4541 88TH Ave SE Mercer Island, WA

GENERAL INFORMATION APPLIES FULL SET

FLOOR PLAN GENERAL NOTES

GENERAL

A. ALL ANGLED WALLS (OTHER THAN 90°) SHALL BE CONSTRUCTED AS NOTED BY ANGLE (DEGREES) CALLOUT OR CONFIGURED AS DIMENSIONED. (UNO.)

B. ALL DIMENSIONS AT WALLS ARE TO THE FACE OF

- FRAMING STUDS. C. ALL EXTERIOR WALLS ENCLOSING CONDITIONED SPACE SHALL BE 2x6 STUDS at 16" OC. and INTERIOR
- WALLS TO BE 2x4 STUDS at 16" OC. per IRC. R602.3.2 (UNO.)
- D. ALL DIMENSIONS AT WINDOWS ARE TO THE CENTERLINE
- E. WINDOW SIZES NOTED ON PLANS ARE NOMINAL SO CONTRACTOR MUST VERIFY EXACT ROUGH OPENINGS PRIOR TO FRAMING. WINDOW and DOOR HEAD HEIGHTS SHOULD BE COORDINATED SO THAT ALL WINDOW and DOOR TRIMS ALIGN.
- F. PROVIDE WEATHER PROTECTION SYSTEM W/WATER-RESISTIVE BARRIERS IN COMBINATION w/FLASHINGS at EXT. WALLS, OPENINGS, PROJECTIONS, PENETRATIONS and INTERSECTIONS TO LOCK OUT ALL MOISTURE per IRC. R703.1-703.4
- G. TILE INSTALLATION SHALL COMPLY W/APPLICABLE SECTIONS OF THE TILE COUNCIL OF AMERICA'S "HANDBOOK FOR CERAMIC TILE INSTALLATION" and ITS REFERENCED STANDARDS including IRC. R702.4.1
- H. ALL COUNTERS, TUB DECKS & WALLS AT TUBS & SHOWERS SHALL HAVE SMOOTH, HARD. NON-ABSORBENT SURFACE O/CEMENTITIOUS BACKER BOARD and MOISTURE RESISTANT UNDERLAYMENT per IRC. R702.4.2 NONABSORBENT AT TUB \$ SHOWER WALLS SHALL BE TO A HEIGHT OF +72" MIN.
- ABOVE DRAIN INLET per IRC. R307.2 I. ALL SHOWERS AND ALL SHOWER RECEPTORS SHALL COMPLY WITH THE 2018 UNIFORM PLUMBING CODE.
- J. CALCULATIONS and DETAILS FOR MOUNTING HEIGHTS & CONNECTION OF METAL GUARDRAILS (IF USED) SHALL BE PROVIDED FOR REVIEW and APPROVAL BY RAILING FABRICATOR PRIOR TO INSTALLATION FOR COMPLIANCE W/IRC R3II & R3I2
- K. ALL REQUIREMENTS FOR BUILDING ENVELOPE TO COMPLY WITH THE 2018 WASHINGTON STATE ENERGY CODE (WSEC). SEE REQ'D ENERGY CREDITS ON THIS SHEET ALONG W/ ENI FOR PRESCRIPTIVE REQUIREMENTS and COMPLIANCE NOTES FOR SINGLE FAMILY RESIDENTIAL IN CLIMATE ZONE 5 and MARINE
- L. WSEC COMPLIANCE CERTIFICATE REQUIRED WITHIN 3' OF ELECTRICAL PANEL.
- M. EXHAUST FANS LARGER THAN 50cfm. MAY BE CONNECTED TO 4" SMOOTH WALL VENT PIPE IF RUNS DO NOT EXCEED 20' IN LENGTH, THE MINIMUM SIZE OF
- FLEX DUCT IS 5" DIAMETER WITH MAXIMUM RUN OF 15'. N. COMBUSTION AIR REQUIRED FOR ALL FUEL BURNING APPLIANCES. ALL INGITION SOURCES TO BE min. 18" ABV. GARAGE FLOOR per IRC. MI307.3
- O. PROVIDE FIREBLOCKING TO CUT OFF DRAFT OPENINGS AT LOCATIONS W/MATERIALS per IRC. R302.II PROVIDE DRAFTSTOPPING AT FLOOR/CEILING ASSEMBLIES per IRC. R302.12
- P. ALL WASTE PLUMBING DROPS TO BE ON INTERIOR WALLS OR FURRED OUT EXTERIOR WALLS.
- Q. PROVIDE ACOUSTICAL PIPE WRAP AT ALL UPPER LEVEL WASTE LINES
- R. ALL OPENINGS MADE IN WALLS, FLOORS or CEILINGS FOR THE PASSAGE OF PIPES, STRAINER PLATES ON DRAIN INLETS, TUB WASTE OPENINGS TO CRAWLSPACE and METER BOXES TO COMPLY W/THE CODE REQUIREMENTS OF THE GOVERNING UPC.
- S. ENTRY STEPS SHALL HAVE SUFFICIENT GRADE BUILT UP AROUND THEM SO THE NUMBER OF STAIR RISERS DOES NOT EXCEED 3, W/MAX. RISER HEIGHT OF 73" -NOT REQUIRING A HANDRAIL per IRC. R311.7.8 T. ALL EXTERIOR HOSE BIBS TO HAVE
- NON-REMOVABLE VACUUM BREAKERS, MUST BE FROSTPROOF and BE CAULKED and SECURED AT
- U. INTERIOR CEILING HEIGHTS ARE AS FOLLOWS; MAIN FLOOR 10'-0" (U.N.O.) UPPER FLOOR 9'-1 1/8" (U.N.O.)

SAFETY GLAZING

SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS REQUIRED BY THIS SECTION SHALL HAVE MFGR'S DESIGNATION w/TYPE, THICKNESS and SAFETY GLAZING STANDARD with WHICH IT COMPLIES MARKED BY PERMANENT MEANS THAT CANNOT BE REMOVED WITHOUT DESTROYING GLASS per IRC. R308.1

IRC. R308.4 REQUIRES THAT SAFETY GLAZING TO BE INSTALLED IN ALL HARARDOUS LOCATIONS per DEFINED REQUIREMENTS and EXCEPTIONS SPECIFIED IN IRC. R308.4.1 through R308.4.7

- I. GLAZING IN DOORS.
- 2. GLAZING ADJACENT TO DOORS.
- 3. GLAZING IN WINDOWS MEETING ALL (4) CONDITIONS
- 4. GLAZING IN GUARDS and RAILINGS
- 5. GLAZING IN and NEAR WET SURFACES. 6. GLAZING ADJACENT TO STAIRS and RAMPS
- 7. GLAZING ADJACENT TO THE BOTTOM STAIR LANDING.

SKYLIGHTS and SLOPED GLAZING SHALL COMPLY with

THE MATERIALS and REQUIREMENTS OF IRC. R308.6.1 through R308.6.9

EGRESS MINDOMS

WINDOWS PROVIDING EMERGENCY ESCAPE and RESCUE OPENING REQUIRED AT BASEMENTS, HABITABLE ATTICS and ALL SLEEPING ROOMS \underline{and} SHALL OPEN DIRECTLY INTO A PUBLIC WAY or YARD TO SAME per IRC. R310.1

- · WINDOW CANNOT REQUIRE KEYS, TOOLS or SPECIAL KNOWLEDGE TO OPEN per IRC. 310.1.1
- MUST HAVE AN OPENING AREA OF NOT LESS THAN 5.7 Sq.Ft. with 20" min. WIDTH and 24" min. HEIGHT per IRC. MUST HAVE A SILL HEIGHT OF NOT MORE THAN 44"
- ABV. FLOOR per IRC. R310.2.2 GUARDS MUST BE PROVIDED AS WINDOW FALL PROTECTION AT LOW WINDOWS LOCATED GREATER

THAN 72" ABV. FINISHED GRADE per IRC. R312.2

STAIRS and HANDRAILS

STAIRWAYS PROVIDING EGRESS FROM HABITABLE LEVELS NOT PROVIDED W/EGRESS DOOR per IRC. R311.2 SHALL MEET THE REQUIREMENTS and EXCEPTIONS OF IRC. R311.7.1 through R311.7.9 INCLUDING:

- SHALL PROVIDE A MIN. CLEAR WIDTH OF 36" ABOVE HANDRAIL W/MAX. HANDRAIL PROJECTION INTO STAIRWAY OF $4\frac{1}{2}$ " ON EITHER SIDE per R311.7.1
- SHALL PROVIDE A MIN. HEADROOM OF 6'-8" MEASURED VERTICALLY FROM THE NOSE OF TREADS or LANDINGS per R311.7.2
- SHALL NOT HAVE A VERTICAL RISE GREATER THAN 151" BTWN. FLOOR LEVELS or LANDINGS per R311.7.3 SHALL MEET THE WALKLINE REQUIREMENTS AT WINDER

TREADS per R3II.7.4

- SHALL HAVE A MAX. RISER HEIGHT OF 73 and HAVE A MIN. TREAD DEPTH OF IO" THE GREATEST DIMENSION OF ANY RISER OR TREAD MUST NOT EXCEED THE SMALLEST DIMENSION BY MORE THAN 3". TREADS LESS THAN II" SHALL MEET NOSING REQUIREMENTS. THE OPENINGS AT OPEN RISERS SHALL NOT PERMIT THE PASSAGE OF A 4" PSPHERE per R311.7.5.1 through R3II.7.5.4.
- LANDINGS AT TOP and BOTTOM OF STAIRS SHALL MEET THE REQUIREMENTS OF R311.7.6
- THE WALKING SURFACE OF TREADS and LANDINGS SHALL NOT BE SLOPED MORE THAN 2% PER R311.7.7
- · HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS w/(4) or MORE RISERS. THE TOP OF HANDRAIL SHALL BE 34-38" ABV. LINE CONNECTING NOSINGS, HAVE MIN. 1 SPACE BETWN. RAIL and WALL, HANDRAIL MUST RUN CONTINUOUS FOR FULL LENGTH OF EACH FLIGHT and MEET APPROVED GRIP-SIZE per IRC. R311.7.8
- SHALL BE PROVIDED WILLUMINATION per IRC. R303.7 at INTERIOR STAIRWAYS and R303.8 at EXTERIOR STAIRWAYS.

GUARDS

GUARDS SHALL BE PROVIDED IN ACCORDANCE w/REQUIREMENTS and EXCEPTIONS OF IRC. R312.1 through R312.2 INCLUDING:

- · ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS and LANDINGS LOCATED 30" or GREATER ABOVE ADJACENT FLOOR LEVEL per IRC.
- OPENINGS MUST PREVENT THE PASSAGE OF A 4" SPHERE or 43" AT OPEN SIDES OF STAIRS or 6" AT TRIANGLE OF TREAD, RISER & BOTTOM RAIL per
- GUARDS MUST BE PROVIDED AS WINDOW FALL PROTECTION AT LOW WINDOWS LOCATED GREATER THAN 72" ABV. FINISHED GRADE per IRC. R312.2 GUARDS and HANDRAILS MUST RESIST A SINGLE CONCENTRATED LOAD OF 2001bs. IN ANY DIRECTION ALONG THE TOP and GUARD INFILL MUST RESIST A 501b. LOAD APPLIED HORIZ. OVER I Sq.Ft. per IRC. TABLE

<u>ALARMS</u>

SMOKE ALARMS and CARBON MONOXIDE ALARMS REQUIRED IN ALL NEW DWELLINGS SHALL MEET REQUIREMENTS and EXCEPTIONS OF NFPA 72, IRC. R314

- SMOKE ALARMS TO BE LISTED and INSTALLED IN ACCORDANCE w/IRC. R314.1.1 and CARBON MONOXIDE
- ALARMS IN ACCORDANCE W/IRC. 315.1.1 SMOKE ALARMS SHALL BE INSTALLED IN FOLLOWING LOCATIONS per R314.3 :
- I. IN EACH SLEEPING ROOM.
- 2. OUTSIDE EACH SEPARTE SLEEPING AREA. 3. ON EACH STORY OF THE DWELLING.
- 4. NOT LESS THAN 3' FROM A BATHROOM W/TUB or
- 5. NOT NEAR COOKING APPLIANCES per R314.3.1 SMOKE ALARMS SHALL BE INTERCONNECTED per
- CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS per R315.3:
- I. ON EACH STORY OF THE DWELLING 2. ADJACENT TO EACH SEPARATE SLEEPING AREA. 3. WITHIN BEDROOMS WHERE A FUEL BURNING
- FIREPLACE IS LOCATED IN THE ROOM or ITS ATTACHED BATH.
- ALL ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING W/BATTERY BACKUP per
- COMBINATION SMOKE and CARBON MONOXIDE ALARMS SHALL BE PERMITTED IN LIEU OF SEPARATE

ALARMS per R314.5 and R315..4

ABBREVIATIONS

ELEC Electrical MC Medicine Cabinet ELEV Elevation MDO Medium Density SPECSpecification EQ Equal Square EW Each Way SQ IN Square inches A/C Air Conditioner EXC Excavate MED Medium SQFTSquare feet AB Anchor Bolt MEMB Membrane EXH Exhaust STC Sound Transmission EXIST Existing MFR Manufacturer Coefficient AD Area Drain EXT Exterior STD Standard **ADDL** Additional MIN Minimum MIR Mirror ADH Adhesive FCB Fiber Cement B oard MISC Miscellaneous STR Structural ADJ Adiustable FCO Floor clean out MLB Micro Laminate Beam STRUCT Structure or AFF Above Finish Floor AGG Aggregate FD Floor drain MMB Membrane Structural FIN Finish MTL Metal SY Square yard FIXT Fixture MWK Millwork ALUM Aluminum FLOR Fluorescent NIC Not in Contract T&G Tongue and Groove ANC Anchor FLR Floor TEL Telephone APX Approximate NO Number TEMP Tempered FLSH Flashina FND Foundatio NOM Nominal TK Tiaht Knot TME To Match Existing AVR Average FO Face Of NTS Not to Scale AWG American Wire Gauge FOC Face of Concrete Non-Operable Window TO Top Of FOM Face of Masonry AWN Awnina FOS Face of Studs TOC Top of curb/ Top of OBS Obscure B/O By Others OC On Center FOW Face of Wall FPL Fireplace OD Outside Diameter TOF Top of footing BLDGBuilding OH Overhang TOJ Top of joist BLKGBlocking FRM Frame(ing) TOW Top of wall FRPF Fireproof BLW Below TP Toilet Paper Hanger OPG Opening FT Foot OPNG Opening or TYP Typical FTG Footina BOF Bottom of FUR Furred Rough Opening UNO Unless Noted GA Gauge OSB Orientated Strand BOW Bottom of wall **GALV** Galvanized VB Vapor barrier BR Bedroom PBD Particle Board GFCI Ground Fault Circuit VERT Vertical BSMTBasement PBF Prefabricated VIF Verify in field BTW Between Interrupt PERF Perforate(d) GFI Ground Fault CAB Cabinet Interrupt Property Line W/O Without PLAM Plastic Laminate WC Toilet (water closet) CAS Casement GLB Glue Laminated BeamPLT Plate CB Catch Basin GLBK Glass Block PLYWD Plywood WDW Window GWB Gypsum Wall Board PNT Paint or Painted CC Center to Center WH Water Heater PSF Pounds Per Square WIC Walk—In Closet CIP cast-in-place GYP Gypsum HB Hose Bib CJ Control Joint WP Water Proofing PSI Pounds Per Square WP Weatherproof CL Centerline HC Hollow Core HDR Header CLG Ceiling WR Weather Resistant HDWR Hardware Pressure Treated CLR Clear WRB Weather Resistive PVC Polyvinyl Chloride HT Height CMU Concrete Masonry HVAC Heat-Vent-Air PVMTPavement WWF Welded Wire Fabric CO Clean Out Conditioning X Operable Window HW Hot water R&S Rod and Shelf COL Column ID Inside Diameter Reinforced Concrete CONC Concrete CONTContinuous ILO In Lieu Of RD Roof Drain IN Inch RDL Roof drain leader CT Ceramic Tile INCL Include INS Insulate(tion) REBAR Reinforcing Bar RFFRRef INSUL Insulation REG Register INT Interior RENFReinforced DBL Double J-Box Junction box REQ Required JNT Joint REQDRequired **REV** Revision DH Double Hung KD Kiln Dried RFG Roofing DIA Diameter KIT Kitchen DIM Dimension LAM Laminate(d)

) Rouah Ot

SA Supply Air

SCH Schedule

SECT Section

SHTHSheathing

SIM Similar

SIM Similar

SH Shelf

ROW Right of way

Smoke detector

SGD Sliding Glass Door

SHEET#	DESCRIPTION
A1	COVERSHEET
A2	SITE PLAN
A3	FOUNDATION PLAN
A4	MAIN FLOOR FRAMING PLAN
A5	MAIN FLOOR PLAN
A6	UPPER FLOOR FRAMING PLAN
A7	UPPER FLOOR PLAN
A8	ROOF FRAMING PLAN
A9	ROOF PLAN
A10	EXTERIOR ELEVATIONS
A11	EXTERIOR ELEVATIONS
A12	BUILDING SECTIONS
S0.0	LATERAL - STRUCTURAL GENERAL NOTES
LB-1	LATERAL - DETAILS
LB-2	LATERAL - DETAILS
SD.01	FOUNDATION DETAILS
D1	WATER INTRUSION DETAILS
E1	MAIN FLOOR ELECTRICAL LAYOUT
E2	UPPER FLOOR ELECTRICAL LAYOUT
EN1	2018 ENERGY CODE CALCULATIONS

BUILDING CODES FOR THIS SET

LB Pound

LL Live Load

Light

LTG Lighting

LVR Louver

MAS Masonry

MAX Maximum

MBR Member

Lumber

DRWR Drawer

DS Downspout

DW Dishwasher

EF Exhaust fan

EL Elevation

EJ Expansion Joint

DT Drain Tile

DWG Drawing

EA Each

Lineal Feet

LVL Laminated Veneer

CITY OF MERCER ISLAND CODES AT THE DATE OF THIS DRAWING SET:

2018 INTERNATIONAL BUILDING CODE (IBC) 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) 2018 WASHINGTON STATE ENERGY CODES 2018 MERCER ISLAND CITY CODES 2018 WASHINGTON STATE AMENDMENTS 2018 INTERNATIONAL FUEL & GAS CODE 2009 ICC A117.1, BARRIER-FREE STANDARD 2018 INTERNATIONAL FIRE CODE (IFC) 2020 NATIONAL ELECTRIC CODE (NEC)

+ PART 1 & 3, 2020 WASHINGTON CITIES ELECTRICAL CODE 2018 UNIFORM PLUMBING CODE (UPC) 2018 INTERNATIONAL MECHANICAL CODE (IMC) 2018 INTERNATIONAL FUEL GAS CODE (IFGC) 2018 POOL AND SPA CODE

COVER SHEET

PROJECT TEAM

ARCHITECTURAL DESIGN -JAYMARCH HOMES

ARCHITECTURAL DRAFTING JAYMARC HOMES - 425.226.9100 - JAYMARCHOMES.COM RYAN REDMAN - RYAN@JAYMARCHOMES.COM

M&K ENGINEERING MULHERN & KULP - 215.646.8001 - MULHERNKULP.COM RICHARD ZABEL - RZABEL@MULHERNKULP.COM

SQUARE FOOTAGE	SUMMARY
MAIN FLOOR AREA + GARAGE UPPER FLOOR AREA	2,059 S.F. 1,450 S.F.
TOTAL AREA	3,509 S.F.
COV'D PORCH TOTAL AREA UNDER ROOF	115 S.F. 3,624 S.F.
UNCOV'D PATIO	2 <i>0</i> 5 S.F.
OVERALL WIDTH OVERALL DEPTH Updated: 1/02/2018	42'-0" 58'-11"
Method for Calculatina Savare Footage - ANSI 7	765-2013 except: no separate

distinction of 'above-grade or below-grade' areas <u>and</u> each level is measured to the outside of studs not the exterior finished surface. Savare footage calculations for this house were made based on plan dimensions only and may

See Sheet "CODES" for additional Zoning required Area Calculations

JAYMARC 7525 SE 24th St., 487

Mercer Island, WA

98040 425.266.9100

		Issue Date	Ву
	Description	on	
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plan name: -marketing name: PATAGONIA plan number: mark sys. number:--

Conditions not specifically represented graphically or in writing or which conflict with the current International Residential Code (IRC.) or those of the local municipality then the current standards and requirements of each

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respectively shall govern.

