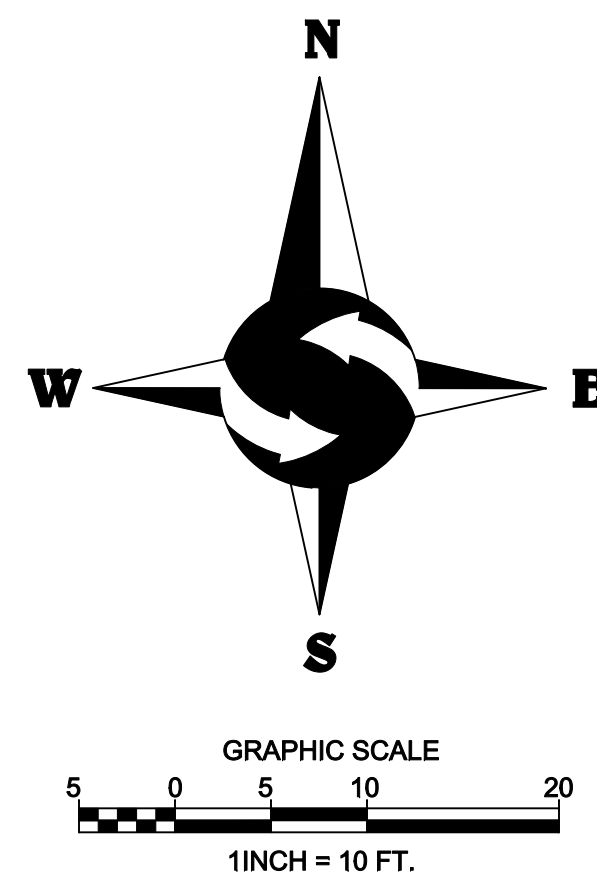


VICINITY MAP
NTS

LEGEND

- FOUND MONUMENT AS DESCRIBED
- FOUND REBAR AS DESCRIBED
- ⊗ TACK IN LEAD FOUND
- SET 5/8" X 24" IRON ROD W/ 1" YELLOW PLASTIC CAP
- ⊠ POWER METER
- ⊙ UTILITY POLE
- ⊠ GAS METER
- ⊙ SANITARY SEWER CLEANOUT
- ⊙ SANITARY SEWER MANHOLE
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊠ WATER METER
- ⊙ SIGN
- SS- APPROXIMATE LOCATION SANITARY SEWER LINE
- SD- APPROXIMATE LOCATION STORM DRAIN LINE
- OHP- OVERHEAD POWER
- OHU- OVERHEAD UTILITIES
- X- CHAINLINK FENCE
- WOOD FENCE
- ▨ CONCRETE WALL
- ▨ ROCKERY
- ▨ ASPHALT SURFACE
- ▨ CONCRETE SURFACE
- ▨ GRAVEL SURFACE
- CE CEDAR
- DS DECIDUOUS
- DF DOUGLAS FIR
- MP MAPLE
- PI PINE
- * INDICATES MULTI-TRUNK



SE 1/4, NE 1/4, SEC 18, TWP 24N, RNG 5E, W.M.

TOPOGRAPHIC SURVEY

SHARON NGUYEN
9831 SE 42ND PLACE
MERCER ISLAND, WA 98040

| DATE | REVISION | DRN |
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PROJECT NO. 16-207
DRAWN BY: EFJ
CHECKED BY: TNW
DATE: 6/20/16
SHEET 1 OF 2



www.sitesurveying.com 21923 NE 11th Street Sammamish, WA 98074 Phone: 425.298.4412

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GENERAL NOTES:

- ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING BUILDING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES:
- 2018 WASHINGTON STATE AMENDMENTS INCLUSIVE OF:
 - 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
 - 2018 INTERNATIONAL MECHANICAL CODE (IMFC)
 - 2018 INTERNATIONAL PLUMBING CODE (IAPMO)
 - 2011 NATIONAL ELECTRICAL CODE
 - 2018 INTERNATIONAL FIRE CODE
 - 2018 WASHINGTON STATE ENERGY CODE (WSEC), RESIDENTIAL PROVISIONS

REQUIRED ADDITIONAL SUBMITTAL FROM MANUFACTURERS AT TIME OF PERMIT SUBMITTAL:

1. MANUFACTURED FLOOR JOIST/ TRUSS DESIGN AND LAYOUT
2. MANUFACTURED ROOF TRUSS DESIGN AND LAYOUT.

SITE WORK:

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

INSULATION AND MOISTURE PROTECTION

R302.10 FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX FOR INSULATION
 FLAME SPREAD AND SMOKE-DEVELOPED INDEX FOR INSULATION SHALL BE IN ACCORDANCE WITH SECTIONS R302.10.1 THROUGH R302.10.5.
R302.10.1 INSULATION
 INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS AND VAPO-PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES, AND ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHERE TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723, EXCEPTING:

1. WHERE SUCH MATERIALS ARE INSTALLED IN CONCEALED SPACES, THE FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX LIMITATIONS DO NOT APPLY TO THE FACINGS, PROVIDED THAT THE FACING IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, FLOOR OR WALL FINISH.
2. CELLULOSE FIBER LOOSE-FILL INSULATION THAT IS NOT SPRAY APPLIED, COMPLYING WITH THE REQUIREMENTS OF SECTION R302.10.3, SHALL NOT BE REQUIRED TO MEET THE SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHERE TESTED IN ACCORDANCE WITH CANULC 5102.2.
3. FOAM PLASTIC INSULATION SHALL COMPLY WITH SECTION R316.

R302.10.2 LOOSE-FILL INSULATION

LOOSE-FILL INSULATION MATERIALS THAT CANNOT BE MOUNTED IN THE ASTM E 84 OR UL 723 APPARATUS WITHOUT A SCREEN OR ARTIFICIAL SUPPORTS SHALL COMPLY WITH THE FLAME SPREAD AND SMOKE-DEVELOPED LIMITS OF SECTION R302.10.1 WHERE TESTED IN ACCORDANCE WITH CANULC 5102.2.
 EXCEPTION: CELLULOSE FIBER LOOSE-FILL INSULATION SHALL NOT BE REQUIRED TO BE TESTED IN ACCORDANCE WITH CANULC 5102.2 PROVIDED SUCH INSULATION COMPLIES WITH THE REQUIREMENTS OF SECTIONS R302.10.1 AND R302.10.3.

R302.10.3 CELLULOSE FIBER LOOSE-FILL INSULATION

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

R302.10.1 EXPOSED ATTIC INSULATION

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

R302.10.5 TESTING

TESTS FOR CRITICAL RADIANT FLUX SHALL BE MADE IN ACCORDANCE WITH ASTM E 910. INFILTRATION:
 CONTROL EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, PENETRATIONS IN FLOORS, ROOFS AND WALLS AND ALL SIMILAR OPENINGS SHALL BE SEALED, CAULKED, GASKETED OR WEATHERSTRIPPED TO LIMIT AIR LEAKAGE.

R102.11 VAPOR RETARDERS

CL.455 I OR II VAPOR RETARDERS ARE REQUIRED ON THE INTERIOR SIDE OF FRAME WALLS IN CLIMATE ZONES 5, 6, 1, 8, AND MARINE 4.

EXCEPTIONS:

1. BASEMENT WALLS
 2. BELOW-GRADE PORTION OF ANY WALL
 3. CONSTRUCTION WHERE MOISTURE OR ITS FREEZING WILL NOT DAMAGE THE MATERIALS.
- R102.11 CL.455 III VAPOR RETARDER CL.455
 CL.455 III VAPOR RETARDERS SHALL BE PERMITTED WHERE ANY ONE OF THE CONDITIONS IN TABLE R102.11 IS MET
 R102.12 MATERIAL VAPOR RETARDER CL.455.
 THE VAPOR RETARDER CL.455 SHALL BE BASED ON THE MANUFACTURER'S CERTIFIED TESTING OR TESTED ASSEMBLY. THE FOLLOWING SHALL BE DEEMED TO MEET THE CL.455 SPECIFIED:

- CL.455 I: SHEET POLYETHYLENE, UNPERFORATED ALUMINUM FOIL
 - CL.455 II: KRAFT-FACED FIBERGLASS BATTS.
 - CL.455 III: LATEX OR ENAMEL PAINT.
- R102.13 MINIMUM CLEAR AIRSPACES AND VENTED OPENINGS FOR VENTED CLADDING FOR THE PURPOSES OF THIS SECTION, VENTED CLADDING SHALL INCLUDE THE FOLLOWING MINIMUM CLEAR AIRSPACES. OTHER OPENING WITH THE EQUIVALENT VENT AREA SHALL BE PERMITTED.

1. VINYL LAP OR HORIZONTAL ALUMINUM SIDING APPLIED OVER A WEATHER-RESISTIVE BARRIER AS SPECIFIED IN TABLE R103.3(1).
2. BRICK VENEER WITH A CLEAR AIRSPACE AS SPECIFIED IN TABLE R103.3.4
3. OTHER APPROVED VENTED CLADDINGS.

WSEC R402.4 AIR LEAKAGE (MANDATORY)
 THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS OF R402.4.1 THROUGH R402.4.4.

R402.4.1.2 TESTING

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

DRAFTSTOPPING:

IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS, WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW.
 DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES:

1. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.
2. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS.

R302.12.1 MATERIALS. DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 1/2" GYPSUM BOARD, 3/8" WOOD STRUCTURAL PANELS OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBER UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. THE INTEGRITY OF THE DRAFTSTOPS SHALL BE MAINTAINED.

FIREBLOCKING:

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

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
 11. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
 12. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FT.
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.11(1/2) GUB3
4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES WIRES AT CEILING AND FLOOR LEVEL WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.13
6. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION. FIREBLOCKING SHALL CONSIST OF MATERIALS LISTED IN IRC SECTION R 302.11

LOOSE FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED.

FLASHING:

APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED T MEMBRANES USED AS FLASHING SHALL COMPLY WITH ASTM 113. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:

1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING: 11. THE PENETRATION MANUFACTURE'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE PENETRATION MANUFACTURERS INSTRUCTIONS, WHERE FLASHING INSTRUCTIONS OR DETAILS ARE NOT PROVIDED; PAN FLASHING SHALL BE INSTALLED AT THE STILL OF EXTERIOR WINDOW AND DOOR OPENINGS; PAN FLASHING SHALL BE SEALED OR SLOPED IN SUCH A MANNER AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL ALSO INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES. 12. IN ACCORDANCE WITH THE FLASHING DESIGN OR METHOD OF A REGISTERED DESIGN PROFESSIONAL. 13. IN ACCORDANCE WITH OTHER APPROVED METHODS.
2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILT-IN GUTTERS.

WEATHER RESISTIVE SHEATHING PAPER; R103.2 WATER-RESISTIVE BARRIER. ONE LAYER OF NO. 15 ASPHALT FELT, FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D 226 FOR TYPE I FELT OR OTHER APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS. SUCH FELT OR MATERIAL SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES (51 MM). WHERE JOINTS OCCUR FELT SHALL BE LAPPED NOT LESS THAN 6 INCHES (152 MM). THE FELT OR OTHER APPROVED MATERIAL SHALL BE CONTINUOUS TO THE TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MEET THE REQUIREMENTS OF THE EXTERIOR WALL ENVELOPE AS DESCRIBED IN SECTION R103.11

EXTERIOR DOORS, WINDOWS AND SKYLIGHTS PER 2018 WASHINGTON STATE ENERGY CODE

WINDOWS SHALL BE INSTALLED AND FINISHED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS. WRITTEN INSTALLATION INSTRUCTIONS SHALL BE PROVIDED BY THE MANUFACTURER FOR EACH WINDOW. ALL SKYLIGHTS AND SKY WALLS TO BE LAMINATED GLASS UNLESS NOTED OTHERWISE.
R302.1 EMERGENCY ESCAPE AND RESCUE OPENINGS
R302.1 EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED.
 BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING, WHERE BASEMENTS CONTAIN MORE THAN ONE SLEEPING ROOMS. AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY TO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

EXCEPTION: STORM SHELTERS OR BASEMENTS USED ONLY TO HOUSE MECHANICAL EQUIPMENT NOT EXCEEDING A TOTAL FLOOR AREA OF 200 SQ FT.
 MINIMUM OPENING AREA: ALL THE EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MIN. NET CLEAR OPENING OF 5.7 SQ FT.
 EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MIN. 5.0 SQ FT.
MINIMUM OPENING HEIGHT: THE MIN. NET CLEAR OPENINGS HEIGHT SHALL BE 24 INCHES.
MINIMUM OPENING WIDTH: THE MIN NET CLEAR OPENING WIDTH SHALL BE 20 INCHES 1/2.
MAXIMUM SILL HEIGHT: WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR, WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH HA WINDOW WELL IN ACCORDANCE WITH SEC. R310.2.3.

SAFETY GLAZING SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS OR AS OTHERWISE REQUIRED PER IRC SECTION R308.4
 1. GLAZING IN DOORS - SIDE HINGED DOORS, SLIDING GLASS DOORS AND PANELS IN SLIDING, 4 BIFOLD DOOR ASSEMBLIES PER IRC SECTION R308.4.1.
 2. GLAZING ADJACENT TO DOORS - PANELS WITHIN THE 24" OF EITHER SIDE OF THE DOOR IN CLOSED POSITION PER IRC SECTION R308.4.2.
 3. GLAZING IN WINDOWS - THE PANE IS LARGER THAN 9 SQ. FT., THE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR, THE TOP EDGE IS MORE THAN 36" ABOVE THE FLOOR, AND ONE OR MORE WALKING SURFACES, ARE WITHIN 36" MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE GLAZING PER IRC SECTION R308.4.4.
 4. GLAZING IN GUARDS AND RAILS PER IRC SECTION R308.4.4.
 5. GLAZING IN LIET SURFACES: WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWER, AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE PER IRC SECTION R308.4.5.
 6. GLAZING ADJACENT TO STAIRS AND RAMPS - WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDING BETWEEN FLIGHTS OF STAIRS AND RAMPS PER IRC SECTION R308.4.6.
 7. GLAZING ADJACENT TO THE BOTTOM STAIR LANDING - WHERE THE GLAZING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN A 60" HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING PER IRC SECTION R308.4.1.

INSPECTIONS AND ENFORCEMENT

POSTING OF CERTIFICATE WSEC R4013

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

DUCT LEAKAGE TESTING:

DUCTS SHALL BE LEAK TESTED IN ACCORDANCE WITH W5U R6-33, USING THE MAXIMUM DUCT LEAKAGE RATES SPECIFIED IN 2018 WSEC SEC. R4033.3. A WRITTEN REPORT OF THE RESULTS SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL.

BUILDING AIR LEAKAGE TESTING 2018 WSEC SEC. R402.4

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

ROOF GENERAL NOTES:

- A. CONTRACTOR SHALL PROVIDE ATTIC VENTILATION AS PER CODE
- B. PROVIDE FLASHING AT ALL VALLEYS, FITCH CHANGES, AND AT VERTICAL PLANES.
- C. PROVIDE FLASHING AND COUNTER FLASHING AT CHIMNEYS A MIN OF 8" ABOVE ROOF SHEATHING AND CRICKETS AS SHOWN.
- D. RAFTERS WILL BEAR DIRECTLY ON TRUSSES OR BLOCKING BETWEEN THE TRUSSES.
- E. HEADERS TO BE A MIN. 4x8 DF, UNO.
- F. PROVIDE DOUBLE FELT UNDERLAYMENT FOR COMPOSITION ROOFING (TYP.) FOR SLOPES UNDER 4:12.
- G. UNDERLAYMENT SHALL BE APPLIED IN SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2", FASTENED SUFFICIENTLY TO HOLD IN PLACE. END LAPS SHALL BE OFFSET BY 6 FEET.

VENTILATION CALCULATIONS AND REQUIREMENTS

R206.2: THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/60 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT REDUCTION OF THE TOTAL AREA TO 1/200 IS PERMITTED PROVIDED THAT AT LEAST 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

VENTILATION GENERAL NOTES:

- A. ROOFS TALLER THAN 3' WILL USE BIRD BLOCKING AND AF50 VENTS.
 - B. ROOFS SHORTER THAN 3' WILL USE BIRD BLOCKING AS REQUIRED.
- NOTE:
 RAKES ON GABLE ENDS MUST EXTEND A MIN. OF 2 INCHES (2") FROM THE SURFACE OF EXTERIOR SIDING MATERIALS.

ENCLOSED ATTIC SPACES AND ENCLOSED RAFTER SPACES OVER ENCLOSED AREAS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/60 OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT THE AREA MAY BE 1/200 PROVIDED AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE. MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

BAFFLES ARE INSTALLED BEHIND EAVE VENTS TO PROVIDE A MINIMUM 1" AIRSPACE. IN INSULATED AREAS PROVIDE ATTIC VENTILATION FOR ALL ATTIC AREAS EXCEEDING 24 INCHES IN HEIGHT FROM TOP OF INSULATION TO ROOF SHEATHING.

PATIO COVERS CONSTRUCTED OF TRUSSES WILL BE VENTED SIMILAR TO THE ATTIC OVER THE ENCLOSED AREAS.
 PATIO COVERS AND DECKS CONSTRUCTED OF RAFTERS WILL BE VENTED AT THE EXTERIOR END WITH VENTED EAVE BLOCKING FOR PARAPET CONDITIONS. VENTED EAVE BLOCKING IS NOT ALLOWED AND THEREFORE A SINGLE LINE OF STRIP CONDITION VENTING WILL BE USED NEAR THE EXTERIOR END OF THE PATIO COVER OR DECK.

