			I-JOIST	RIM/BEAM⑧	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
SW3④	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
SW2④	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
SW3-2④	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
SW2-2④	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.

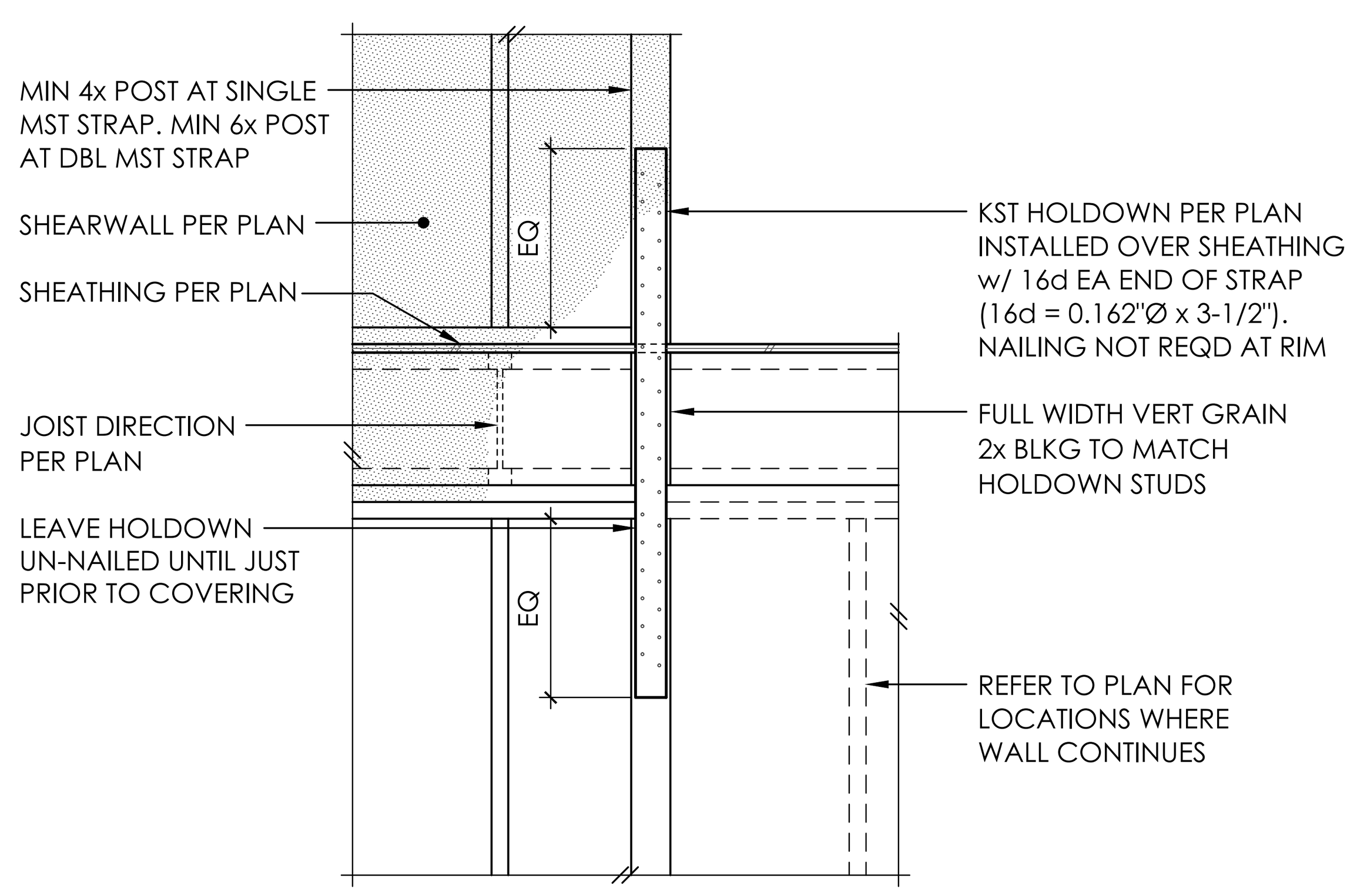
⑤ TWO STUDS MINIMUM OR POST PER PLAN ARE REQUIRED AT EACH END OF ALL SHEARWALLS AND ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING.

⑥ ALL EXTERIOR WALLS SHALL BE SW6, UNLESS NOTED OTHERWISE.

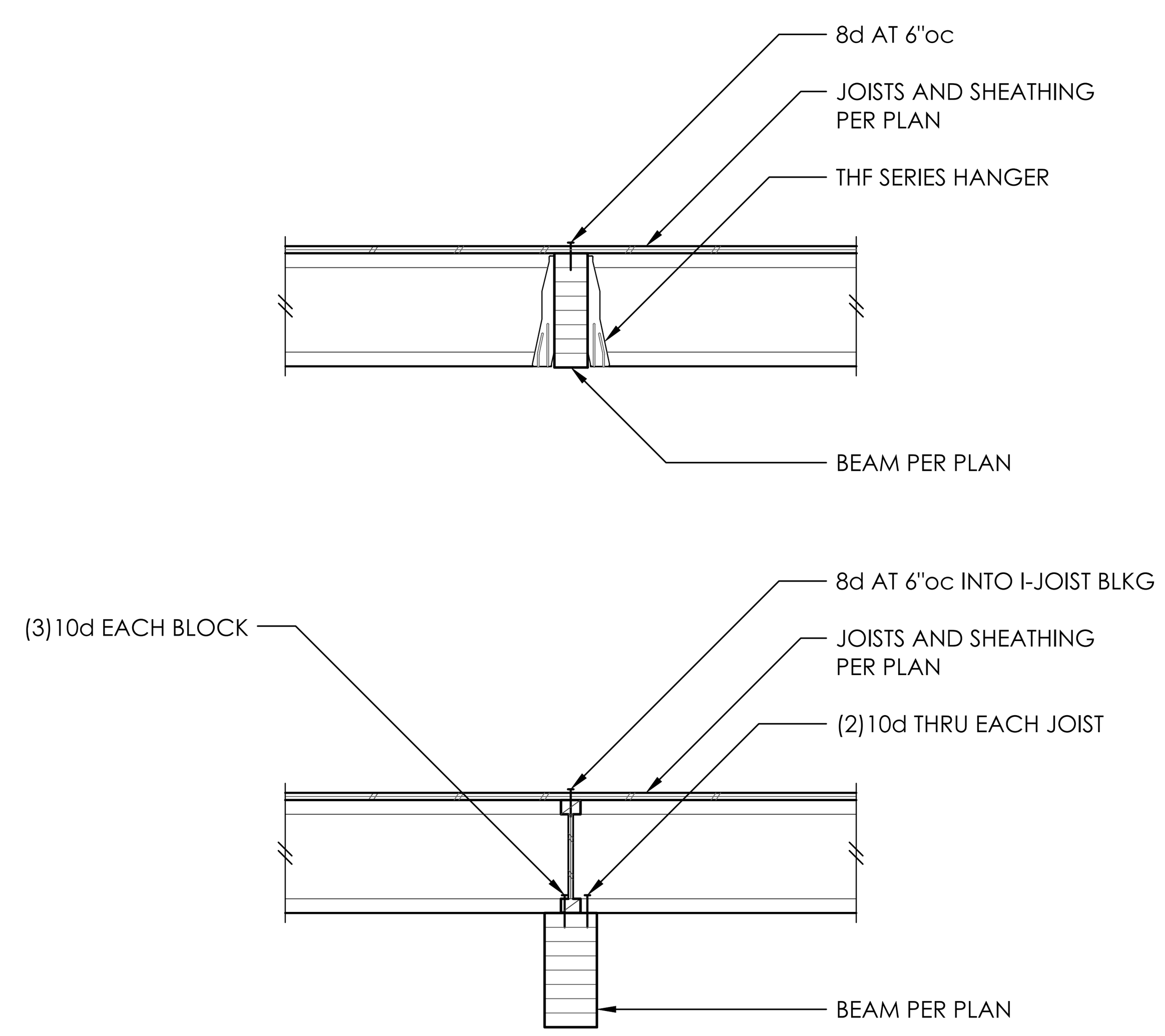
⑦ NAILS SHALL NOT BE SPACED LESS THAN 3/8" FROM EDGES OF SHEATHING. SHEATHING NAILS SHALL BE DRIVEN SO THEIR HEADS ARE FLUSH WITH SHEATHING (NOT COUNTERSUNK).

⑧ MP4F's INSTALLED OVER SHEATHING WITH 8d (0.131"Ø x 2-1/2") NAILS MAY BE SUBSTITUTED FOR MPA1's AT CONTRACTORS OPTION.