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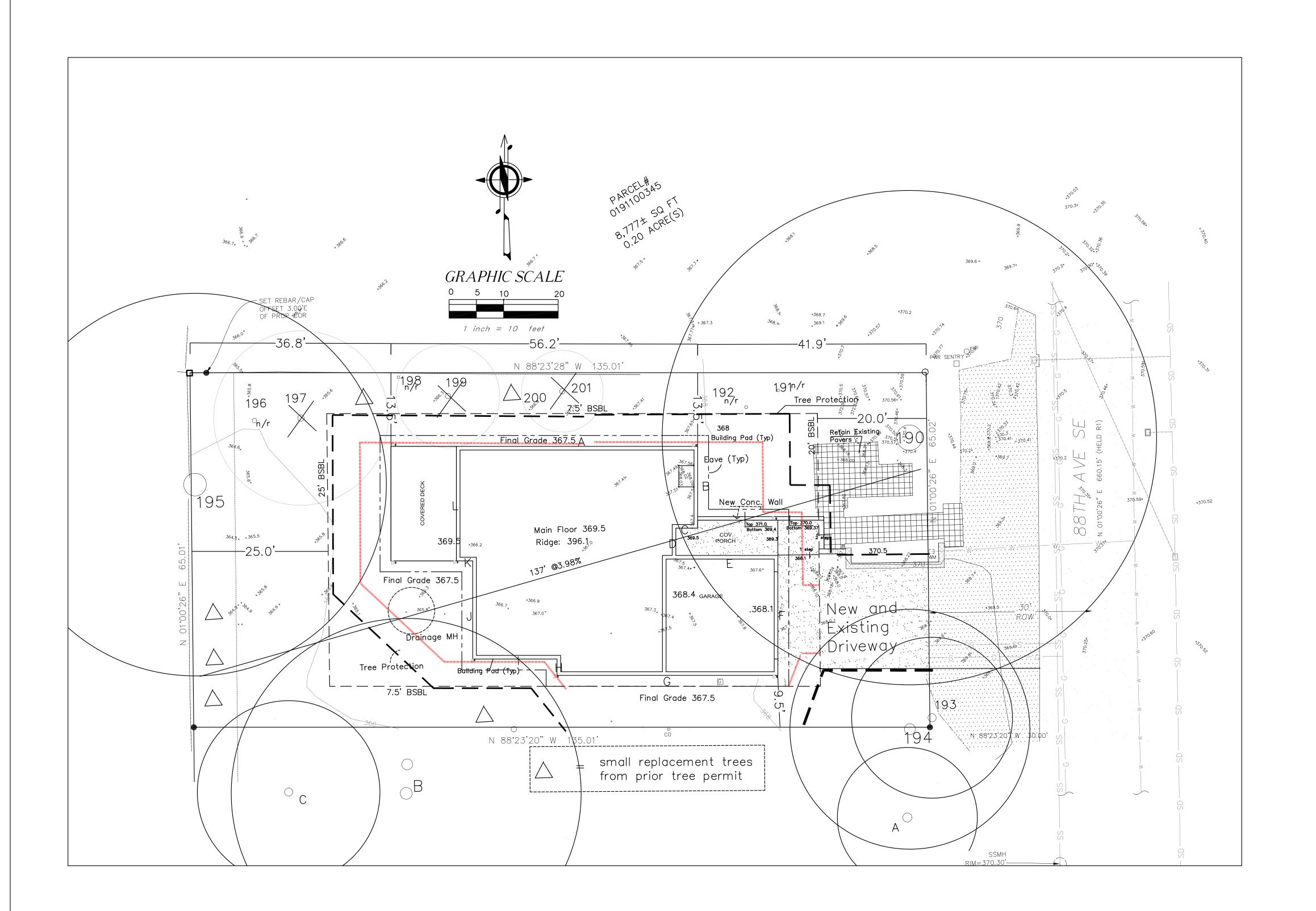
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Drawn by:

Design Firm

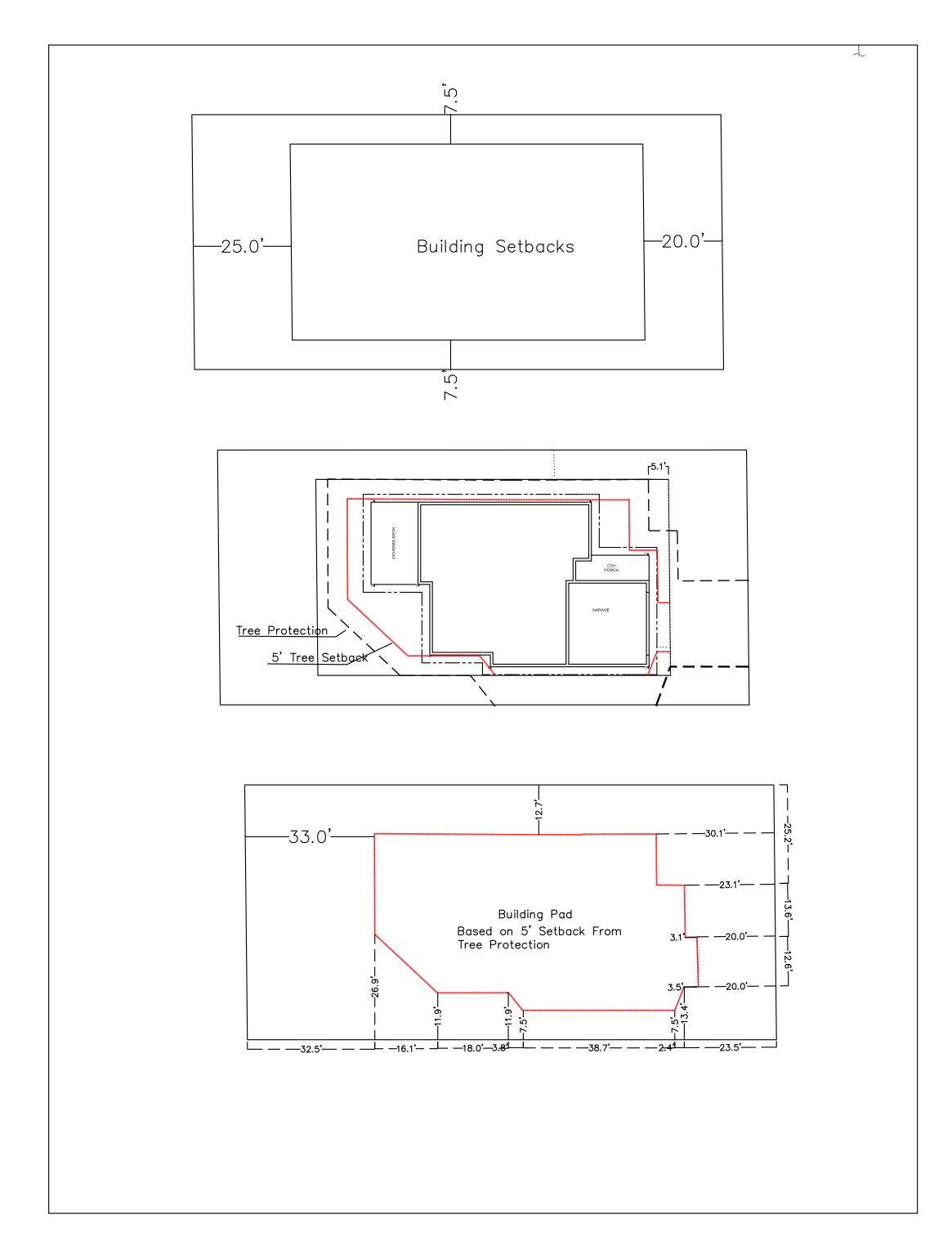
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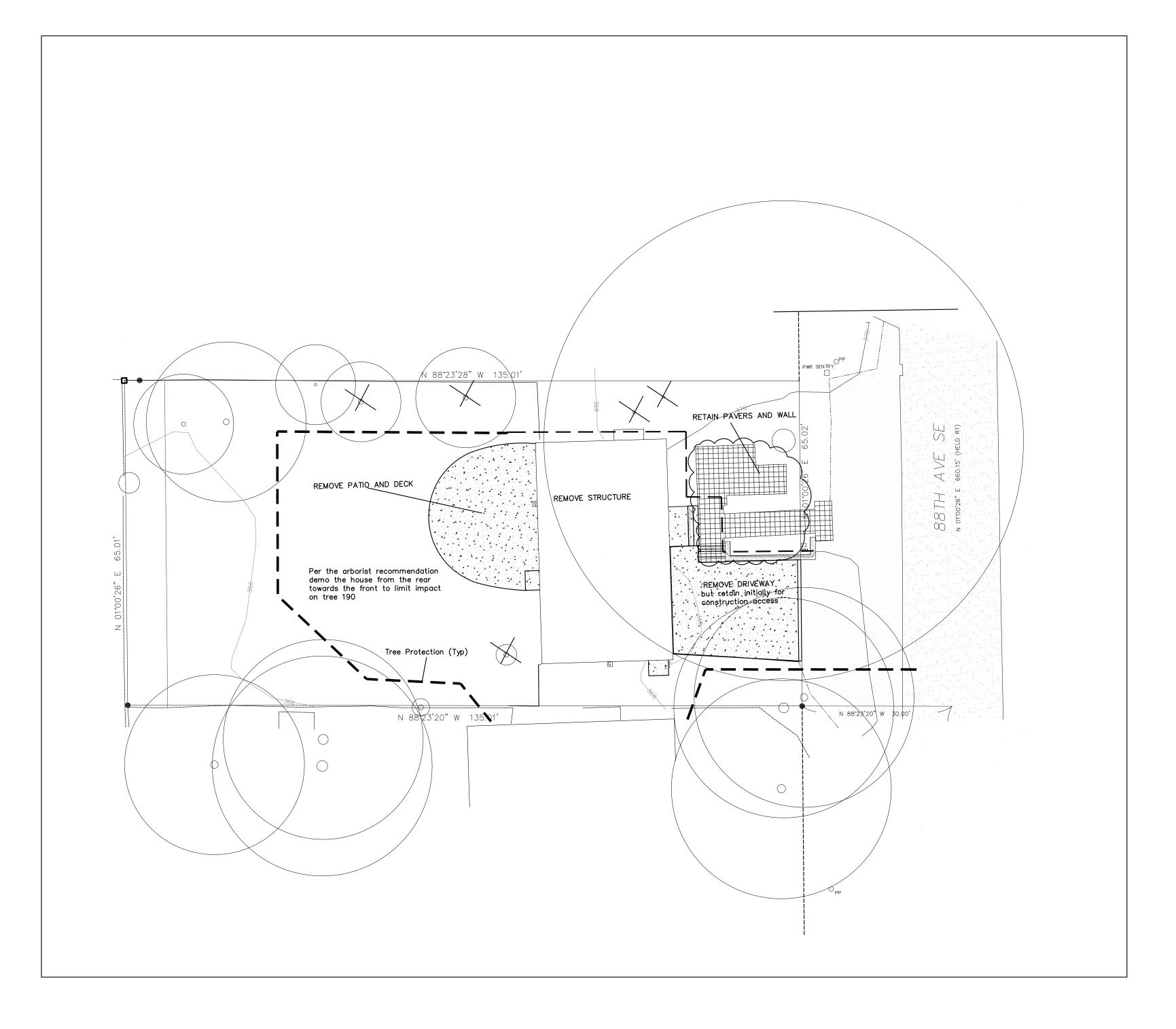


Site Plan Lido Residence 4541 88th Ave SE

Drawn by Gary Upper 12-17-21

A = 1





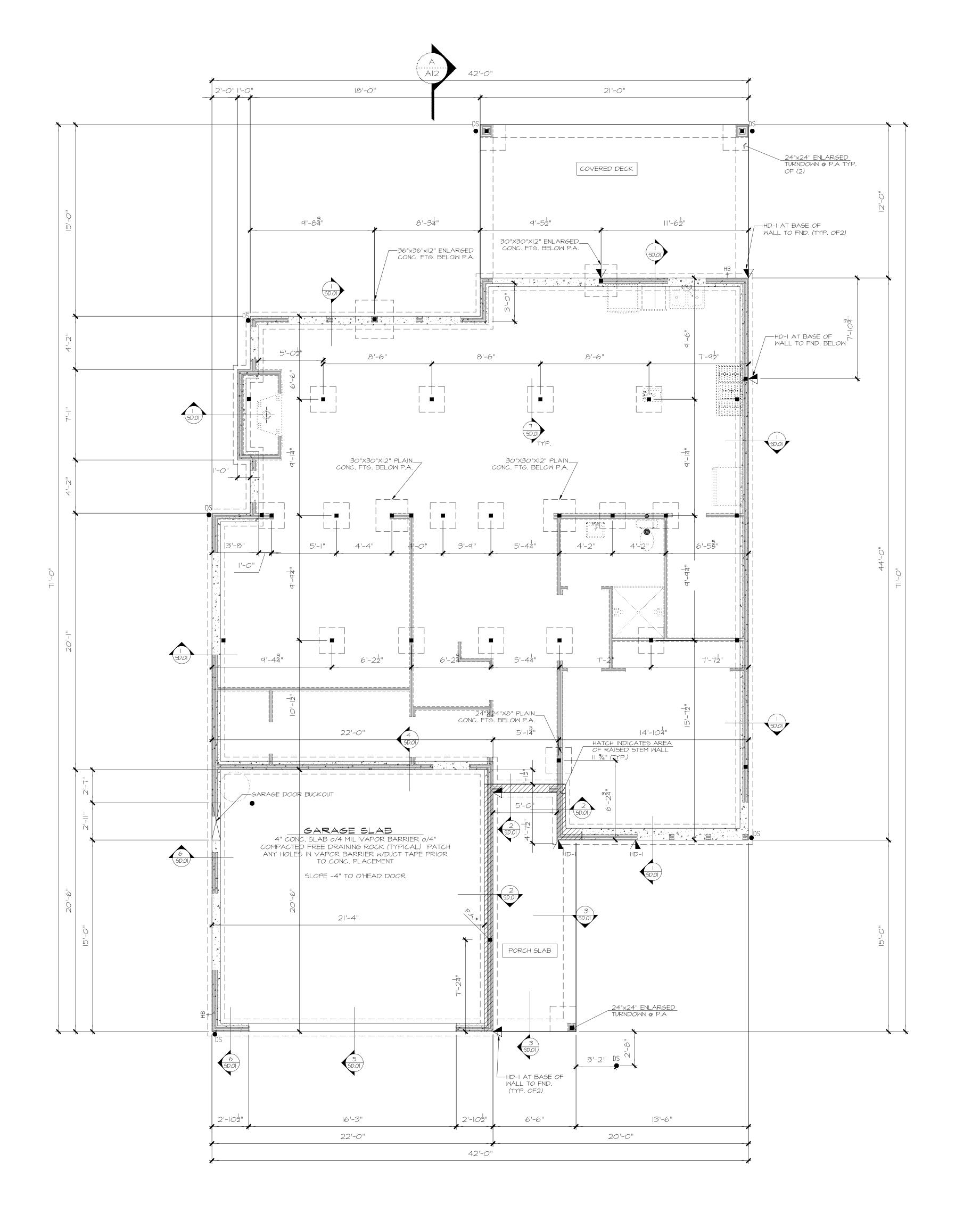
BUILDING PAD

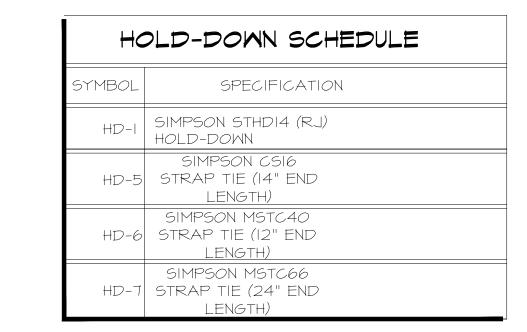
DEMOLITION PLAN

Lido Residence 4541 88th Ave SE

Drawn by Gary Upper 11-16-21

A 2,2





LEGEND

JL METAL HANGER * INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE. INDICATES HOLDOWN.

4×10 DROPPED CONT. BEAM (TYP. U.N.O.)

TYP. CRAWLSPACE POSTS:

4x4 P.T. POST W/2x4 CLEATS EA. SIDE + (2) A35 CLIPS ON EA. SIDE @ BASE OF POST W/O.131"x1-1/2" LONG REDHEAD NAILS (4'-0" MAX. POST HEIGHT) ON ASPHALT SHINGLE ON 24"x24"x8" PLAIN CONC. FTG. (TYP. U.N.O.)

REFER TO S-O FOR TYPICAL STRUCTURAL NOTES \$ SCHEDULES

FOUNDATION PLAN



7525 SE 24th St., 487 Mercer Island, WA 98040 425.266.9100

	Issue Date By	
Descriptio	n	
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lao Residence 11 88th Ave SE

plan name: – marketing name: PATAGONIA plan number: mark sys. number:--

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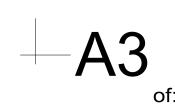
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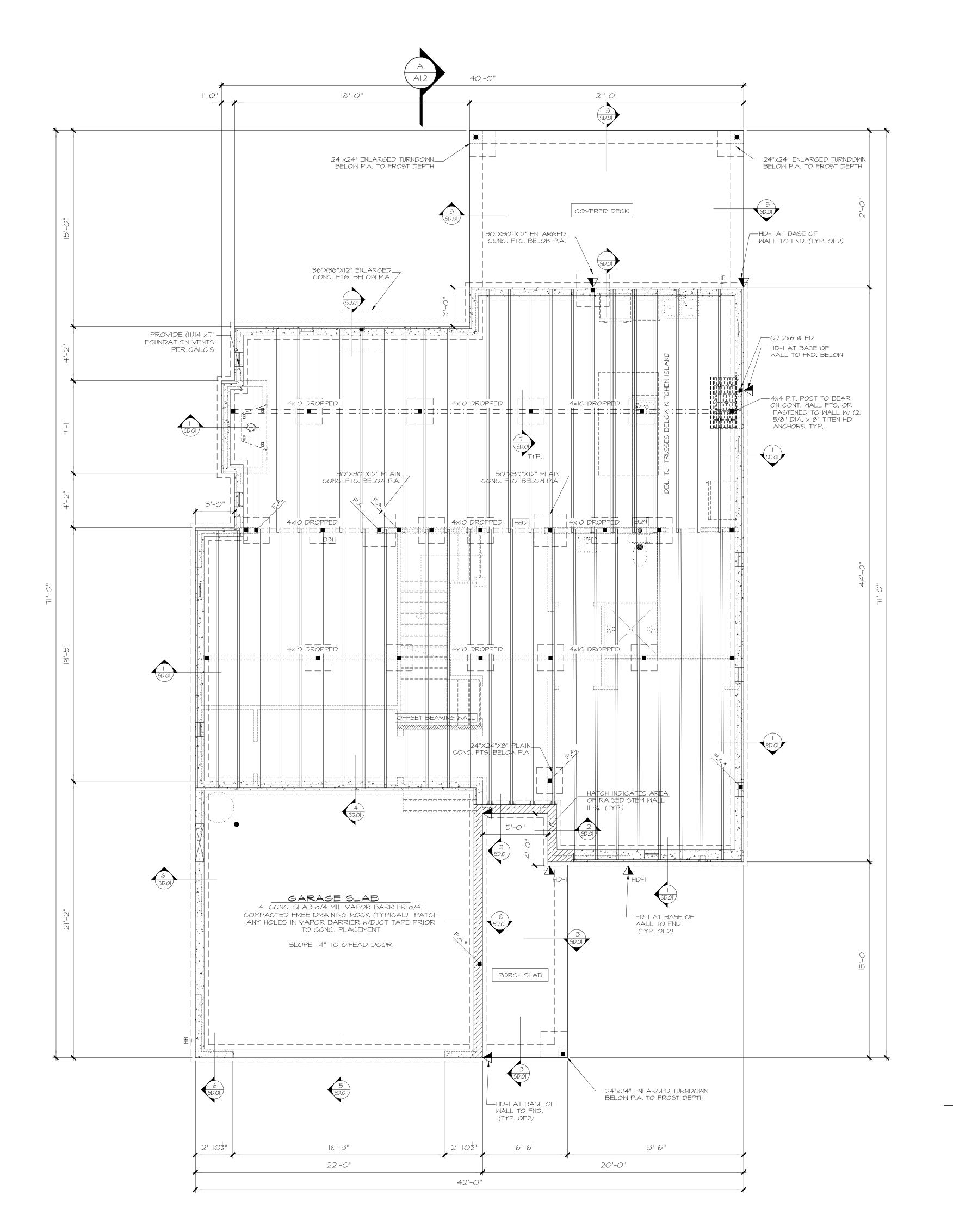
Sheet Title/Description

Design Firm

Drawn by:

R.R./ S.K. Checked by:





+	OLD-DOWN SCHEDULE
SYMBOL	SPECIFICATION
HD-I	SIMPSON STHD14 (RJ) HOLD-DOWN
HD-5	SIMPSON CSI6 STRAP TIE (I4" END LENGTH)
HD-6	SIMPSON MSTC40 STRAP TIE (I2" END LENGTH)
HD-7	SIMPSON MSTC66 STRAP TIE (24" END LENGTH)

LEGEND JL METAL HANGER * INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE. INDICATES HOLDOWN.

TJI FLOOR JOISTS 210 SERIES @ 16"O.C. (TYP. U.N.O.)

REFER TO S-O FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

B28 4x10 DROPPED CONT. (TYP. U.N.O.)

Crawlspace A	rea:	1606	s.f.	
Ventilation Re	quired:	1606	s.f. / 300 =	770.88 s.i. Req'd
Use:		14" x 7"	Foundation Vents	
Vent Area =		98	s.i 25% reduct.,1/4"mesh =	73.5 s.i.
Vents Require	ed =	770.88	s.i. / Vent Area =	10.49 s.i.
Provide :	11	14" x 7"	Vents, Area =	808.5 s.i.
Ventilation Pr	ovided =	808.50	s.i. is Greater than	770.88 s.i. Req'd
Use:	11	14" x 7"	Foundation Ven	ts
* FOUNDATIO	VENTS S	SHALL NOT INT	TERFERE WITH DIRECT LOAD P	ATH OF COLUMNS
* INSTALL 6 M	IL BLACK	POLYETHYLE	NE VAPOR RETARDER GROUN	D COVER
* LOCATE ONE	E VENT WI	THIN 3 FEET C	F EACH CORNER OF THE BUIL	DING, EXCEPT ONE SI
OF THE BUIL	DING SHA	II RE PERMIT	TED TO HAVE NO VENTS.	



7525 SE 24th St., 487 Mercer Island, WA 98040 425.266.9100

	Issue Date By
Description	n

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iao Residence 11 88th Ave SE

plan name: -marketing name: PATAGONIA plan number: . mark sys. number:--

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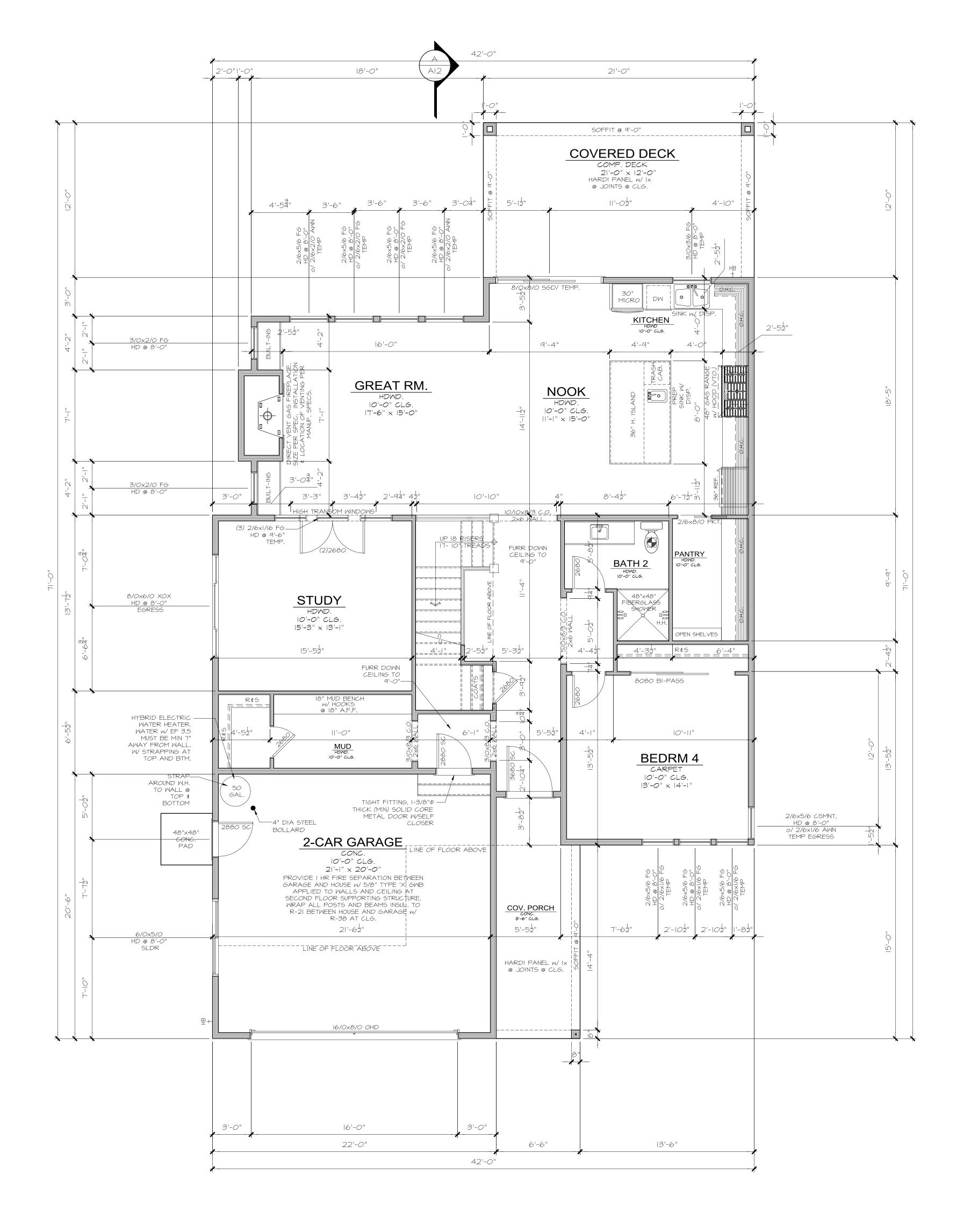
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R.R./S.K. Checked by:

Primary Scale



MAIN FLOOR FRAMING PLAN



MAIN FLOOR PLAN NOTES

PLAN SPECIFIC 2018 WSEC. SECTION RO6 R406.2 ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS (MANDATORY). THIS RESIDENTIAL DWELLING SHALL COMPLY W/SUFFICIENT OPTIONS FROM TABLE R406.2 TO ACHIEVE THE FOLLOWING MIN. NUMBER OF CREDITS: 6 FOR a 1,501sf to 4,999sf HOME.