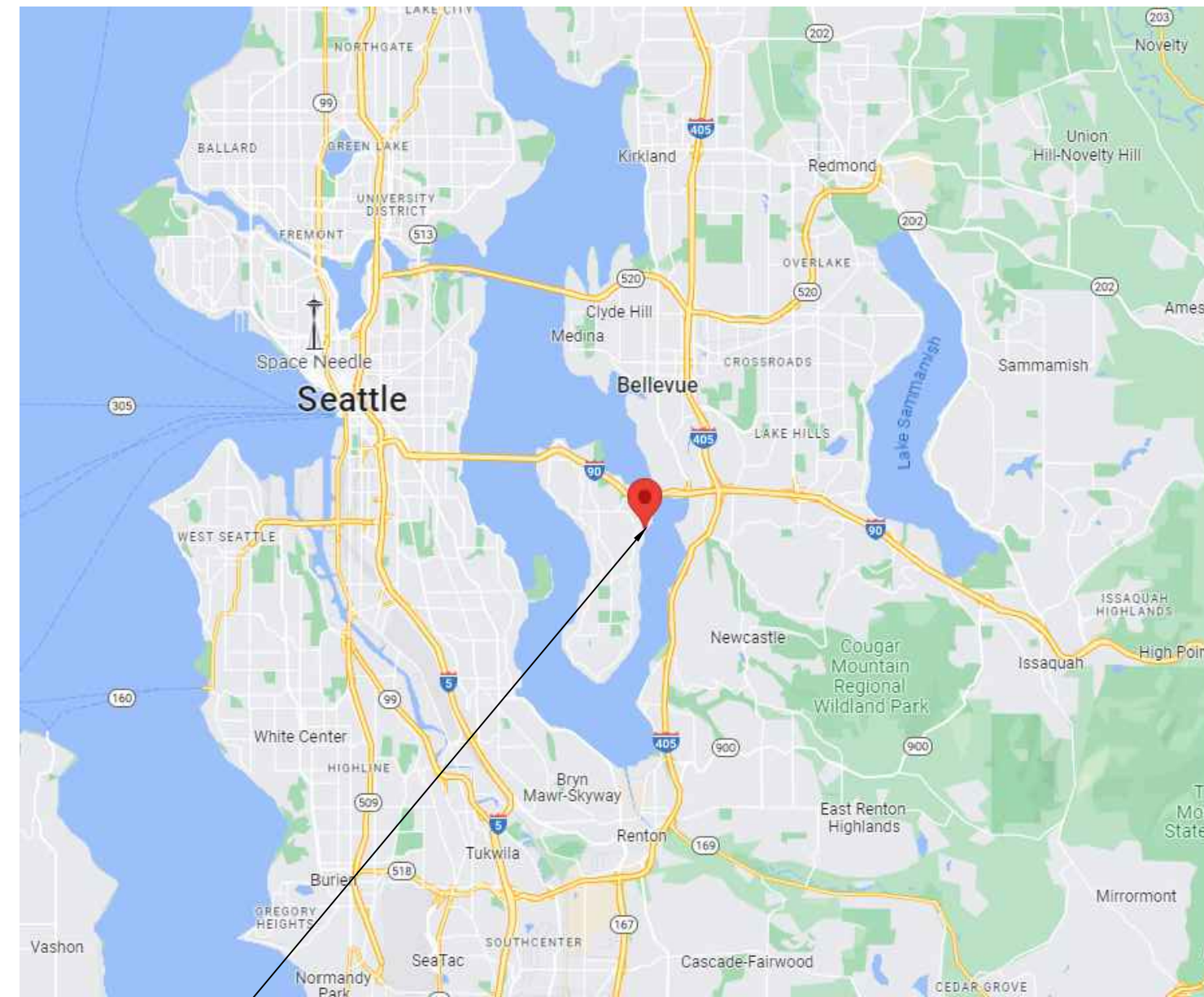
WALL LESS THAN 5' TO A PROPERTY LINE MUST BE 1-HOUR. PROJECTIONS GREATER THAN 2' FEET TO LESS THAN 5' FROM PROPERTY LINE MUST HAVE 1-HOUR FIRE-RESTRICTIVE CONSTRUCTION ON THE UNDERSIDE OR FIRE BLOCKED FROM WALL PLATE TO UNDERSIDE OF ROOF SHEATHING WITH NO VENT OPENINGS.

SETBACKS TO PROPERTY LINES SHALL BE MARKED AT FOOTING INSPECTION. THE CONTRACTOR OF RECORD IS RESPONSIBLE FOR ESTABLISHING THE CORRECT PROPERTY MARKERS AND SETBACKS.

JOB SITE MUST BE POSTED WITH ADDRESS AND PERMIT NUMBER VISIBLE FROM THE STREET. THE APPROVED PLANS MUST BE KEPT ON THE JOB SITE IN SUCH A WAY THAT THEY ARE EASILY LOCATED AND PROTECTED FROM WATER AND OTHER DAMAGE.

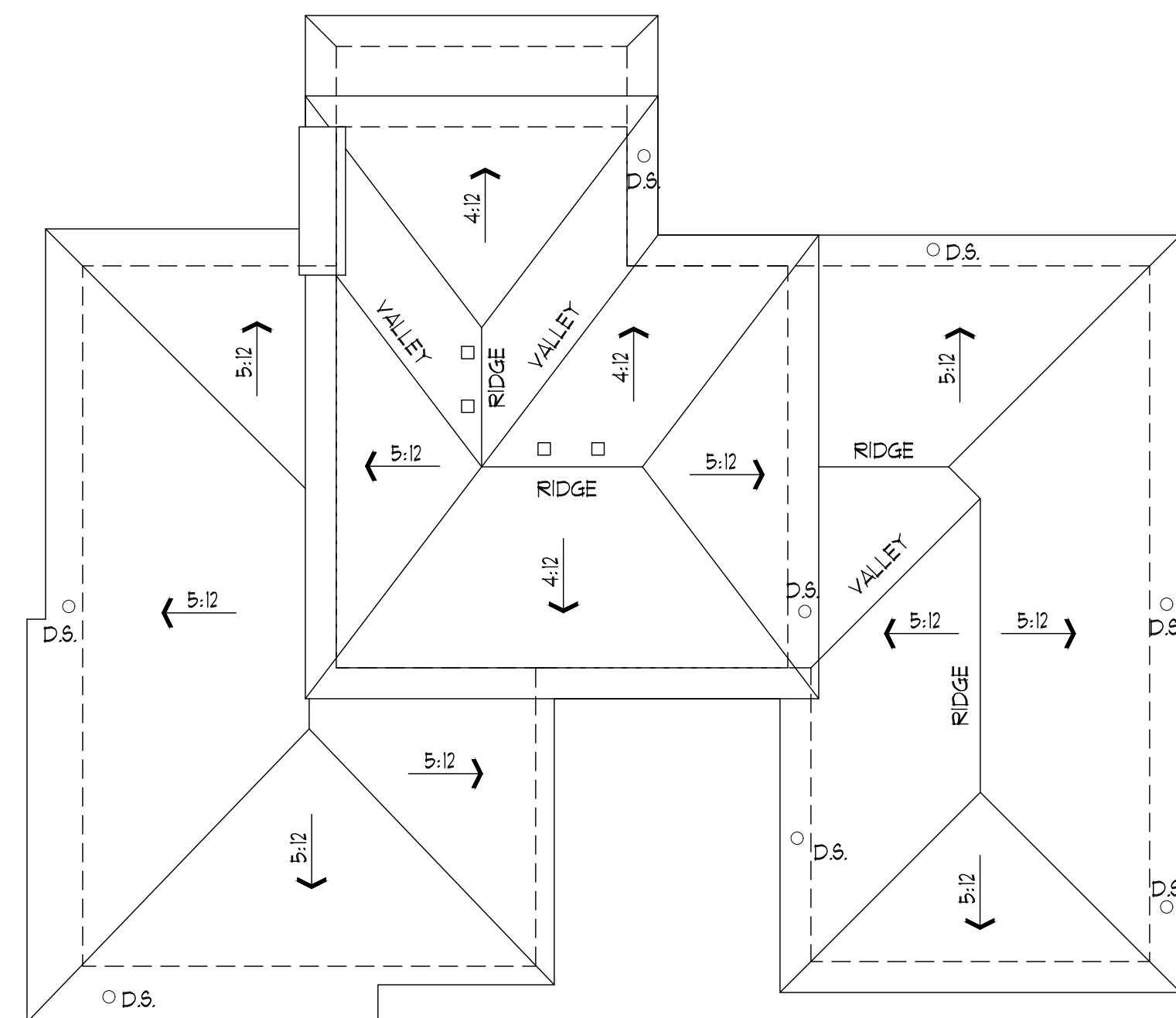
APPROVED PLANS SHALL BE ON SITE AND ACCESSIBLE AT INSPECTION.

VICINITY MAP



LOCATION

NOTE: NO WORK TO BE DONE TO EXISTING FOOTPRINT

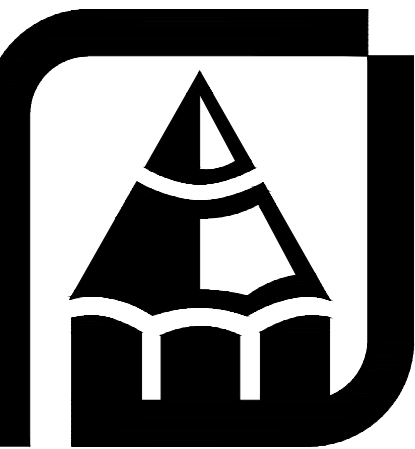
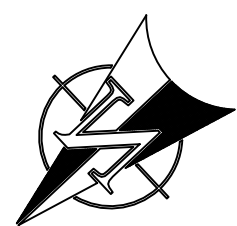


ROOF PLAN

1/8"=1'-0"

WALL LESS THAN 5' TO A PROPERTY LINE MUST BE 1-HOUR. PROJECTIONS GREATER THAN 2' FEET TO LESS THAN 5' FROM PROPERTY LINE MUST HAVE 1-HOUR FIRE-RESTRICTIVE CONSTRUCTION ON THE UNDERSIDE OR FIRE BLOCKED FROM WALL PLATE TO UNDERSIDE OF ROOF SHEATHING WITH NO VENT OPENINGS.

D.S. = DOWNSPOUT
 □ = ROOF VENT



THESE PLANS HAVE BEEN PREPARED BY THE ARCHITECT FOR THE USE IN CONNECTION WITH ONE BUILDING ONLY AND ARE SUBJECT TO THE REVISIONS AND AMENDMENTS WHICH MAY BE MADE BY THE ARCHITECT OR HIS DESIGN REPRESENTATIVE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE WORK OR FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK.

Rueppell Home Design

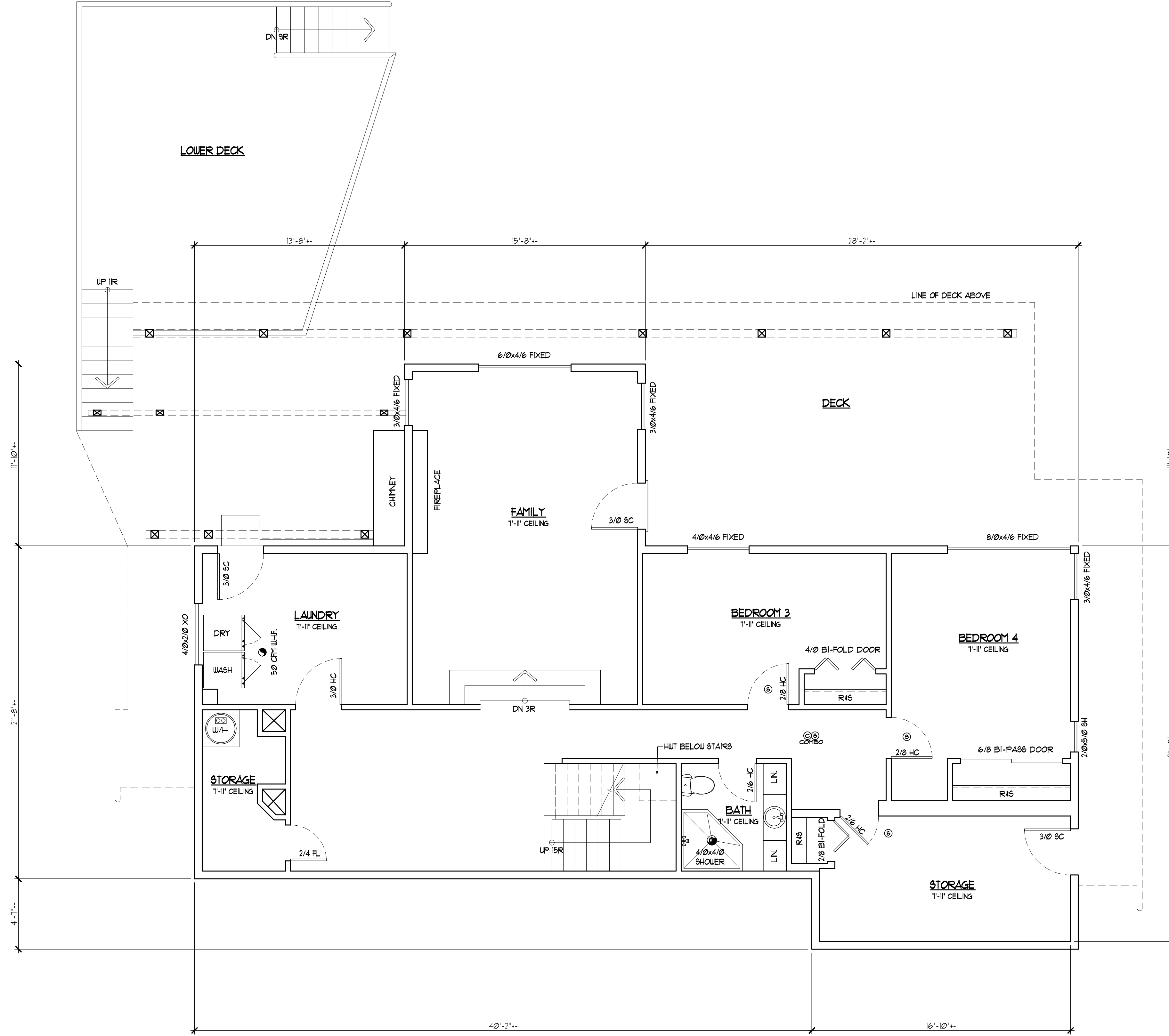
Plan: REMODEL
 Job#: NGUYEN, SHARON
 Date: 09/20/2023
 Revision Date: 02/15/2024
 Drawn by: AF/BAP
 Phone: (253) 251-2501

[A-0]

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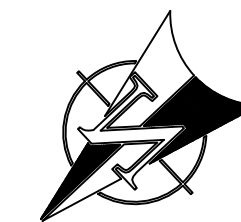
| FLOOR PLAN CALCULATIONS: EXISTING | |
|-----------------------------------|------------|
| MAIN FLOOR AREA: | 1,739 S.F. |
| UPPER FLOOR AREA: | 644 S.F. |
| FINISHED BASEMENT AREA: | 1,510 S.F. |
| TOTAL # FTG (HEATED): | 3,893 S.F. |
| UPPER DECK AREA: | 938 S.F. |
| LOWER DECK AREA: | 419 S.F. |
| BALCONY AREA: | 78 S.F. |
| GARAGE AREA: | 365 S.F. |

AS-BUILT PLAN



AS-BUILT-BASEMENT FLOOR PLAN

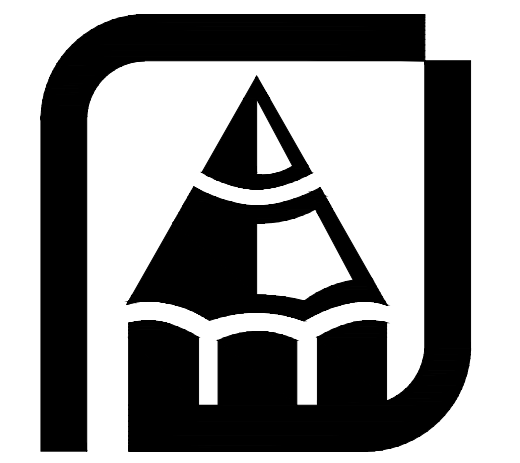
1/4"=1'-0"



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[A-1]

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 RUEPPELL, INC. WILL NOT BE RESPONSIBLE FOR ANY DAMAGES RESULTING TO THE ACCURACY AND/OR INTEGRITY OF THE PLANS IN CASE...
 UNAUTHORIZED USE OR COPIING OF THESE PLANS OR THE DESIGN THEY DEPICT, INFRINGES RIGHTS UNDER THE COPYRIGHT ACT. INFRINGERS FACE...
 A GENERAL NOTE AND SPECIFICATIONS SHEET IS ALWAYS AN INTEGRAL PART OF THESE DRAWINGS AND GENERALLY THE LAST SHEET OF THE SET.