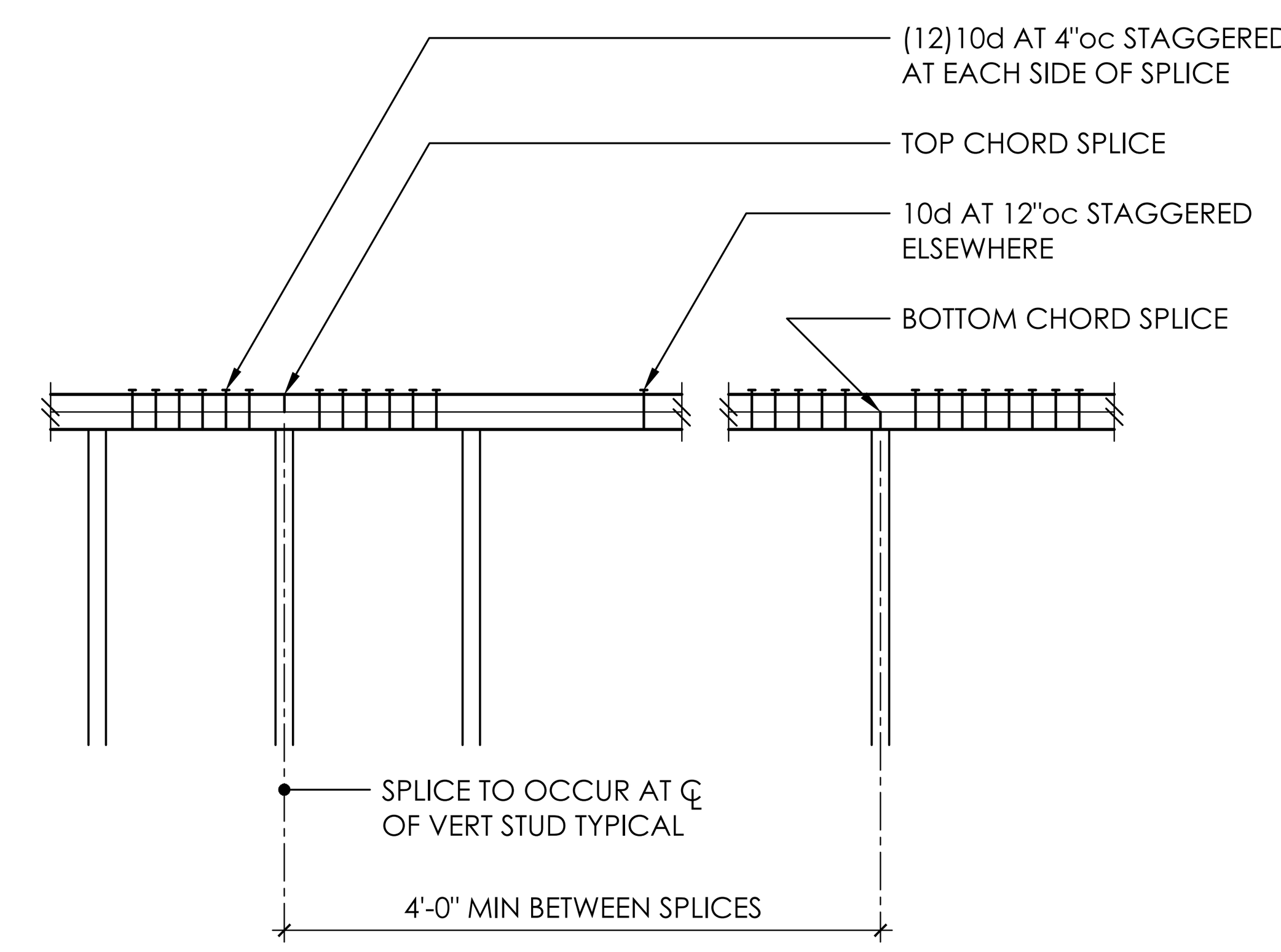
4



TYPICAL KST HOLDOWN 5



TYPICAL FLUSH AND DROPPED BEAM 6

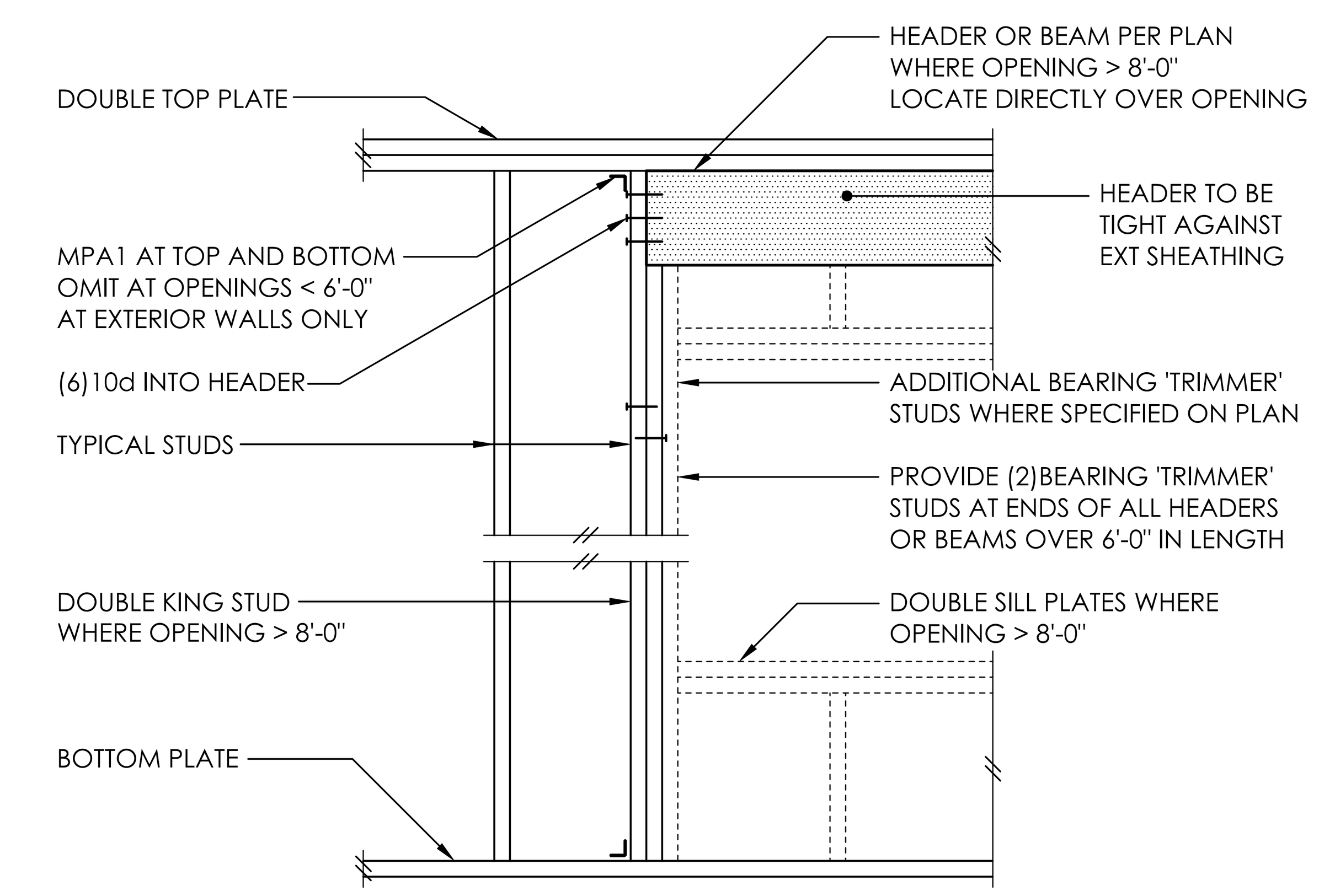


NOTE:
1. NAILING AT TOP PLATE SPLICES MAY BE ELIMINATED w/ RS16 x 30"

2. WHERE VERTICAL PENETRATIONS THRU PLATE EXCEED 1" FOR A WALL OR 3" FOR A 6x WALL - PROVIDE RS16 x 30" AT TOP PLATE

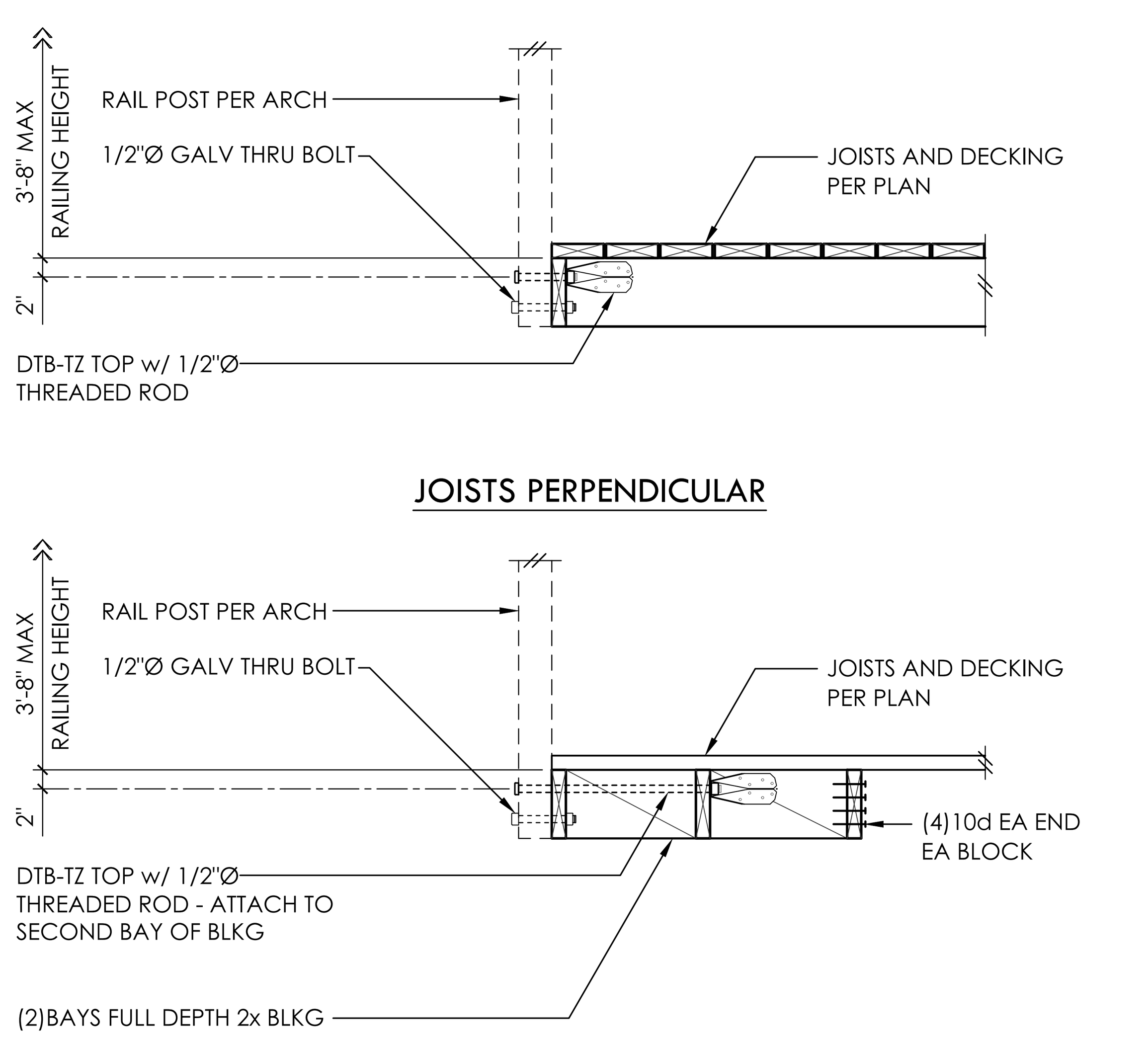
3. MINIMUM EDGE DISTANCE FOR VERTICAL PENETRATIONS THRU TOP PLATE IS 1-1/4"

AT SHEARWALLS
TYPICAL TOP PLATE SPLICE 7

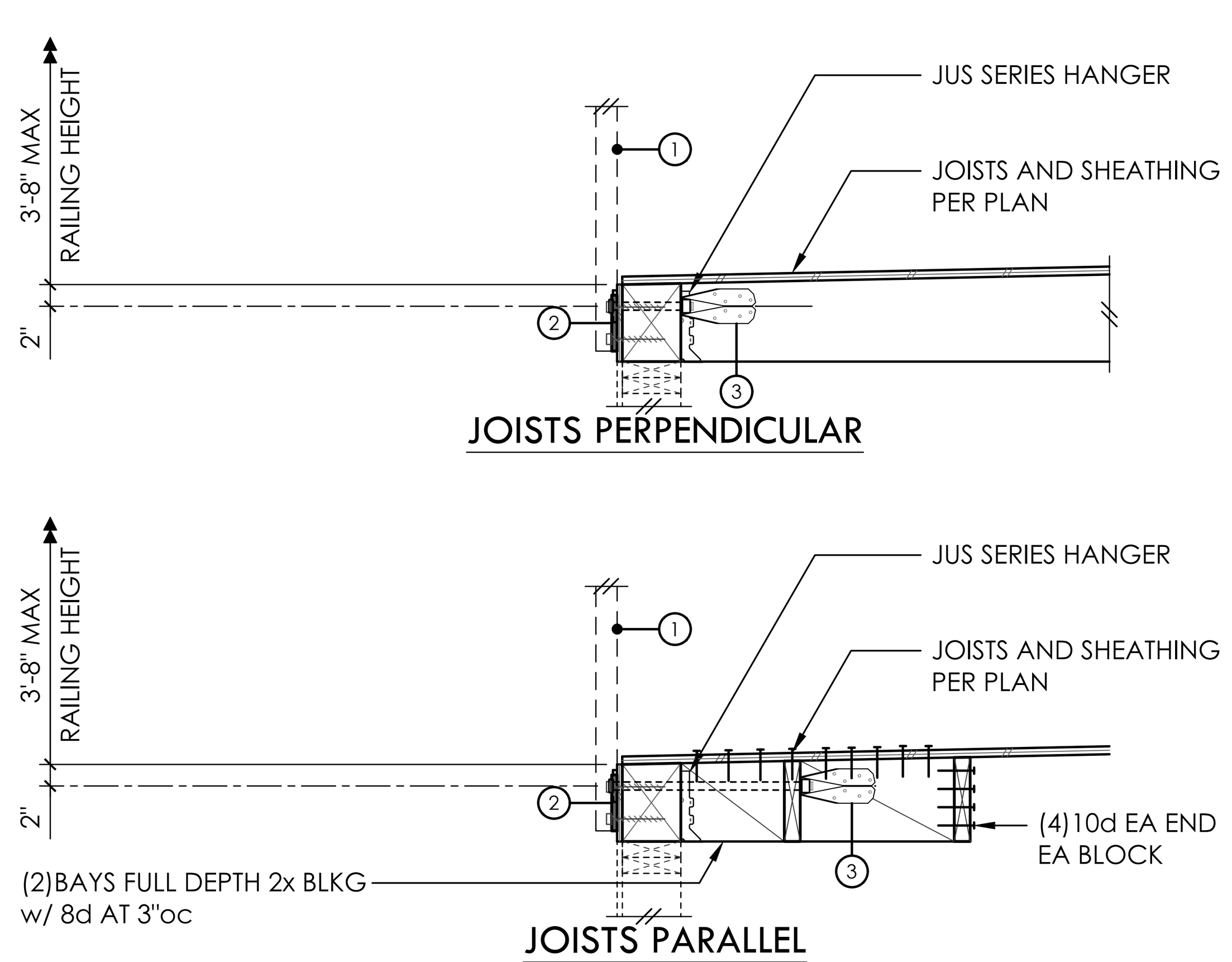


8

Reviewed for
2018 Building Code Compliance
Lou Tyler
9/18/23
Building Plan Review by
SAFEbuilt