CREDITS PROVIDED IN THIS HOME AS FOLLOWS: EFFICIENT BUILDING ENVELOPE OPT. 1.3: 0.5 CREDITS PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE R402.I.I with FOLLOWING MODIFICATIONS:

VERTICAL FENESTRATION U = 0.28 WINDOWS

FLOORS TO BE R-38 and SLAB ON GRADE TO BE R-10 PERIMETER and UNDER ENTIRE SLAB BELOW GRADE.

AIRLEAKAGE \$ EFFICIENT VENTILATION OPT 2.1: 0.5 CREDITS REDUCE THE TESTED AIR LEAKAGE TO 3.0 AIR CHANGES PER HOUR MAXIMUM @ 50 PASCALS AND ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION MI507.3 OF THE I.R.C. OR SECTION 404.8 OF THE I.M.C SHALL BE MET WITH A HIGH EFFICIENCY FAN(S) (MAXIMUM) OF 0.35 WATTS/ CFM), NOT INTERLOCKED WITH THE FURNACE FAN (IF PRESENT). VENTILATION SYSTEMS USING A FURNACE INCLUDING AN EMC MOTOR ARE ALLOWED, PROVIDED THAT THEY ARE CONTROLLED TO OPERATE AT LOW SPEED IN THE VENTILATION ONLY

HIGH EFFICIENCY HVAC EQUIPMENT OPT. 3.5a: I.5 CREDITS AIR-SOURCE, CENTRALLY DUCTED HEAT PUMP WITH MINIMUM HSPF OF II.O. TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE HEATING EQUIPMENT EFFICIENCY. EXTERIOR LOCATED EQUIPMENT SHOULD ALSO BE REPRESENTED ON SITE PLAN.

HIGH EFFICENCY HVAC DISTRIBUTION OPT. 4.2: I.O CREDITS

HVAC EQUIPMENT AND ASSOCIATED DUCT SYSTEMS(S) SHALL COMPLY WITH THE REQUIREMENTS OF SECT R403.3.7. LOCATING SYSTEM COMPONENTS IN CONDITIONED CRAWL SPACES IS NOT PERMITTED UNDER THIS OPTION. ELECTRIC RESISTANCE HEAT AND DUCTLESS HEAT PUMPS ARE NOT PERMITTED UNDER THIS OPTION. DIRECT COMBUSTION HEATING EQUIPMENT WITH AFUE LESS THAN 80% IS NOT PERMITTED UNDER THIS OPTION.

EFFICIENT WATER HEATING 5.5: 2.0 CREDITS

WATER HEATING SYSTEMS SHALL INCLUDE ONE OF THE FOLLOWING: ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER HEATING SPECIFICATION. TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE WATER HEATER EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT EFFICIENCY.

WHOLE HOUSE VENTILATION

PROVIDE WHOLE HOUSE VENTILATION per 2018 IRC. MI507 and IMC R403.8 USING WHOLE HOUSE VENTILATION SY'STEM USING CENTRAL EXHAUST FAN. CONTINUOUSLY OPERATING - WALL SWITCH LABELED "WHOLE HOUSE FAN. LEAVE ON UNLESS OUTDOOR AIR QUALITY IS POOR".

SYMBOL LOCATION MIN. FAN REQUIREMENTS (ALL FANS VENT TO OUTDIDE)

Min. 50cfm. INTERMITTENT at .025wg per TABLE MI507.4 POWDER

KITCHEN Min. 100cfm. INTERMITTENT at .025wg per TBL. MI507.4 RANGE HOOD OF DOWN DRAFT EXHAUST FAN RATED at min. 100cfm. at 0.10mg MAY BE USED FOR EXHAUST FAN REQMT. EXHAUST HOODS IN + EXCESS OF 400cfm. SHALL BE INTERLOCKED AND PROVIDE MAKE UP AIR

LAUNDRY FINAL ADJUSTED RATE = 143 CFM (90 CFM PER ROOM TABLE 1505.4.3(1), ADJUSTED BY FACTOR OF 1.5 PER TABLE MI505.4.3(2) FOR NON-BALANCED, NOT DISTRIBUTED SYSTEM.

PER IRC MI505.4.I.I, WHOLE HOUSE VENTILATION FANS MUST BE RATED FOR SOUND AT A MAXIMUM OF I.O SONE. THIS SOUND RATING SHALL BE AT A MINIMUM OF O.I IN W.C. STATIC PRESSURE IN ACCORDANCE WITH HVI PROCEDURES SPECIFIED IN IRC MI505.4.1.2 AND MI505.4.1.3.

> CARBON MONOXIDE ALARMS/ DETECTORS ARE REQUIRED TO BE INTERCONNECTED PER IRC 315.5



SQUARE FOOTAGE SUMMARY

SQUARL I OUTAGL	- SUMMARI
MAIN FLOOR AREA + GARAGE UPPER FLOOR AREA	2,059 S.F. 1,450 S.F.
TOTAL AREA	3,509 S.F.
COV'D PORCH TOTAL AREA UNDER ROOF	115 S.F. 3,624 S.F.
UNCOV'D PATIO	205 S.F.
OVERALL WIDTH OVERALL DEPTH	42'-0" 58'-11"

____Updated : 1/02/2018 Method for Calculating Square Footage - ANSI Z765-2013 <u>except:</u> no separate distinction of 'above-grade or below-grade' areas <u>and</u> each level is measured to the outside of studs not the exterior finished surface.

Square footage calculations for this house were made based on plan dimensions only and may vary from the finished savare footage of the house as built.



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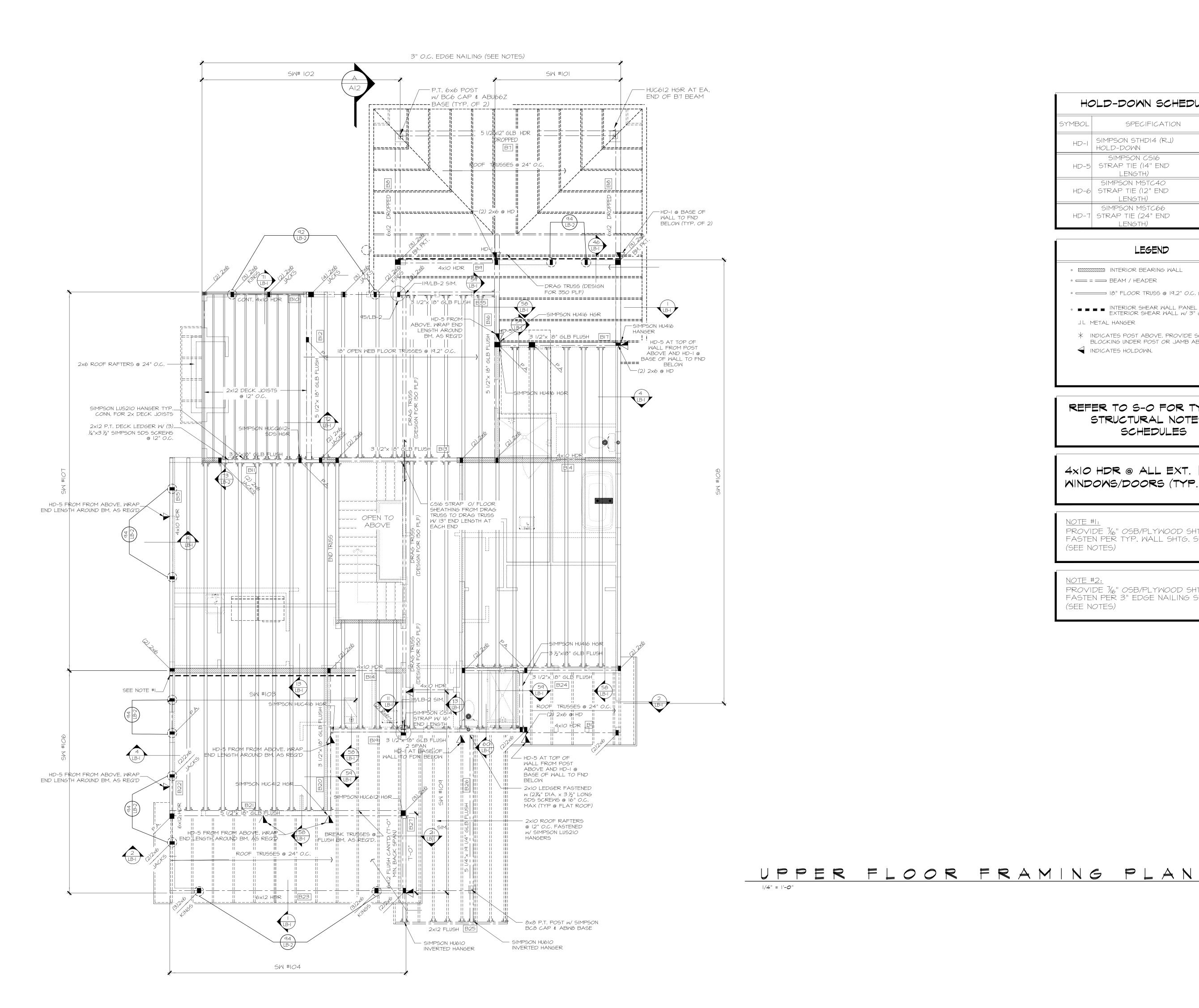
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HOLD-DOWN SCHEDULE SPECIFICATION HD-I SIMPSON STHDI4 (RJ) HOLD-DOWN SIMPSON CS16 HD-5 STRAP TIE (14" END LENGTH) SIMPSON MSTC40 HD-6 STRAP TIE (12" END LENGTH) SIMPSON MSTC66 HD-7 STRAP TIE (24" END LENGTH)

LEGEND

- · WIIIIII INTERIOR BEARING WALL
- ∘ = = BEAM / HEADER
- ______ 18" FLOOR TRUSS @ 19.2" O.C. (U.N.O.)
- 0 ■ ■ INTERIOR SHEAR WALL PANEL OR EXTERIOR SHEAR WALL w/ 3" o.c. EDGE NAILING JL METAL HANGER
- * INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
- INDICATES HOLDOWN.

REFER TO S-O FOR TYPICAL STRUCTURAL NOTES \$ SCHEDULES

4x10 HDR @ ALL EXT. BI WINDOWS/DOORS (TYP. U.N.O.)

PROVIDE 1/6" OSB/PLYWOOD SHTG. + FASTEN PER TYP. WALL SHTG. SPECS. (SEE NOTES)

PROVIDE 16" OSB/PLYWOOD SHTG. + FASTEN PER 3" EDGE NAILING SPECS. (SEE NOTES)

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Resides

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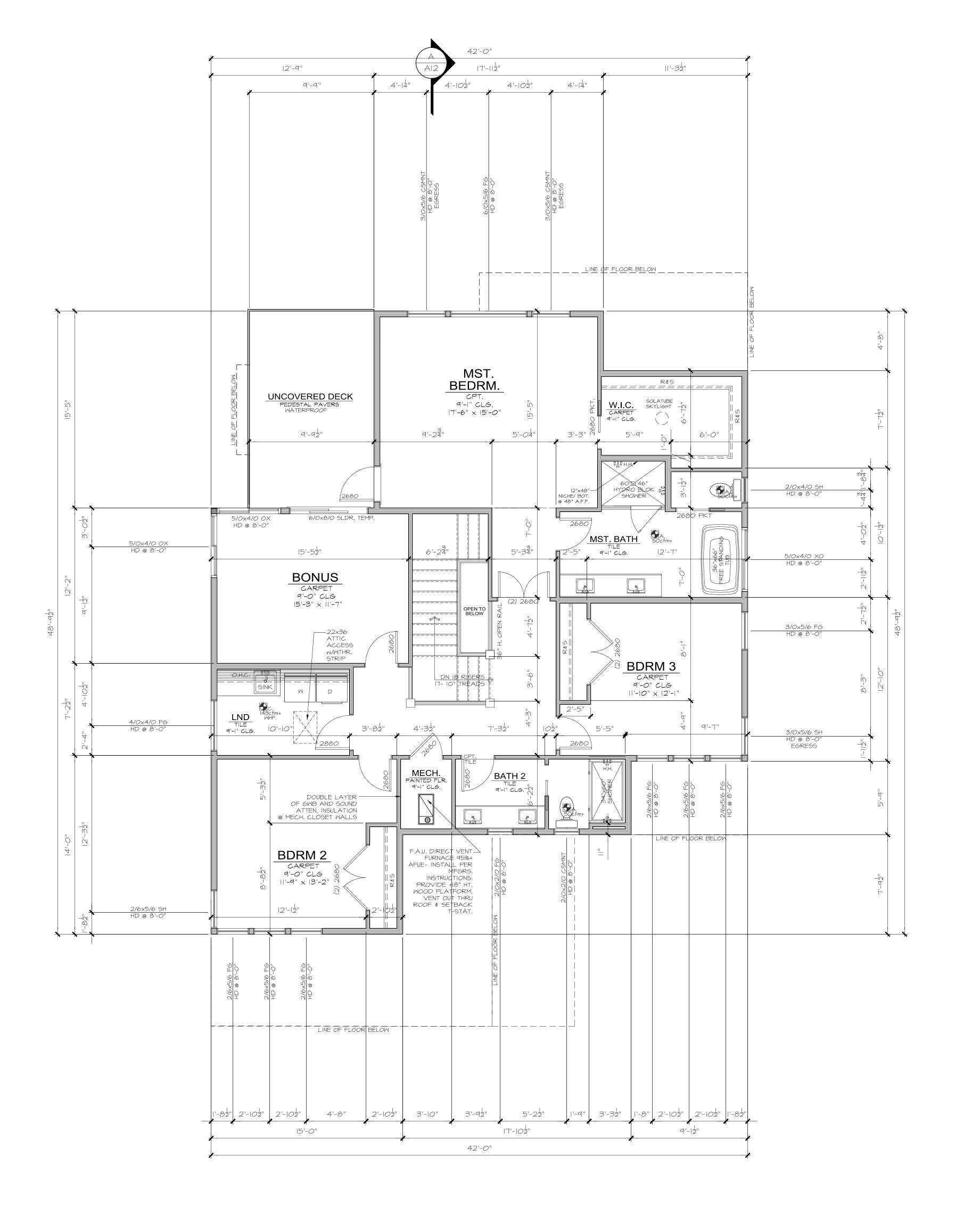
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UPPER FLOOR PLAN NOTES

PLAN SPECIFIC 2018 WSEC. SECTION RO6

R406.2 ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS (MANDATORY).

THIS RESIDENTIAL DWELLING SHALL COMPLY W/SUFFICIENT OPTIONS FROM
TABLE R406.2 TO ACHIEVE THE FOLLOWING MIN. NUMBER OF CREDITS:

6 FOR a 1,501sf to 4,999sf HOME.

CREDITS PROVIDED IN THIS HOME AS FOLLOWS:

EFFICIENT BUILDING ENVELOPE OPT. 1.3: 0.5 CREDITS

PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE R402.1.1 with

FOLLOWING MODIFICATIONS: VERTICAL FENESTRATION U = 0.28 WINDOWS

FLOORS TO BE R-38 and SLAB ON GRADE TO BE R-10 PERIMETER and UNDER ENTIRE SLAB BELOW GRADE.

AIRLEAKAGE \$ EFFICIENT VENTILATION OPT 2.1: 0.5 CREDITS

REDUCE THE TESTED AIR LEAKAGE TO 3.0 AIR CHANGES PER H

REDUCE THE TESTED AIR LEAKAGE TO 3.0 AIR CHANGES PER HOUR MAXIMUM @ 50 PASCALS AND ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION MI507.3 OF THE I.R.C. OR SECTION 404.8 OF THE I.M.C SHALL BE MET WITH A HIGH EFFICIENCY FAN(S) (MAXIMUM) OF 0.35 WATTS/ CFM), NOT INTERLOCKED WITH THE FURNACE FAN (IF PRESENT). VENTILATION SYSTEMS USING A FURNACE INCLUDING AN EMC MOTOR ARE ALLOWED, PROVIDED THAT THEY ARE CONTROLLED TO OPERATE AT LOW SPEED IN THE VENTILATION ONLY

HIGH EFFICIENCY HVAC EQUIPMENT OPT. 3.5a: 1.5 CREDITS

AIR-SOURCE, CENTRALLY DUCTED HEAT PUMP WITH MINIMUM HSPF OF II.O. TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE HEATING EQUIPMENT EFFICIENCY. EXTERIOR LOCATED EQUIPMENT SHOULD ALSO BE REPRESENTED ON SITE PLAN.

HIGH EFFICENCY HVAC DISTRIBUTION OPT. 4.2: I.O CREDITS

HVAC EQUIPMENT AND ASSOCIATED DUCT SYSTEMS(S) SHALL COMPLY WITH THE REQUIREMENTS OF SECT R403.3.T. LOCATING SYSTEM COMPONENTS IN CONDITIONED CRAWL SPACES IS NOT PERMITTED UNDER THIS OPTION. ELECTRIC RESISTANCE HEAT AND DUCTLESS HEAT PUMPS ARE NOT PERMITTED UNDER THIS OPTION. DIRECT COMBUSTION HEATING EQUIPMENT WITH AFUE LESS THAN 80% IS NOT PERMITTED UNDER THIS OPTION.

EFFICIENT WATER HEATING 5.5: 2.0 CREDITS

WATER HEATING SYSTEMS SHALL INCLUDE ONE OF THE FOLLOWING: ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER HEATING SPECIFICATION.

TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE WATER HEATER EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT EFFICIENCY.

MHOLE HOUSE VENTILATION

PROVIDE WHOLE HOUSE VENTILATION per 2018 IRC. MI507 and IMC R403.8 USING WHOLE HOUSE VENTILATION SYSTEM USING CENTRAL EXHAUST FAN. CONTINUOUSLY OPERATING - WALL SWITCH LABELED "WHOLE HOUSE FAN. LEAVE ON UNLESS OUTDOOR AIR QUALITY IS POOR".

SYMBOL LOCATION MIN. FAN REQUIREMENTS (ALL FANS VENT TO OUTDIDE)

BATH & Min. 50cfm. INTERMITTENT at .025wg per TABLE MI507.4

KITCHEN Min. 100cfm. INTERMITTENT at .025wg per TBL. MI507.4

RANGE HOOD OF DOWN DRAFT EXHAUST FAN RATED at min. 100cfm. at O.lowg MAY BE USED FOR EXHAUST FAN REQMT. EXHAUST HOODS IN EXCESS OF 400cfm. SHALL BE INTERLOCKED AND PROVIDE MAKE UP AIR per w/M1503.4

143cfm+ WHF.

LAUNDRY FINAL ADJUSTED RATE = 143 CFM (90 CFM PER ROOM TABLE 1505.4.3(1), ADJUSTED BY FACTOR OF 1.5

PER TABLE MI505.4.3(2) FOR NON-BALANCED, NOT DISTRIBUTED SYSTEM.

PROVIDE CONTROLS FOR WHF. per MI507.3.2 AFFIX LABEL TO CONTROLS THAT READS "WHOLE HOUSE VENTILATION - SEE OPERATING INSTRUCTIONS"

PER IRC MI505.4.I.I, WHOLE HOUSE VENTILATION FANS MUST BE RATED FOR SOUND AT A MAXIMUM OF I.O SONE. THIS SOUND RATING SHALL BE AT A MINIMUM OF O.I IN W.C. STATIC PRESSURE IN ACCORDANCE WITH HVI PROCEDURES SPECIFIED IN IRC MI505.4.I.2 AND MI505.4.I.3.

CARBON MONOXIDE ALARMS/ DETECTORS ARE REQUIRED TO BE INTERCONNECTED PER IRC 315.5

UPPER FLOOR PLAN

SQUARE FOOTAGE SUMMARY 2,059 S.F. MAIN FLOOR AREA + GARAGE UPPER FLOOR AREA 1,450 S.F. 3,509 S.F. TOTAL AREA COV'D PORCH 3,624 S.F. TOTAL AREA UNDER ROOF 205 S.F. UNCOV'D PATIO OVERALL WIDTH 42'-0" 58'-11" OVERALL DEPTH Updated : 1/02/2018

Method for Calculating Square Footage - ANSI Z765-2013 <u>except:</u> no separate distinction of 'above-grade or below-grade' areas <u>and</u> each level is measured to the outside of studs not the exterior finished surface.

Square footage calculations for this house were made based on plan dimensions only and may vary from the finished square footage of the house as built.