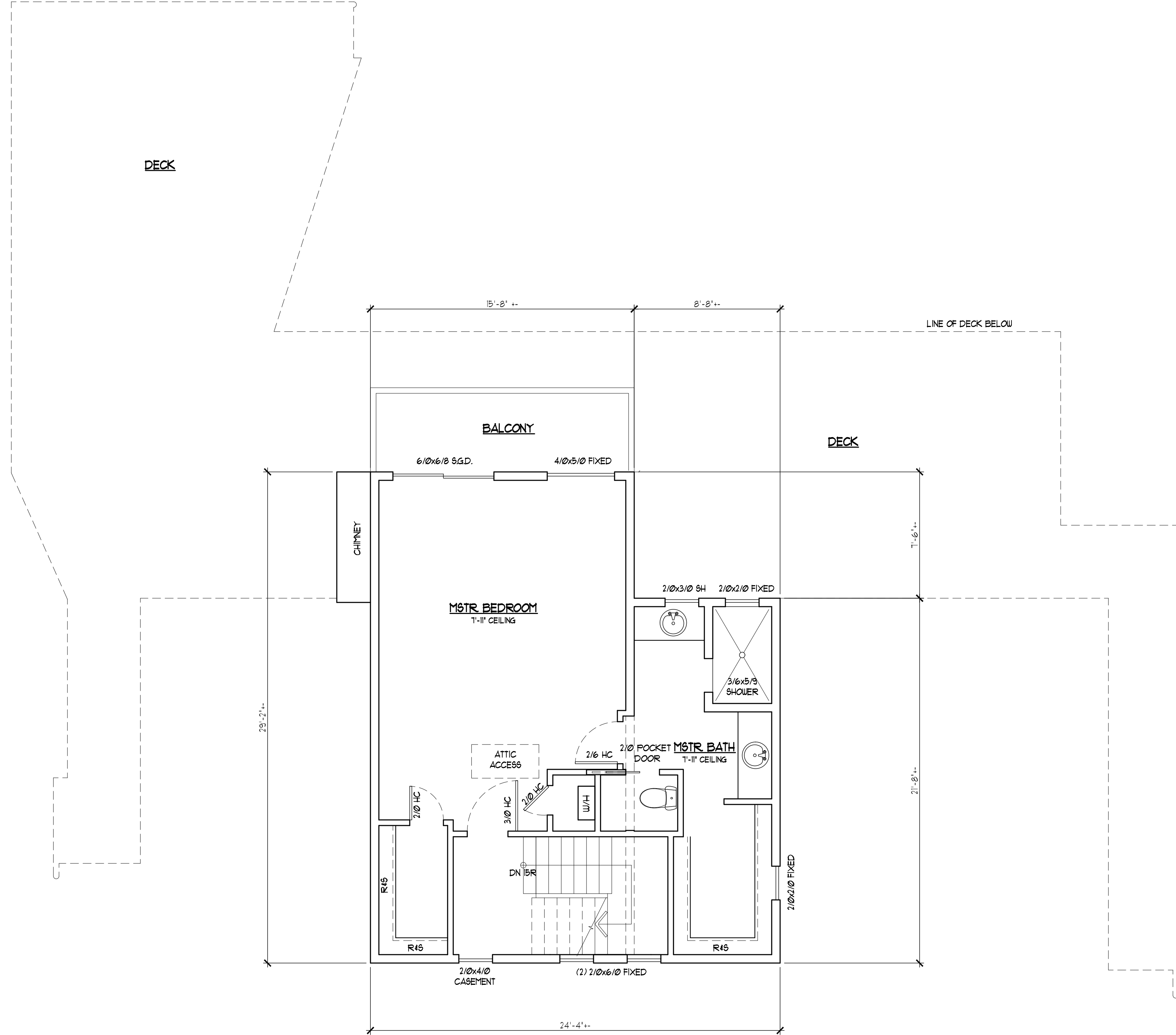


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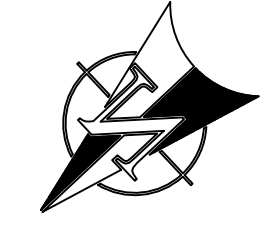
| FLOOR PLAN CALCULATIONS: EXISTING | |
|-----------------------------------|-----------|
| MAIN FLOOR AREA: | 1,739 SF. |
| UPPER FLOOR AREA: | 644 SF. |
| FINISHED BASEMENT AREA: | 1,510 SF. |
| TOTAL # FTG (HEATED): | 3,893 SF. |
| UPPER DECK AREA: | 938 SF. |
| LOWER DECK AREA: | 419 SF. |
| BALCONY AREA: | 78 SF. |
| GARAGE AREA: | 365 SF. |

AS-BUILT PLAN



AS-BUILT-UPPER FLOOR PLAN

1/4"=1'-0"



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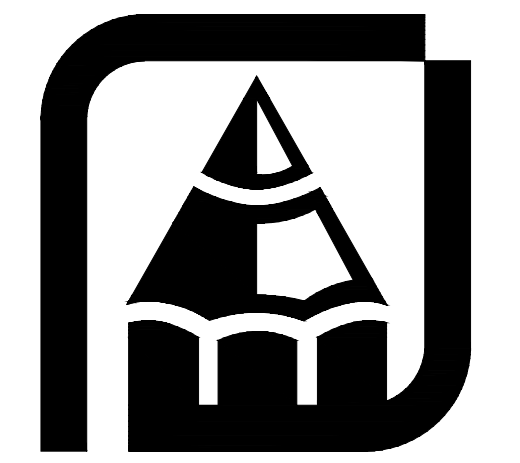
[A-3]

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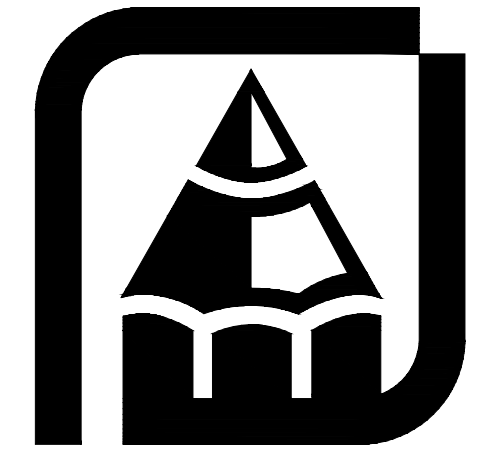
AS-BUILT ELEVATIONS



NOTE: TOP PORTION OF THE CHIMNEY TO BE DEMOLISHED TO THE FLOOR LEVEL OF THE SECOND STORY. THIS REMOVED PORTION IS TO BE REPLACED WITH A WOODEN CHASE

AS BUILT RIGHT (SW) ELEVATION

1/4"=1'-0"



THESE PLANS HAVE BEEN LICENSED TO THE CUSTOMER FOR THE USE IN CONSTRUCTION OF ONE BUILDING ONLY AND ARE SUBJECT TO THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT. ANY CHANGES TO THESE PLANS MUST BE APPROVED BY RUEPPELL, INC. BEFORE CONSTRUCTION BEGINS. RUEPPELL, INC. SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES RELATING TO THE ACCURACY AND/OR INTEGRITY OF THE PLANS IN EXCESS OF THE PROFESSIONAL LIABILITY INSURANCE COVERAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR ALL LOCAL, STATE AND FEDERAL REQUIREMENTS AND SPECIFICATIONS PERTAINING TO THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR ALL LOCAL, STATE AND FEDERAL REQUIREMENTS AND SPECIFICATIONS PERTAINING TO THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR ALL LOCAL, STATE AND FEDERAL REQUIREMENTS AND SPECIFICATIONS PERTAINING TO THESE PLANS.

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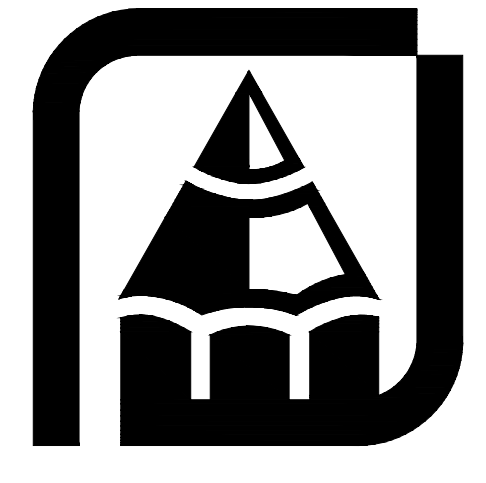
[A-5]

AS-BUILT ELEVATIONS



AS BUILT REAR (SE) ELEVATION

1/4"=1'-0"



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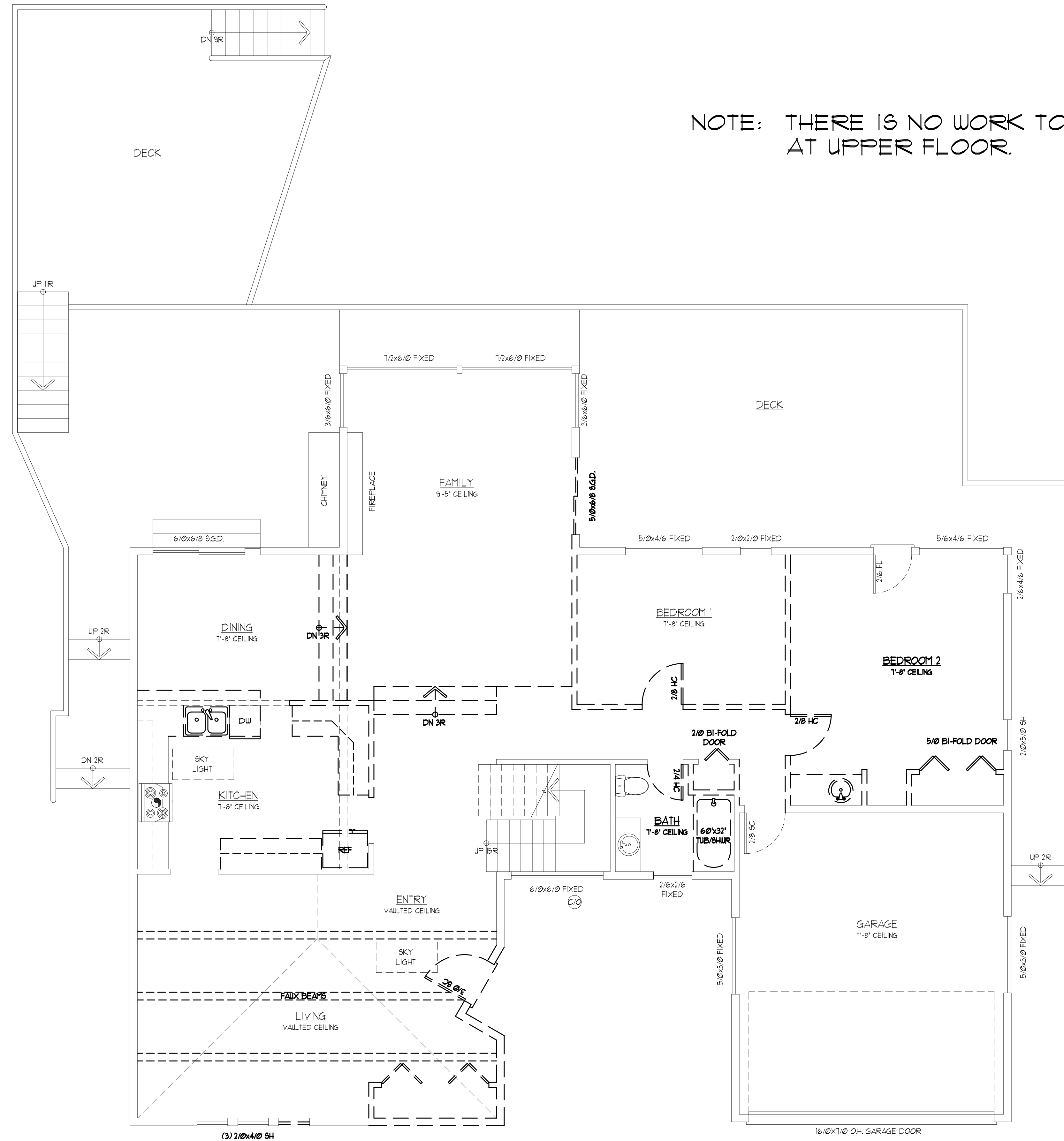
[A-6]

FLOOR PLAN LEGEND

| | | | |
|--|--------------|--|---------|
| EXISTING FRAMING DEMOLITION | --- -- | VENT FANS PER PLAN | ⊙ |
| EXISTING FRAMING TO REMAIN | — — — — | 110 VOLT SMOKE DETECTOR | ⊙ |
| NEW FRAMING | — — — — | HARD WIRED INTERCONNECTED WITH BATTERY BACK-UP | ⊙ |
| NEW/EXISTING HALF WALL | — — — — | CARBON MONOXIDE DETECTOR | ⊙ |
| WALL OR FLOOR LINE ABOVE | — — — — | TEMPERED/SAFETY GLASS | ⊙ |
| WALL OR FLOOR LINE BELOW | — — — — | PROVIDE 1" UNDERCUT ON ALL BEDROOM DOORS | ⊙ |
| CONC. WALL (W/OPT. FURRED WALL) | — — — — | | |
| EXISTING STRUCTURE LOCATION | — — — — | | |
| TO BE DEMOD STRUCTURE | XXXXXX | | |
| POCKET DOOR | — — — — | OVERHEAD DOOR | — — — — |
| BARN DOOR | — — — — | WINDOW | — — — — |
| BI-PASS DOOR | — — — — | WINDOW TYPES: | |
| BI-FOLD DOOR | — — — — | SH: SINGLE HUNG | |
| SWING DOOR (WITH THRESHOLD) | — — — — | DH: DOUBLE HUNG | |
| SLIDING GLASS DOOR | — — — — | XO: SLIDER (X IS MOVABLE SIDE) | |
| | | XOX: DOUBLE SLIDER | |
| | | CASE: CASEMENT | |
| | | FIX: FIXED | |
| | | AIN: AINING | |
| DOOR WIDTH PER PLAN - HEIGHT PER OWNER/BUILDER/ELEVATION - | 3/0 | | |
| WINDOW WIDTH x HEIGHT + OPERATION PER PLAN + ELEVATION - | 3/0x4/0 TYPE | | |
| PROVIDE 1" UNDERCUT ON ALL BEDROOM DOORS | | | |
| SEE GENERAL LEGEND FOR DRAFTING SYMBOLS | | | |

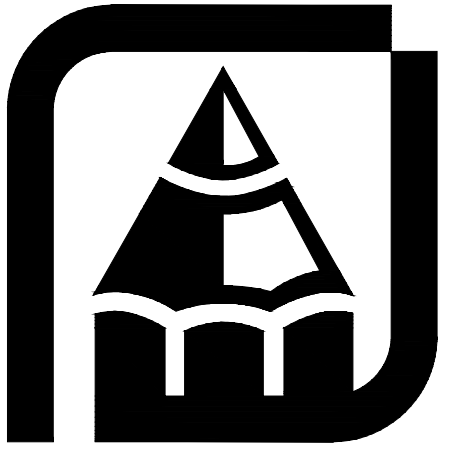
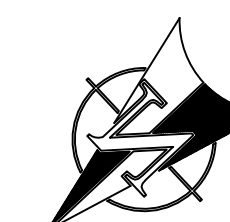
DEMOLITION PLAN

NOTE: THERE IS NO WORK TO BE DONE AT UPPER FLOOR.



MAIN FLOOR DEMOLITION FLOOR PLAN

1/4"=1'-0"