9

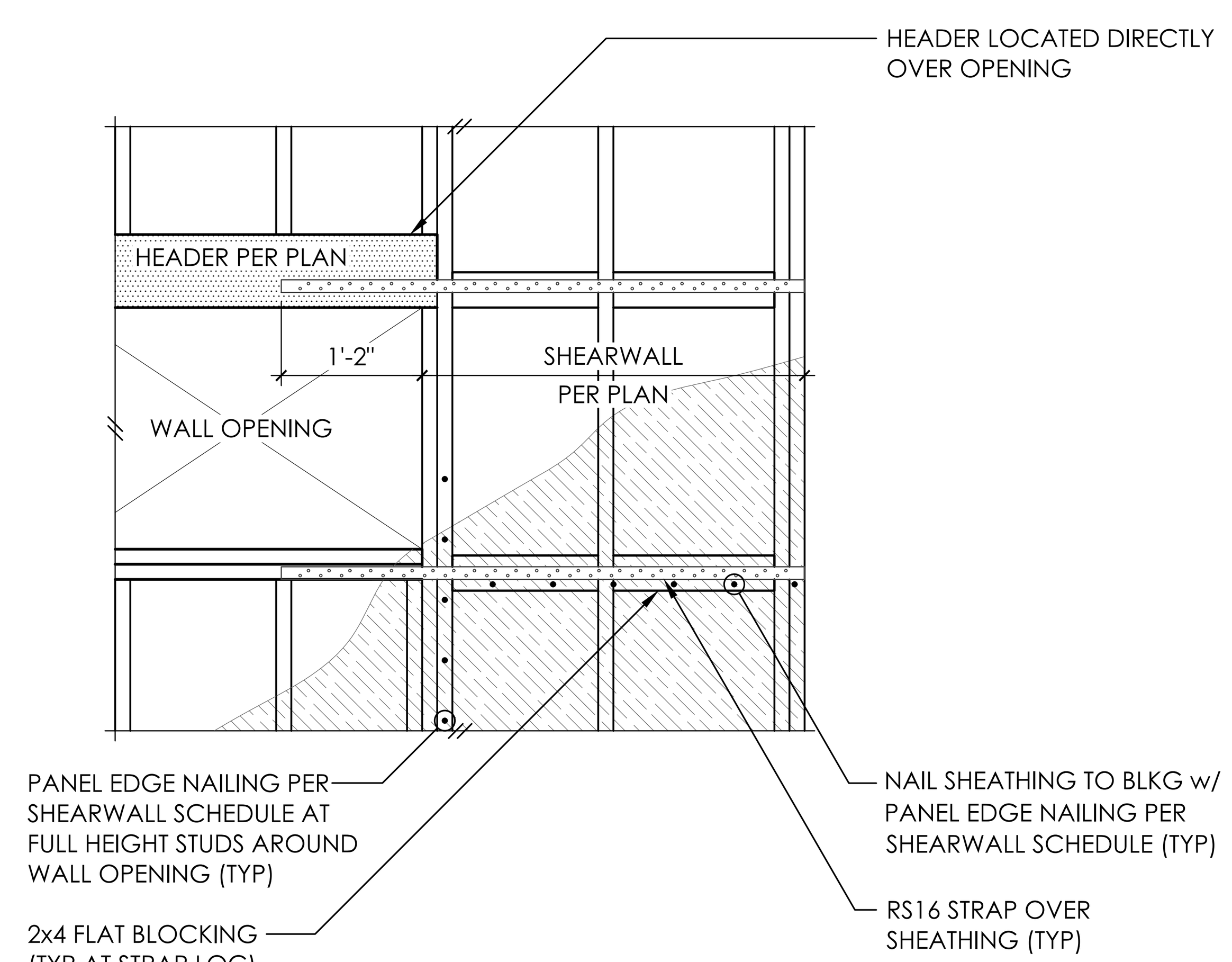


① RAILING SYSTEM BY OTHERS

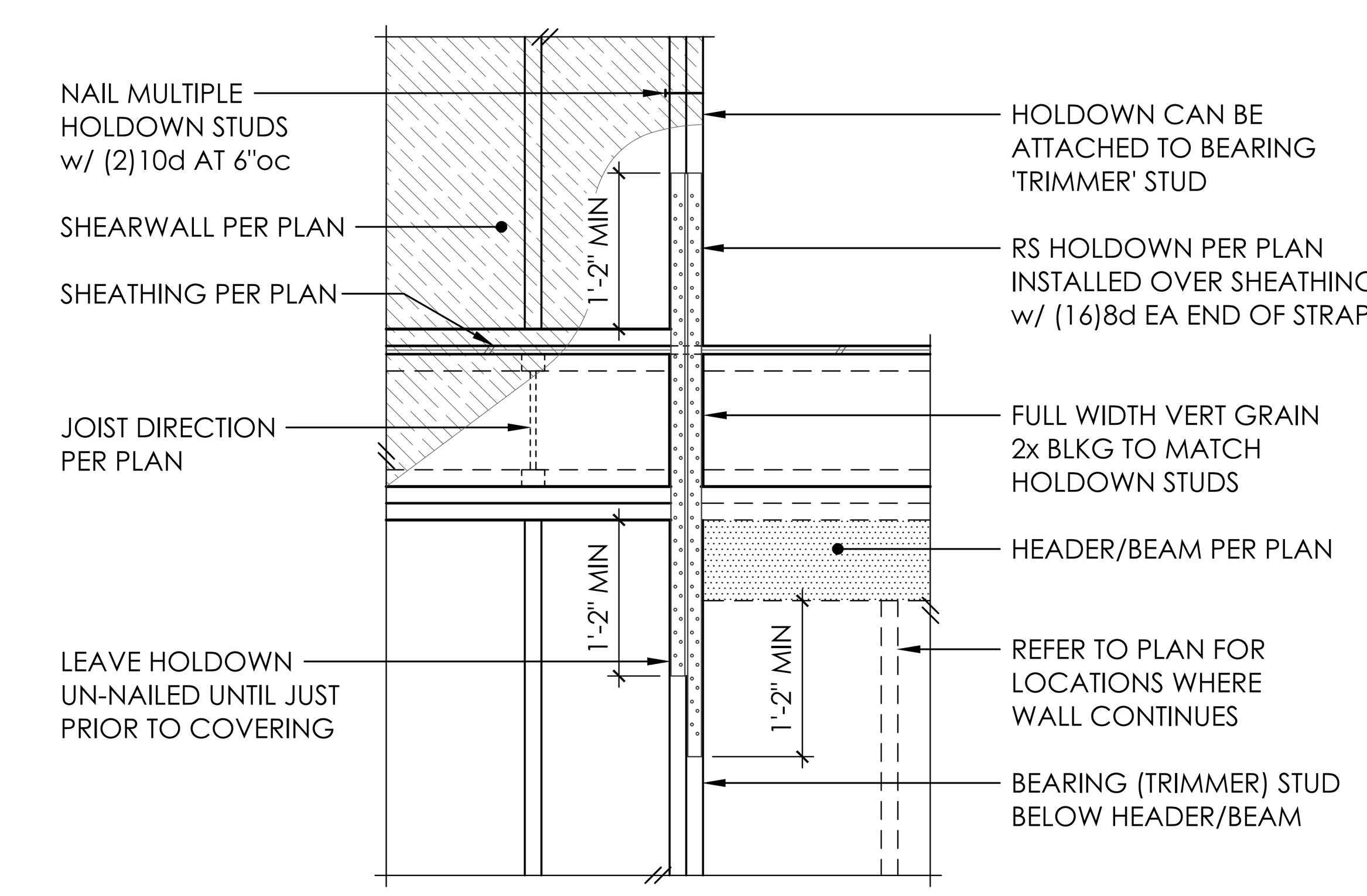
② BASE PL 3/8" x 4-1/2" x 4-1/2" w/ (4)3/8"Ø x 5" GALV LAG SCREWS AT 3"oc

③ DTB-TZ TOP w/ 1/2"Ø THREADED ROD w/ 3" SQ WASHER AT 4'-0"oc - ATTACH TO SECOND BAY OF BLKG AT PARALLEL CASE

10



11



TYPICAL RS16 HOLDOWN 12

MALSAM TSANG STRUCTURAL ENGINEERING
122 S JACKSON ST - SUITE 210
SEATTLE, WA 98104 - 206.789.6038

5-UNIT BUILDING
TOLT RIVER TERRACE
CARNATION, WA

MARC J. MALSAM
STATE OF WASHINGTON
41206
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER

PROJECT NO	0135.2022.111.0101
PROJECT MANAGER	RAF
DRAWN	JAS
ENGINEER	ZACH SHUGART
	ZACHS@MALSAM-TSANG.COM
	206.604.3439

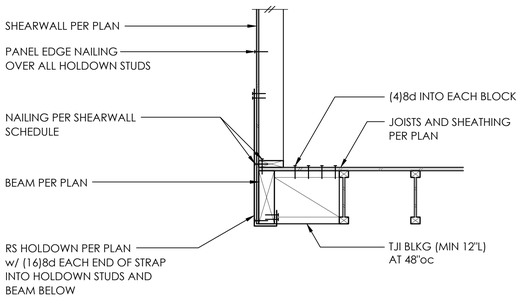
REV	DESCRIPTION	DATE
	PERMIT SET	1.27.23

ARCH	DTJ DESIGNS
	303.443.7533
CLIENT	MAINVUE HOMES

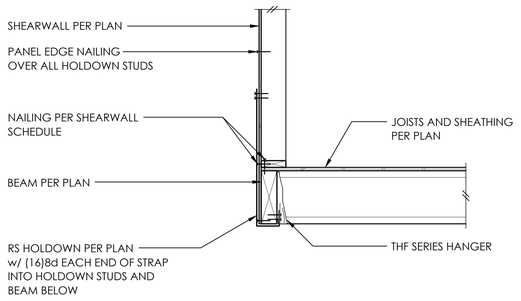
TYPICAL WOOD FRAMING DETAILS

S4.0
SCALE - 3/4" = 1'-0"

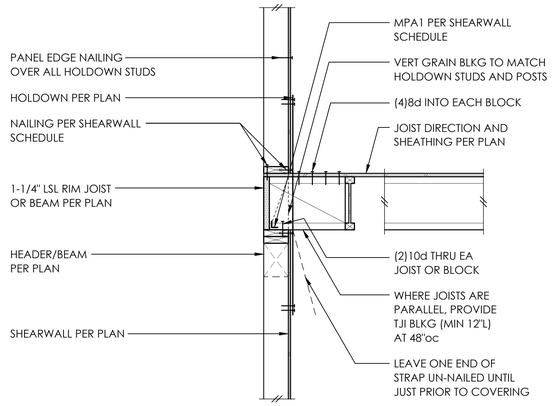
Plotted by: robertc
Plotted Date: Jan 27, 2023 - 12:50pm