See Sheet "CODES" for additional Zoning required Area Calculations



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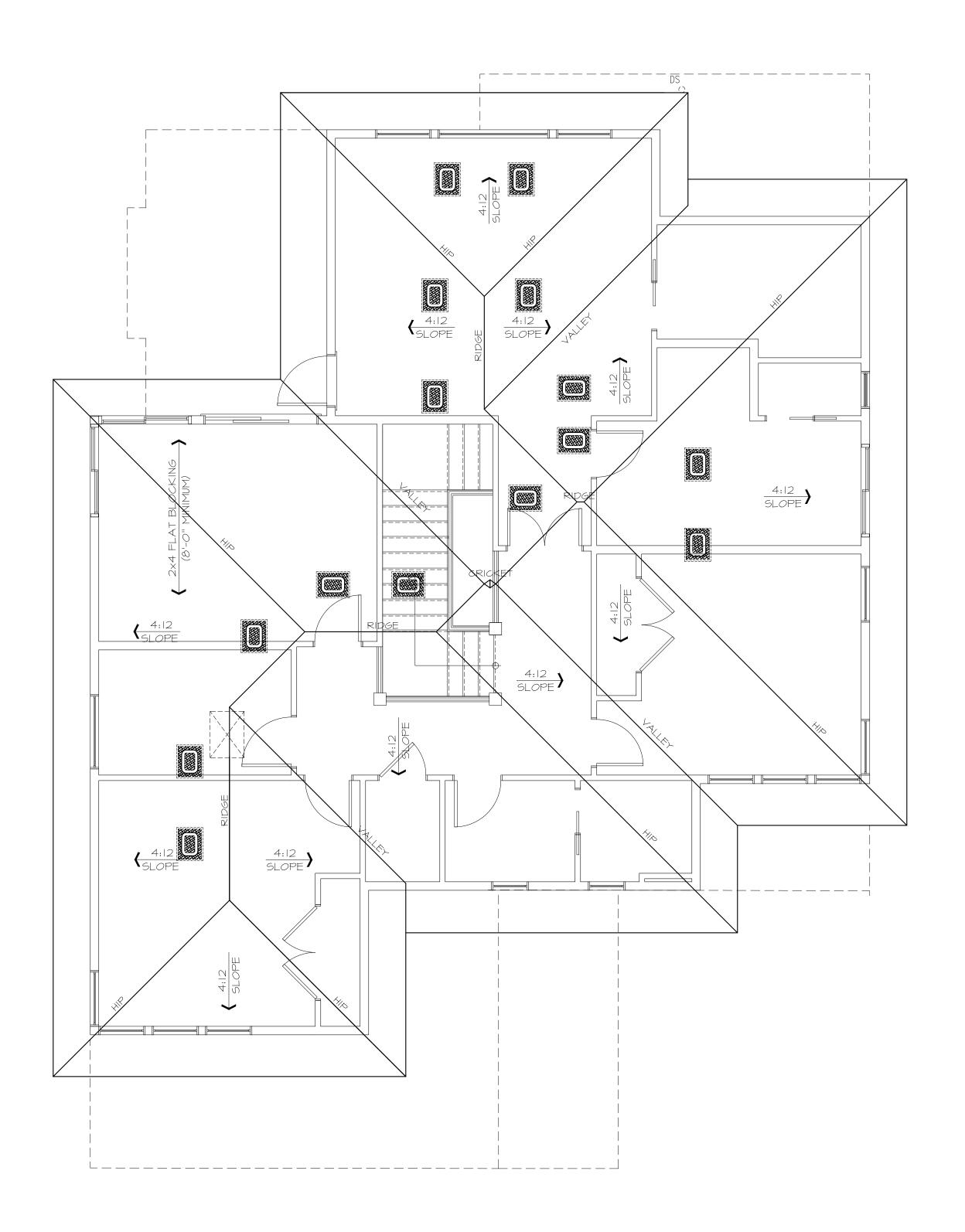
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Standard Truss / Scissor Truss Roof	Framing Assembly:	ZONE 1
Roof Area :	3038 s.f.	
Ventilation Required:	3038 s.f. x 144 s.i. / s.f. / 300 =	1458.2 s.i. Re
Provide between 40% & 50% of the total	al required ventilation no more than 3 ft below t	he ridge or
the highest point of the space. Remain	der to be installed at eave vents.	
Ridge Ventilation: 50% of ventilation		729.12
Continuous Ridge Vent =		18.00 s.i. pe
Upper Ventilation MIN. Req'd =	729.12 s.i. x 0.4 / s.i. per linear foot =	33 l.f.
Upper Ventilation MAX. Req'd =	729.12 s.i. x 0.5 / s.i. per linear foot =	40 l.f.
Provide:	0 l.f. ridge vent. Ventilation =	0.00 s.i.
Ventilation area remainder for AF50 ver	nts = 729.12 s.i.	
Upper Roof Ventilation: as needed to a	chive 50% of ventilation	
AF50 Roof Jack (10" x 7") =		50.00 s.i. ea
Upper Ventilation Req'd TO GET 50%=	729.12 s.i. / s.i. of each vent =	15 vents
Provide:	15 -10"x7" roof jacks. Ventilation =	750.00 s.i.
Eave Ventilation:		
Birdblocking: (3)2" dia holes per bay =	4.71 s.i. / l.f 25% reduction =	3.53 s.i. / l
Eave Ventilation Req'd =	729.12 s.i. / s.i. per l.f. =	941.43 l.f.
Provide Minimum:	201 l.f. birdblocking. Ventilation =	710.03 s.i.
Minimum Ventilation Provided =	1460.03 s.i. IS GREATER THAN:	1458.2 s.i. R

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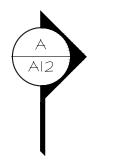
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R.R./ S.K. Checked by:

Primary Scale

-A8

ROOF PLAN



SM #201

SM #202

SM #202

SM PDC NALING

SETNOTES

AN ADOPT SET 2ND FLOOR
FRANTO-PLANS SHEET ADD

TO SET SAND SHEET ADD

TO SEA BASE OF MALL
TO SHANDO HE ON

TO STAND SHEET ADD

TO STAN

SIMPSON HICOGOLD SICH HICOGOLD

HD-5 @ BASE OF WALL TO FRAMING BELOW

(TYP. OF 2)

4:12 SLOPE

LB-I

HD-5 @ BASE OF WALL TO FRAMING BELOW

(TYP. 0F 2)

94 LB-2

— LOW ROOF (SEE 2ND FLOOR FRAMING PLANS SHEET A6)

SW #204

─5 ¼"x5 ¼" FULL HT. LVL POST W/ HUC4|O HGR. FROM EA. END

— LOW ROOF (SEE 2ND FLOOR FRAMING PLANS SHEET A6)

5 ¼"x5 ¼" FULL HT. LVL POST___

SIMPSON HUC410 HGR__

HD-5 @ BASE OF WALL_ TO FRAMING BELOW

SIMPSON CSI6 STRAP_

TO 2×4 FLAT BLKG. (4 BAYS MIN.)

HD-5 @ BASE OF WALL TO FRAMING BELOW

5 ¼"x5 ¼" FULL HT. LVL— POST W/ HUC4IO HGR. FROM EA. END 5½"x9" GLB. HDR. B6

NOTGH TOP PLATE AS REQUIRED

4:12 **)** SLOPE

SW #203

4×10 CONTI. HDR.

LEGEND

- WIIIIIII INTERIOR BEARING WALL
- = : = : = BEAM / HEADER ROOF TRUSS @ 24" O.C. (U.N.O.)
- · = = GIRDER TRUSS
- INTERIOR SHEAR WALL PANEL OR EXTERIOR SHEAR WALL w/ 3" o.c. EDGE NAILING
- INDICATES OVER FRAMED TRUSS AREA

REFER TO S-O FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

4x10 HDR @ ALL EXT. BI WINDOWS/DOORS (TYP. U.N.O.)

NOTE #1.

PROVIDE 15" OSB/PLYWOOD SHTG. +
FASTEN PER TYP. WALL SHTG. SPECS.
(SEE NOTES)

PROVIDE CONT. EXT. SHEATHING
BEHIND LOW TRUSSES DOWN TO
SECOND FLOOR SOLE PLATE (TYP. @
LOW ROOF)

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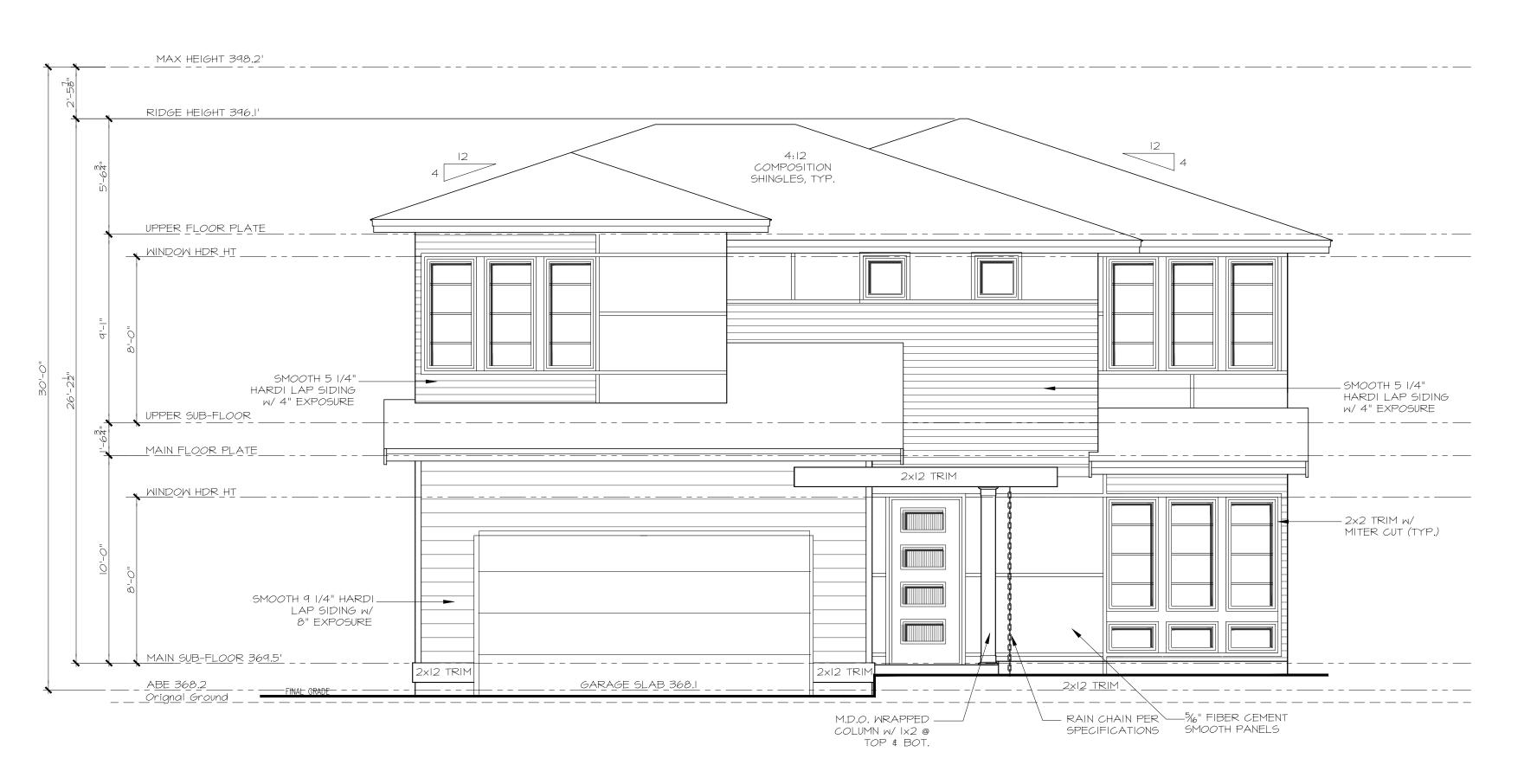
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ROOF FRAMING PLAN

1/4" = 1'-0"



FRONT ELEVATION 1/4" = 1'-0"



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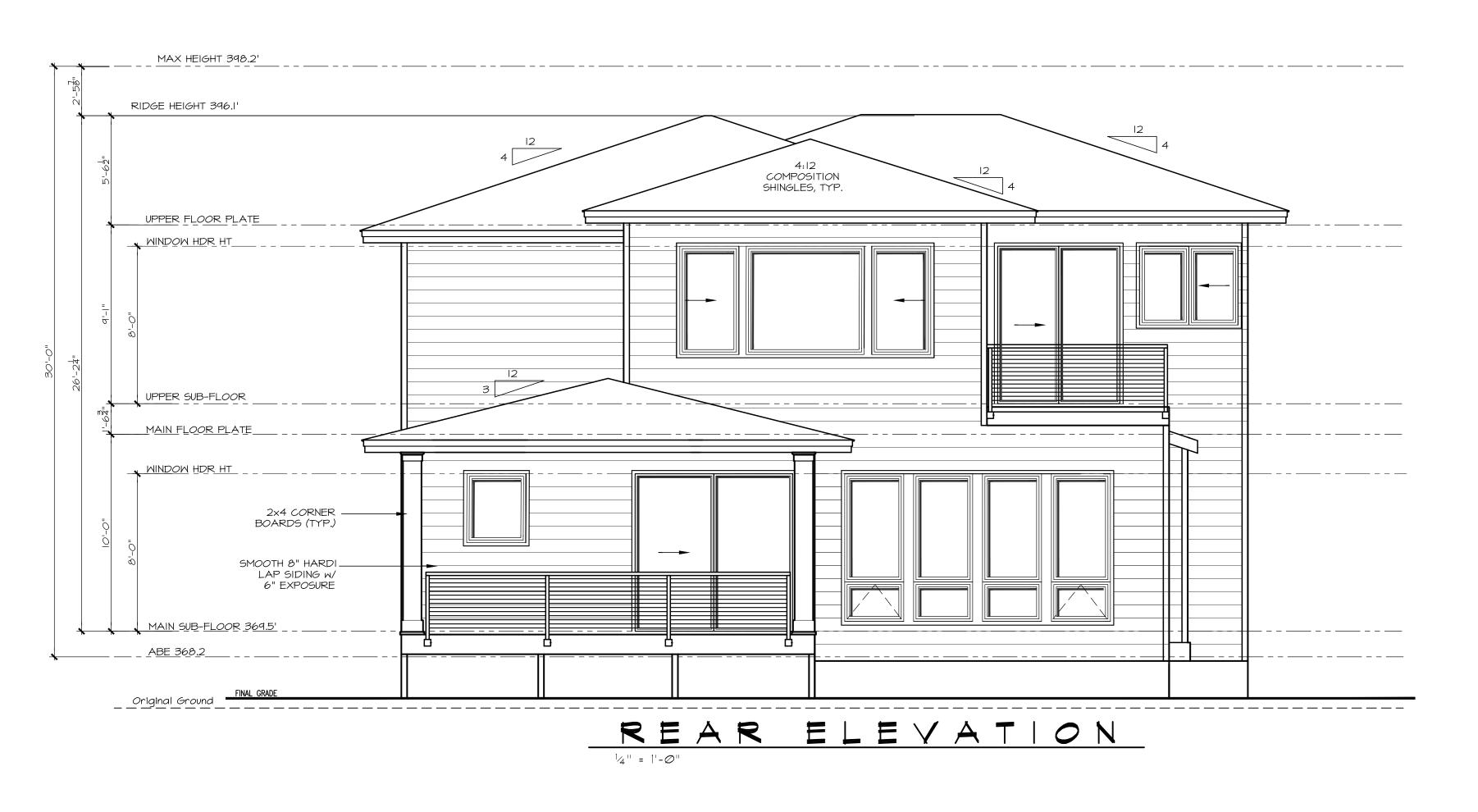
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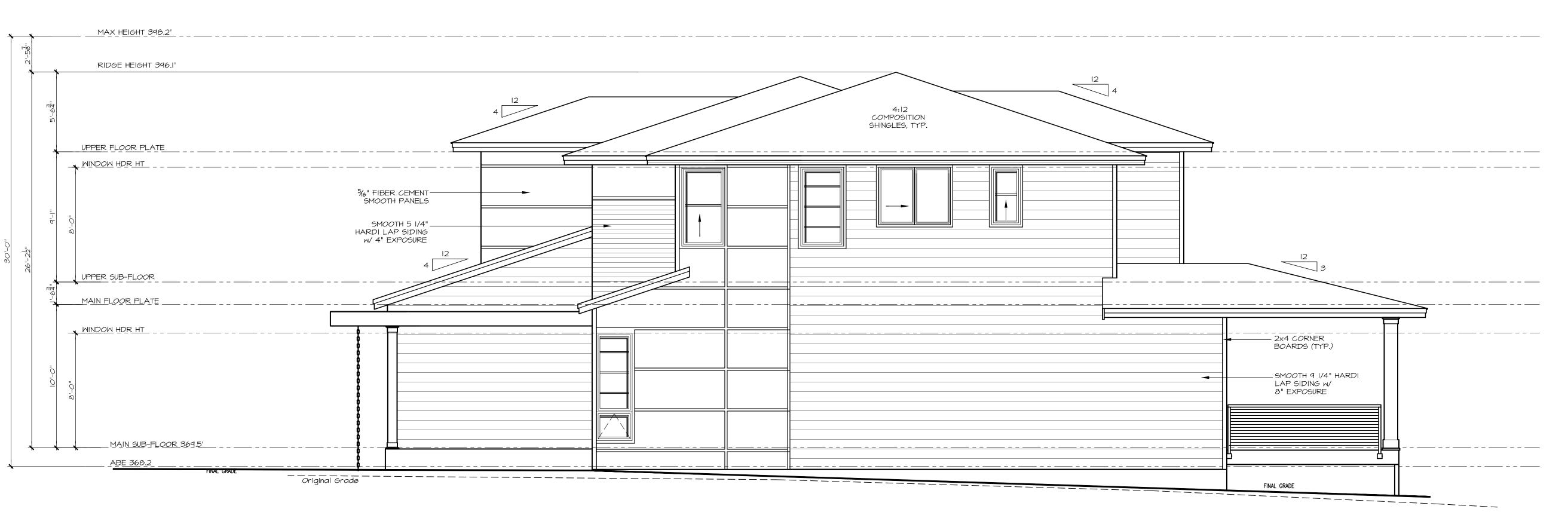
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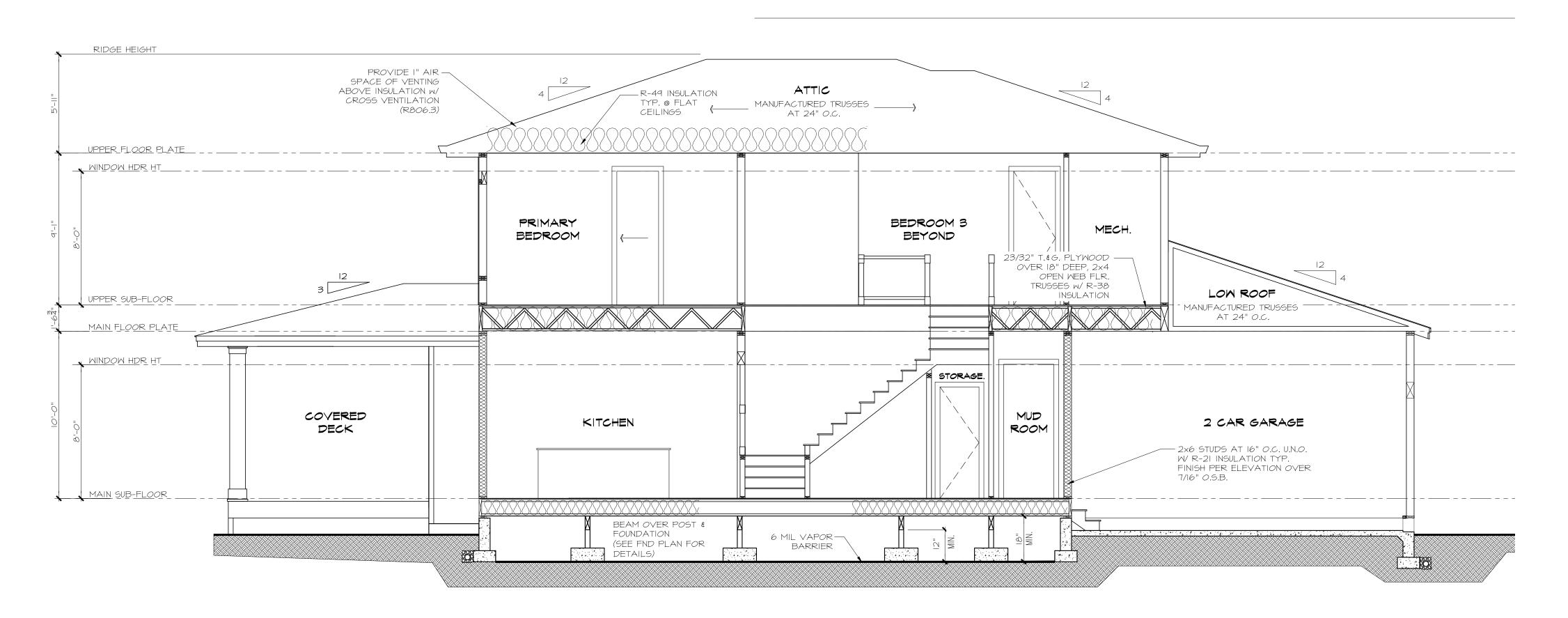
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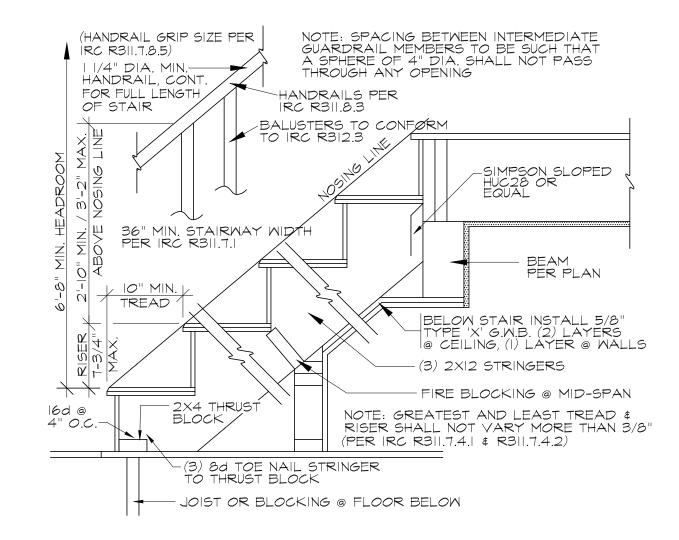
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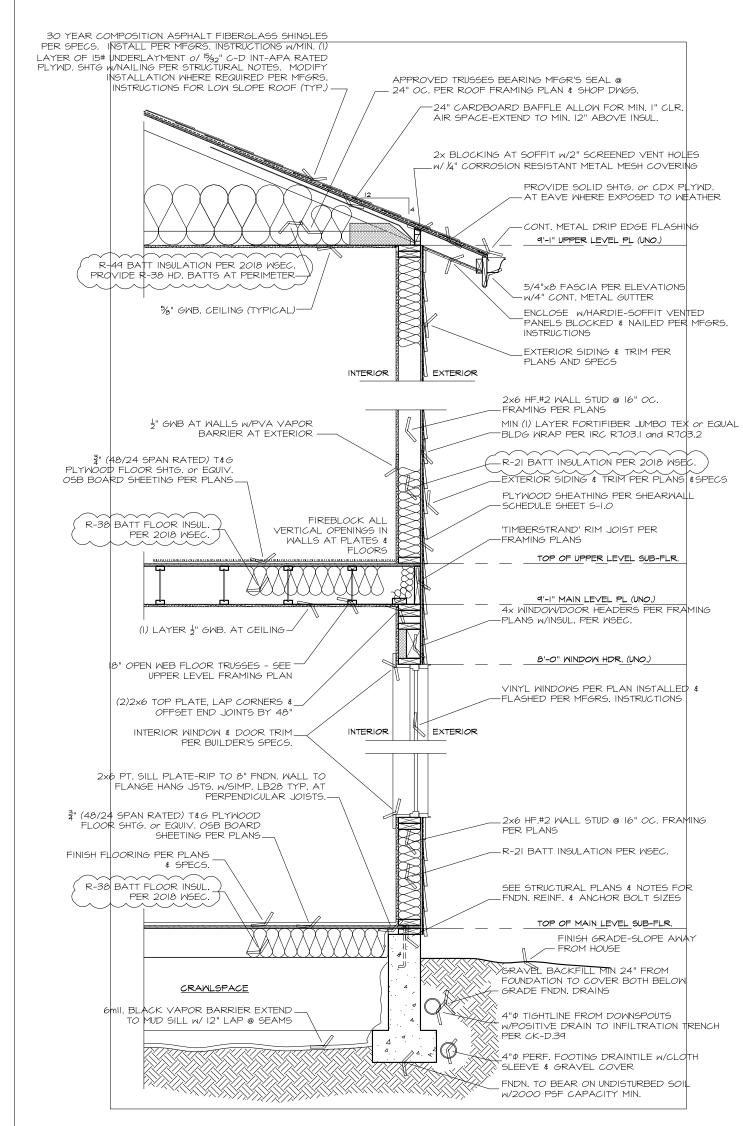




BUILDING SECTION 1/4" = 1'-0"



TYP. STAIR SECTION



5 TYPICAL EXTERIOR WALL SECTION



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Primary Scale

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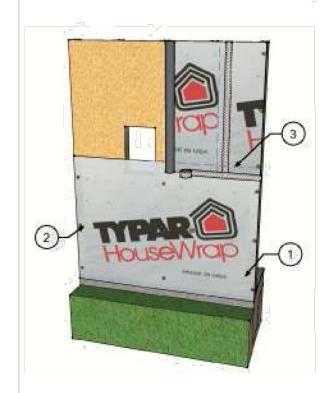
Vertical wall Installation

Install Typar® HouseWrap over an approved exterior sheathing after the framing is complete and before the windows and doors have been installed. Plastic capped fasteners should be used and spaced at 32" OC (vertically and horizontally) when being applied over 7/16" OSB or 15/32" plywood. When installing over metal framing use screws with washers. If the windows and doors have already been installed, trim the Typar WRB close to the window frame and flash according to the Typar Flashing instructions.