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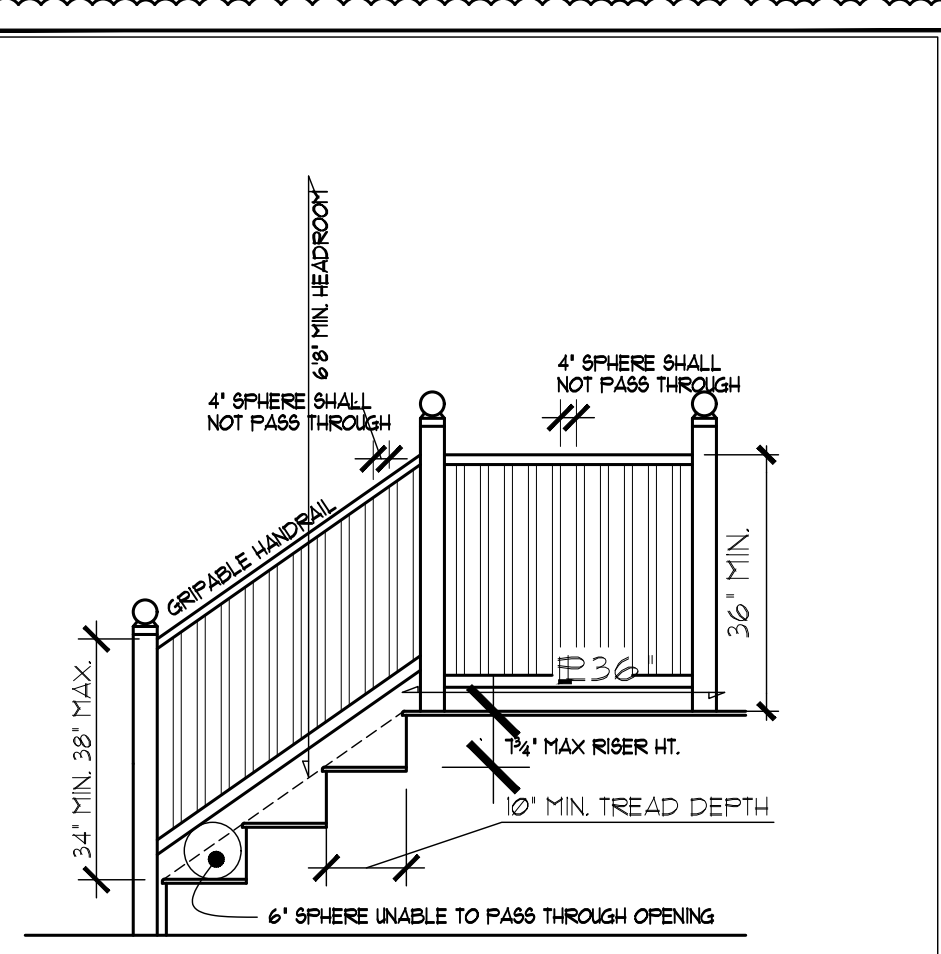
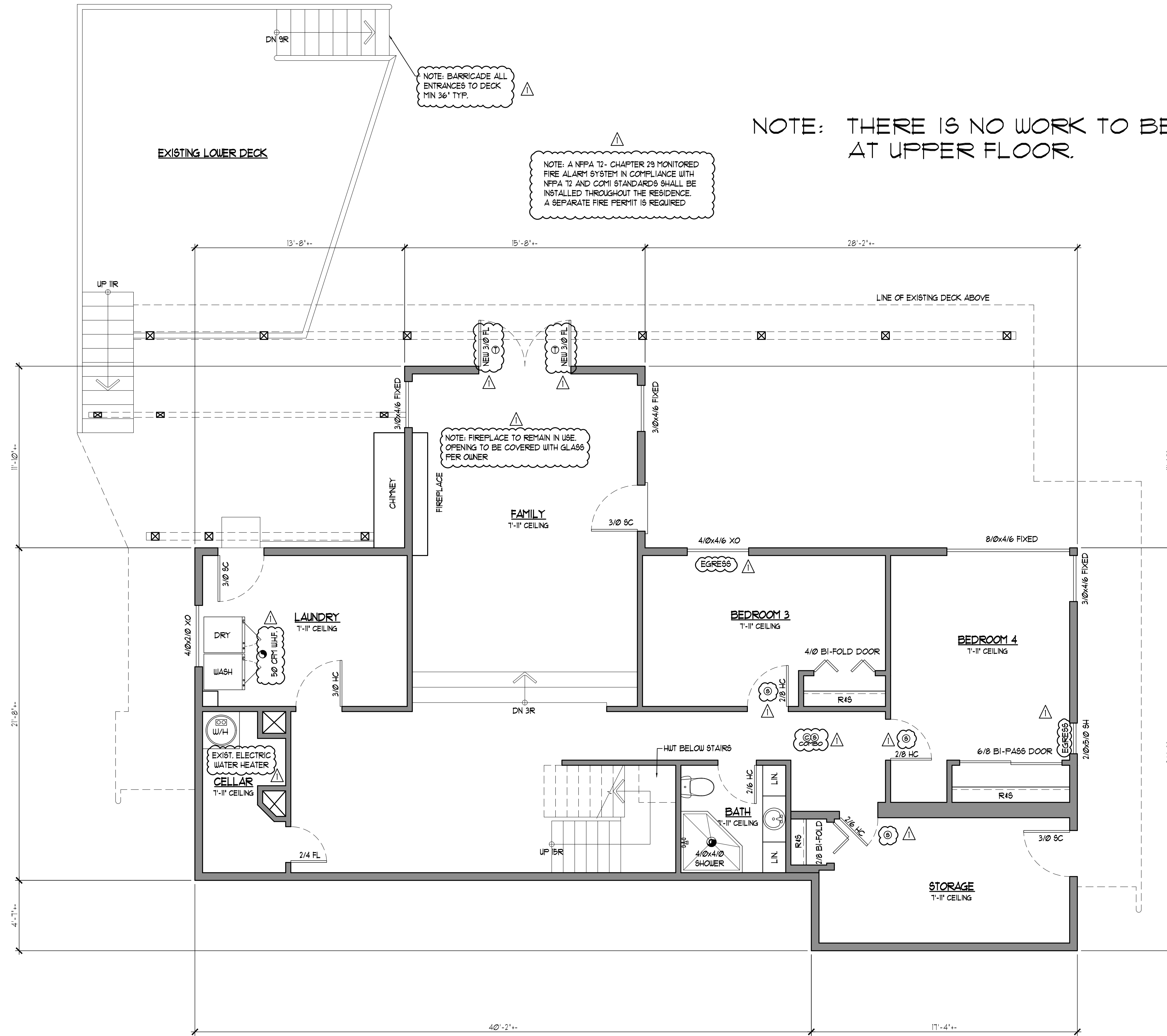
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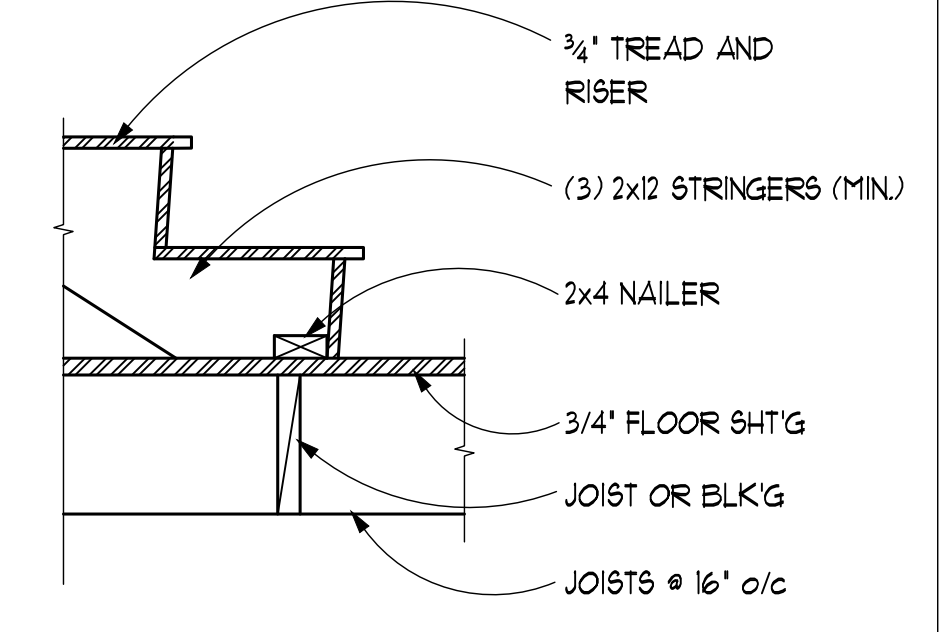
[A-9]

| FLOOR PLAN CALCULATIONS: PROPOSED | |
|-----------------------------------|----------|
| NEW MAIN FLOOR AREA: | 1691 SF. |
| UPPER FLOOR AREA: | 644 SF. |
| FINISHED BASEMENT AREA: | 1510 SF. |
| NEW TOTAL # FTG (HEATED): | 3845 SF. |
| UPPER DECK AREA: | 938 SF. |
| LOWER DECK AREA: | 419 SF. |
| BALCONY AREA: | 78 SF. |
| NEW GARAGE AREA: | 363 SF. |
| NEW COVERED PORCH: | 50 SF. |

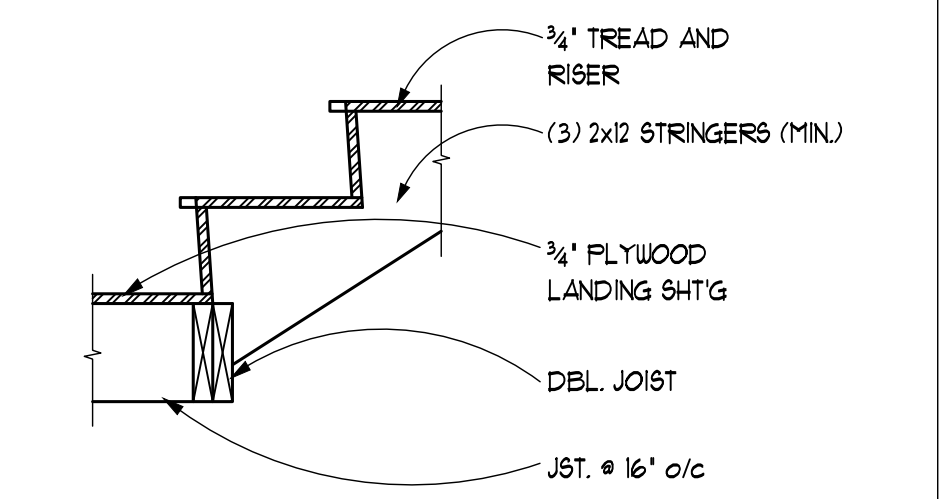
PROPOSED PLAN



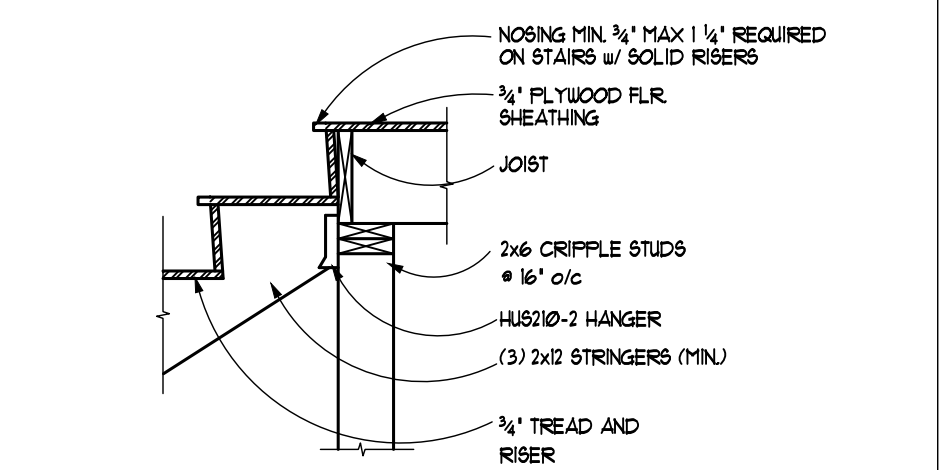
GUARD & STAIR REQUIREMENTS



STAIR AT WOOD FLOOR CONN.



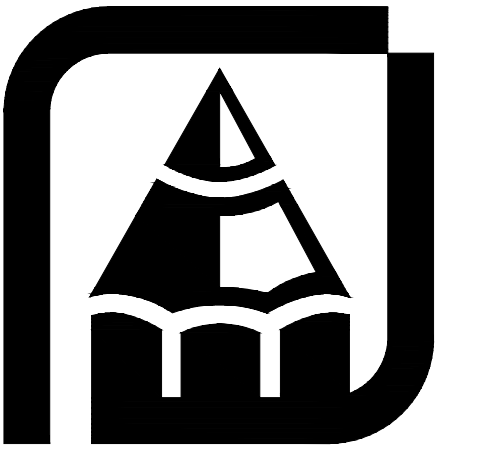
STAIR AT LANDING CONN.



STAIR AT FLOOR CONNECTIONS

PROPOSED - BASEMENT PLAN

1/4"=1'-0"



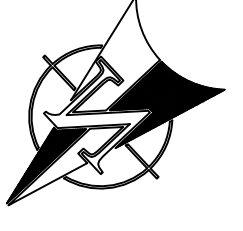
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[A-10]

PROPOSED ELEVATIONS

ELEVATION NOTES:

1. CONTRACTOR SHALL VERIFY ALL NOTES, MATERIALS AND CONDITIONS PRIOR TO CONSTRUCTION.
2. CAULK ALL EXTERIOR JOINTS AND PENETRATIONS.
3. PROVIDE GALVANIZED OR ANODIZED SHEET METAL FLASHING AND COUNTERFLASHING AT ALL ROOF PENETRATIONS, CHIMNEYS, AND SKYLIGHTS.
4. PROVIDE CONTINUOUS GUTTERS AND DOWNSPOUTS AT ALL EAVES, TYP.
5. PROVIDE HEADER FLASHING AT ALL DOORS, WINDOWS, AND SHUTTERS PER DETAIL.
6. ALL PAPER AND TAPE TO LAP FROM TOP DOWN.
7. HOLD ALL SIDING MATERIAL 1/4" OFF ROOF.
8. HOLD ALL SIDING MATERIAL 6" OFF FINISHED GRADE.
9. SCOFFIT ALL FLAT AREAS W/ 1/4" OVERHANG AT HORIZONTAL EDGES.
10. METAL FLASHING AT ALL TRIM AND HORIZONTAL SIDING BREAKS.
11. RUN SECOND LAYER OF TAR PAPER VERTICAL AT INTERIOR AND EXTERIOR CORNERS UNLESS TAR PAPER IS CONTINUOUS.
12. FOUNDATION VENTS TO BE SPACED PER PLAN.
13. ALL FOUNDATION VENTS ON STREET SIDE OF HOUSE I.E. FRONT AND/ OR SIDE AND GARAGE END AND GARAGE FRESH AIR VENTS TO BE LOUVERED.
14. ALL LIGHT BLOCKS ON FACADE TO BE FURRED OUT AN ADDITIONAL 1/2".
15. GUTTERS TO LAP UNDER DRIP EDGE AT GABLE ENDS, HOLD 1/2" DRIP EDGE CUT 1/2" AWAY FROM FASCIA TO EXCEPT GUTTERS TO LAP UNDERNEATH.
16. ALL TRIM WORK TO BE APPLIED PRIOR TO SIDING MATERIALS (SIDING TO BUTT UP TO TRIM WORK).

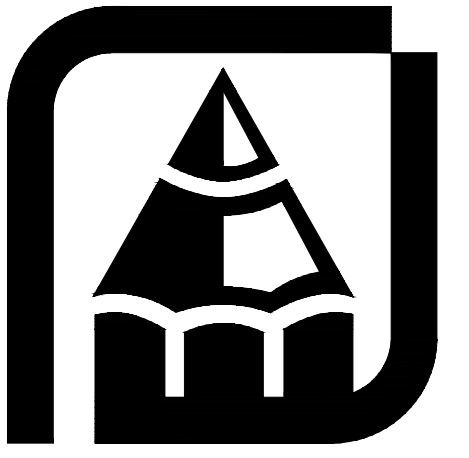
R305.2.2.5 DRIP EDGE:

A DRIP EDGE SHALL BE PROVIDED AT EAVES AND GABLES OF SHINGLE ROOFS. ADJACENT PIECES OF DRIP EDGE SHALL BE OVERLAPPED A MINIMUM OF 2 INCHES (51 mm). DRIP EDGES SHALL EXTEND A MINIMUM OF 0.25 INCH (6.4 mm) BELOW THE ROOF SHEATHING AND EXTEND UP THE ROOF DECK A MINIMUM OF 2 INCHES (51 mm). DRIP EDGES SHALL BE MECHANICALLY FASTENED TO THE ROOF DECK AT A MAXIMUM OF 12 INCHES (305 mm) O.C. WITH FASTENERS AS SPECIFIED IN SECTION R305.2.5 UNDERLAYMENT SHALL BE INSTALLED OVER THE DRIP EDGE ALONG EAVES AND UNDER THE UNDERLAYMENT ON GABLES. UNLESS SPECIFIED DIFFERENTLY BY THE SHINGLE MANUFACTURER, SHINGLES ARE PERMITTED TO BE FLUSH WITH THE DRIP EDGE.



PROPOSED FRONT (NW) ELEVATION

1/4"=1'-0"



THESE PLANS HAVE BEEN LICENSED TO THE CUSTOMER FOR THE USE IN CONSTRUCTION OF THE BUILDING ONLY AND ARE SUBJECT TO THE OBLIGATION OF THE CUSTOMER TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. RUEPPELL, INC. PREPARES ITS PLANS CAREFULLY FOR THE USE OF ITS CUSTOMER. HOWEVER, ADAPTATION OF THE PLANS TO MEET THE REQUIREMENTS OF ANY LOCAL JURISDICTION IS THE RESPONSIBILITY OF THE CUSTOMER. RUEPPELL, INC. SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES RESULTING FROM THE ADAPTATION AND MODIFICATION OF THESE PLANS FOR ANY OTHER PURPOSES. UNAUTHORIZED USE OR COPIING OF THESE PLANS OR THE DESIGN THEY DEPICT, INFRINGES RIGHTS UNDER THE COPYRIGHT ACT. INFRINGERS FACE PENALTIES THAT INCLUDE FINES OF UP TO \$20,000 PER WORK INFRINGED, AND UP TO \$10,000 PER WORK INFRINGED WILLFULLY. A GENERAL NOTE AND SPECIFICATIONS SHEET IS ALWAYS AN INTEGRAL PART OF THESE DRAWINGS AND GENERALLY THE LAST SHEET OF THE SET.

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PROPOSED ELEVATIONS

ELEVATION NOTES:

1. CONTRACTOR SHALL VERIFY ALL NOTES, MATERIALS AND CONDITIONS PRIOR TO CONSTRUCTION.
2. CAULK ALL EXTERIOR JOINTS AND PENETRATIONS.
3. PROVIDE GALVANIZED OR ANODIZED SHEET METAL FLASHING AND COUNTERFLASHING AT ALL ROOF PENETRATIONS, CHIMNEYS, AND SKYLIGHTS.
4. PROVIDE CONTINUOUS GUTTERS AND DOWNSPOUTS AT ALL EAVES, TYP.
5. PROVIDE HEADER FLASHING AT ALL DOORS, WINDOWS, AND SHUTTERS PER DETAIL.
6. ALL PAPER AND TAPE TO LAP FROM TOP DOWN.
7. HOLD ALL SIDING MATERIAL 1/2" OFF ROOF.
8. HOLD ALL SIDING MATERIAL 6" OFF FINISHED GRADE.
9. SOFFIT ALL FLAT AREAS W/ 1 1/2" OVERHANG AT HORIZONTAL EDGES.
10. METAL FLASHING AT ALL TRIM AND HORIZONTAL SIDING BREAKS.
11. RUN SECOND LAYER OF TAR PAPER VERTICAL AT INTERIOR AND EXTERIOR CORNERS UNLESS TAR PAPER IS CONTINUOUS.
12. FOUNDATION VENTS TO BE SPACED PER PLAN.
13. ALL FOUNDATION VENTS ON STREET SIDE OF HOUSE I.E. FRONT AND/OR SIDE AND GABLE END AND GARAGE FRESH AIR VENTS TO BE LOUVERED.
14. ALL LIGHT BLOCKS ON FACADE TO BE FURRED OUT AN ADDITIONAL 1/2".
15. GUTTERS TO LAP UNDER DRIP EDGE AT GABLE ENDS. HOLD 1/2" DRIP EDGE OUT 1/4" AWAY FROM FASCIA TO EXCEPT GUTTERS TO LAP UNDERNEATH.
16. ALL TRIM WORK TO BE APPLIED PRIOR TO SIDING MATERIALS (SIDING TO BUTT UP TO TRIM WORK).