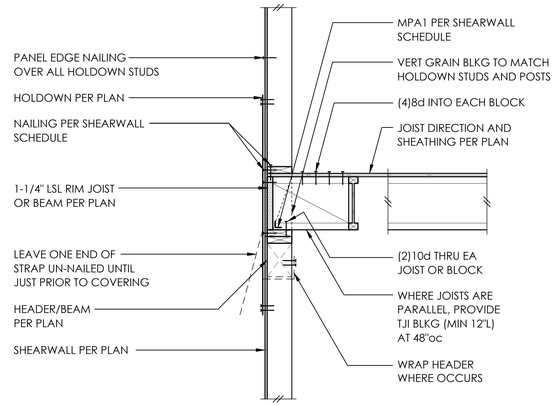
1



2



3

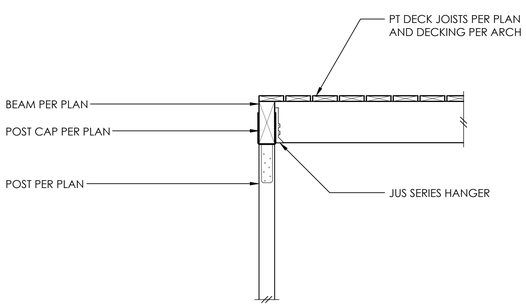


4

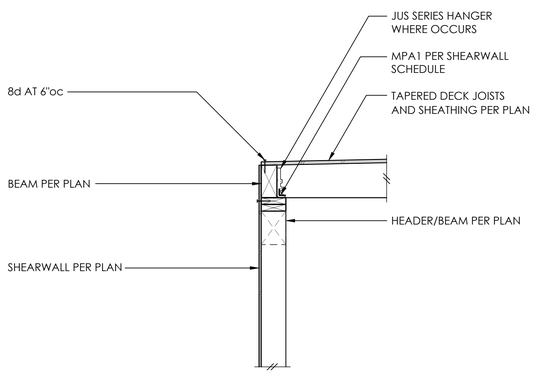
6

7

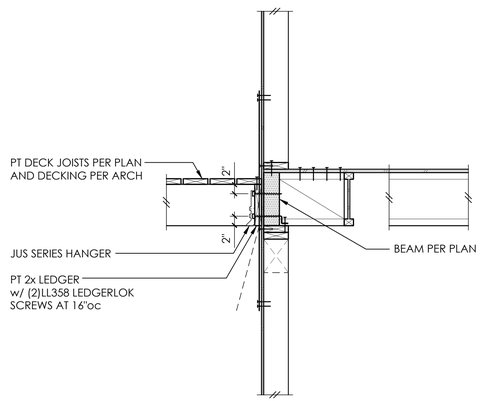
8



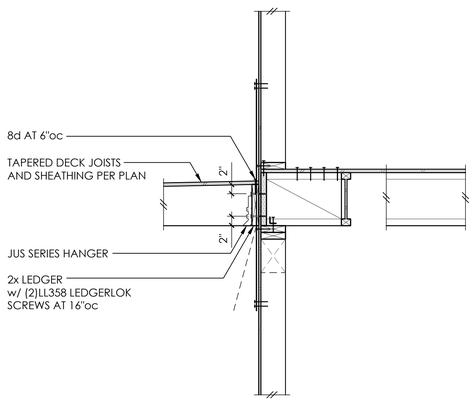
9



10



11



12

MALSAM TSANG
STRUCTURAL ENGINEERING
122 S JACKSON ST - SUITE 210
SEATTLE, WA 98104 - 206.789.6038

5-UNIT BUILDING
TOLT RIVER TERRACE
CARNATION, WA

Reviewed for
2018 Building Code Compliance
Lou Ogden
9/18/23
Building Plan Review by
SAFEbuilt

MARC J. MALSAM
STATE OF WASHINGTON
41206
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER

PROJECT NO	0135.2022.111.0101
PROJECT MANAGER	RAF
DRAWN	JAS
ENGINEER	ZACH SHUGART
	ZACHS@MALSAM-TSANG.COM
	206.604.3439

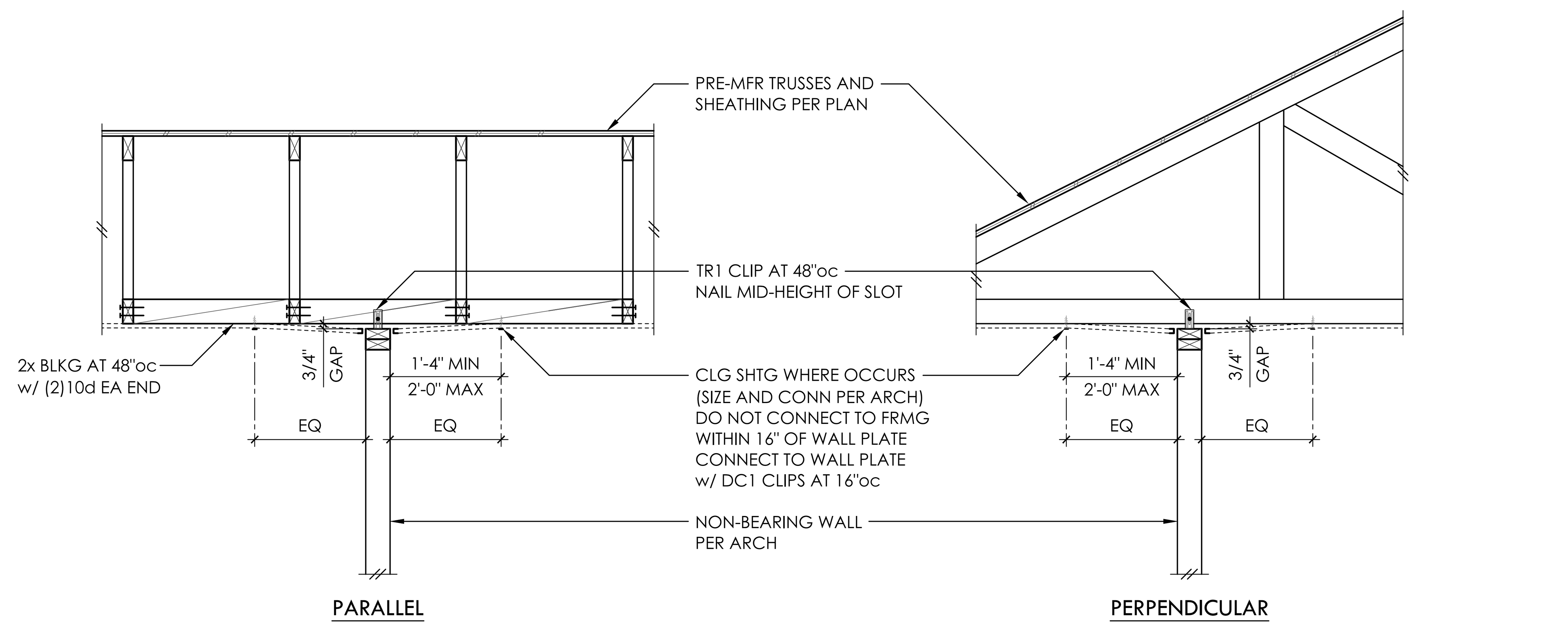
REV	DESCRIPTION	DATE
	PERMIT SET	1.27.23