Start at the bottom of one end of the wall with the printed side facing out. When starting at a corner, overlap by a minimum of 12".

Place the housewrap roll horizontally and roll out the first course evenly, covering rough window and door openings. A minimum of a 1" (25.4 mm) overlap on the sill plate is required; however, for maximum protection, a 2-4" (51-102 mm) overlap on the sill plate is recommended.

Pull the Typar snug and avoid wrinkles and creases. Ensure that the product is level.



Fasten the Typar to the stud using plastic capped nails or plastic capped staples at 32" O.C. both horizontally and vertically.



STEP 3

The upper layer of Typar housewrap should overlap the bottom layer by a minimum of 6" (152 mm) vertically and horizontally. Ensure proper shingling throughout the installation to properly shed water. Once the structure is completely covered, tape all seams and penetrations using Typar® construction tape. (Please refer to the Typar® flashing instructions for more detailed instruction on penetrations and window flashing installation).

After the installation complete and before the exterior cladding is installed, inspect the Typar® for tears. Repair the issues with Typar Construction tape or Typar Flashing.



Window and Door Preparation

Preparing for Window Installation

After wrapping the structure and covering all rough openings. Cut a horizontal line across the top of the window opening. The cut should not extend past the rough opening.

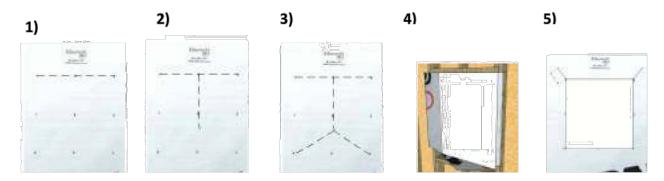
Start at the top center and make a vertical cut running two-thirds of the way down the opening.

From that stopping point, cut diagonally to both lower left and right corners of the opening.

Pull each of the flaps tightly inside the rough opening and attach them to the frame with nails,

staples, or tape.

STEP 5 At the window header, make a 6" diagonal cut at a 45 degree angle on both corners. Fold the material up exposing the sheathing. Now install the window or door according to the manufacturer instructions. The final step is to flash all seams and flanges securely (refer to Typar® Flashing instructions). Typar® flashing should also be installed in accordance with window manufacturer instructions and according to the ASTM 2112 standard.







Typical Window Flashing

Install the window sill pan according to the manufacturer's instructions. Alternatively, you can create a sill pan using Typar Flashing Flex. Cut a piece that is 12" longer than the length of the rough opening window sill.

Carefully pull off the release liner. Center the Flashing in the center of the rough opening and work you way toward the corners and then up the sides. Note: the flex flashing should overlap to the outside of the wall by 2-3". Only stretch the flashing in the corners.

Alternatively to above, you can create a sill pan by installing TYPAR Straight Flashing along the bottom sill and installing TYPAR Flashing Flex on the corners only.

If needed, secure the fanned edges of the TYPAR Flashing Flex with a plastic capped nail/ plastic capped staple.

STEP 2

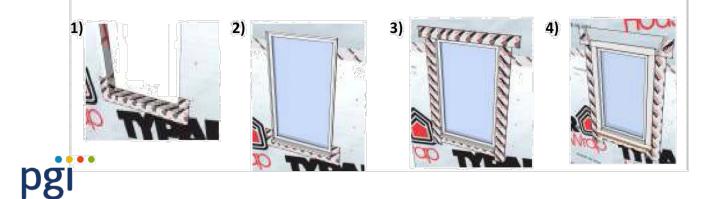
Apply a continuous bead of sealant to the back of the window or on the wall. Do not apply the sealant across the bottom of the sill or on the bottom of the window. This area is left open to allow for proper drainage.

Install the window according to the manufacturer's installation instructions.

Cut two pieces of Typar Flashing long enough to extend 1" above the window head flange and 1" below the window sill flange. Carefully peel off the release liner and apply the flashing on both sides of the window. Make sure to cover the entire window flange, press firmly either by hand or using a J-roller. Ensure there are no wrinkles or bubbles.

Cut a piece of Typar Flashing for the head flashing. Ensure that the piece is long enough to extend by 1' on both sides of the jamb flashing. Remove the release liner and carefully install the flashing. Cover the window flange and press firmly by hand or using a J-roller.

Release the upper flap of the WRB that you cut earlier. Tape the 45 degree cuts using Typar Construction Tape or Typar Flashing. DO NOT tape the WRB along the top of the window flange.



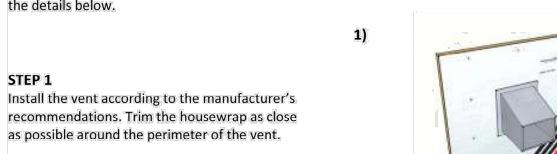


Flashing Penetrations

Penetrations such as exhaust fans, exterior electrical outlets, dryer vents, exterior lights, and gas outlets are a common entrance for bulk water into the wall cavity. Using Typar flashing will ensure proper water hold out and maintain the integrity of the structure.

The method is similar to the flashing a window. Start by flashing the bottom of the penetration. Ensure to shingle the upper tape over the bottom tape.

Some penetrations have flanges, such as dryer vents. These penetrations should be flashed according to the details below.



recommendations. Trim the housewrap as close as possible around the perimeter of the vent.

Flash the vent using the same method as windows. Starting at the bottom flange; cut the flashing so that it extends past the flanges by 1" on both sides. Now apply the flashing to the sides of the vent. Remember to extend the flashing 1" on both top and bottom. Make sure

to smooth out wrinkles and air bubbles. The use

STEP 3

of a J-roller is optional.

The Final step is to install the flashing across the top. Extend the flashing out at least 1" on both

Note: This type of installation is suitable for several different penetrations. Always use the shingling method and ensure a tight seal around the flange/penetration.

Typar® HouseWrap is part of a complete Weather Protection System, which also includes Typar® Metro Wrap, Typar® Flashings and Construction tape

For more information, visit www.Typar.com



MADE IN USA. ICC #ESR-1404 • CCMC #12884-R • CCMC #12892-R Please visit typar.com for installation instructions and warranty information



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BASEMENT SLAB

4" CONC. SLAB ON 6 MIL VAPOR BARRIER ON 4" MIN. GRANULAR FILL ON 95% COMPACTED FILL/VIRGIN SOIL

GARAGE SLAB

4" CONC. SLAB ON 4" MIN. GRANULAR FILL ON 95% COMPACTED FILL/VIRGIN SOIL

PORCH SLAB

4" CONC. SLAB ON GRADE ON 6 MIL VAPOR BARRIER ON 4" MIN. GRANULAR FILL ON 95% COMPACTED FILL/VIRGIN SOIL

GENERAL STRUCTURAL NOTES

- DESIGN IS BASED ON 2018 INTERNATIONAL RESIDENTIAL CODE **\$ 2018 INTERNATIONAL BUILDING CODE**
- SOIL 2,000 PSF ALLOWABLE BEARING PRESSURE CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE
 - 2,500 psi: FOOTINGS*
- THAN 5% OR MORE THAN 7% AIR ENTRAINMENT.
- CLASSIFICATIONS OF SC, ML-CL, OR CL (60 pcf) SOIL.
- BARS AND LAP AT CORNERS; PROVIDE 6" HOOK INTO SUPPORTING FOOTINGS WHEN FOOTINGS INTERSECT; PROVIDE 3" MINIMUM COVER
- FOUNDATION WALLS SHALL BE BRACED, PRIOR TO BACKFILLING, BY EITHER ADEQUATE TEMPORARY BRACING OR INSTALLATION OF FIRST FLOOR DECK.
- ALL FOOTINGS SHALL BEAR BELOW FROST LINE. CONSULT SOILS REPORT/ LOCAL MUNICIPALITY FOR MINIMUM DEPTH BELOW GRADE. • FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL.
- PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP. (15'-0" O.C.)
- FASTEN SILL PLATES TO FOUNDATION WALLS WITH %" DIA. ANCHOR BOLTS W/ MIN. 3"x3"x ¼" PLATE WASHERS (EDGE OF WASHER TO BE LOCATED WITHIN 1/2" OF EXTERIOR EDGE OF SILL PLATE) & NUTS @ 6'-0" O.C. @ 2-STORY & 4'-0" O.C. @ 3-STORY CONDITIONS w/ 7" MIN. EMBEDMENT INTO CONC. PROVIDE A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAXIMUM FROM PLATE ENDS, U.N.O. (SEE FND. DETAILS).
- ARCH/BUILDER TO VERIFY ALL DIMENSIONS

SYMBOL

SIMPSON CSI6 STRAP TIE

SIMPSON MSTC40 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM U.N.O.)

SIMPSON MSTC66 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM U.N.O.)

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS FINISHED AND ALL PLAN, DETAIL. AND NOTE SPECIFICATIONS HAVE BEEN COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURES AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS, AND TIE-DOWNS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING REQUIRED TO STABILIZE AND PROTECT EXISTING AND ADJACENT STRUCTURES AND SYSTEMS DURING COURSE OF DEMOLITION AND CONSTRUCTION OF THE PROJECT.

STRUCTURAL DESIGN AND SPECIFICATIONS ASSUME THAT ALL SUPPORTING AND NON-SUPPORTING ELEMENTS IN CONTACT WITH FLOOR FRAMING ARE LEVEL, INCLUDING, BUT NOT LIMITED TO: FOUNDATIONS, SLABS ON GRADE, BEAMS, WALLS, AND NON-BEARING ELEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LEVELNESS AND MAKE ADJUSTMENTS AS NECESSARY, INCLUDING CONSIDERATION OF THOSE AREAS THAT MAY BE WITHIN CONTRACTUAL, INDUSTRY, OR WARRANTY

ROOF TRUSS, FLOOR TRUSS AND ENGINEERED JOISTS SHALL BE DESIGNED TO MEET THE DIFFERENTIAL DEFLECTION CRITERIA BELOW, UNLESS NOTED OTHERWISE ON PLAN. MULHERN & KULP CANNOT BE HELD RESPONSIBLE FOR ANY STRUCTURAL ISSUES RELATED TO ANY BUILDING COMPONENT IF COMPONENT SHOP DRAWINGS ARE NOT SUBMITTED TO MEK FOR REVIEW PRIOR TO

TRUSSES SHALL BE DESIGNED SO THAT DIFFERENTIAL DEFLECTION

- 1/4" DEAD LOAD FLOOR TRUSSES, ATTIC TRUSSES, & I-JOISTS:
- 1/8" DEAD LOAD

LIMIT ABSOLUTE TRUSS DEFLECTION TO 3/16" DEAD LOAD. (NOT DIFFERENTIAL DEFLECTION)

PARAMETERS

FOUNDATION

- DESIGN LOADS:
- STRENGTHS IN 28 DAYS, U.N.O.: f'c = 2,500 psi: FOUNDATION WALLS*

2,500 psi: INTERIOR SLABS ON GRADE 3,500 psi: GARAGE & EXT. SLABS ON GRADE fy = 60,000 psi

- * UTILIZE 5½" SACK 2500 PSI CONCRETE MIXES THAT ARE EQUIVALENT TO 3,000 PSI CONCRETE FOR WEATHERING POTENTIAL • ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS
- FOUNDATION WALL DESIGN IS BASED ON BACKFILL SOIL
- TYPICAL REINFORCEMENT DETAILS: LAP ALL REBAR 24" MIN.; BEND AT THE BOTTOM BARS AND 1 1/2" COVER AT THE SIDES.

- ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ CONCRETE OR MASONRY FOUNDATION SHALL BE PRESERVATIVE TREATED
- BUILDER TO VERIFY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE & FASTENERS IN CONTACT W/ PRESERVATIVE-TREATED WOOD. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORDINATE

HOLD-DOWN SCHEDULE

SPECIFICATION

HD-I SIMPSON STHD14 (RJ) HOLD-DOWN

(14" END LENGTH)

MEANS & METHODS NOTES

ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER

FABRICATION, DELIVERY, OR INSTALLATION.

BETWEEN ADJACENT PARALLEL TRUSSES OR GIRDER TRUSSES DOES NOT EXCEED THE FOLLOWING: A. ROOF TRUSSES:

- FLOOR TRUSSES & ATTIC TRUSSES ADJACENT TO FLOOR FRAMING BY OTHERS:

LOADING AND DESIGN

GRAVITY DESIGN LOADS: DEAD LOAD (PSF): ROOF TRUSS TOP CHORD: ROOF TRUSS BOTTOM CHORD FLOOR (TRUSSES): FLOOR (I-JOISTS): TILE FLOORS: DECK PAVERS :

LIVE LOAD (PSF):

R00F : RESIDENTIAL LIVING AREAS: RESIDENTIAL SLEEPING AREAS: RESIDENTIAL WOOD DECKS: GARAGE : SNOW LOAD: GROUND SNOW LOAD (Pg) (PSF): FLAT ROOF SNOW LOAD (Pt) (PSF): SNOW EXPOSURE FACTOR (C.): 0.9 SNOW LOAD IMPORTANCE FACTOR (I):

THERMAL FACTOR (Ci): LATERAL DESIGN LOADS: WIND LOAD: (IBC 1609) SPEED (Vult) (MPH): WIND RISK CATEGORY: IMPORTANCE FACTOR (Iw): EXPOSURE CATEGORY: INTERNAL PRESSURE COEFF. (GCpi):

TOPOGRAPHIC FACTOR (Kzt): SEISMIC LOAD: (IBC 1613) SEISMIC RISK CATEGORY: SEISMIC IMPORTANCE FACTOR (I.): MAPPED SPECTRAL RESPONSE: Sı: 0.497 Ss: 1.429

SITE CLASS:

SPECTRAL RESPONSE COEFF.: Spi: 0.597 Sps: 1.143 SEISMIC DESIGN CATEGORY: BASIC SEISMIC-FORCE-RESISTING SYS: LIGHT FRAMED WALLS W/WOOD STRUCTURAL PANELS ULTIMATE BASE SHEAR: TRANS: 15 K LONG: 15 K SEISMIC RESPONSE COEFF. (Cs):

TRANS: 0.176 LONG: 0.176 RESPONSE MODIFICATION FACTOR (R): TRANS: 6.5 LONG: 6.5 ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE

LATERAL BRACING NOTES

THIS HOME HAS BEEN ENGINEERED TO RESIST LATERAL FORCES RESULTING FROM: 100 MPH WIND SPEED, EXP. B (ASCE 7-16 WIND MAP, PER IRC R301.2.1.1) RISK CAT. 2 & SEISMIC CAT. D2.

) MPH WIND IN 2018 IRC MAF ENGINEERED DESIGN WAS COMPLETED PER 2018 IBC (SECTION 1609 & 1613) & ASCE 7-16, AS PERMITTED BY R301.1.3 OF THE 2018 IRC. ACCORDINGLY, THIS HOME, AS DOCUMENTED AND DETAILED HEREWITHIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCE: AND DOES NOT NEED TO CONFORM TO THE PRESCRIPTIVE PROVISIONS OF R602.10.

STANDARD EXTERIOR WALL SHEATHING <u>SPECIFICATIONS</u> (INTERIOR WALL SPECIFICATION WHERE NOTED ON PLANS)

• 16" OSB OR 132" PLYWOOD: FASTEN SHEATHING W/ 21 XO.131" NAILS @ 6"o.c. AT ALL SUPPORTED PANEL EDGÉS AND 12" O.C. IN THE PANEL FIELD. ALL SHEATHING SHEET PANEL EDGES SHALL OCCUR OVER WALL FRAMING MEMBERS OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT PANEL EDGE. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED PER THIS SPECIFICATION U.N.O. ON

3" o.c. EDGE NAILING (WHERE NOTED ON PLANS)

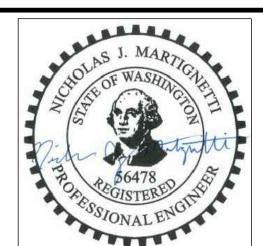
• 16" OSB OR 132" PLYWOOD: ONLY AT LOCATIONS INDICATED ON PLANS - SHEATHE WALL SHOWN WITH 1/6" OSB. FASTEN SHEATHING W/ 27"XO.131" NAILS @ 3" O.C. AT EDGES AND 12" O.C. AT CENTER. ALL SHEATHING SHEET PANEL EDGES SHALL OCCUR OVER WALL FRAMING MEMBERS OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT PANEL EDGE AND 3" O.C. FASTENING.

±0.18

- LATERAL ANALYSIS ASSUMES STUD SPACING @ 16" o.c. ALL SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES FASTENED TOGETHER W/ 3"XO.131" NAILS @ 8" O.C. USE (12)31/2"x0.135" NAILS AT EACH LAP SPLICE, (6) EACH SIDE C JOINT (TYP. U.N.O)
- 3. ALL EXTERIOR WALLS ARE CONTINUOUSLY SHEATHED.
- 4. ALL INTERIOR SHEAR WALLS AND EXTERIOR WALLS ARE SHEATHED ABOVE AND BELOW OPENINGS.

LEGEND

- IIIIII INTERIOR BEARING WALL
- □□□□□ BEARING WALL ABOVE (B.W.A.), OR SHEARWALL
- --- BEAM / HEADER
- INTERIOR SHEAR WALL PANEL OR EXTERIOR SHEAR WALL W/ 3" O.C. EDGE NAILING
- AREA OF OVERFRAMING
- JL METAL HANGER
- * INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
- NDICATES HOLDOWN.



GENERAL STRUCTURAL NOTES

DESIGN PARAMETERS

• <u>DESIGN IS BASED ON 2018 INTERNATIONAL RESIDENTIAL CODE</u> **\$ 2018 INTERNATIONAL BUILDING CODE** • WOOD FRAME ENGINEERING IS BASED ON NDS, "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" - LATEST EDITION.

GENERAL FRAMING

- EXTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (w/ DOUBLE TOP PLATE) HEM FIR (HF) "STUD" GRADE LUMBER, OR BETTER, U.N.O.
- INTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (w/ DOUBLE TOP PLATE) HEM FIR (HF) "STUD"
- GRADE LUMBER, OR BETTER, U.N.O. • ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED
- WITH 2x 'STUD' GRADE MEMBERS SPACED @ 24" O.C. (MAX.) • ALL WALLS TALLER THEN TYP. PLATE HEIGHT SHALL BE
- CONSIDERED BALLOON FRAMED & SHALL BE CONSTRUCTED FROM FLOOR TO UNDERSIDE OF FRAMING AT NEXT LEVEL. B.F. WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) HEM FIR (HF) #2 GRADE LUMBER, OR BETTER.
- ALL HEADERS SHALL BE SUPPORTED BY (1)2x JACK STUD & (1)2x KING STUD. MINIMUM. - THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE
- NUMBER OF JACK STUDS REQUIRED, U.N.O.. • ALL 2x6 AND LARGER SOLID SAWN BEAMS/HEADERS SHALL BE HEM FIR #2 (HF #2) OR BETTER. ALL 4x6 AND LARGER SOLID SAWN
- LUMBER SHALL BE DOUG FIR #2 (DF #2) OR BETTER. • ALL FRAMING LUMBER SHALL BE KILN DRIED TO 15% MC (KD-15). • ALL TYP NAIL FASTENER REQUIREMENTS ARE NOTED IN GENERAL NOTES, IN DETAILS, OR ON PLANS. ALL NAILS SPECIFIED ARE MIN DIAMETER AND LENGTH REQUIRED FOR CONNECTION, ALL HANGER
- FOR MAX CHARTED CAPACITY. NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL FRAMING GUN NAILS.
- FASTEN ALL BEAMS TO COLUMNS, OR FLUSH BEAMS TO SUPPORTING BEAMS, W/ (4) 3"x0.131" TOENAILS (MIN.), TYP. U.N.O. • PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS &

LSL MEMBERS - Fb=2325 PSI; Fv=310 PSI; E=1.55x10^6 PSI

HOLD-DOWNS CONTINUOUS TO FOUNDATION/BEARING. BLOCKING TO MATCH POST ABOVE. • ENGINEERED LUMBER TO MEET OR EXCEED THE FOLLOWING:

NAILS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS

- LVL MEMBERS Fb=2600 PSI; Fv=285 PSI; E=2.0xI0^6 PSI • GLB MEMBERS - Fb(+)=2400 PSI; Fb(-)=1850 PSI; Fv=265 PSI; E=1.8x10^6 PSI; DF/DF; 24F-V4 (U.N.O) ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING:
- LVL MEMBERS Fb=2400 PSI; FcII=2500 PSI; E=1.8xI0^6 PSI • FACE NAIL MULTI-PLY 2x BEAMS & HEADERS W/ 3-ROWS OF 3"x0.131" NAILS (MIN.) @ 12" O.C. STAGGERED. APPLY NAILING FROM BOTH FACES @ 3-PLY OR MORE CONDITIONS. UTILIZE 2 ROWS OF
- NAILS FOR 2x6 \$ 2x8 MEMBERS • ALL MEMBERS SPECIFIED AS MULTI-PLY 13/4" SHALL BE FASTENED TOGETHER PER MANUFACTURER. EQUIVALENT WIDTH SOLID MATERIAL MAY BE USED AS EQUAL.
- FASTEN 2x WOOD PLATES TO TOP FLANGE OF STEEL BEAMS w/P.A.F.s ('HILTI' X-U PINS OR EQUAL (0.157" DIA. x 2" LONG MIN.)) @ 16" O.C. STAGGERED, OR 1/2" DIA. BOLTS @ 48" O.C., STAGGERED. • REFER TO IRC FASTENING SCHEDULE TABLE R602.3(1) FOR ALL CONNECTIONS, TYP. U.N.O.

FLOOR FRAMING

- I-JOISTS/TRUSSES SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA AND SHALL RUN CONTINUOUS OVER SUPPORTS WHEREVER POSSIBLE. ALL LOADS SHOWN ON PLAN FOR MANUF. DESIGNS ARE ASD LEVEL LOADS, U.N.O. (EXCLUDES STONE/MARBLE OR WET BED CONSTRUCTED FLOORS - CONTACT M&K FOR EXCLUDED DESIGNS).
- ALL METAL I-JOIST/TRUSS HANGERS SHALL BE SPECIFIED BY I-JOIST/TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED. • I-JOIST/TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO
- ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY. • 2x FLOOR JOISTS HAVE BEEN DESIGNED TO MEET OR EXCEED
- L/360 LIVE LOAD DEFLECTION CRITERIA. • TYPICAL 2x JOIST HANGERS (U.N.O. ON PLANS): SINGLE PLY: SIMPSON LUS210

DOUBLES: SIMPSON LUS210-2

- FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED 'STURD-I-FLOOR' 24" O.C, EXPOSURE I (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W/ GLUE AND 2 ½" x 0.131" NAILS @ 6"o.c. @ PANEL EDGES & @ 12"o.c. FIELD.
- ALL FLUSH CONNECTIONS SHALL BE CONNECTED WITH HANGER APPROPRIATE FOR MEMBER SIZE. U.N.O.