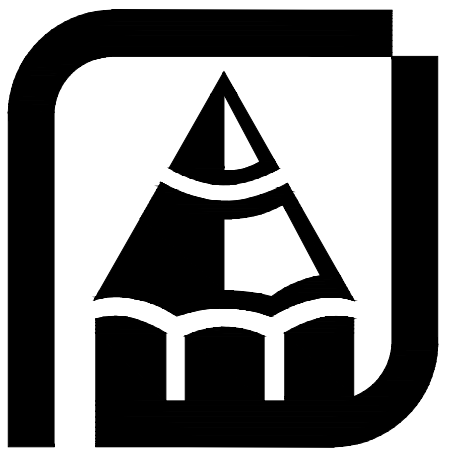
RS05285 DRIP EDGE:

A DRIP EDGE SHALL BE PROVIDED AT EAVES AND GABLES OF SHINGLE ROOFS. ADJACENT PIECES OF DRIP EDGE SHALL BE OVERLAPPED A MINIMUM OF 2 INCHES (51 mm). DRIP EDGES SHALL EXTEND A MINIMUM OF 0.25 INCH (6.4 mm) BELOW THE ROOF SHEATHING AND EXTEND UP THE ROOF DECK A MINIMUM OF 2 INCHES (51 mm). DRIP EDGES SHALL BE MECHANICALLY FASTENED TO THE ROOF DECK AT A MAXIMUM OF 12 INCHES (305 mm) O.C. WITH FASTENERS AS SPECIFIED IN SECTION RS0525. UNDERLAYMENT SHALL BE INSTALLED OVER THE DRIP EDGE ALONG EAVES AND UNDER THE UNDERLAYMENT ON GABLES. UNLESS SPECIFIED DIFFERENTLY BY THE SHINGLE MANUFACTURER, SHINGLES ARE PERMITTED TO BE FLUSH WITH THE DRIP EDGE.



PROPOSED REAR (SE) ELEVATION

1/4" = 1'-0"



THESE PLANS HAVE BEEN LICENSED TO THE CUSTOMER FOR THE USE IN CONSTRUCTION OF ONE BUILDING ONLY AND ARE SUBJECT TO THE FOLLOWING CONDITIONS: THE CUSTOMER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CUSTOMER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND MATERIALS. RUEPPELL, INC. SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, INCLUDING BUT NOT LIMITED TO, ARISING FROM THE USE OF THESE PLANS. THE CUSTOMER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND MATERIALS. RUEPPELL, INC. SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, INCLUDING BUT NOT LIMITED TO, ARISING FROM THE USE OF THESE PLANS. UNAUTHORIZED USE OR COPIES OF THESE PLANS OR THE DESIGN THEREOF, IN WHOLE OR IN PART, WITHOUT WRITTEN PERMISSION FROM RUEPPELL, INC. IS STRICTLY PROHIBITED. RUEPPELL, INC. SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, INCLUDING BUT NOT LIMITED TO, ARISING FROM THE USE OF THESE PLANS. UNAUTHORIZED USE OR COPIES OF THESE PLANS OR THE DESIGN THEREOF, IN WHOLE OR IN PART, WITHOUT WRITTEN PERMISSION FROM RUEPPELL, INC. IS STRICTLY PROHIBITED.

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Phone: (253) 251-2501

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GENERAL STRUCTURAL NOTES

(UNLESS NOTED OTHERWISE ON PLANS AND DETAILS)

CODES AND SPECIFICATIONS

- 1. INTERNATIONAL BUILDING CODE (IBC)/INTERNATIONAL RESIDENTIAL CODE (IRC) - 2018 EDITIONS WITH LOCAL JURISDICTION AMENDMENTS AS APPLICABLE PER ASHRAE 153 FOR INDIVIDUAL CONNECTORS.
2. ASCE/SEI 7-16 - MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
3. ANSI AWC NDS-2018/AWC SPDWS 2015/AWC WFCM 2018 - NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION WITH 2018 NDS SUPPLEMENT/SPECIAL DESIGN PROVISIONS FOR WIND & SEISMIC/WOOD FRAME CONSTRUCTION MANUAL FOR ONE- AND TWO-FAMILY DWELLINGS
4. ACI 318-14 - BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
5. AISI 360-16/34-16 - SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS/SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS
6. AWS D1.4/D1.4M-2017/STRUCTURAL WELDING CODE
7. TMS 402-2016 - BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES

DESIGN CRITERIA

- 1. WIND - RISK CATEGORY=II, BASIC DESIGN WIND SPEED (V)=100 MPH, WIND DIRECTIONALITY FACTOR=0.85, EXPOSURE CATEGORY=C, TOPOGRAPHIC FACTOR(Kt)=1.00, GUST EFFECT FACTOR=0.85, ENCLOSURE CLASSIFICATION=ENCLOSED, INTERNAL PRESSURE COEFFICIENT (GCPI)=± 0.18
2. SEISMIC - RISK CATEGORY=II, SEISMIC IMPORTANCE FACTOR (Ie)=1.00, SITE CLASS=D (DEFAULT PER 11.4.3), Ss=1.409, S1=0.490, Sds=1.127, Sd1=0.591, SEISMIC DESIGN CATEGORY=D, BASIC SEISMIC-FORCE-RESISTING SYSTEM=A.15 PER ASCE 7-16 TABLE 12.2-1, SEISMIC RESPONSE COEFFICIENT (Cs)=0.173 (ORTHOGONAL 1) & 0.173 (ORTHOGONAL 2), RESPONSE MODIFICATION FACTOR (R)=6.5 (ORTHOGONAL 1) & 6.5 (ORTHOGONAL 2), DESIGN PROCEDURE USED=EQUIVALENT LATERAL FORCE PROCEDURE
3. ROOF - DEAD: 12 PSF, LIVE: 20 PSF, SNOW(Ps): 25 PSF
4. FLOOR - DEAD: 12 PSF, LIVE: 40 PSF, DECK - DEAD: 8 PSF, LIVE: 60 PSF
5. SOILS - VERTICAL BEARING PRESSURE (CAPACITY): 1500 PSF
LATERAL BEARING PRESSURE (CAPACITY): 150 PSF/FT OF DEPTH
COEFFICIENT OF FRICTION (CAPACITY): 0.25 (MULTIPLIED BY DEAD LOAD)
ACTIVE DESIGN LATERAL LOAD: 40 PSF/FT OF DEPTH
AT-REST DESIGN LATERAL LOAD: 60 PSF/FT OF DEPTH

STRUCTURAL OBSERVATION

- 1. STRUCTURAL OBSERVATION IS REQUIRED ONLY WHEN SPECIFICALLY DESIGNATED AS BEING REQUIRED BY THE REGISTERED DESIGN PROFESSIONAL OR THE BUILDING OFFICIAL.

SOIL CONSTRUCTION

- 1. EXTEND FOOTINGS TO UNDISTURBED SOIL OR FILL COMPACTED TO 95% MODIFIED PROCTOR (ASTM D1557). ALL CONSTRUCTION ON FILL SOILS SHALL BE REVIEWED BY A REGISTERED GEOTECHNICAL ENGINEER. ALL FOOTINGS SHALL BE 18 INCHES MINIMUM BELOW ADJACENT FINISH GRADE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE SITE SOILS PROVIDE THE MINIMUM VERTICAL BEARING PRESSURE CAPACITY STATED ABOVE.

PIPE PILES

- 1. PIPE SHALL CONFORM TO ASTM A53 GRADE B. UNLESS NOTED OTHERWISE, PIPE IS NOT REQUIRED TO BE GALVANIZED.
2. PIPE SHALL BE DRIVEN TO REFUSAL AND TESTED (AS REQUIRED) PER GEOTECHNICAL ENGINEER'S REQUIREMENTS.

REINFORCED CONCRETE

- 1. f'c=3000 PSI AT 28 DAYS. MIN 5-1/2 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE AND MAXIMUM OF 6-3/4 GALLONS OF WATER PER 94 LB SACK OF CEMENT. (*) SPECIAL INSPECTION IS NOT REQUIRED - 3000 PSI COMPRESSIVE STRENGTH IS SPECIFIED FOR WEATHERING PROTECTION ONLY - STRUCTURAL DESIGN IS BASED ON f'c=2500 PSI.
2. MAXIMUM AGGREGATE SIZE IS 7/8". MAXIMUM SLUMP= 4 INCHES.
3. ALL CONCRETE SHALL BE AIR ENTRAINED - 5% MINIMUM/7% MAXIMUM (PERCENT BY VOLUME OF CONCRETE). MIXING AND PLACEMENT OF ALL CONCRETE SHALL BE IN ACCORDANCE WITH THE IRC AND ACI 318.
4. PROPORTIONS OF AGGREGATE TO CEMENT SHALL BE SUCH AS TO PRODUCE A DENSE, WORKABLE MIX WHICH CAN BE PLACED WITHOUT SEGREGATION OR EXCESS FREE SURFACE WATER. PROVIDE 3/4 INCH CHAMFER ON ALL EXPOSED CONCRETE EDGES UNLESS OTHERWISE INDICATED ON ARCHITECTURAL DRAWINGS.
5. NO SPECIAL INSPECTION IS REQUIRED.
6. VIBRATE ALL CONCRETE WALLS. SEGREGATION OF MATERIALS SHALL BE PREVENTED.

REINFORCING STEEL

- 1. CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH ACI 318.
2. REINFORCING STEEL SHALL BE GRADE 60 MINIMUM AND DEFORMED BILLET STEEL CONFORMING TO ASTM A615.
3. WELDED WIRE MESH SHALL CONFORM TO ASTM A185.
4. REINFORCING STEEL SHALL BE ACCURATELY PLACED AND ADEQUATELY SECURED IN POSITION. THE FOLLOWING PROTECTION FOR REINFORCEMENT SHALL BE PROVIDED:
MIN COVER
CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH- 3"
EXPOSED TO EARTH OR WEATHER- 1.5" FOR #5 BAR AND SMALLER
2" FOR #6 BAR AND LARGER
1.5"
SLABS AND WALLS AT INTERIOR FACE-
LAP CONTINUOUS REINFORCING BARS 32 BAR DIAMETERS (1"-6" MIN) IN CONCRETE. CORNER BARS CONSISTING OF 32 BAR DIAMETER (1"-6" MIN) BEND SHALL BE PROVIDED FOR ALL HORIZONTAL REINFORCEMENT. LAP WELDED WIRE MESH EDGES 1.5 MESH MINIMUM. THIS CRITERIA APPLIES UNLESS NOTED OTHERWISE.

RETAINING WALLS

- 1. CONCRETE FLOOR SLABS TO BE POURED AND CURED AND FLOOR FRAMING ABOVE SHALL BE COMPLETE BEFORE BACKFILLING BEHIND RETAINING WALLS.

TRIMMER

- 1. UNLESS NOTED OTHERWISE, ALL SAWN LUMBER SHALL BE KILN DRIED AND GRADED/MARKED IN CONFORMANCE WITH WCLUB STANDARD GRADING FOR WEST COAST LUMBER. LUMBER SHALL MEET THE FOLLOWING MINIMUM CRITERIA:
4x AND LARGER- DF #2 (Fb=875 PSI)
3x AND SMALLER- HF #2 (Fb=850 PSI) OR SPF #2 (Fb=875 PSI)

WALL STUDS SHALL BE:

- BEARING WALLS WITH 10'-0" MAXIMUM STUD LENGTH
2x4 HF STD GRADE OR BTR AT 24" (MAX) OC - CARRYING ONLY ROOF AND CEILING
2x4 HF STD GRADE OR BTR AT 16" (MAX) OC - CARRYING ONLY ONE FLOOR, ROOF AND CEILING
2x6 HF STD GRADE OR BTR AT 24" (MAX) OC - CARRYING ONLY ONE FLOOR, ROOF AND CEILING
2x6 HF STD GRADE OR BTR AT 16" (MAX) OC - CARRYING ONLY TWO FLOORS, ROOF AND CEILING
NON-BEARING WALLS WITH MAXIMUM STUD LENGTH NOTED
2x4 HF STD GRADE OR BTR AT 24" (MAX) OC - 10'-0" MAXIMUM STUD LENGTH
2x6 HF STD GRADE OR BTR AT 24" (MAX) OC - 15'-0" MAXIMUM STUD LENGTH
3. PROVIDE 4x6 DF2 HEADER OVER OPENINGS NOT NOTED OTHERWISE. PROVIDE (1)2x TRIMMER AND (1)2x KING HEADER SUPPORT FOR CLEAR SPANS 5'-0" OR LESS. PROVIDE (2)2x TRIMMER AND (1)2x KING HEADER SUPPORT FOR CLEAR SPANS EXCEEDING 5'-0".
4. PROVIDE SOLID BLOCKING IN FLOOR SPACE UNDER ALL POSTS AND WALL MEMBERS CONNECTED TO HOLDOWNS. ORIENT BLOCKING SUCH THAT WOOD GRAIN IN BLOCKING IS ORIENTED VERTICALLY.
5. PROVIDE DOUBLE FLOOR JOISTS UNDER ALL PARTITION WALLS PARALLEL TO FLOOR JOISTS AND ALONG THE PERIMETER OF ALL DIAPHRAGM OPENINGS.
6. PROVIDE DOUBLE BLOCKING BETWEEN FLOOR JOISTS UNDER ALL PARTITION WALLS PERPENDICULAR TO FLOOR JOISTS.

WOOD CONNECTORS, FASTENERS AND PRESURE TREATED WOOD

- 1. ALL WOOD CONNECTORS SHALL BE SIMPSON OR APPROVED EQUAL.
2. ALL NAILS SHALL BE COMMON WIRE NAILS UNLESS NOTED OTHERWISE.
3. ALL NAILING SHALL MEET THE MINIMUM NAILING REQUIREMENTS OF TABLE 2304.10.1 OF THE INTERNATIONAL BUILDING CODE.
4. ALL WOOD IN CONTACT WITH GROUND OR CONCRETE TO BE PRESURE-TREATED WITH A WOOD PRESERVATIVE. WOOD USED ABOVE GROUND SHALL BE PRESURE TREATED IN ACCORDANCE WITH AWP A1 FOR THE FOLLOWING CONDITIONS:
a) JOISTS, GIRDERS, AND SUBFLOORS THAT ARE CLOSER THAN 18" TO EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIMETER OF THE BUILDING FOUNDATION.
b) WOOD FRAMING INCLUDING SHEATHING THAT REST ON EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES FROM EXPOSED EARTH.
c) SLEEPERS, SILLS, LEDGERS, POSTS AND COLUMNS IN DIRECT CONTACT WITH CONCRETE OR MASONRY - EXCEPT POSTS AND COLUMNS WITH CODE-APPROVED POST-BASE CONNECTOR WITH 1 INCH STANDOFF.
6. ALL FIELD-CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD USING THE AWP A4 STANDARD IN ACCORDANCE WITH THE DIRECTIONS OF THE PRODUCT MANUFACTURER.
7. ALL WOOD CONNECTORS AND ASSOCIATED STEEL FASTENERS (EXCEPT ANCHOR BOLTS AND HOLDOWN ANCHORS, 1/2" DIAMETER AND LARGER) IN CONTACT WITH ANY PRESERVATIVE-TREATED WOOD SHALL CONFORM TO ONE OF THE FOLLOWING CORROSION PROTECTION CONFIGURATION OPTIONS:
a) ALL WOOD CONNECTORS AND ASSOCIATED STEEL FASTENERS SHALL BE TYPE 303, 304, 306 OR 316 STAINLESS STEEL WHEN ACTUAL WOOD PRESERVATIVE RETENTION LEVELS EXCEED THE FOLLOWING LEVELS:
TREATMENT RETENTION LEVEL (PCF)
ACO (ALKALINE COPPER QUAT) GREATER THAN 0.40
MCO (MICRONIZED COPPER QUAT) GREATER THAN 0.34
CA-B (COPPER AZOLE) GREATER THAN 0.21
CA-C & MCA (COPPER AZOLE & AZOLE BIOCID) GREATER THAN 0.15
MCA-C (AZOLE BIOCID) GREATER THAN 0.14

- b) WHEN ACTUAL WOOD PRESERVATIVE RETENTION LEVELS DO NOT EXCEED THE LEVELS IN 7.a) ABOVE, ALL WOOD CONNECTORS AND FASTENERS SHALL, AT A MINIMUM, BE HOT-DIPPED GALVANIZED BY ONE OF THE FOLLOWING METHODS:
i) CONTINUOUS HOT-DIPPED GALVANIZING PER ASTM A653, TYPE G185.
ii) BATCH OR POST HOT-DIPPED GALVANIZING PER ASTM A123 FOR INDIVIDUAL CONNECTORS AND AS PER ASTM A153 FOR FASTENERS. FASTENERS, OTHER THAN NAILS, TIMBER RWETS, WOOD SCREWS AND LAG SCREWS, MAY BE HOT-DIPPED GALVANIZED AS PER ASTM B695, CLASS 55 MINIMUM.
c) PLAIN CARBON STEEL FASTENERS IN SBX/DOT AND ZINC BORATE PRESERVATIVE TREATED WOOD IN AN INTERIOR, DRY ENVIRONMENT SHALL BE PERMITTED.
8. DO NOT MIX STAINLESS STEEL AND HOT-DIPPED GALVANIZED WOOD CONNECTORS AND FASTENERS.
9. ALL ANCHOR BOLTS SHALL BE AS SPECIFIED IN THE GENERAL NOTES ON THE SHEARWALL SCHEDULE.
10. WHERE A CONNECTOR STRAP CONNECTS TWO WOOD MEMBERS, INSTALL ONE HALF OF THE TOTAL REQUIRED NAILS OR BOLTS IN EACH MEMBER.
11. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307.
12. PROVIDE STANDARD CUT WASHERS UNDER THE HEAD OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.