ARCH	DTJ DESIGNS
	303.443.7533
CLIENT	MAINVUE HOMES

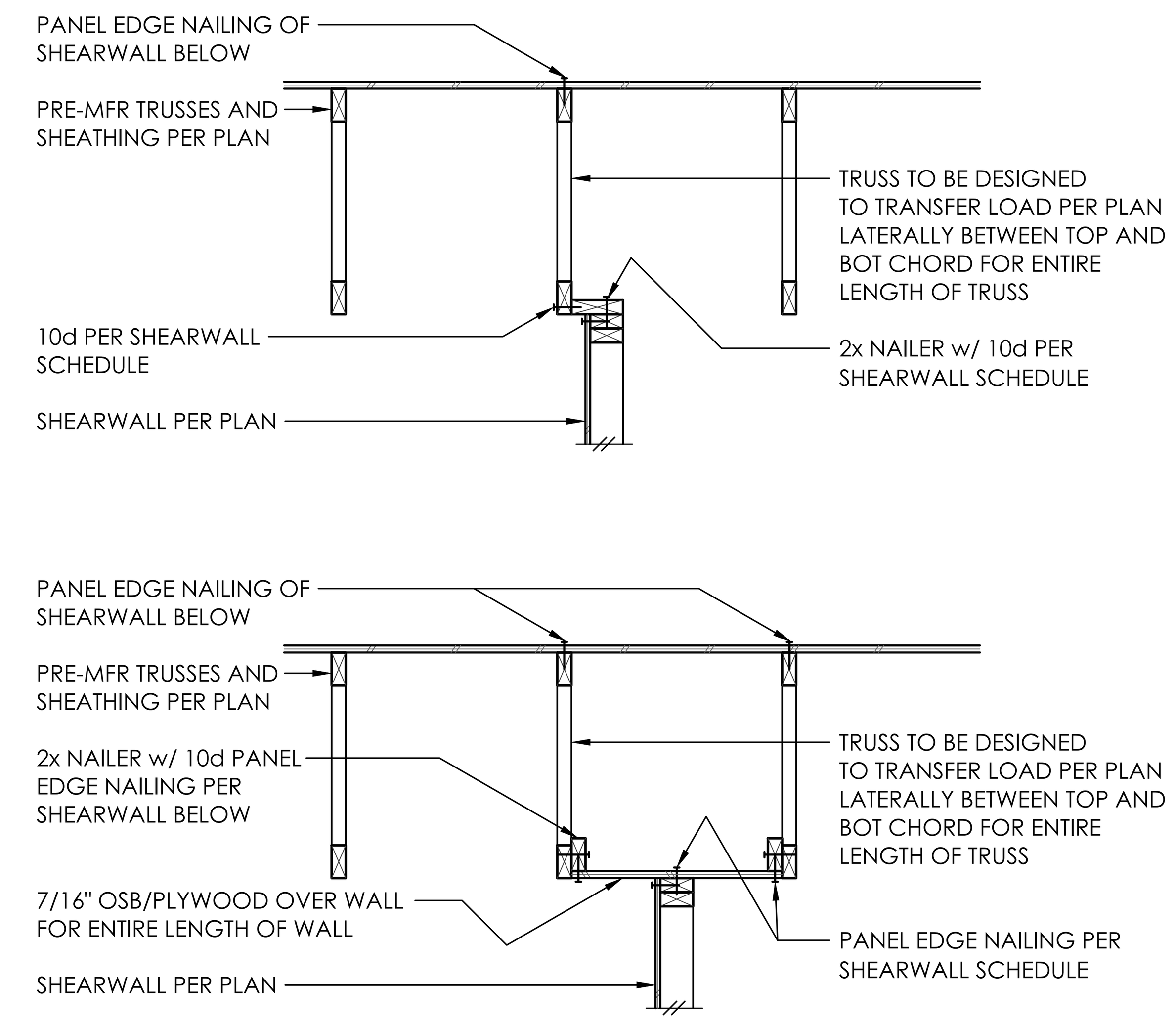
WOOD FRAMING DETAILS

S4.1

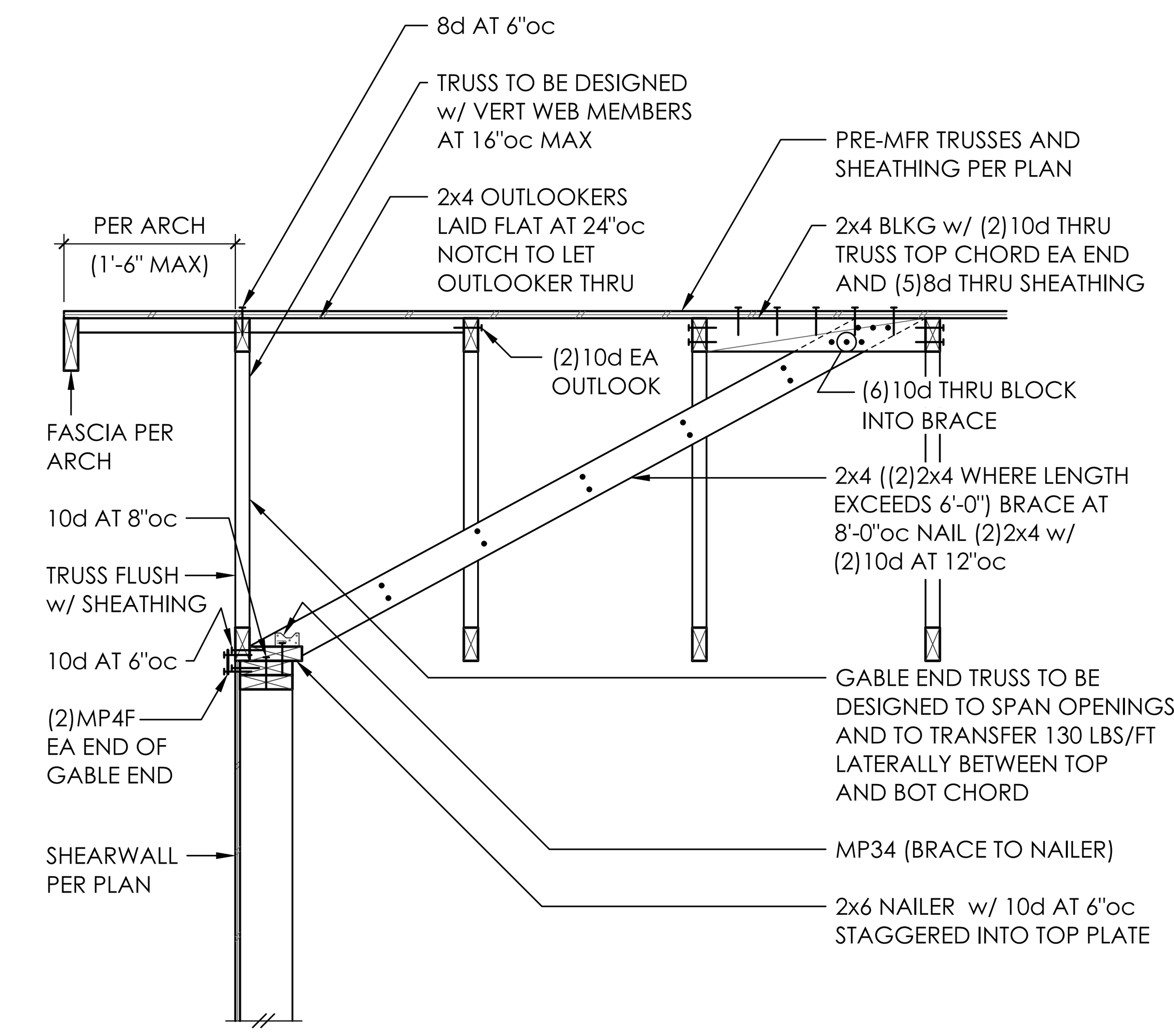
SCALE - 3/4" = 1'-0"