• FASTEN HANGERS TO SINGLE PLY FLUSH BEAMS W/ 1/2" LONG NAILS.

- FASTEN EACH ROOF TRUSS TO TOP PLATE W/ (4) 3"x0.131" TOENAILS (MIN.) & (I) 'SIMPSON' SDWC15600 SCREW @ ALL BEARING POINTS. PROVIDE (2) 'SIMPSON' SDWC15600 SCREWS AT 2-PLY GIRDER TRUSSES, (3) 'SIMPSON' SDWC15600 SCREWS AT 3-PLY
- GIRDER TRUSSES AT ALL BEARING POINTS. • FASTEN EACH ROOF RAFTER TO TOP PLATE WITH (I) 'SIMPSON' SDWC15600 SCREW. PROVIDE (2) 'SIMPSON' SDWC15600 SCREWS AT FLUSH BEAMS IN THE ROOF - AT ALL BEARING POINTS.

ROOF FRAMING

- ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE I (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBER W/ 2 1 x 0.131" NAILS @ 6"o.c. AT PANEL EDGES & @ 12" O.C. AT INTERMEDIATE SUPPORTS. ROOF SHEATHING SHALL EXTEND BELOW ALL INSTANCES OF OVERFRAMING. BLOCKING SHALL BE INSTALLE AS REQUIRED TO LIMIT ROOF SHEATHING SPANS TO 24" MAX.
- WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPS FASTEN ROOF SHEATHING FIELDS PER EDGE NAILING SPEC.
- ALL METAL HANGERS SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED. • ROOF TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO
- FABRICATION OR DELIVERY. • ROOF TRUSS SHOP DRAWINGS & CALCULATIONS SHALL BE PREPARED BY A WASHINGTON STATE LICENSED ENGINEER AND SHALL BE DESIGNED FOR UNBALANCED SNOW LOADING PER
- ASCE 7-16, SECTION 7.6. • ERECT AND INSTALL ROOF TRUSSES PER WTCA & TPI'S BCSI I-08 "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES."
- FASTEN OVER-FRAMED TRUSS SETS TO TRUSSES BELOW w/ (2) 3"x0.131" TOENAILS AT EA. TRUSS.
- SUPPORT PORCH & SHORT SPAN ROOF TRUSSES (UP TO 6' TRIB.) w/2x6 LEDGER FASTENED TO FRAMING w/(3) 3"x0.131" NAILS @ 16" • FASTEN ALL INTERIOR NON-BEARING PARTITION WALLS TO TRUSS BOTTOM CHORD ABOVE WITH SIMPSON STC CLIPS AT 24" O.C. MAX PROVIDE BLOCKING BETWEEN THE TRUSS BOTTOM CHORDS AS

REQUIRED FOR THE PARALLEL CONDITIONS.

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M&K project number: 154-21030

NJM drawn bv: 11-10-2

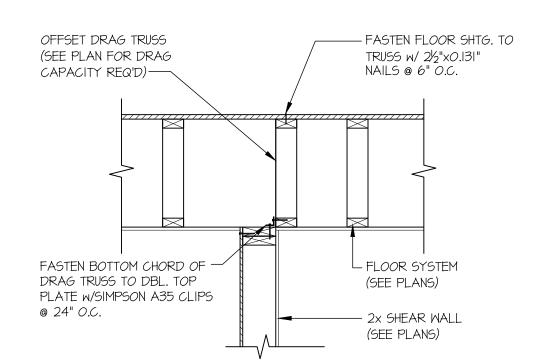
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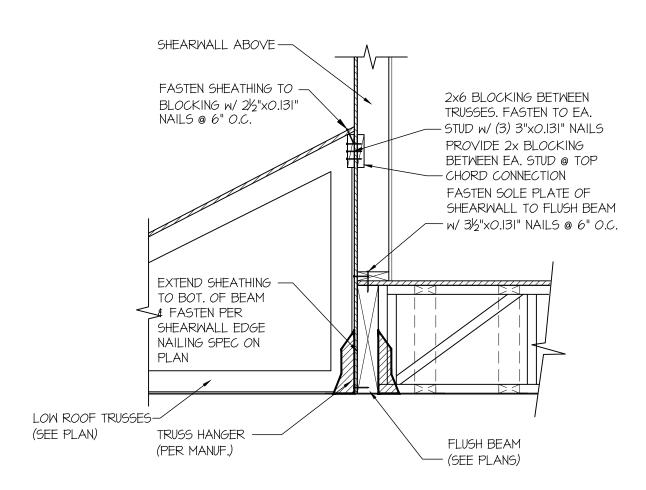
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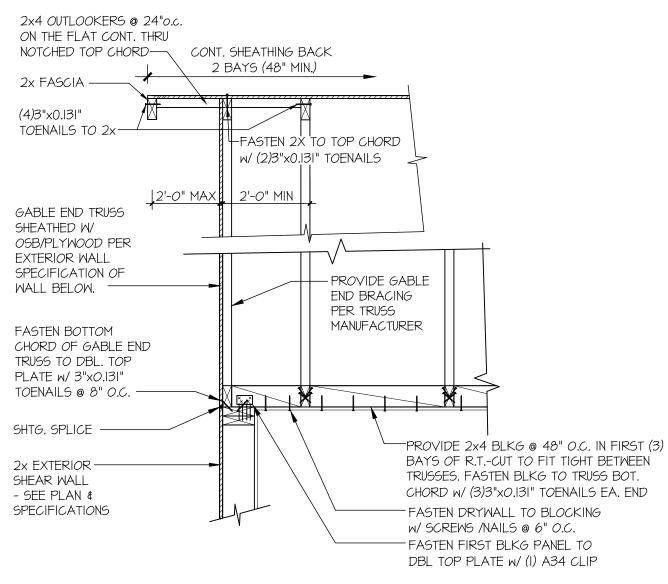
TYPICAL SHEAR 96ALE: 3/4"=1'-0" HEEL HEIGHT LESS THAN 4"



SHEAR TRANSFER DETAIL @ SHEAR MALL BELOW 9 SCALE: 3/4"=1'-0"



SHEAR TRANSFER DETAIL @ 58 EXTERIOR SHEARWALL ABOVE SCALE: 3/4"=1'-0"



TYPICAL GABLE END DETAIL SCALE: 3/4"=1'-0"

FULL HT. 1%" OSB OR

TRUSS BLOCKING —

BLOCKING IN EVERY-

FASTENED TO DBL. TOP

TOENAILS & (I) SIMPSON

SHEAR TRANSFER DETAIL

@ SHEAR WALL BELOW SCALE: 3/4"=1'-0"

PLATE w/ (4) 3"x0.131"

TRUSS BAY,

A35 CLIP

FASTEN SHEATHING TO-

TOP CHORD w/ 2½"x0.131" NAILS @ 6" O.C.

SHEARWALL ABOVE 🥄

ROOF TRUSS

EXTEND SHEATHING -TO BOT. OF BEAM

SHEARWALL EDGE

NAILING SPEC ON

-LOW ROOF TRUSSES/

SHEAR TRANSFER DETAIL @

EXTERIOR SHEARWALL ABOVE

R.R (SEE PLAN)

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

& FASTEN PER

- FASTEN FLOOR SHEATHING TO

BLOCKING W/ 21/2"XO.131" NAILS

@ 6" O.C.

(SEE PLANS)

(SEE PLANS)

- PROVIDE 2x BLOCKING

-FASTEN TOP CHORD OF

TRUSS/END R.R. OR 2x

w/ (З) З"x0.|З|" NA|LS

- FASTEN SOLE PLATE OF

-FLUSH BEAM (SEE

STRUCT. PLANS)

SHEARWALL TO FLUSH BEAM

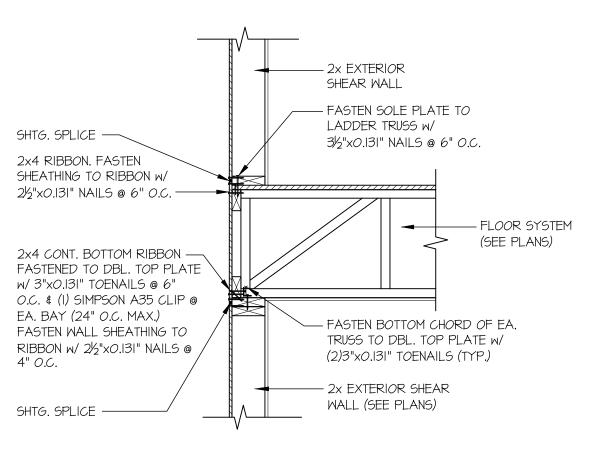
w/ 3½"x0.l31" NAILS @ 6" О.С.

LEDGER TO TO EA. STUD

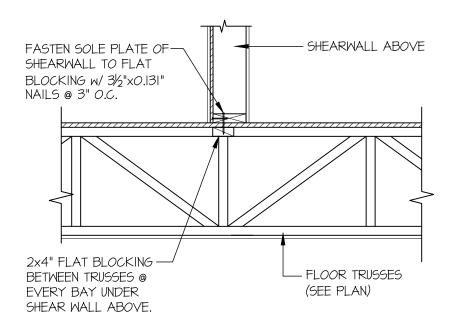
CHORD CONNECTION

BETWEEN EA. STUD @ TOP

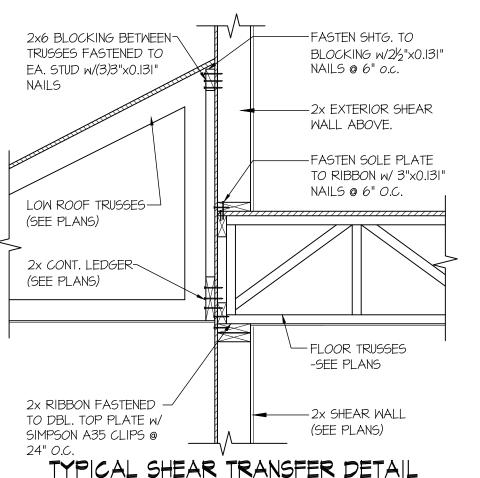
- 2x SHEAR WALL



TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING

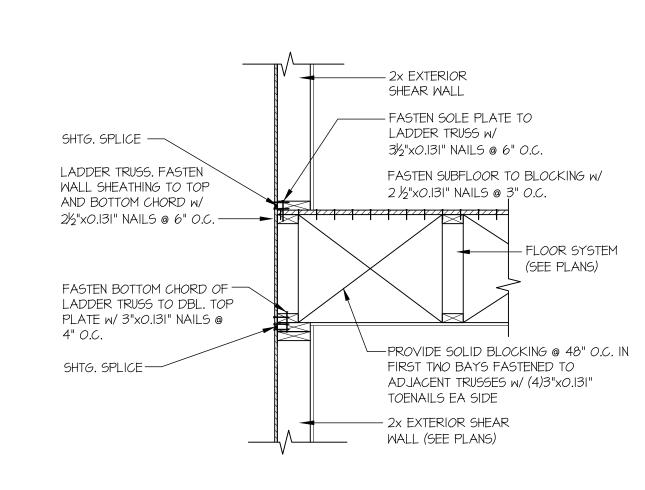


SHEAR TRANSFER DETAIL @ EXTERIOR SHEAR WALL SCALE: 3/4"=1'-0" PERF PERPENDICULAR FRAMING

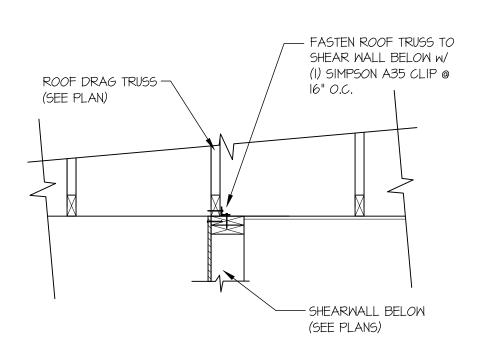


TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS

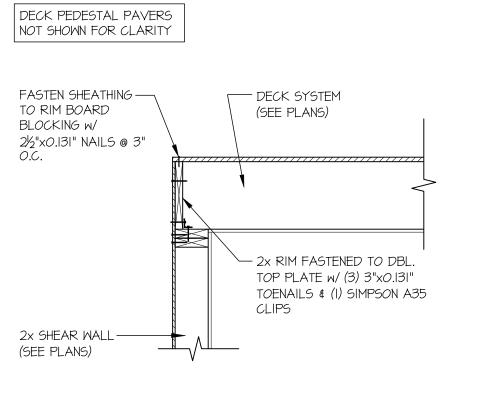
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



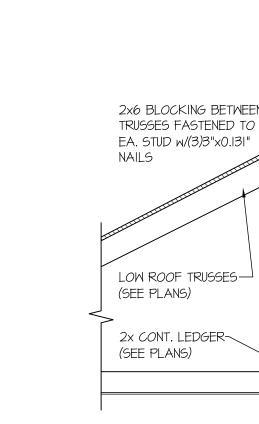
TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL SCALE: 3/4"=1'-0" PARALLEL FRAMING



SHEAR TRANSFER DETAIL @ EXTERIOR SHEARMALL BELOW SCALE: 3/4"=1'-0"



SHEAR TRANSFER DETAIL @ DECK SCALE: 3/4"=1'-0"



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drawn by:

issue date:

REVISIONS:

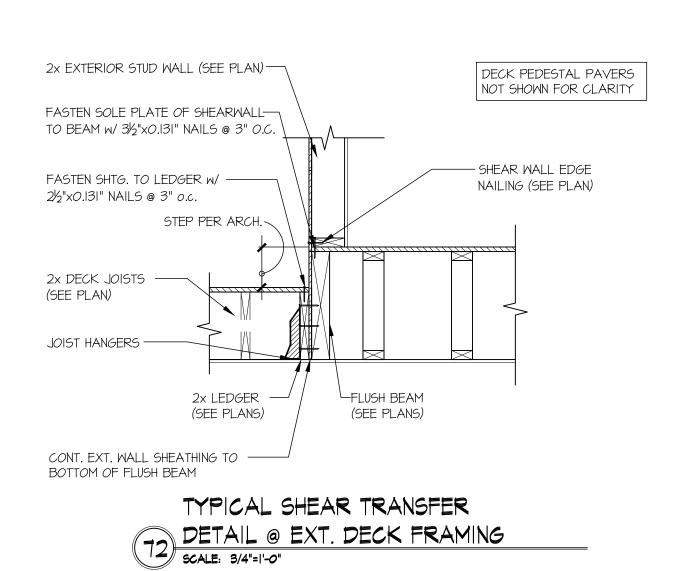
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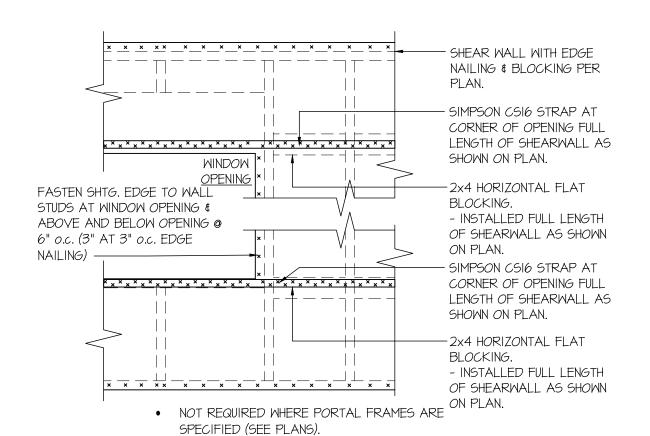
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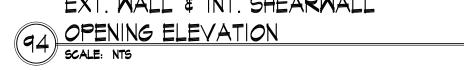
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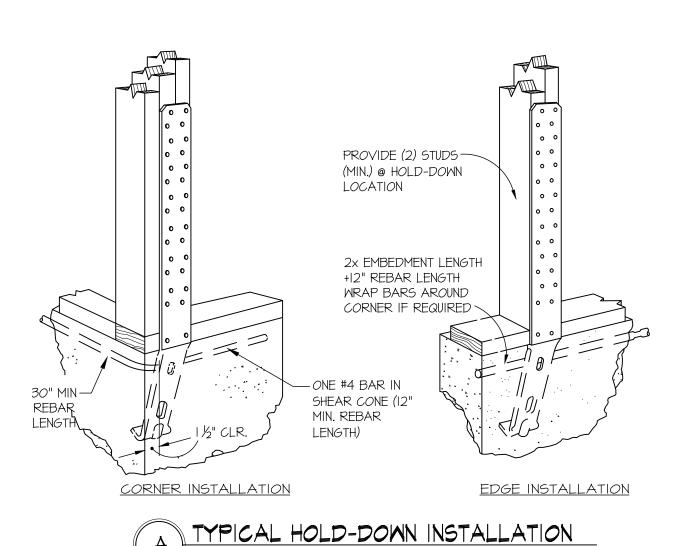




EXT. WALL & INT. SHEARWALL



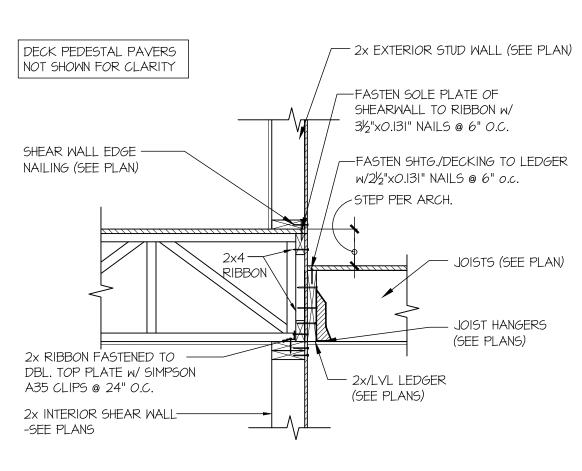
ONLY REQUIRED WERE SPECIFIED ON STRUCTURAL



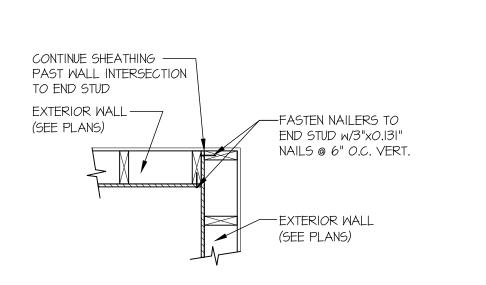
SIMPSON STHD HD

@ FOUNDATION

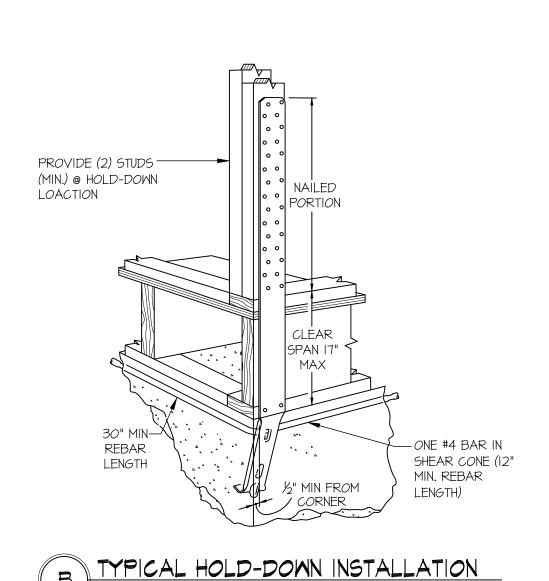
NOT TO SCALE



TYPICAL SHEAR TRANSFER DETAIL @ EXT. DECK FRAMING SCALE: 3/4"=1'-0"

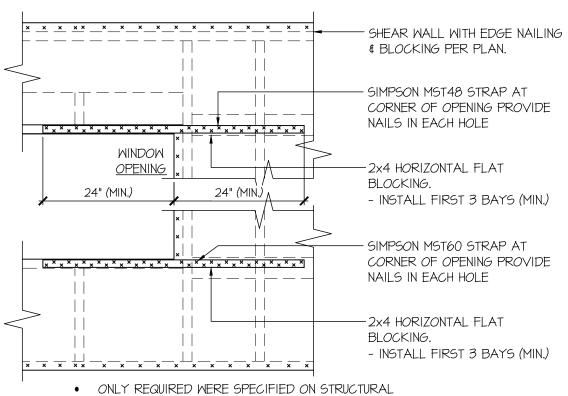


SHEAR TRANSFER DETAIL @ INTERSECTING INT. SHEARWALL SCALE: 3/4"=1'-0"



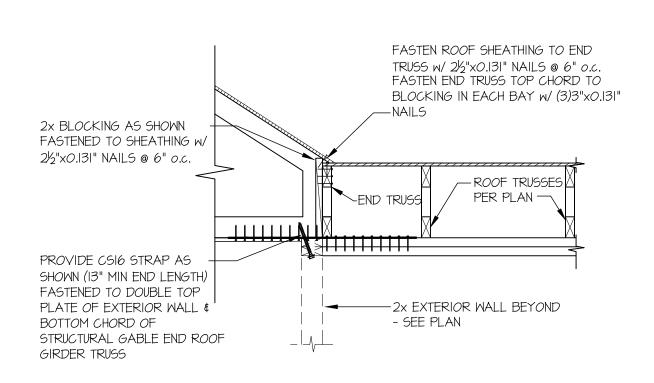
SIMPSON STHD HD @ FLOOR FRAMING

NOT TO SCALE

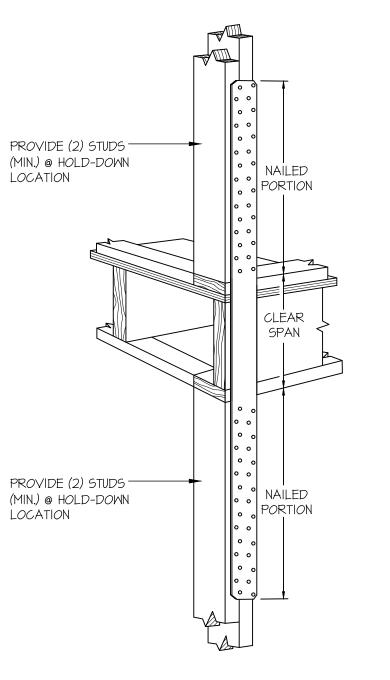


IF MIN LENGTH IS NOT PROVIDED RUN STRAP TO END

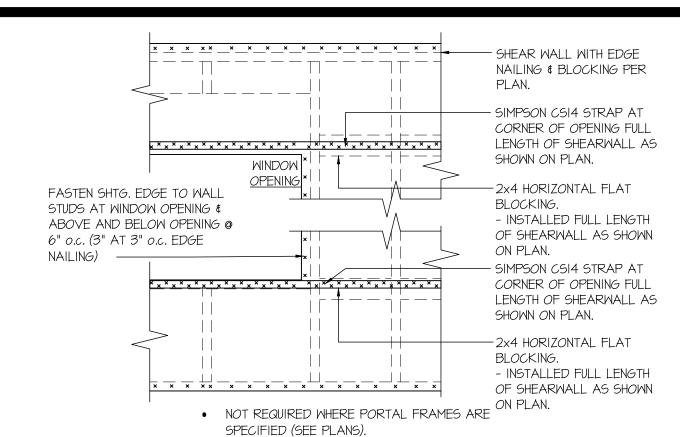
EXT. WALL & INT. SHEARWALL 92 OPENING ELEVATION
SCALE: NTS



STRAP DETAIL SCALE: 3/4"=1'-0"