ANCHORAGE

- 1. ALL MUDDSILL ANCHOR BOLTS EMBEDDED IN CONCRETE OR MASONRY SHALL BE A307 UNLESS NOTED OTHERWISE. RETRO-FIT ANCHOR BOLTS SHALL BE SIMPSON STRONG-BOLT 2 WEDGE ANCHORS PER ICC-ES ESR-3037 OR SIMPSON TITEN HD SCREW ANCHORS PER ICC-ES ESR-2713.
2. ALL SHEAR WALL HOLDOWN BOLTS EMBEDDED IN CONCRETE OR MASONRY SHALL BE A307 UNLESS NOTED OTHERWISE. RETRO-FIT HOLDOWN BOLTS SHALL BE EPOXIED USING SIMPSON SET-3G WITH EMBEDMENT PER PLAN, INSTALLED PER MANUFACTURER'S REQUIREMENTS.

NAILS

- 1. NAILING OF WOOD FRAMED MEMBERS TO BE IN ACCORDANCE WITH IBC 2018 TABLE 2304.10.1 UNLESS OTHERWISE NOTED. CONNECTION DESIGNS ARE BASED ON NAILS WITH THE FOLLOWING PROPERTIES:
PENNY WEIGHT DIAMETER (INCHES) LENGTH (INCHES)
8d SINKER 0.113 2-3/8
8d COMMON 0.131 2-1/2
10d BOX 0.131 3
16d SINKER 0.148 3-1/4
16d COMMON 0.162 3-1/2

SHEARWALLS

- 1. ALL SHEARWALL BLOCKING NAILING AND ANCHORS SHALL BE AS DETAILED ON THE DRAWINGS AND NOTED IN THE SHEARWALL SCHEDULE. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 7/16" APA RATED SHEATHING (24/16) - BLOCKED - WITH MINIMUM NAILING 0.131" DIAMETER x 2.5" NAILS @ 6" OC EDGES/12" OC FIELD UNLESS NOTED OTHERWISE.
2. ALL HEADERS SHALL HAVE STRAP CONNECTORS TO THE TOP PLATE EACH END WHEN THE HEADER INTERRUPTS THE CONTINUOUS (2)2x TOP PLATE. USE (1) SIMPSON MST424 CONNECTOR EACH END UNLESS NOTED OTHERWISE.
3. ALL SHEARWALL HOLDOWNS SHALL BE AS NOTED ON THE PLANS AND SHALL BE SIMPSON OR APPROVED EQUAL.
4. ALL HOLDOWN ANCHORS SHALL BE INSTALLED AS SHOWN ON PLANS AND AS PER MANUFACTURER'S REQUIREMENTS. HOLDOWN ANCHORS MAY BE WET-SET OR DRILLED AND EPOXIED (SIMPSON "SET-3G" EPOXY OR APPROVED EQUAL) WITH PRIOR APPROVAL FROM THE ENGINEER OF RECORD. PROVIDE THE FULL EMBEDMENT INTO CONCRETE AS STATED ON THE PLANS.

FLOOR AND ROOF DIAPHRAGMS

- 1. APPLY 2x3/2" APA RATED STURD-I-FLOOR(24" OC) NAILED TO FLOOR FRAMING MEMBERS WITH 0.131" DIAMETER x 2.5" NAILS AT 6" OC AT ALL SUPPORTED EDGES AND AT 12" OC AT INTERIOR SUPPORTS UNLESS NOTED OTHERWISE ON THE PLANS. OFFSET PANEL JOINTS BETWEEN PARALLEL ADJACENT RUNS OF SHEATHING.
2. APPLY 7/16" APA RATED SHEATHING(24/16) NAILED TO ROOF FRAMING MEMBERS WITH 0.131" DIAMETER x 2.375" NAILS AT 6" OC AT SUPPORTED EDGES AND AT 12" OC AT INTERIOR SUPPORTS UNLESS NOTED OTHERWISE ON THE PLANS. OFFSET PANEL JOINTS BETWEEN PARALLEL ADJACENT RUNS OF SHEATHING.
3. BLOCKING OF INTERIOR EDGES IS NOT REQUIRED UNLESS NOTED OTHERWISE ON THE PLANS.

BUILT-UP WOOD COLUMNS

- 1. ALL COLUMNS NOT SPECIFIED OR OTHERWISE NOTED ON THE PLANS SHALL BE (2)2x STUDS GANG FASTENED PER STANDARD DETAIL.
2. ALL COLUMNS NOT SPECIFIED OR OTHERWISE NOTED ON THE PLANS SUPPORTING GIRDER TRUSSES OR BEAMS SHALL BE (3)2x STUDS GANG FASTENED PER STANDARD DETAIL.
MANUFACTURED WOOD TRUSSES
1. TRUSSES SHALL BE DESIGNED, FABRICATED, AND INSTALLED IN ACCORDANCE WITH THE "DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES" BY THE TRUSS PLATE INSTITUTE.
2. ALL TRUSSES SHALL BE DESIGNED AND STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF WASHINGTON.
3. ROOF TRUSSES SHALL BE FABRICATED OF DOUGLAS FIR-LARCH OR HEM-FIR.
4. ALL MECHANICAL CONNECTORS SHALL BE IBC APPROVED.
5. SUBMIT DESIGN CALCULATIONS, SHOP DRAWINGS AND INSTALLATION DRAWINGS STAMPED BY A LICENSED ENGINEER OF ALL TRUSSES TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND BUILDING DEPARTMENT APPROVAL.
6. TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, DRILLED, SPLICED OR OTHERWISE ALTERED IN ANY MANNER WITHOUT WRITTEN APPROVAL OF THE REGISTERED DESIGN PROFESSIONAL.
7. WHERE TRUSSES ALIGN WITH SHEARWALLS, A SPECIAL TRUSS SHALL BE PROVIDED THAT HAS BEEN DESIGNED TO TRANSFER THE LOAD BETWEEN THE ROOF SHEATHING AND THE SHEARWALL BELOW. THIS TRUSS SHALL BE DESIGNED TO TRANSFER A MINIMUM OF 100 PLF ALONG THE FULL LENGTH OF THE TRUSS.
8. ALL TEMPORARY AND PERMANENT BRACING REQUIRED FOR THE STABILITY OF THE TRUSS UNDER GRAVITY LOADS AND IN-PLANE WIND OR SEISMIC LOADS SHALL BE DESIGNED BY THE TRUSS ENGINEER. ANY BRACING LOADS TRANSFERRED TO THE MAIN BUILDING SYSTEM SHALL BE IDENTIFIED AND SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW.

PARALLEL STRAND LUMBER (PSL)

- 1. PARALLEL STRAND LUMBER SHALL BE MANUFACTURED AS PER NER-292 AND MEET THE REQUIREMENTS OF ASTM D2559 - Fb=2900 PSI, E=2,226 PSI FOR BEAMS AND Fb=2400 PSI, E=1,866 PSI FOR COLUMNS.
LAMINATED VENEER LUMBER (LVL)
1. LAMINATED VENEER LUMBER SHALL BE DOUG FIR MEETING THE REQUIREMENTS OF ASTM D2559 - Fb=2600 PSI, E=2,066 PSI.
2. FOR TOP LOADED MULTIPLE MEMBER BEAMS ONLY, FASTEN WITH TWO ROWS OF 0.148" DIAMETER x 3" NAILS AT 12" OC. USE THREE ROWS OF 0.148" DIAMETER x 3" NAILS FOR BEAMS WITH DEPTHS OF 14" OR MORE.
3. PROVIDE FULL DEPTH BLOCKING FOR LATERAL SUPPORT AT BEARING POINTS.

LAMINATED STRAND LUMBER (LSL)

- 1. LAMINATED STRAND LUMBER SHALL BE MANUFACTURED AS PER NER-292 AND MEET THE REQUIREMENTS OF ASTM D2559 - Fb=2325 PSI, E=1,556 PSI FOR BEAMS AND Fb=1700 PSI, E=1,366 PSI FOR BEAMS/COLUMNS AND Fb=1900 PSI, E=1,366 PSI FOR PLANKS.
GLUED LAMINATED WOOD MEMBERS (GLB)
1. GLUED LAMINATED WOOD BEAMS SHALL BE DOUGLAS FIR, KILN-DRIED, STRESS GRADE COMBINATION 24F-V4 (Fb=2400 PSI, E=1,866 PSI) UNLESS OTHERWISE NOTED ON THE PLANS.
2. FABRICATION SHALL BE IN CONFORMANCE WITH ANSI/ATC A 190.1-17 AND ASTM D3737.
3. ATC STAMP AND CERTIFICATION REQUIRED ON EACH AND EVERY MEMBER.

WOOD I-JOISTS

- 1. JOISTS BY TRUSS JOISTS/MACMILLAN OR APPROVED EQUAL.
2. JOISTS TO BE ERECTED IN ACCORDANCE WITH THE PLANS AND ANY MANUFACTURERS DRAWINGS AND INSTALLATION DRAWINGS.
3. CONSTRUCTION LOADS IN EXCESS OF THE DESIGN LOADS ARE NOT PERMITTED.
4. PROVIDE ERECTION BRACING UNTIL SHEATHING MATERIAL HAS BEEN INSTALLED.
5. SEE MANUFACTURER'S REFERENCES FOR LIMITATIONS ON THE CUTTING OF WEBS AND/OR FLANGES.

STEEL CONSTRUCTION

- 1. STRUCTURAL STEEL SHALL BE ASTM A992 (WIDE FLANGE SHAPES) OR A53-GRADE B (PIPE) OR A36 (OTHER SHAPES AND PLATE) UNLESS NOTED OTHERWISE.
2. ALL FABRICATION AND ERECTION SHALL COMPLY WITH AISC SPECIFICATIONS AND CODES.
3. ALL WELDING SHALL BE AS SHOWN ON THE DRAWINGS AND IN ACCORDANCE WITH AWS AND AISC STANDARDS. WELDING SHALL BE PERFORMED BY WABO CERTIFIED WELDERS USING E70xx ELECTRODES. ONLY PRE-QUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED.

MASONRY

- 1. CONSTRUCTION SHALL MEET THE REQUIREMENTS OF IBC CHAPTER 21.
2. SPECIAL INSPECTION IS NOT REQUIRED.
3. ALL CONCRETE BLOCK MASONRY SHALL BE LAID UP IN RUNNING BOND AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF f'm = 1500 PSI, USING TYPE "S" MORTAR, f'c = 1800 PSI.
4. ALL CELLS CONTAINING REINFORCING BARS SHALL BE FILLED WITH CONCRETE GROUT WITH AN f'c = 2000 PSI IN MAXIMUM LIFTS OF 4'-0".
5. BOND BEAMS WITH TWO #5 HORIZONTALLY SHALL BE PROVIDED AT ALL FLOOR AND ROOF ELEVATIONS AND AT THE TOP OF THE WALL.
6. PROVIDE A LINTEL BEAM WITH TWO #5 HORIZONTALLY OVER ALL OPENINGS AND EXTEND THESE TWO BARS 2'-0" PAST THE OPENING AT EACH SIDE OR AS FAR AS POSSIBLE AND HOOK.
7. PROVIDE TWO #5 VERTICALLY FOR THE FULL STORY HEIGHT OF THE WALL AT WALL ENDS, INTERSECTIONS, CORNERS AND AT EACH SIDE OF ALL OPENINGS UNLESS OTHERWISE SHOWN.
8. DOWELS TO MASONRY WALLS SHALL BE EMBEDDED A MINIMUM OF 1'-6" OR HOOKED INTO THE SUPPORTING STRUCTURE AND OF THE SAME SIZE AND SPACING AS THE VERTICAL WALL REINFORCING.
9. PROVIDE CORNER BARS TO MATCH THE HORIZONTAL WALLS REINFORCING AT ALL WALL INTERSECTIONS.
10. REINFORCING STEEL SHALL BE SPECIFIED UNDER "REINFORCING STEEL". LAP ALL REINFORCING BARS 40 BAR DIAMETERS WITH A MINIMUM OF 1'-6".
11. MASONRY WALLS SHALL BE REINFORCED AS SHOWN ON THE PLANS AND DETAILS AND IF NOT SHOWN, SHALL HAVE (1)#5 AT 48" OC HORIZONTALLY AND (1) #5 @ 48" OC VERTICALLY.
12. EMBED ANCHOR BOLTS A MINIMUM OF 5".

GENERAL CONSTRUCTION

- 1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE PROJECT DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE.
2. 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 THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
DISCREPANCIES: THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING, DURING THE BIDDING PERIOD, OF ANY AND ALL DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS AND SPECIFICATIONS OR OF ANY VARIATIONS NEEDED IN ORDER TO CONFORM TO CODES, RULES AND REGULATIONS. UPON RECEIPT OF SUCH INFORMATION, THE ENGINEER WILL SEND WRITTEN INSTRUCTIONS TO ALL CONCERNED. ANY SUCH DISCREPANCY, OMISSION, OR VARIATION NOT REPORTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AS REQUIRED UNTIL ALL PERMANENT FRAMING AND CONNECTIONS HAVE BEEN COMPLETED.
4. THE CONTRACTOR SHALL COORDINATE WITH THE BUILDING DEPARTMENT FOR ALL PERMITS AND BUILDING DEPARTMENT REQUIRED INSPECTIONS.
5. DO NOT SCALE DRAWINGS: USE ONLY WRITTEN DIMENSIONS.
6. 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.
7. CONTRACTOR INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION.
8. ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF FIELD ERECTED COMPONENTS SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE, AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER. MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE KEPT ON THE JOB SITE AT THE TIME OF INSPECTIONS FOR THE BUILDING INSPECTOR'S USE AND REFERENCE.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES REQUIRED TO PERFORM THE WORK.
10. SHOP DRAWING REVIEW: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, THEREFORE, MUST BE REVIEWED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS PRIOR TO SUBMITTING FOR REVIEW BY THE ENGINEER OF RECORD. SUBMISSIONS SHALL INCLUDE A REPRODUCIBLE AND ONE COPY. REPRODUCIBLE WILL BE MARKED AND RETURNED. RE-SUBMITTALS OF PREVIOUSLY SUBMITTED SHOP DRAWINGS SHALL HAVE ALL CHANGES CLOUDED AND DATED WITH A SEQUENTIAL REVISION NUMBER. CONTRACTOR SHALL REVIEW AND STAMP ALL REVISED AND RESUBMITTED SHOP DRAWINGS PRIOR TO SUBMITTAL AND REVIEW BY THE ENGINEER OF RECORD. IN THE EVENT OF CONFLICT BETWEEN THE SHOP DRAWINGS AND DESIGN DRAWINGS/SPECIFICATIONS, THE DESIGN DRAWINGS/SPECIFICATIONS SHALL CONTROL AND BE FOLLOWED.

Table with columns: Mark per plan, Sheathing (ply/OSB), No. sides sheathed, Fastener size (Bd Common), Edge fastener spacing (14), Field fastener spacing, Framing member adjoining panels(2), Bottom plate when directly on wood (4,5), Bottom plate nail size, Bottom plate nail spacing in each row, Anchor bolt dia. (8), Anchor bolt spacing (2x sill) (3x sill), Top plate connector (9,15), Top plate spacing (11,15), Vseismic (plf, ASD, (12)), Wwind (plf, +40%, ASD, (12)). Rows include W6A, W6B, W6, W4, W3, W2, 2W3, 2W2.

GENERAL NOTES: (UNLESS NOTED OTHERWISE)