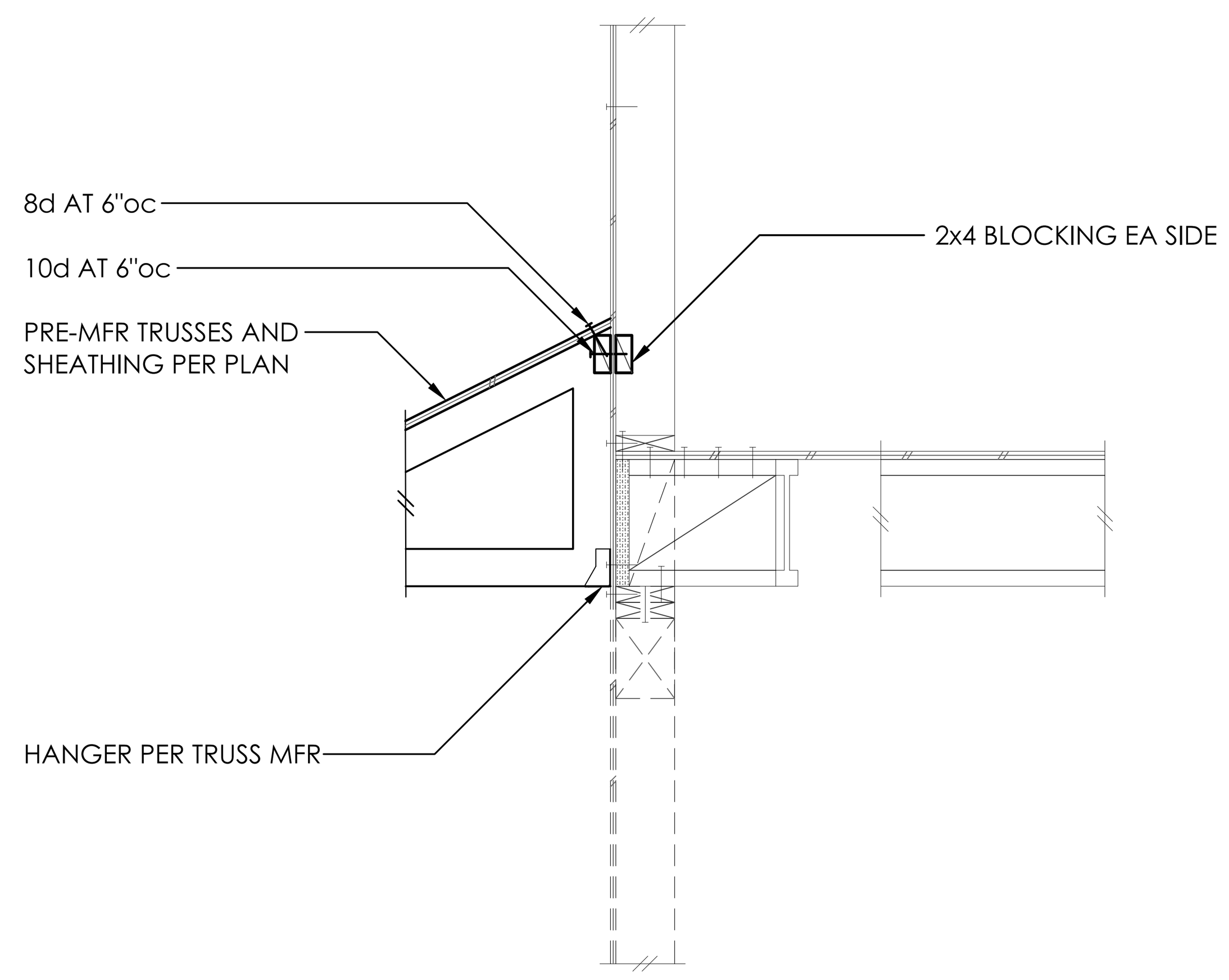
TYPICAL NON-STRUCTURAL WALL TO ROOF TRUSSES 2



3

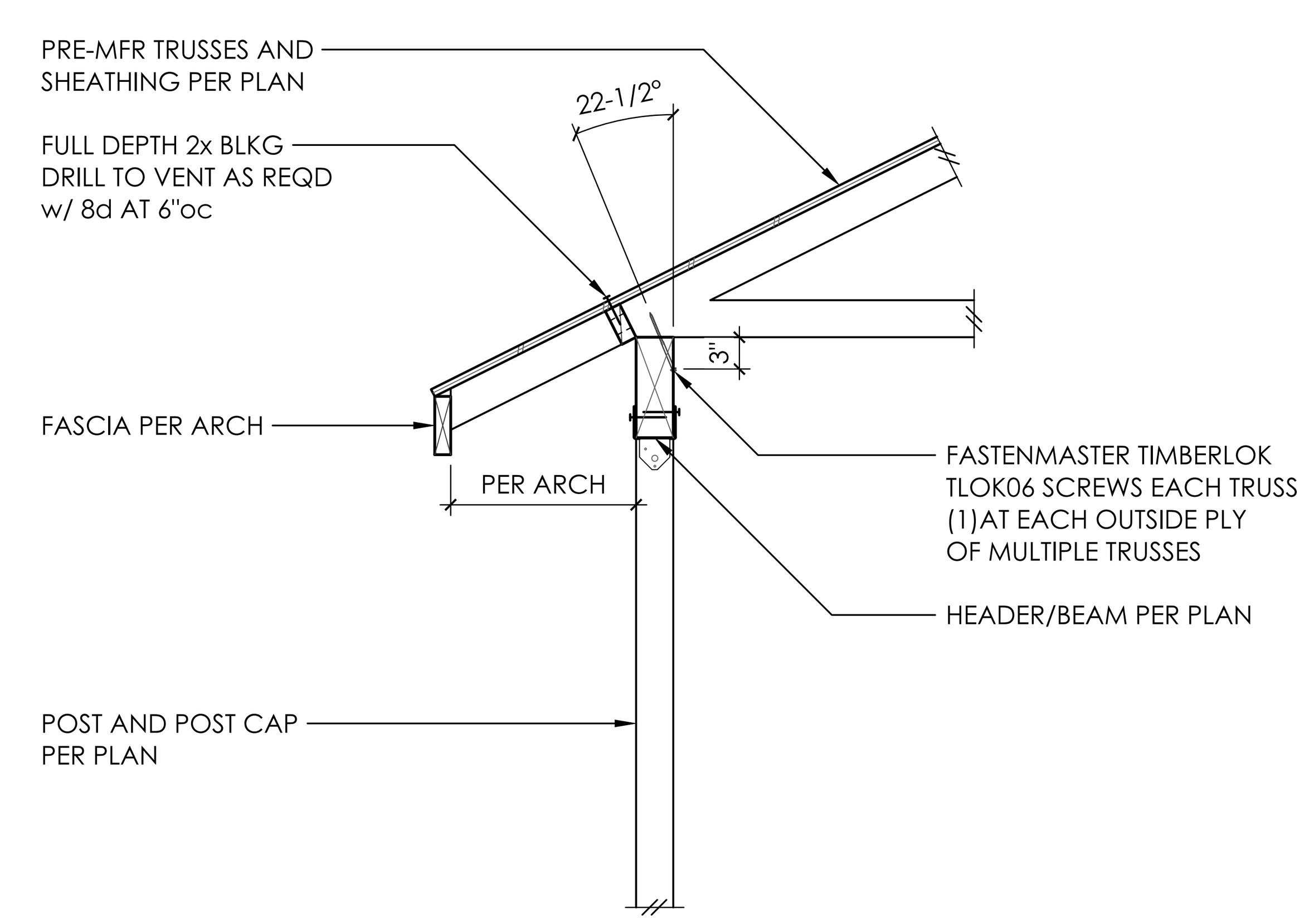


4

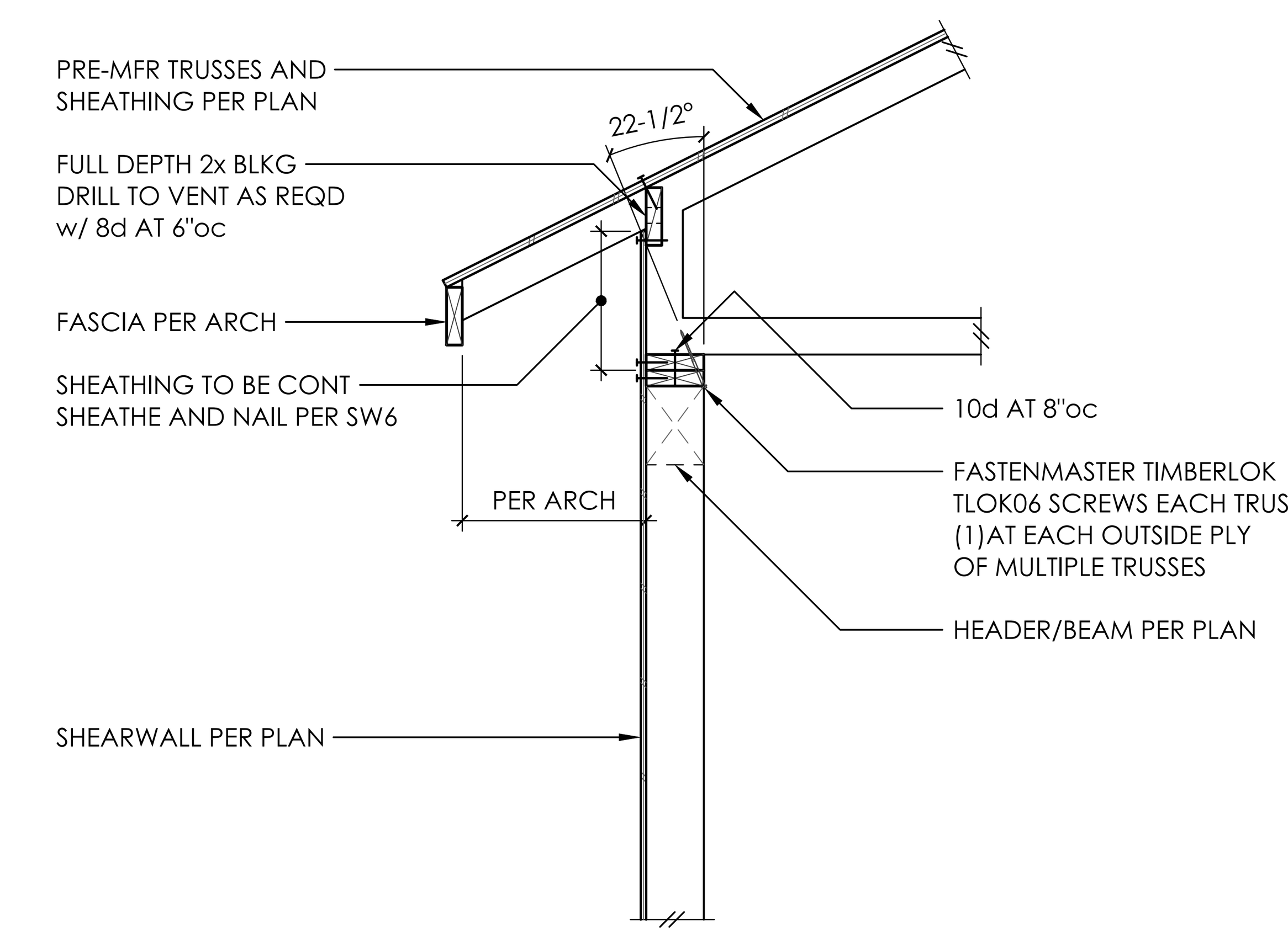


5

6



7



8

9

10

11

12

MALSAM TSANG STRUCTURAL ENGINEERING

122 S JACKSON ST - SUITE 210
SEATTLE, WA 98104 - 206.789.6038

5-UNIT BUILDING
TOLT RIVER TERRACE
CARNATION, WA

Reviewed for
2018 Building Code Compliance
9/18/23
Building Plan Review by
SAFEbuilt

MARC J. MALSAM
STATE OF WASHINGTON
STRUCTURAL ENGINEER
41206
PROFESSIONAL ENGINEER

PROJECT NO	0135.2022.111.0101
PROJECT MANAGER	RAF
DRAWN	JAS
ENGINEER	ZACH SHUGART
	ZACHS@MALSAM-TSANG.COM
	206.604.3439

REV	DESCRIPTION	DATE
	PERMIT SET	1.27.23

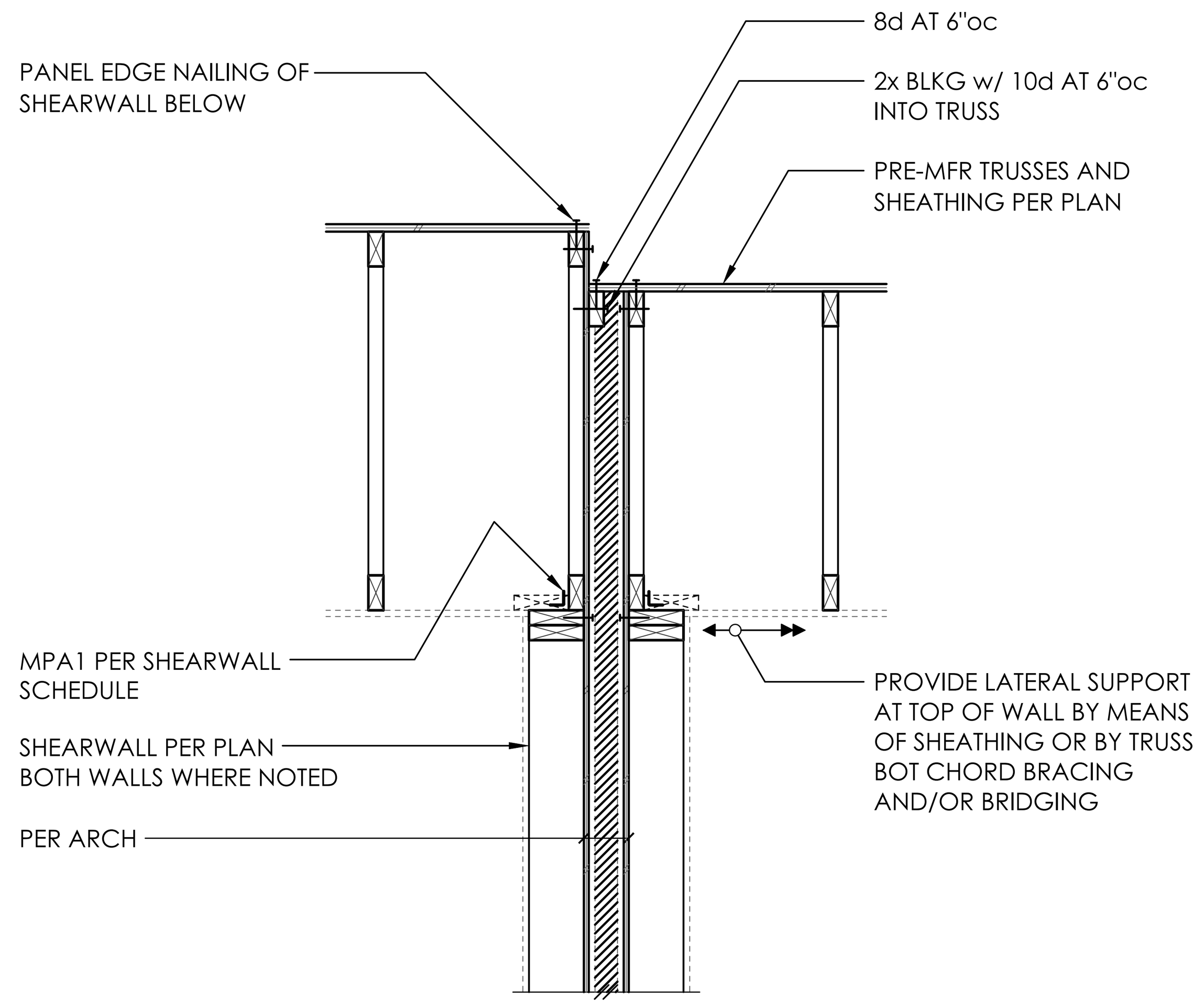
ARCH	DTJ DESIGNS
	303.443.7533
CLIENT	MAINVUE HOMES