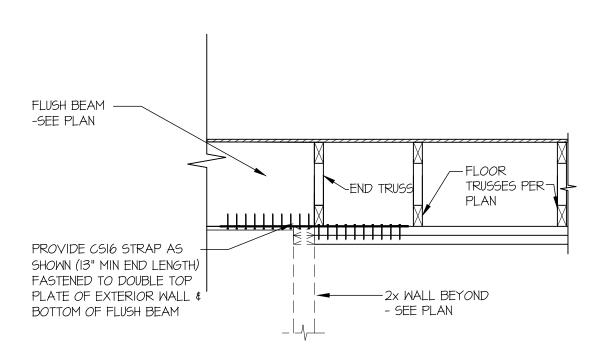
TYPICAL HOLD-DOWN INSTALLATION NOT TO SCALE @ FLOOR FRAMING



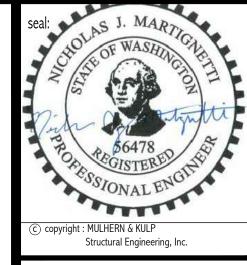
ONLY REQUIRED WERE SPECIFIED ON STRUCTURAL

EXT. WALL & INT. SHEARWALL

93 OPENING ELEVATION SCALE: NTS



STRAP DETAIL SCALE: 3/4"-11 5"



2 α

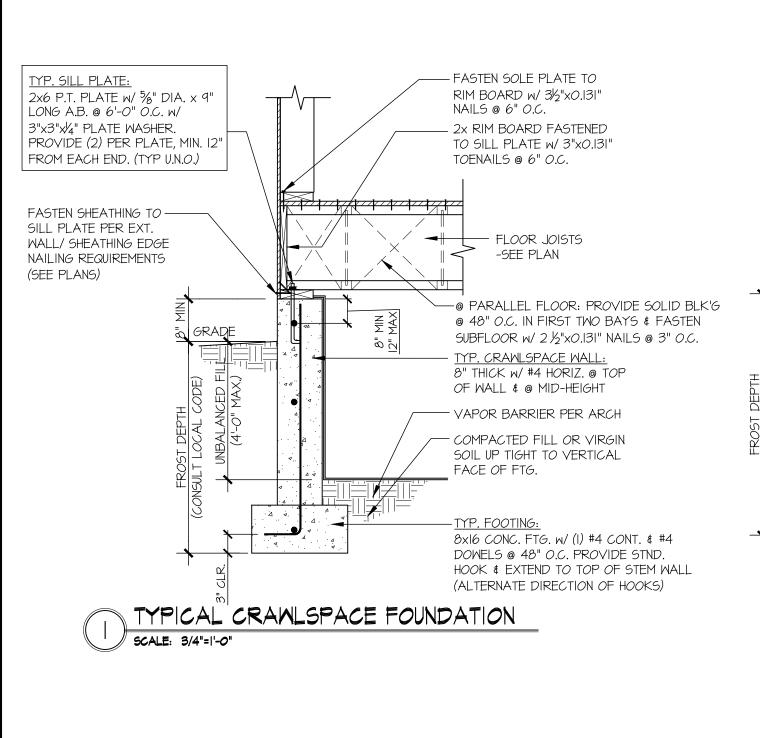
M&K project number:

154-21030 NJMdrawn by: 11-10-2 **REVISIONS:**

initial:

TAIL

_B-2



HAUNCH GARAGE —

DRIVEWAY

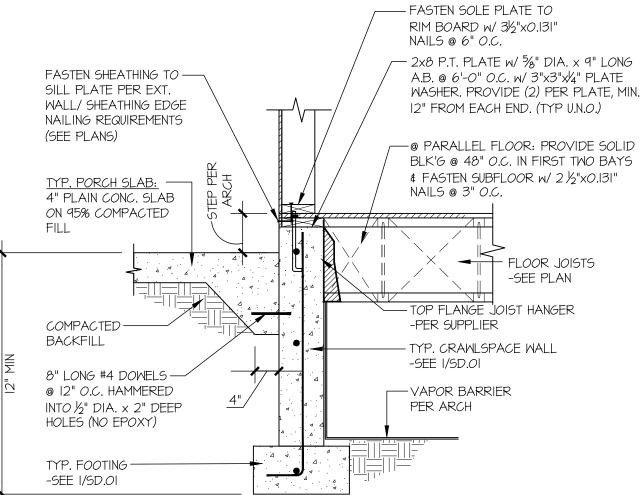
TYPICAL CONCRETE FOOTING @

5 GARAGE DOOR OPENING

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

SLAB DOWN TO

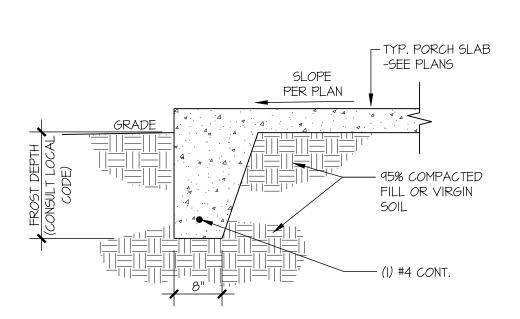
FDN WALL



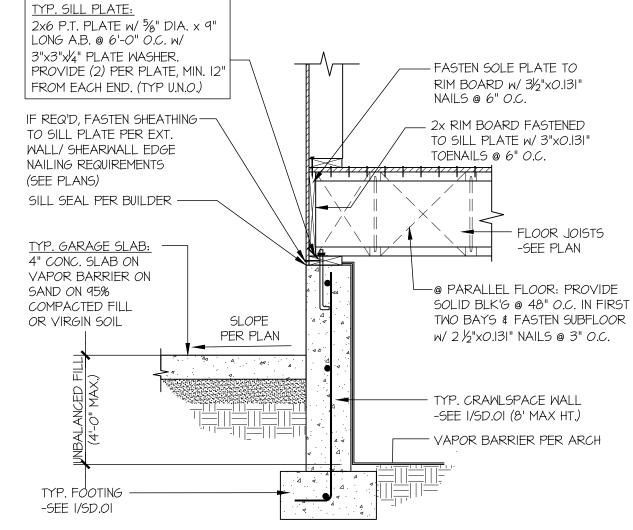
TYPICAL CRAWLSPACE FOUNDATION

@ PORCH SLAB

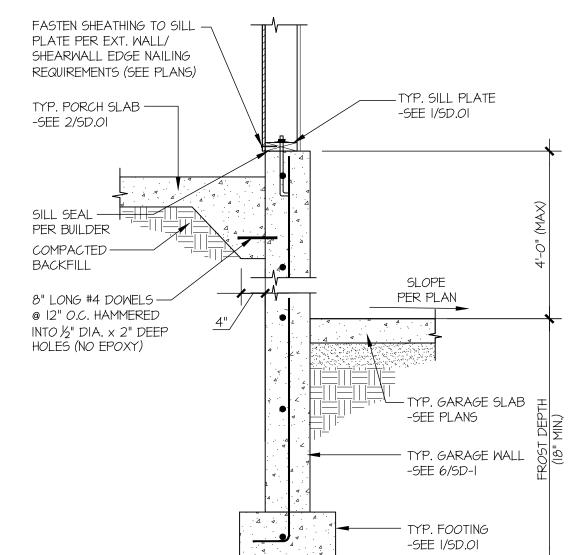
SCALE: 3/4"=1'-0"



TYPICAL FOOTING @ PORCH SLAB



TYPICAL CRAWLSPACE FOUNDATION @ GARAGE SCALE: 3/4"=1'-0"

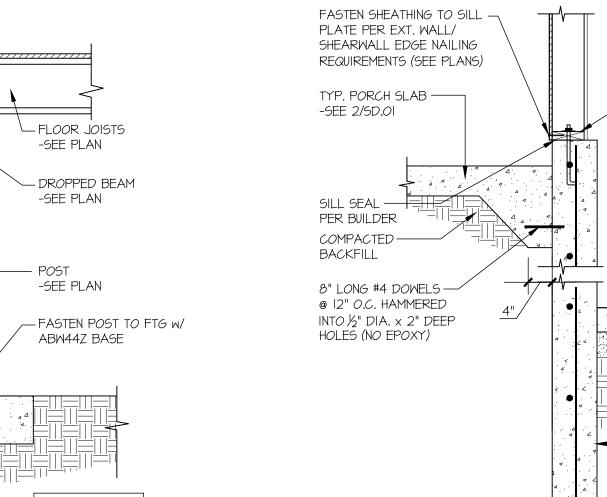


TYPICAL FOUNDATION @ GARAGE/

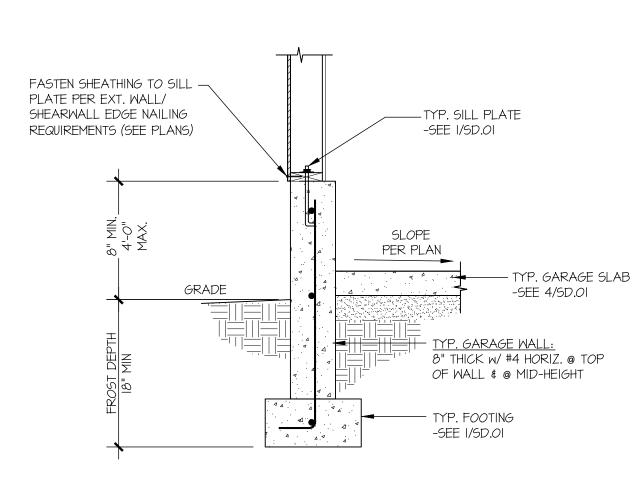
@ PORCH SLAB

PORCH SLAB

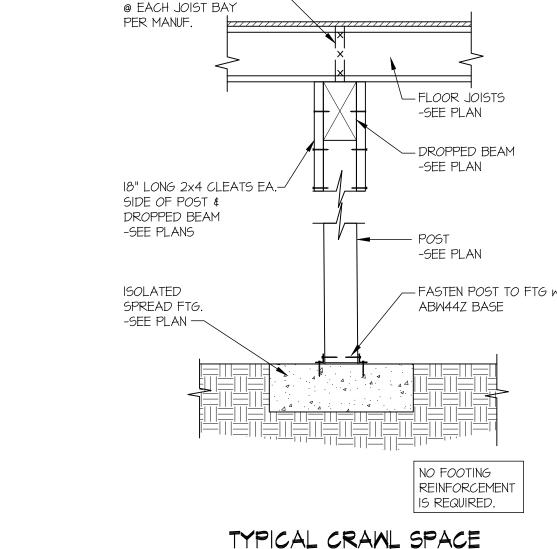
8 FORCH SL SCALE: 3/4"=1'-0"



TYPICAL CRAWL SPACE FOOTING DETAIL SCALE: 3/4"=1'-0"

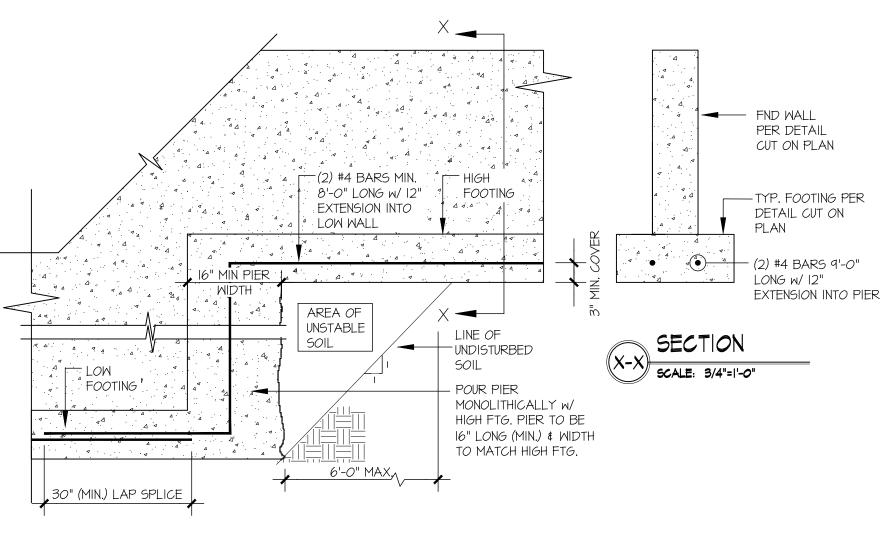


TYPICAL EXT. GARAGE FOUNDATION 6 SCALE: 3/4"=1'-0"



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

FULL DEPTH BLOCKING -



TYP. GARAGE SLAB

-SEE PLAN

- 8" CONC. FDN. WALL W/

& @ MID-HEIGHT

-SEE 1/SD.01

#4 HORIZ. @ TOP OF WALL

SLOPE

PER PLAN

TYPICAL STEPPED FOOTING SCALE: 3/4"=1'-0"

SSIONAL ENG

TONAL

Structural Engineering, Inc.

copyright: MULHERN & KULP

2

M&K project number:

drawn by:

issue date:

REVISIONS:

154-21030

11-10-2

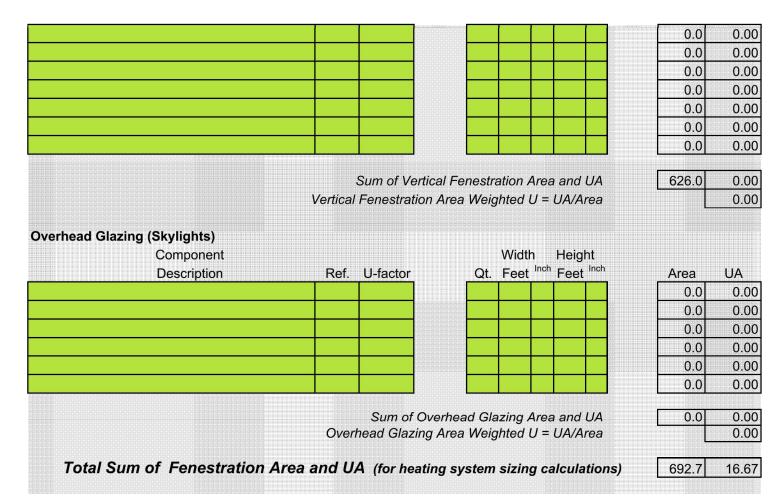
NJM

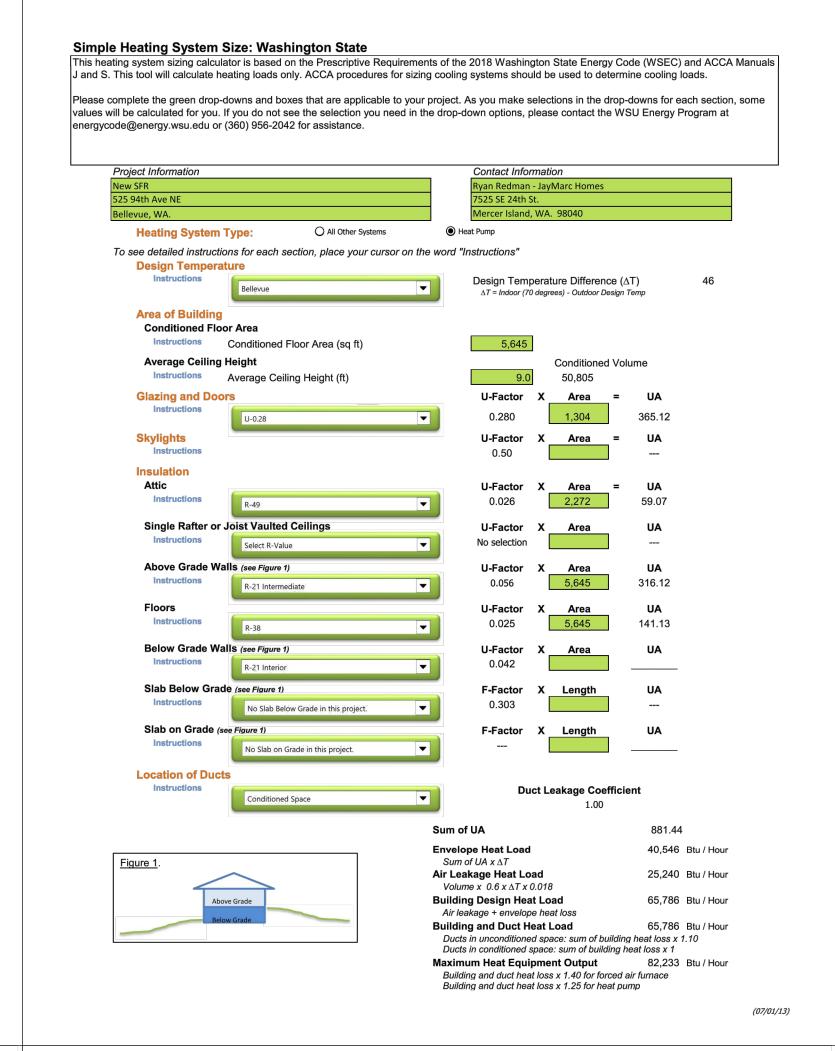
initial:

SE 日 DETAIL

SD.01







2018 Washington State Energy Code - Residential Prescriptive Energy Code Compliance for All Climate Zones in Washington Single Family – New & Additions (effective February 1, 2021) Version 1.0

These requirements apply to all IRC building types, including detached one- and two-family dwellings and multiple single-family dwellings (townhouses).

Contact Information Project Information Ryan Redman - JayMarc Homes New SFR 7525 SE 24th St., Mercer Island, WA. 98040 525 94th Ave SE, Bellevue, WA

Instructions: This single-family project will use the requirements of the Prescriptive Path below and incorporate the minimum values listed. Based on the size of the structure, the appropriate number of additional credits are checked as chosen by the permit applicant.

Provide all information from the following tables as building permit drawings: Table R402.1 - Insulation and Fenestration Requirements by Component, Table R406.2 - Fuel Normalization Credits and 406.3 - Energy Credits.

Authorized Representative R	yan Redman Digitally signed by Ryan Date: 2021,03.29 10:47:	Redman 19 -07'00' Date 05/04/2021
	All Climate Zones (Table R402.1.1)
	R-Value	U-Factor ^a
Fenestration U-Factor b	n/a	0.30
Skylight U-Factor by	n/a	0.50
Glazed Fenestration SHGC b,e	n/a	n/a
Ceiling e	49	0.026
Wood Frame Wall ^{g,h}	21 int	0.056
Floor	30	0.029
Below Grade Wall c,h	10/15/21 int + TB	0.042
Slab ^{d,f} R-Value & Depth	10, 2 ft	n/a
c the interior of the basemen the interior of the basemen	R-21 cavity insulation plus a thermal break l it wall. "10/15/21 +5TB" shall be permitted it wall plus R-5 continuous insulation on the	to be met with R-13 cavity insulation on
means R-5 thermal break b	etween floor slab and basement wall. is required under heated slab on grade floo	ors See Section R402.2.9.1
For single rafter- or joist-va extends over the top plate	ulted ceilings, the insulation may be reduce of the exterior wall.	ed to R-38 if the full insulation depth
f slab insulation when applie meet the requirements for	installed over an existing slab is deemed to d to existing slabs complying with Section I thermal barriers protecting foam plastics.	R503.1.1. If foam plastic is used, it shall
g climate zone 5 of ICC 400.	d in compliance with Standard ICC 400, log	
Int. (intermediate framing) h framing 16 inches on cente insulation	denotes framing and insulation as describer, 78% of the wall cavity insulated and head	ed in Section A103.2.2 including standard der's insulated with a minimum of R-10

2018 Washington State Energy Code-R

Prescriptive Path - Single Family

2018 Washington State Energy Code – Residential
Prescriptive Energy Code Compliance for All Climate Zones in Washington Single Family - New & Additions (effective February 1, 2021)

Each dwelling unit *in a residential building* shall comply with sufficient options from Table R406.2 (fuel normalization credits) and Table 406.3 (energy credits) to achieve the following minimum number of credits. To claim this credit, the building permit drawings shall specify the option selected and the maximum tested building air leakage, and show the qualifying ventilation system and its control sequence of operation.

- 1. Small Dwelling Unit: 3 credits Dwelling units less than 1,500 sf in conditioned floor area with less than 300 sf of fenestration area.
- Additions to existing building that are greater than 500 sf of heated floor area but less than 1,500 sf. 2. Medium Dwelling Unit: 6 credits
- All dwelling units that are not included in #1 or #3
- 3. Large Dwelling Unit: 7 credits Dwelling units exceeding 5,000 sf of conditioned floor area
- 4. Additions less than 500 square feet: 1.5 credits All other additions shall meet 1-3 above

Prescriptive Path - Single Family

Before selecting your credits on this Summary table, review the details in Table 406.3 (Single Family), on page 4.

	Summary of Ta	ble R406.2		
Heating Options	Fuel Normalization Descriptions	Credits - select ONE heating option		User Notes
1	Combustion heating minimum NAECAb	0.0	0	
2	Heat pump ^c	1.0	●	
3	Electric resistance heat only - furnace or zonal	-1.0		
4	DHP with zonal electric resistance per option 3.4	0.5	0	
5	All other heating systems	-1.0		
Energy Options	Energy Credit Option Descriptions	Credits - select ONE energy option from each category d		
1.1	PHATTAL PROPRIETATION OF THE P	0.5	0	
1.2	Efficient Building Envelope	1.0		
1.3	Efficient Building Envelope	0.5	•	
1.4	Efficient Building Envelope	1.0		
1.5	Efficient Building Envelope	2.0	0 [
1.6	Efficient Building Envelope	3.0		
1.7	Efficient Building Envelope	0.5	0	
2.1	Air Leakage Control and Efficient Ventilation	0.5	0	
2.2	Air Leakage Control and Efficient Ventilation	1.0	O L	
2.3	Air Leakage Control and Efficient Ventilation	1.5	0 [
2.4	Air Leakage Control and Efficient Ventilation	2.0	0	
3.1ª	High Efficiency HVAC	1.0		
3.2	High Efficiency HVAC	1.0	0 🗆	
3.3ª	High Efficiency HVAC	1.5		
3.4	High Efficiency HVAC	1.5		
3.5	High Efficiency HVAC	1.5	0	
3.6°	High Efficiency HVAC	2.0		
4.1	High Efficiency HVAC Distribution System	0.5		
4.2	High Efficiency HVAC Distribution System	1.0	0 [

2018 Washington State Energy Code-R

2018 Washington State Energy Code — Residential
Prescriptive Energy Code Compliance for All Climate Zones in Washington Single Family – New & Additions (effective February 1, 2021)

	Summary of Ta	ble R406.2 (cd	ont.)	9	
Energy Options	Energy Credit Option Descriptions (cont.)	energy o	select ONE ption from ategory d	User N	lotes
5.1 ^d	Efficient Water Heating	0,5			
5.2	Efficient Water Heating	0.5	0		
5.3	Efficient Water Heating	1.0	0		
5.4	Efficient Water Heating	1.5	0		
5.5	Efficient Water Heating	2.0	0		
5.6	Efficient Water Heating	O 2.5	0		
6.1 ^e	Renewable Electric Energy (3 credits max)	1.0			
7.1	Appliance Package	0,5			
	Total Cred	lits	7.0	Calculate Total	Clear Form

- a. An alternative heating source sized at a maximum of 0.5 W/sf (equivalent) of heated floor area or 500 W, whichever is bigger, may be installed in the dwelling unit.
- b. Equipment listed in Table C403.3.2(4) or C403.3.2(5)
- c. Equipment listed in Table C403.3.2(1) or C403.3.2(2)
- d. You cannot select more than one option from any category EXCEPT in category 5. Option 5.1 may be combined
- with options 5.2 through 5.6. See Table 406.3. e. 1.0 credit for each 1,200 kWh of electrical generation provided annually, up to 3 credits max.
- See the complete Table R406.2 for all requirements and option descriptions. f. Use the single radiobutton in the upper right of the second column to deselect radiobuttons in that group.