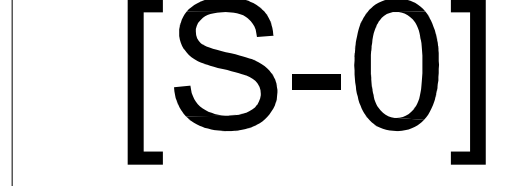
- (1) WALL STUD FRAMING IS ASSUMED TO BE AS PER THE GENERAL STRUCTURAL NOTES.
(2) ALL PANEL EDGES ARE TO BE SUPPORTED BY FRAMING MEMBERS - STUDS, PLATES AND BLOCKING (UNLESS NOTED OTHERWISE IN THE TABLE ABOVE).
(3) ALLOWABLE SHEARS IN THE TABLE ABOVE ASSUME EITHER 1) WALL STUDS AT 16" OC WITH PANEL LONG-AXIS ORIENTED VERTICALLY OR HORIZONTALLY AND FIELD FASTENER SPACING AS PER THE TABLE ABOVE OR 2) WALL STUDS AT 24" OC WITH PANEL LONG-AXIS ORIENTED HORIZONTALLY AND 6" OC FIELD FASTENER SPACING.
(4) WHERE THE FULL THICKNESS OF (2)2x OR 3x MUDDSILLS ARE DIRECTLY CONNECTED TO WALL STUDS, USE (2)0.148" DIA.X4" END NAILS (20d BOX) PER STUD.
(5) (2)2x MATERIAL CAN BE USED IN LIEU OF 3x MATERIAL PROVIDED THE (2)2x IS GANG NAILED AS PER THE ASSOCIATED SHEARWALL BOTTOM PLATE NAILING.
(6) WHERE BOTTOM PLATE ATTACHMENT SPECIFIES 2 OR MORE ROWS OF NAILS INTO THE WOOD FLOOR BELOW, PROVIDE RIM JOIST(S), JOIST(S) OR BLOCKING THAT HAS A MINIMUM TOTAL WIDTH OF 2.5 INCHES.
(7) UNLESS NOTED OTHERWISE, PROVIDE (1)2x TREATED MUDDSILL WITH 5/8" DIAMETER ANCHOR BOLTS AT 72" OC AND LOCATED WITHIN 4" TO 12" FROM THE CUT ENDS OF THE SILL PLATE. PROVIDE A MINIMUM OF TWO ANCHOR BOLTS PER MUDDSILL SECTION.
(8) PROVIDE 229"x3"x3" PLATE WASHERS AT ALL ANCHOR BOLTS IN 2x4/3x4 MUDDSILLS AND 229"x3"x4-1/2" PLATE WASHERS AT ALL ANCHOR BOLTS IN 2x6/3x6 MUDDSILLS. THE DISTANCE FROM THE INSIDE FACE OF ANY STRUCTURAL SHEATHING TO THE NEAREST EDGE OF THE NEAREST PLATE WASHER SHALL NOT EXCEED 1/2". EMBED ANCHOR BOLTS 7 INCHES MIN. INTO CONCRETE. MIN. ANCHOR BOLT CONCRETE EDGE DIST. (PERP. TO MUDDSILL) IS 1-3/4". MIN. ANCHOR BOLT CONCRETE END DIST. (PARALLEL TO MUDDSILL) IS 8".
(9) USE 0.131"DIA.X1-1/2" LONG NAILS IF CONNECTOR IS IN CONTACT WITH FRAMING. USE 0.131"DIA.X2-1/2" LONG NAILS IF CONNECTOR IS INSTALLED OVER SHEATHING.
(10) FOR TWO AND THREE STORY CONSTRUCTION, AT FLOOR JOIST/FLOOR TRUSS ELEVATION, ADJOINING HORZ. PANEL JOINTS MAY BE LOCATED AS PER DETAIL 10/10A/10B.
(11) SPACING SHOWN ASSUMES TOP PLATE CONNECTORS ARE INSTALLED ON ONE SIDE OF WALL. IF INSTALLED ON BOTH SIDES OF WALL, REQUIRED SPACING MAY BE MULTIPLIED BY TWO (2).
(12) TABLE ABOVE SHOWS ASD ALLOWABLE UNIT SHEAR CAPACITY. LRFD FACTORED UNIT SHEAR RESISTANCE IS CALCULATED BY MULTIPLYING ASD VALUES ABOVE BY 1.6.
(13) SHEARWALLS DESIGNATED AS FTAO (FORCE TRANSFER AROUND OPENINGS) OR PERFORATED REQUIRE SHEATHING AND SHEAR NAILING ABOVE AND BELOW ALL OPENINGS FOR THE FULL EXTENT OF THE SHEARWALL.
(14) SHEARWALL EDGE NAILING IS REQUIRED ALONG FULL HEIGHT OF ALL HOLDOWN MEMBERS. AT BUILT-UP HOLDOWN MEMBERS, DISTRIBUTE EDGE NAILING INTO ALL LAMINATIONS.
(15) FOR TWO AND THREE STORY CONSTRUCTION, AT FLOOR JOIST/FLOOR TRUSS ELEVATION, LTP4'S AND/OR A35'S ARE NOT REQUIRED AT THE TOP OF THE SHEAR WALL WHEN/WHERE THE SHEAR WALL IS SHEATHED ON ONE SIDE ONLY AND WHEN/WHERE THE LOCATION OF ADJOINING HORZ. PANEL JOINTS MEETS FOOTNOTE (10) REQUIREMENTS.
(16) VERTICAL AND HORIZONTAL PANEL JOINTS (WHERE OCCUR) ON OPPOSITE SIDES OF THE WALL SHALL NOT OCCUR ON THE SAME FRAMING MEMBER (STUD, PLATE, OR BLOCKING) UNLESS THAT FRAMING MEMBER IS A 3x MEMBER (MIN.) WITH PANEL EDGE NAILING STAGGERED OR THAT FRAMING MEMBER IS A (2)2x (MIN.) AS PER FOOTNOTE (5) ABOVE.
(17) VERTICAL AND HORIZONTAL PANEL JOINTS (WHERE OCCUR) SHALL BE LOCATED ON A 3x FRAMING MEMBER (MIN.) WITH PANEL EDGE NAILING STAGGERED OR ON A (2)2x (MIN.) FRAMING MEMBER AS PER FOOTNOTE (5) ABOVE.



THIS PLAN WAS PREPARED BY THE CUSTOMER FOR THE USE OF CONTRACTORS AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE CUSTOMER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.



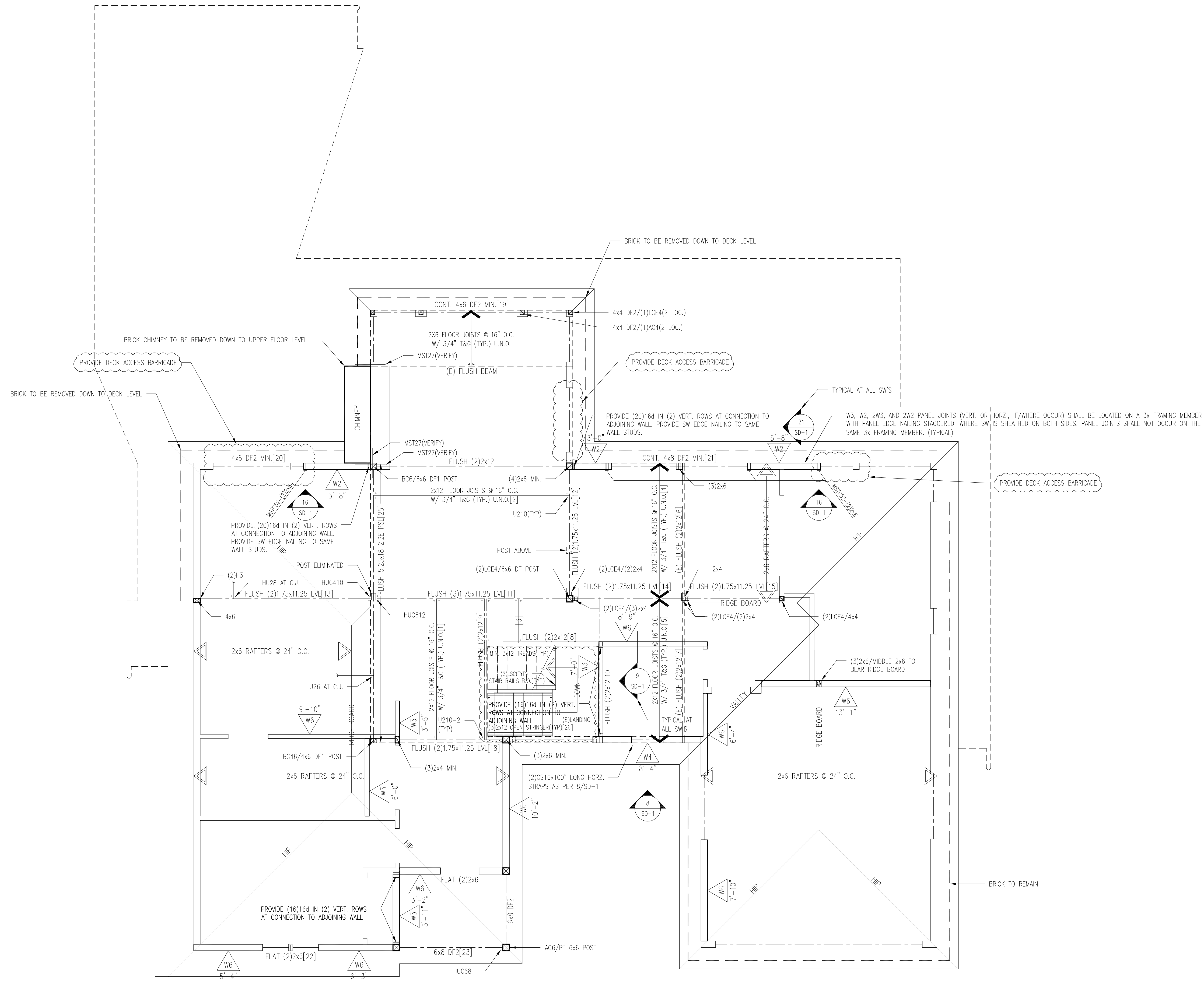
Plan: REMODEL
Job#: NGUYEN, SHARON
Date: 11/01/2023
Revision Date: 02/14/24
Drawn by: AF
Phone: (253) 251-2501



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STRUCTURAL ONLY



1/4"=1'-0"

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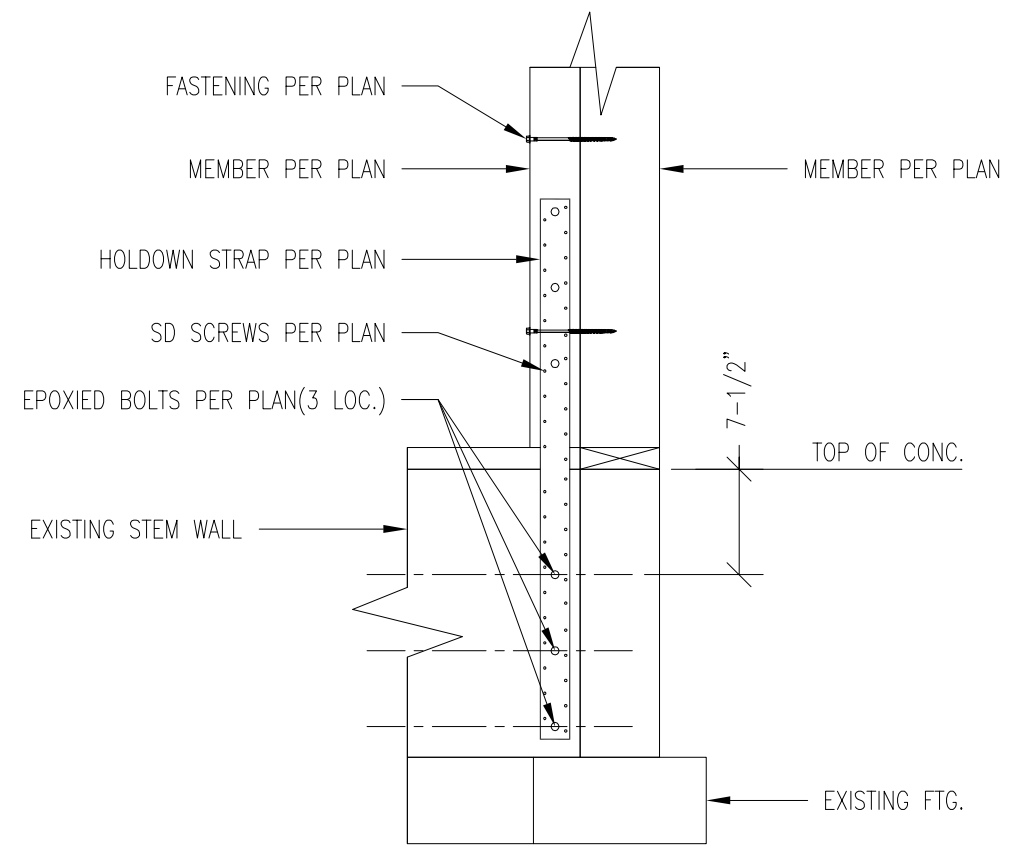
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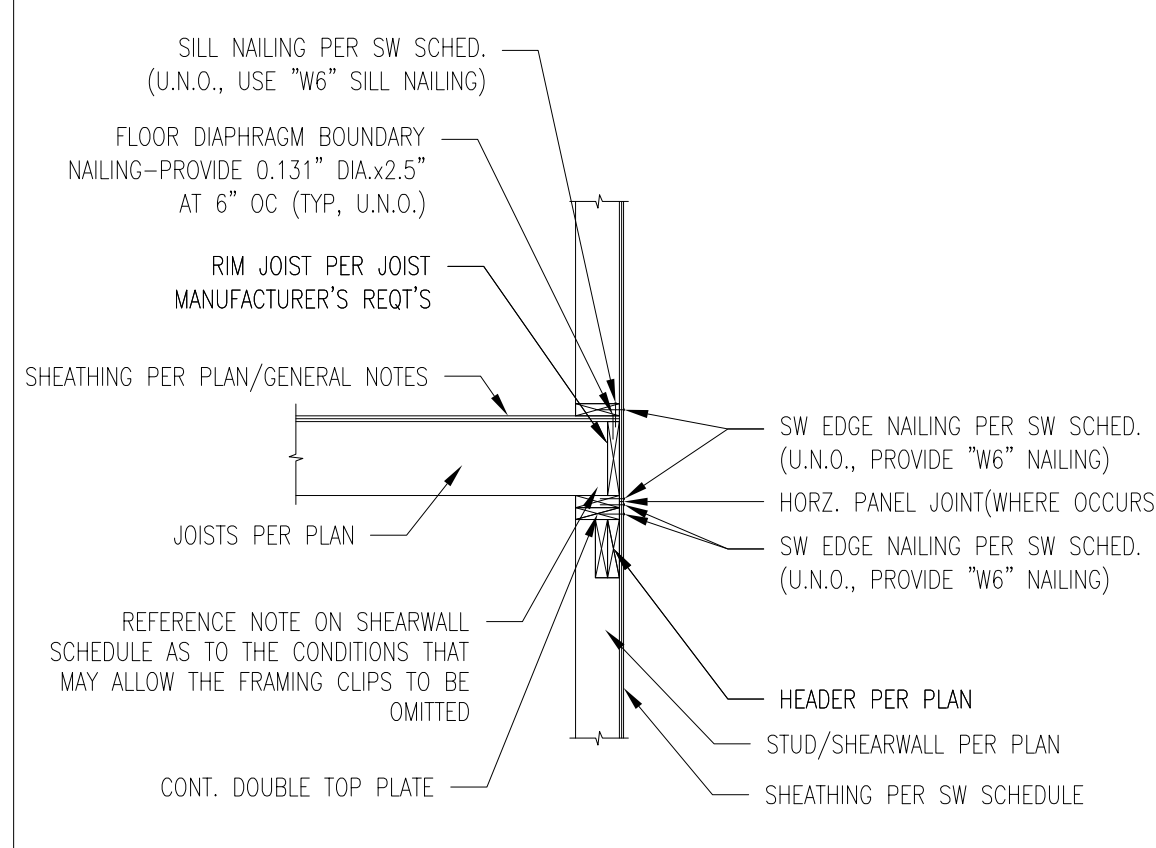
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[S-3]



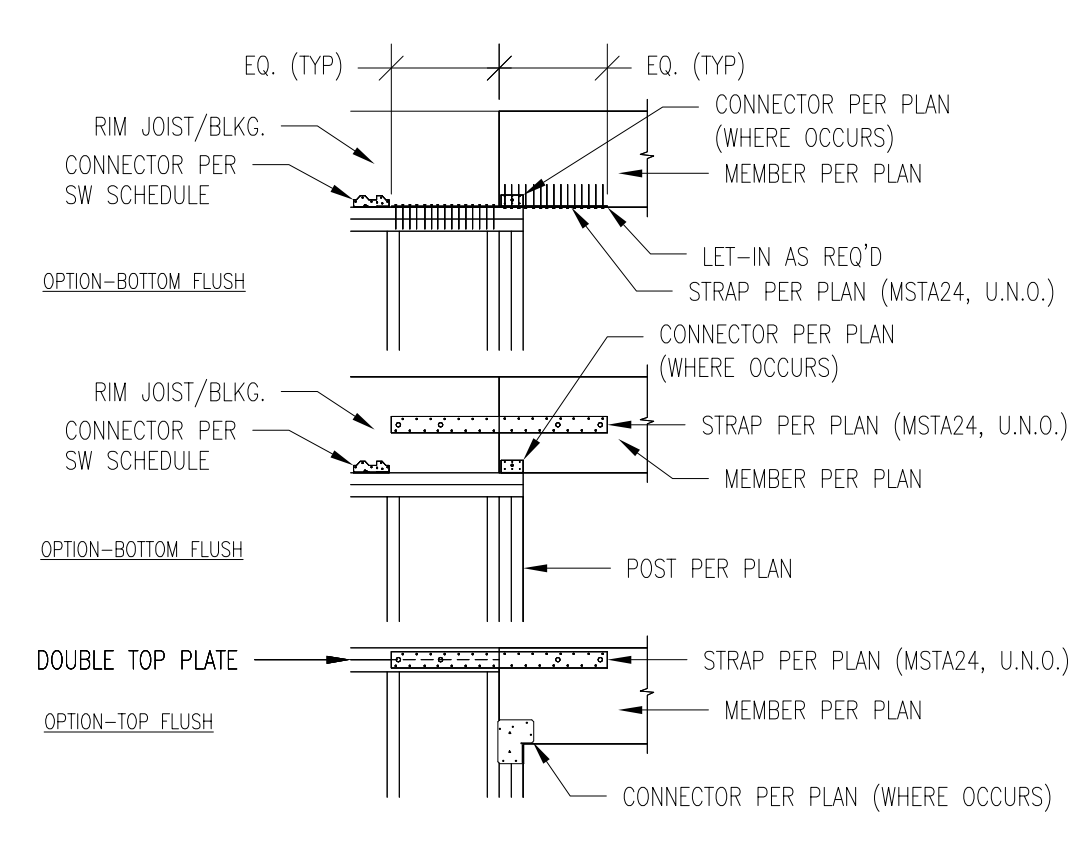
1 HOLDDOWN DETAIL

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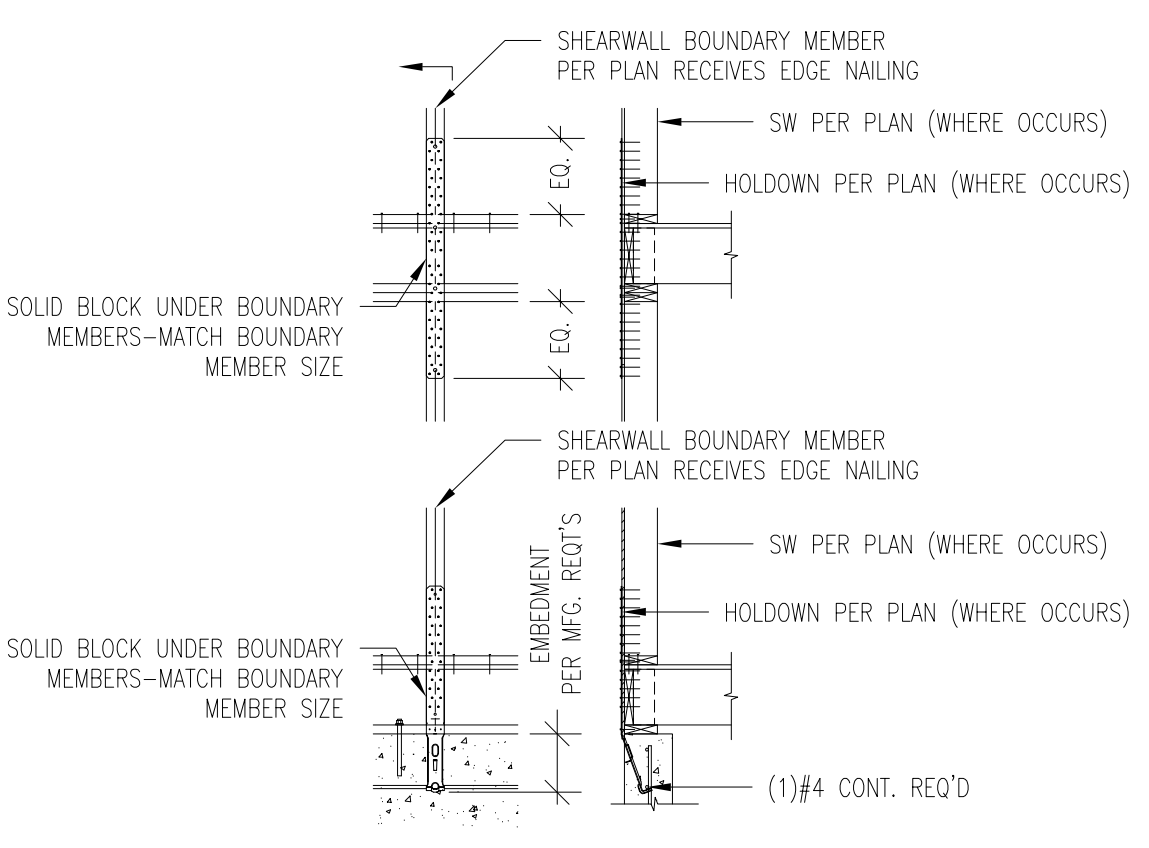
10 DETAIL @ UPPER FLOOR JOISTS (PERPENDICULAR SHOWN, PARALLEL SIM.)