WOOD FRAMING
DETAILS

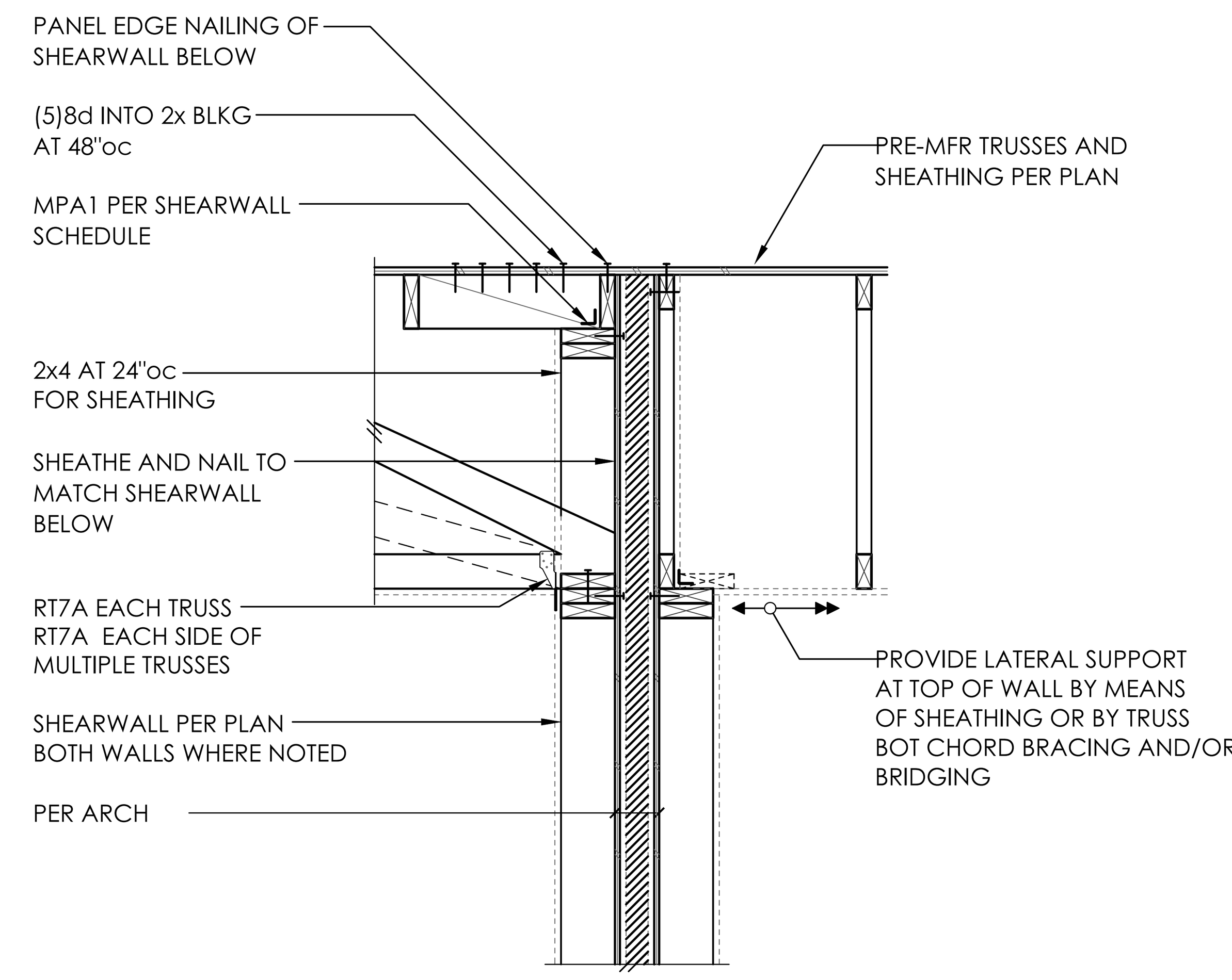
S4.2

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

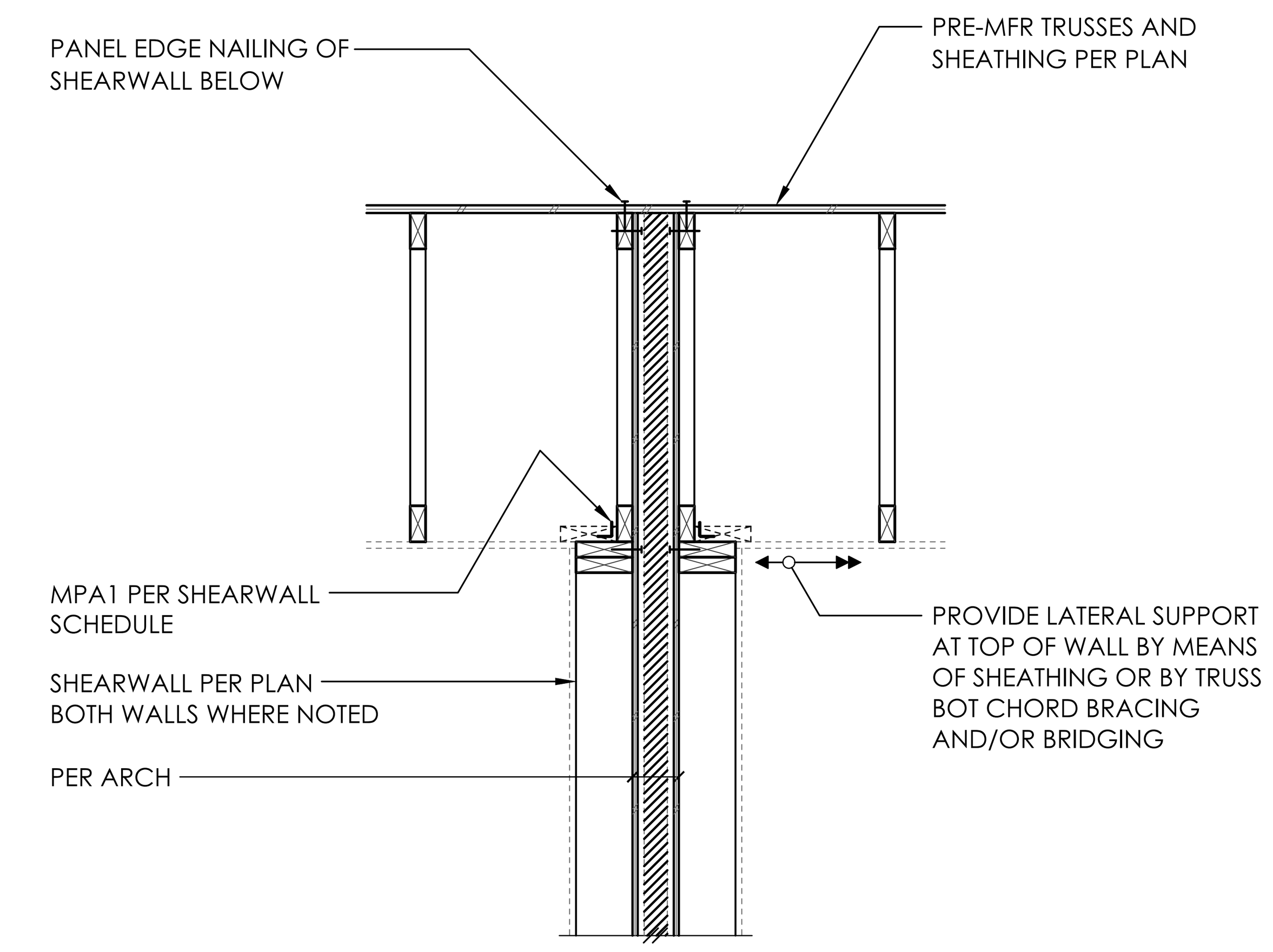
1



2



3

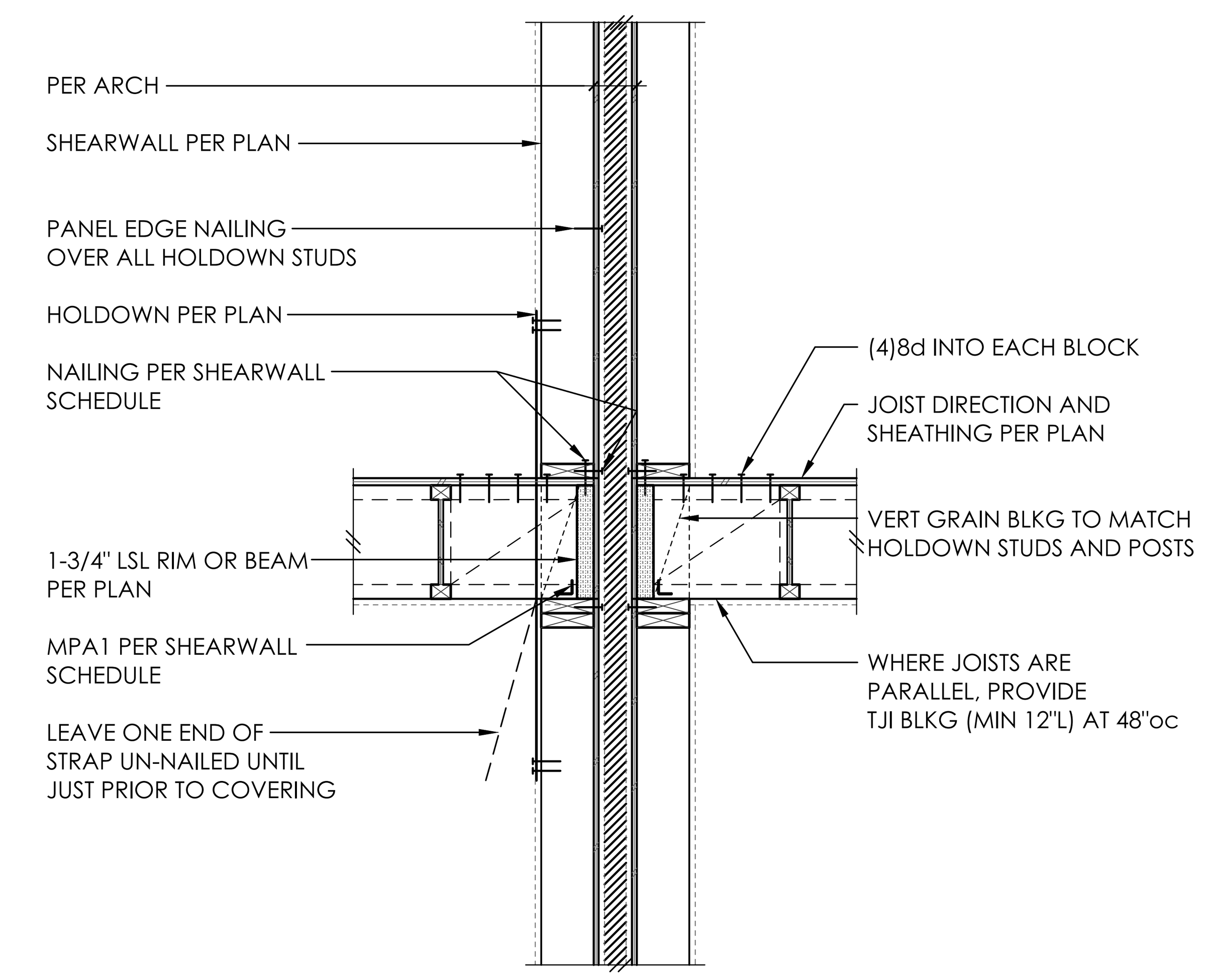


4

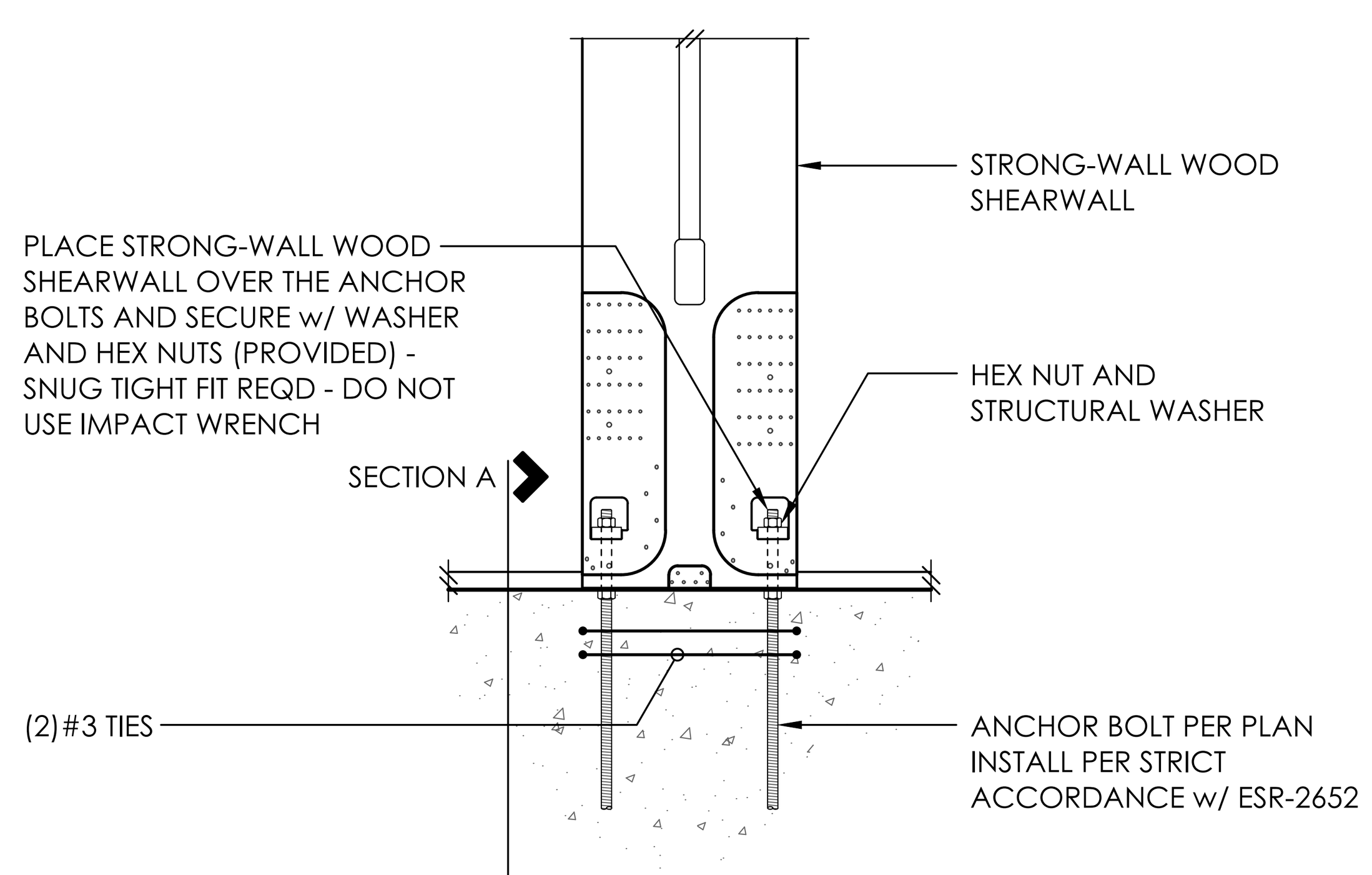
5

6

7



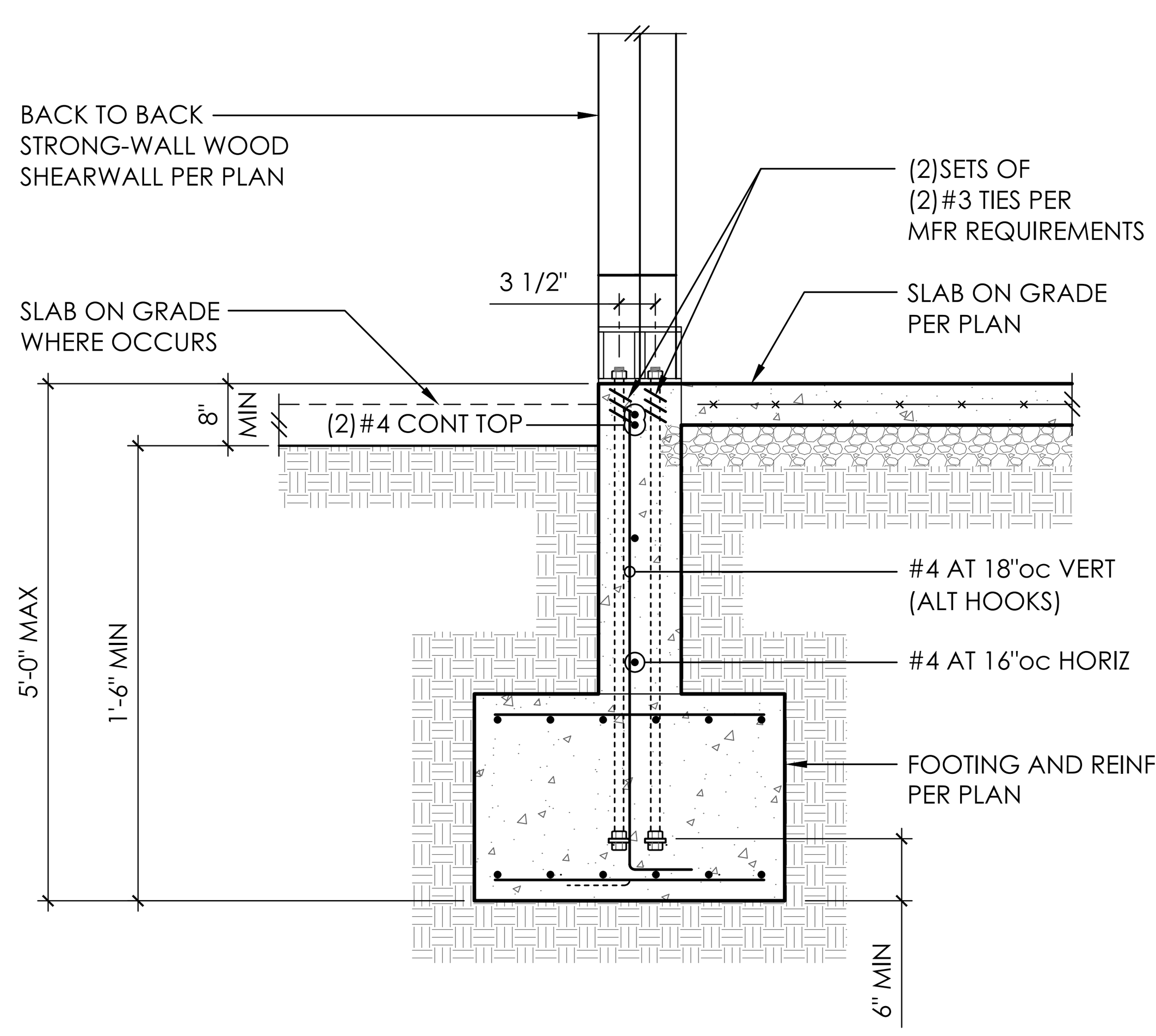
8



SIMPSON STRONGWALL ANCHOR BOLT TEMPLATE REQUIRED

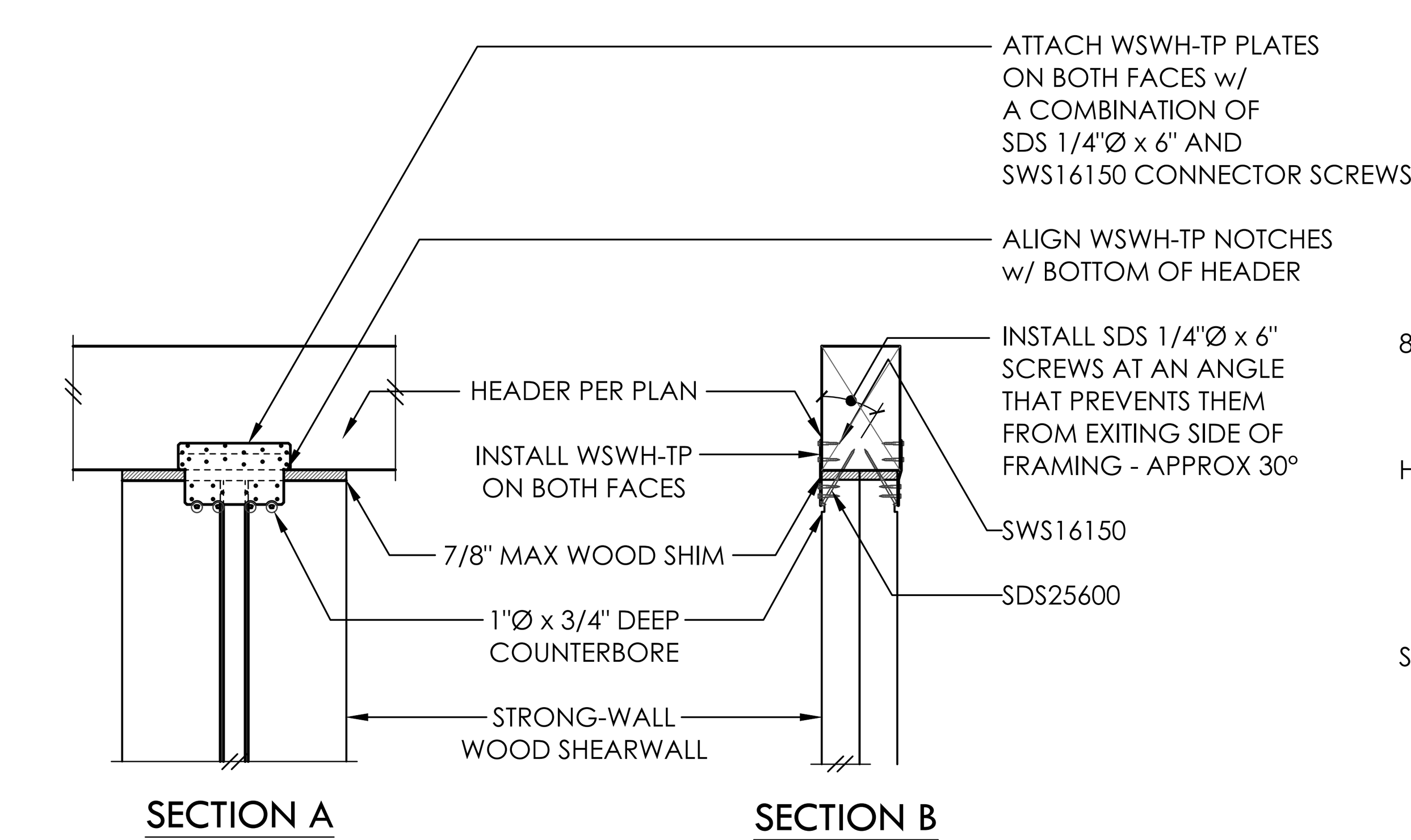
INSTALL SIMPSON STRONGWALL AND ANCHORAGE IN STRICT ACCORDANCE w/ ESR-2652

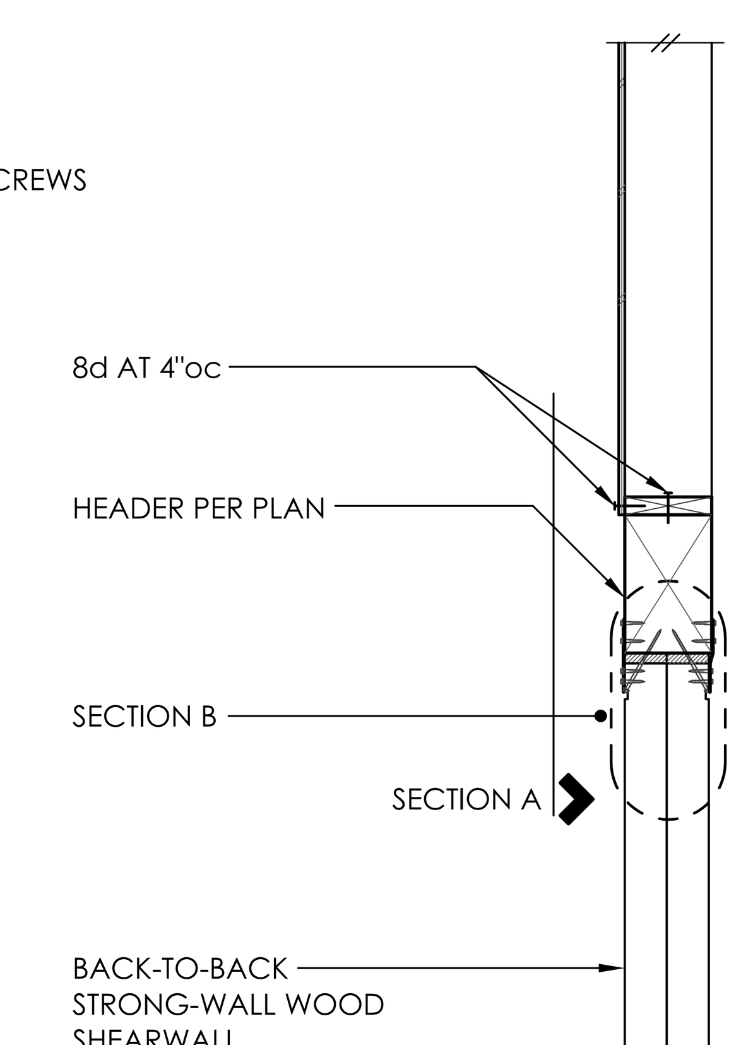
CONTRACTOR TO REFER TO SIMPSON STRONG WALL SHOP DRAWINGS AND PRODUCT INSTALLATION GUIDELINES TO ENSURE INSTALLATION CONFORMANCE



SECTION A

STRONG-WALL - BASE CONNECTION 10





INSTALL SIMPSON STRONGWALL AND ANCHORAGE IN STRICT ACCORDANCE w/ ESR-2652

CONTRACTOR TO REFER TO SIMPSON STRONG WALL SHOP DRAWINGS AND PRODUCT INSTALLATION GUIDELINES TO ENSURE INSTALLATION CONFORMANCE

STRONG-WALL - TOP CONNECTION 12

Plotted by: roberts
Plotted Date: Jan 27, 2023 - 12:00pm

MALSAM TSANG STRUCTURAL ENGINEERING
122 S JACKSON ST - SUITE 210
SEATTLE, WA 98104 - 206.789.6038

5-UNIT BUILDING
TOLT RIVER TERRACE
CARNATION, WA

Reviewed for 2018 Building Code Compliance
9/18/23
Building Plan Review by SAFEbuilt

MARC J. MALSAM
STATE OF WASHINGTON
41208
PROFESSIONAL ENGINEER

PROJECT NO	0135.2022.111.0101
PROJECT MANAGER	RAF
DRAWN	JAS
ENGINEER	ZACH SHUGART
	ZACHS@MALSAM-TSANG.COM
	206.604.3439

REV	DESCRIPTION	DATE
	PERMIT SET	1.27.23

ARCH	DTJ DESIGNS 303.443.7533
CLIENT	MAINVUE HOMES

WOOD FRAMING DETAILS

S4.3

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