Please print only pages 1 through 3 of this worksheet for submission to your building official.

425.266.9100 Description ence ve S sid Re 8th *a* ← plan name: – marketing name: PATAGONIA plan number: mark sys. number:--Conditions not specifically represented graphically or in writing or which conflict with the current International Residential Code (IRC.) or those of the local municipality then the current standards and requirements of each respectively shall govern. The drawings in this set are instruments of service and shall remain the property of JayMarc Homes, LLC. © 2017 JayMarc Homes, LLC; All rights reserved. Submittal Date

Sheet Title/Description

Design Firm

Drawn by:

R.R./ S.K. Checked by:

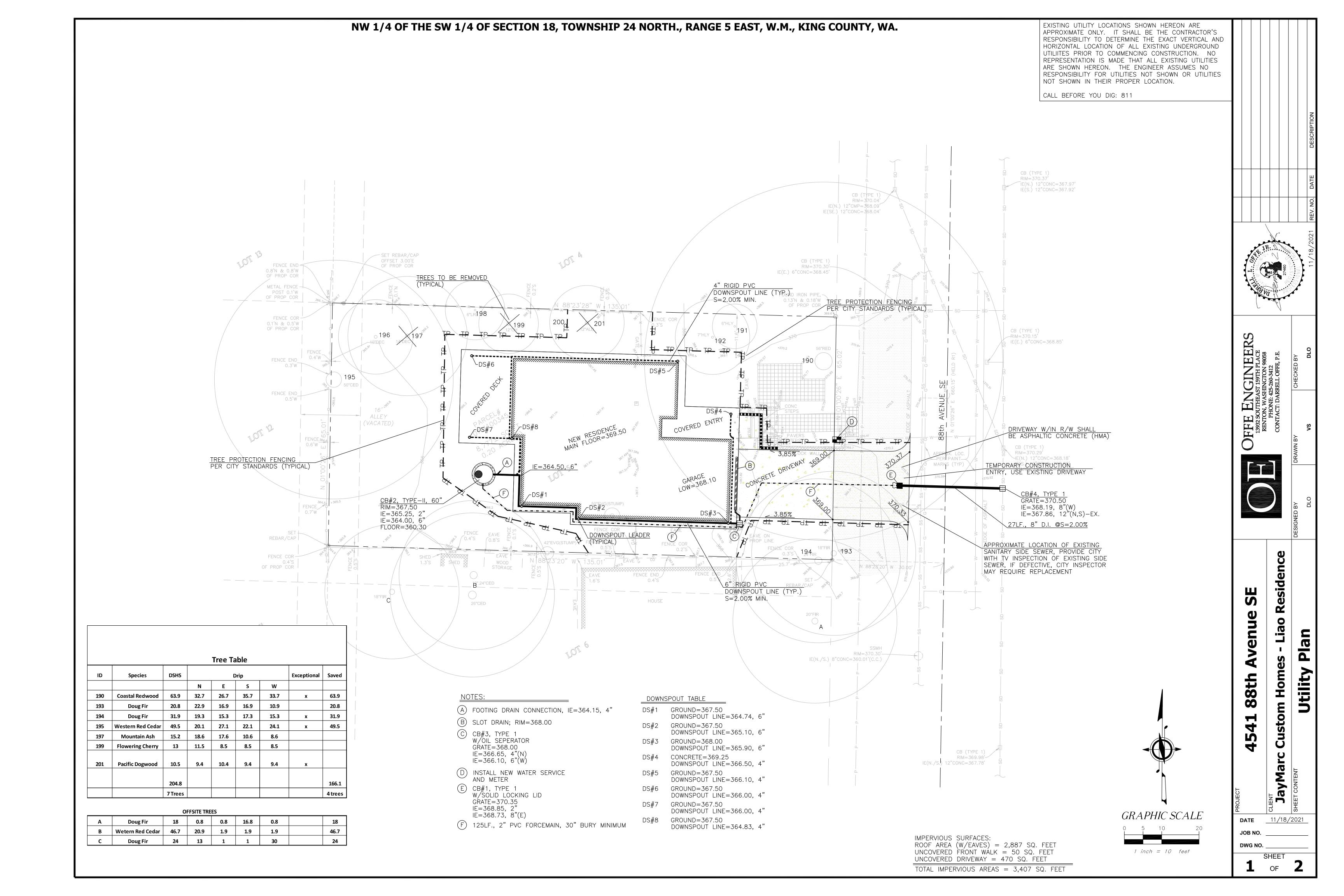
Primary Scale

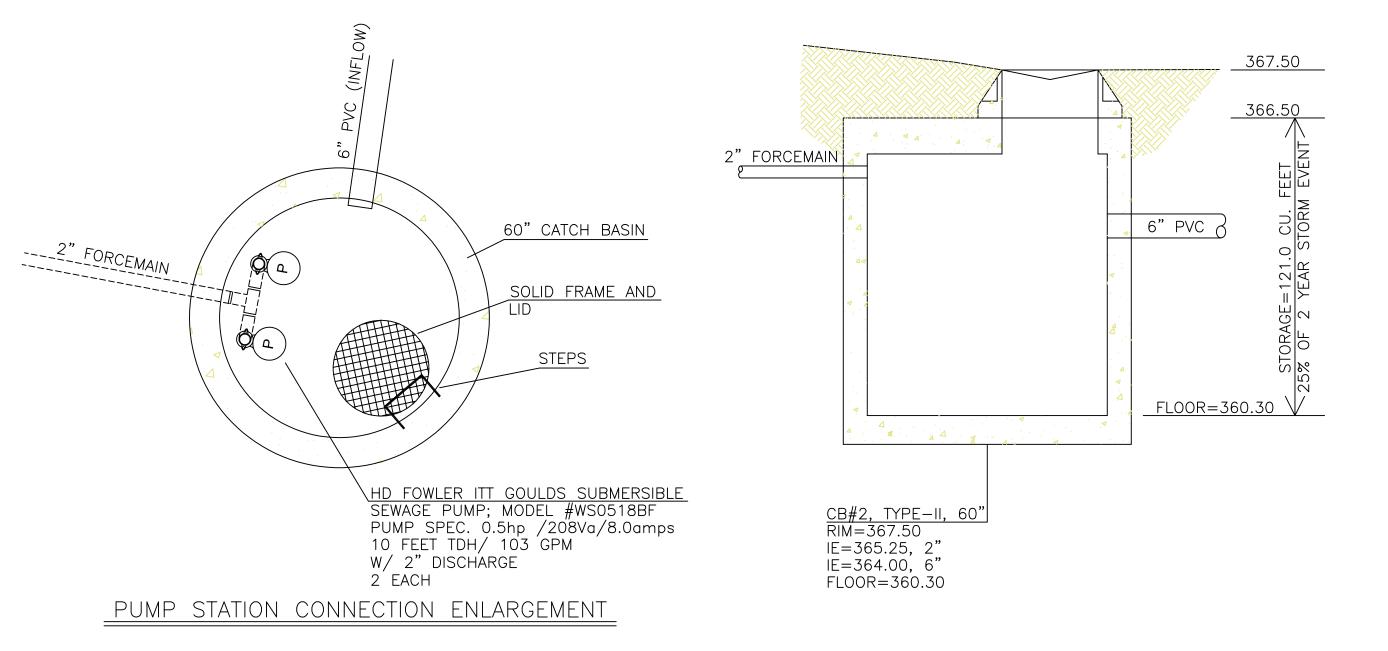
7525 SE 24th St., 487

Mercer Island, WA

98040

Prescriptive Path - Single Family

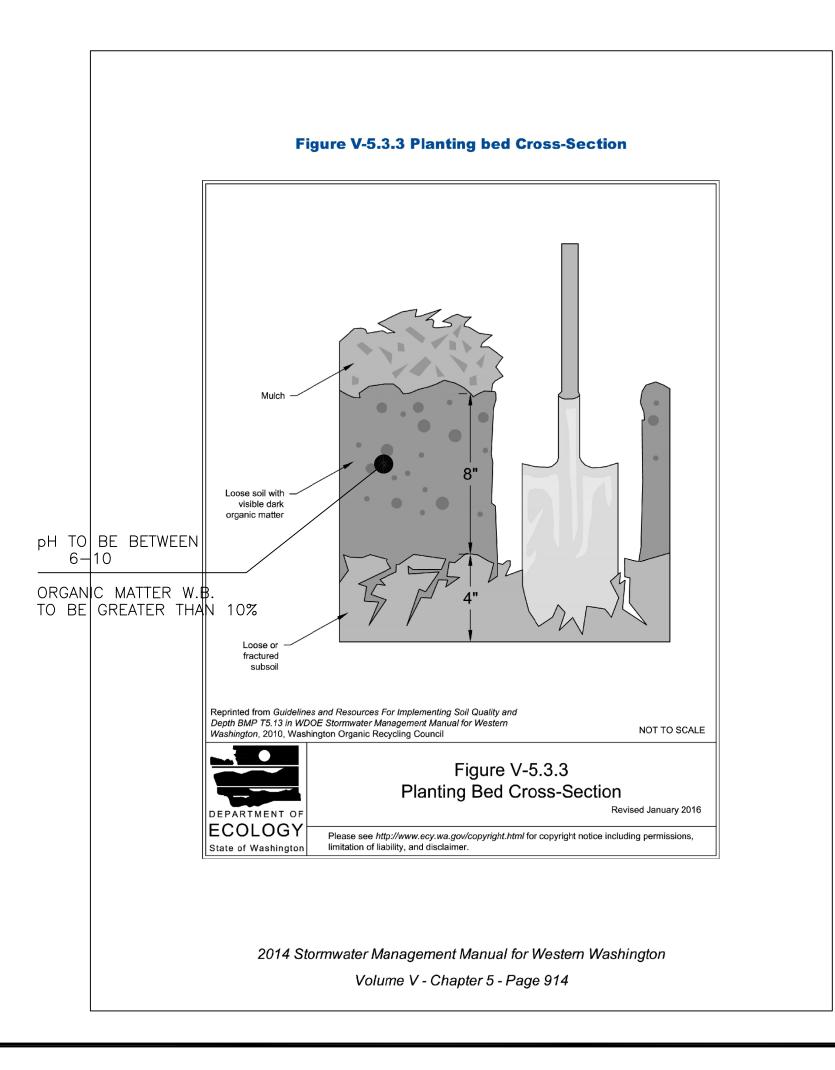


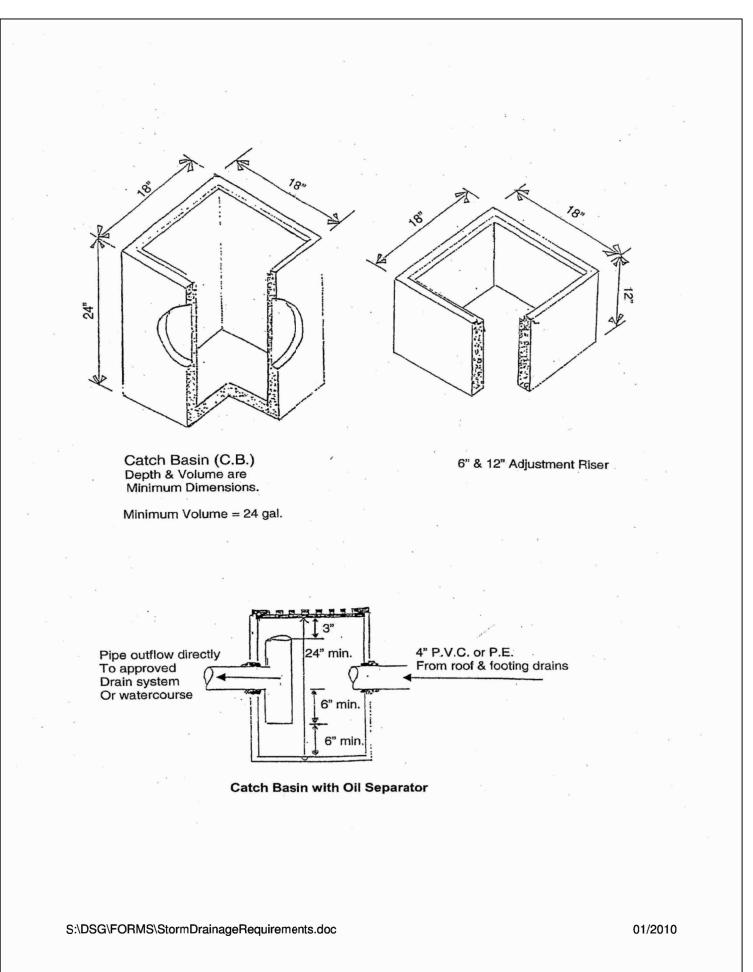


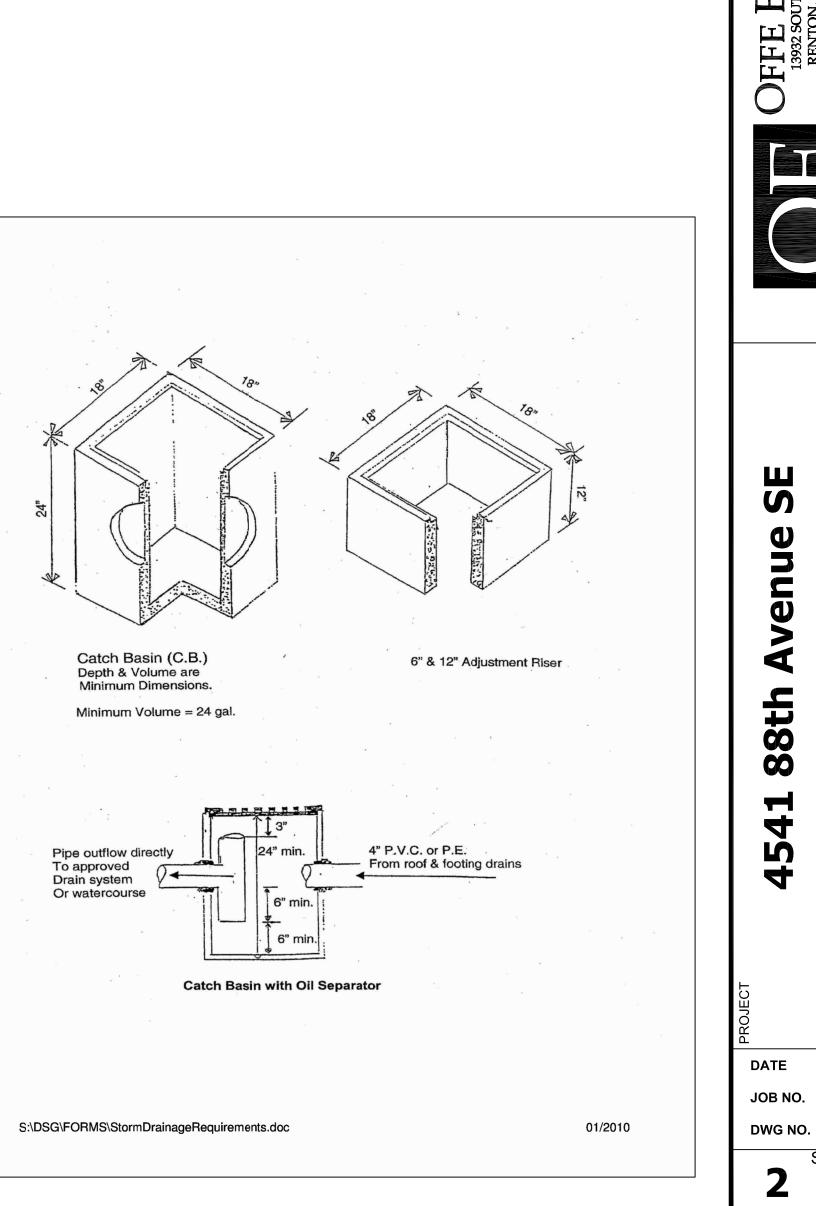
1 inch = 2 feet

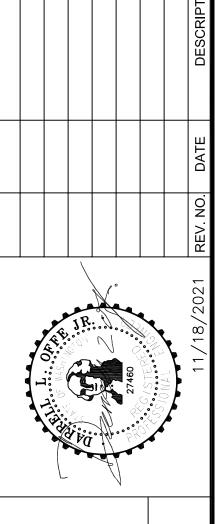
PUMP STATION NOTES:

- Pump systems shall be owned, operated, maintained, repaired, and replaced (as needed) by property owner(s) served by such system.
 The pump system shall have dual, alternating pumps with emergency on—site, back—up power supply and an external alarm system for system failure and high water level indicator.
- (3) The property owner(s) shall be responsible for any and all claims for injuries and damage due to the operation or non-operation of the pump system.









OFFE ENGINEERS
13932 SOUTHEAST 159TH PLACE
RENTON, WASHINGTON 98058
PHONE: 425-260-3412
CONTACT: DARRELL OFFE, P.E.



etails

Hom Utility stom

11/18/2021 JOB NO.

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED RECORDING# 20150610001513)

LOT 5, BLOCK 5 OF ALLVIEW HEIGHTS ADDITION TO SEATTLE, AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGE 20, IN KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 10 FEET THEREOF;

TOGETHER WITH THE EAST 1/2 OF VACATED ALLEY ADJACENT THERETO, AS VACATED BY COMMISSIONERS RECORDS FILED DECEMBER 2, 1946 UNDER VOLUME 45, PAGE 3; SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

N 43°41'31" W BETWEEN FOUND CENTERLINE MONUMENTATION -AS CALCULATED PER R1

REFERENCES

R1. RECORD OF SURVEY, VOL. 127, PG. 204, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD88 PER CITY OF MERCER ISLAND BENCHMARK #4049 (47366)

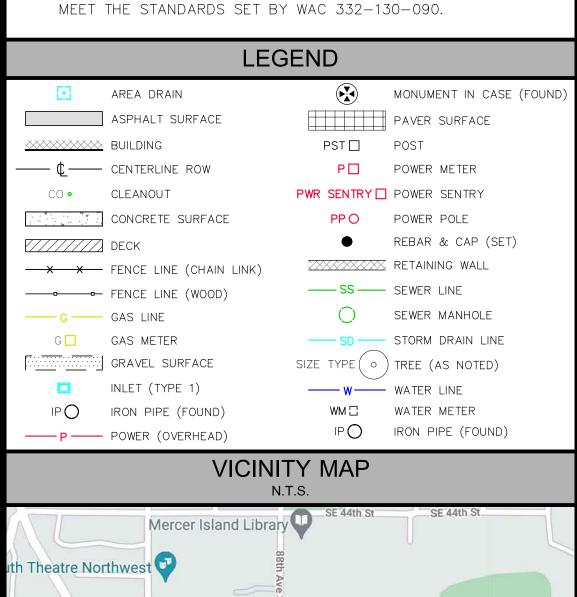
IP FILLED W/ CONC W/ TACK IN LEAD (DN 0.7') INTX SE 46TH ST & 88TH AVE SE

ELEV: 362.31

SE 46th St

SURVEYOR'S NOTES

- 1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JUNE OF 2021. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
- 2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
- 3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
- 4. SUBJECT PROPERTY TAX PARCEL NO. 0191100345.
- 5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 8,777± S.F. (0.20 ACRES)
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
- 7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND

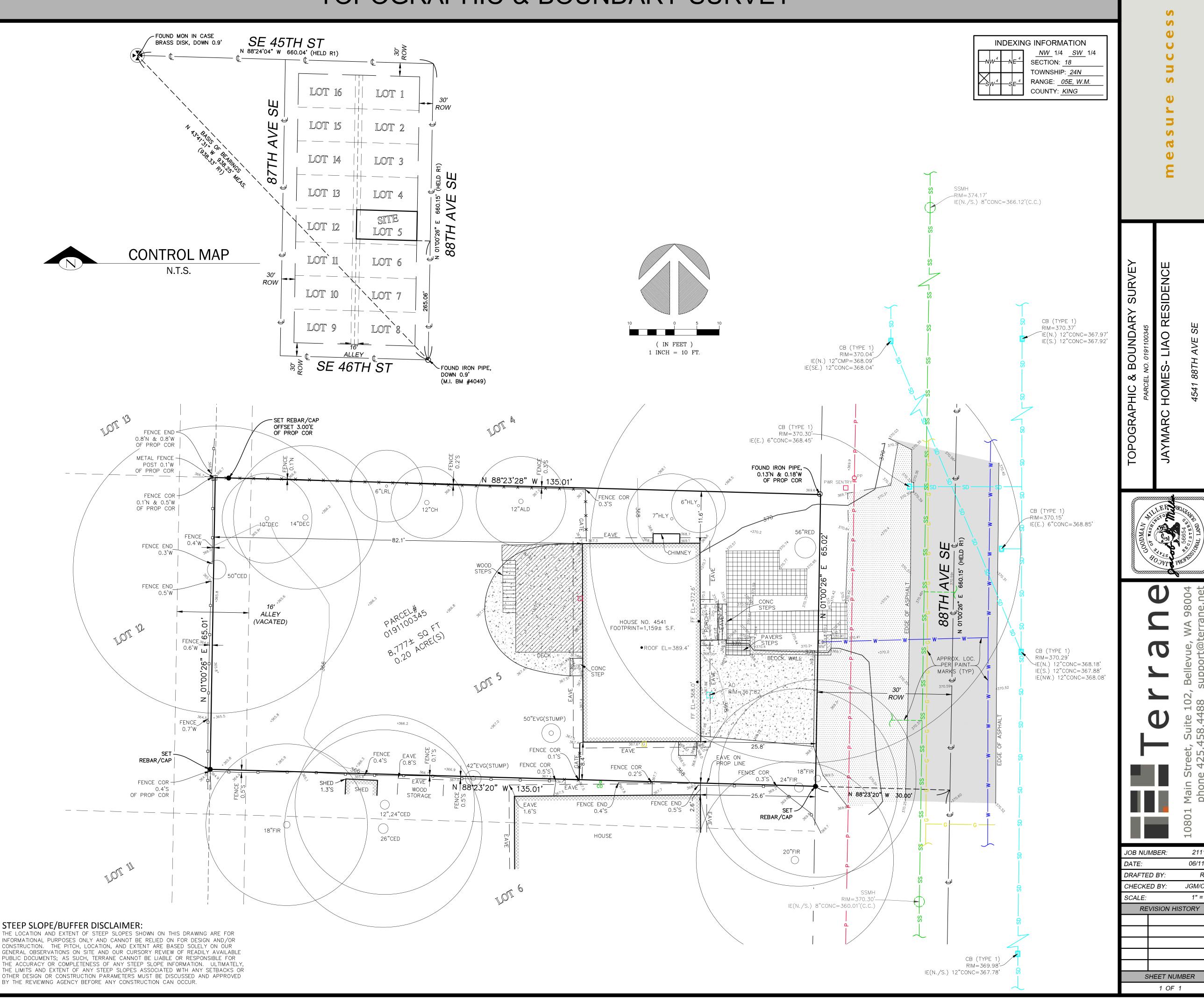


E, Mercer Island, WA.

Park

Hollerbac Open Space

TOPOGRAPHIC & BOUNDARY SURVEY



211129

06/11/21

JGM/CSP

1 OF 1

1" = 10'