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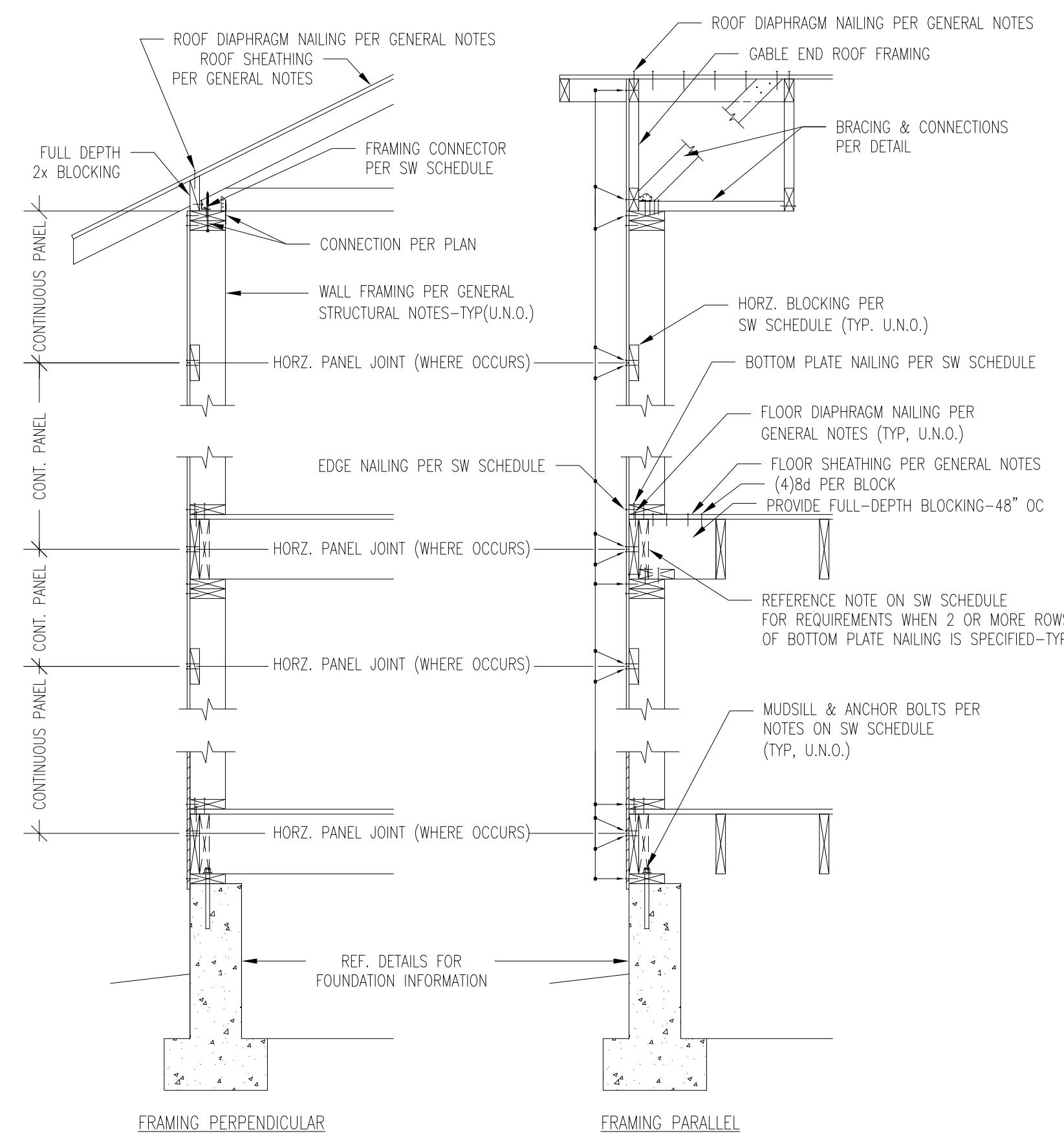
14 TYP. DRAG STRUT CONNECTION DETAIL

N.T.S.



16 TYPICAL HOLDDOWN CONNECTION DETAIL

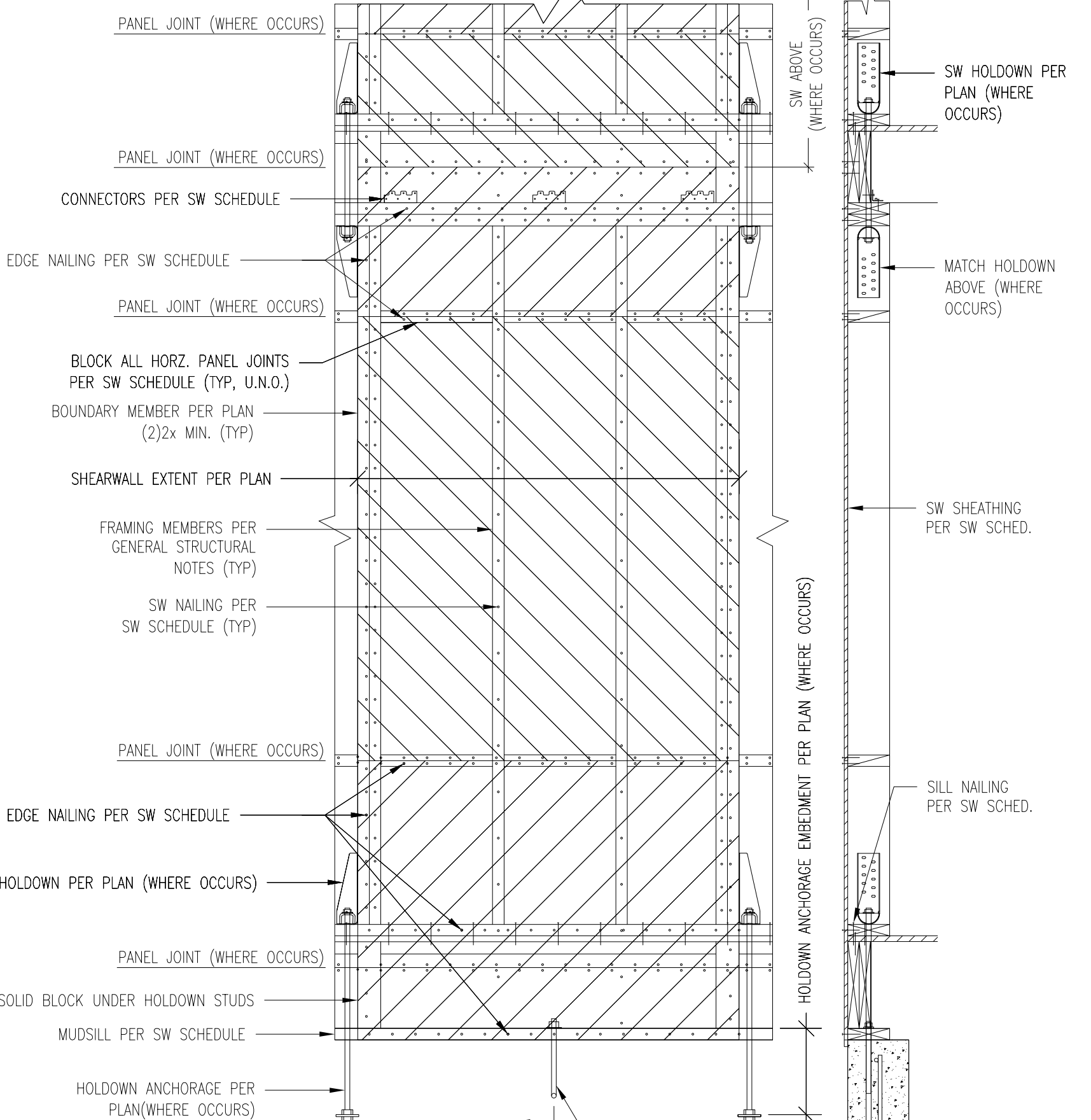
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6 WALL FRAMING DETAILS

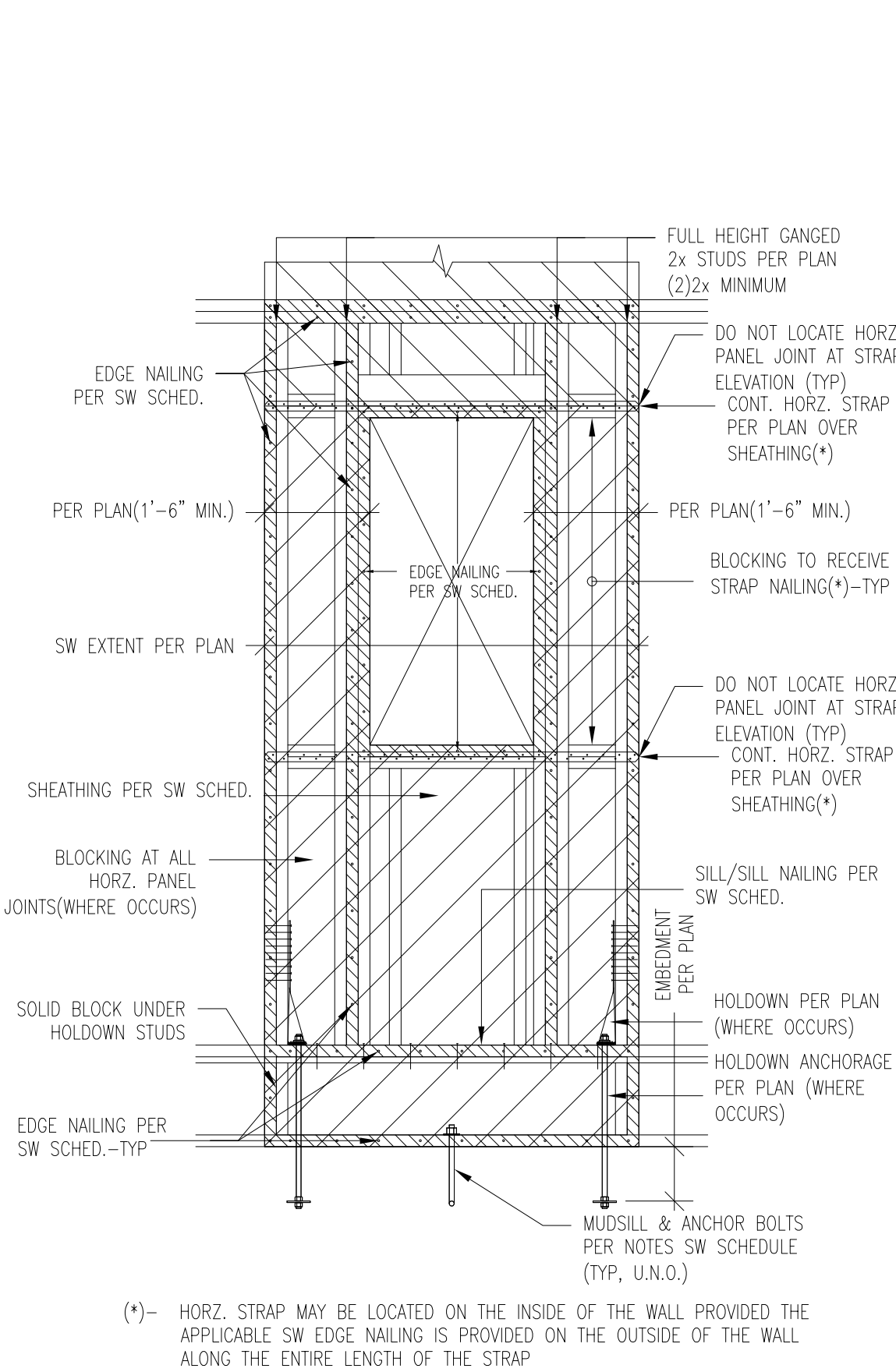
N.T.S.

PROVIDE NAILING PER IBC TABLE 2304.10.1-TYP(U.N.O.)



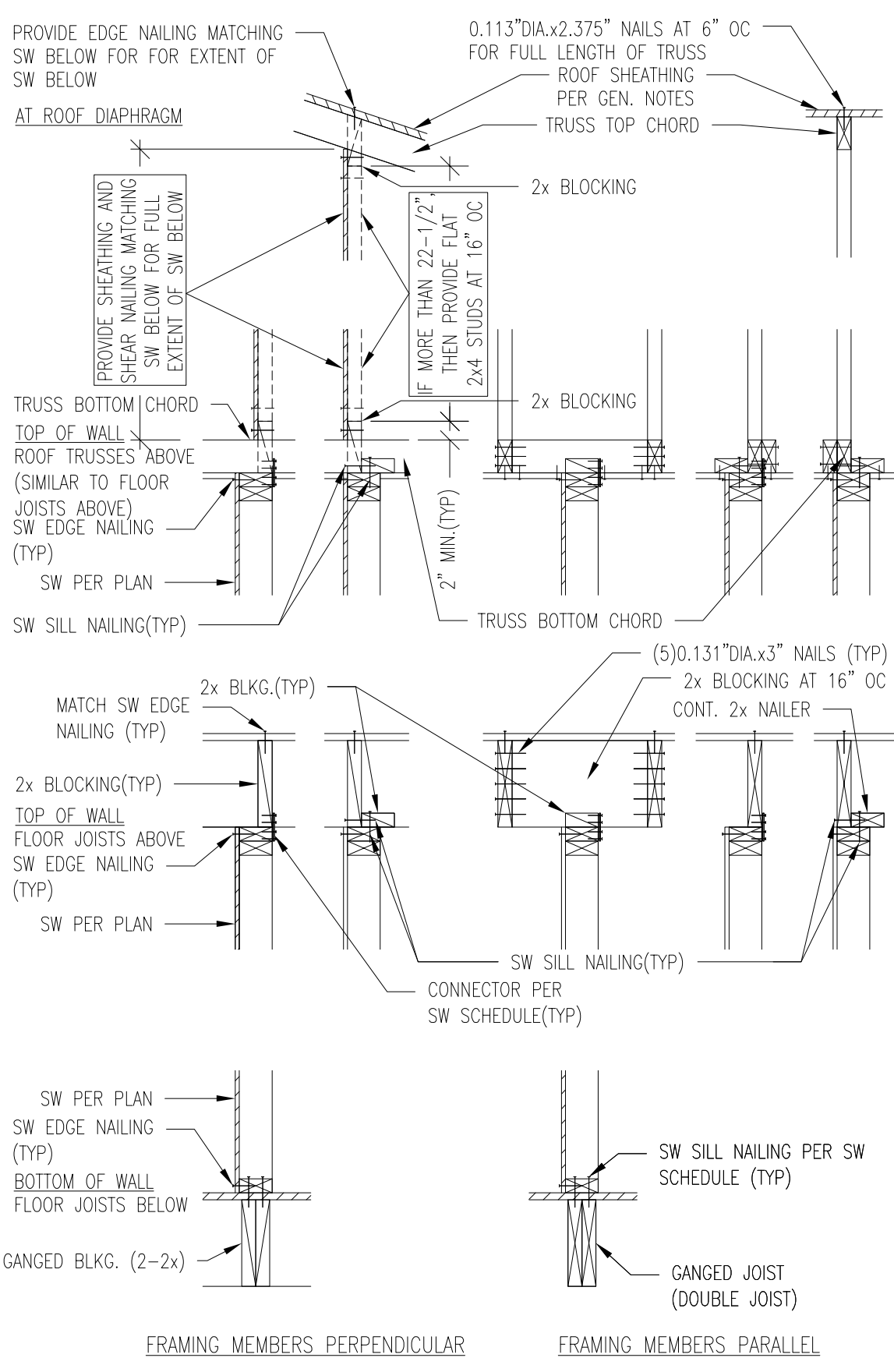
7 TYPICAL SHEARWALL DETAIL

N.T.S.



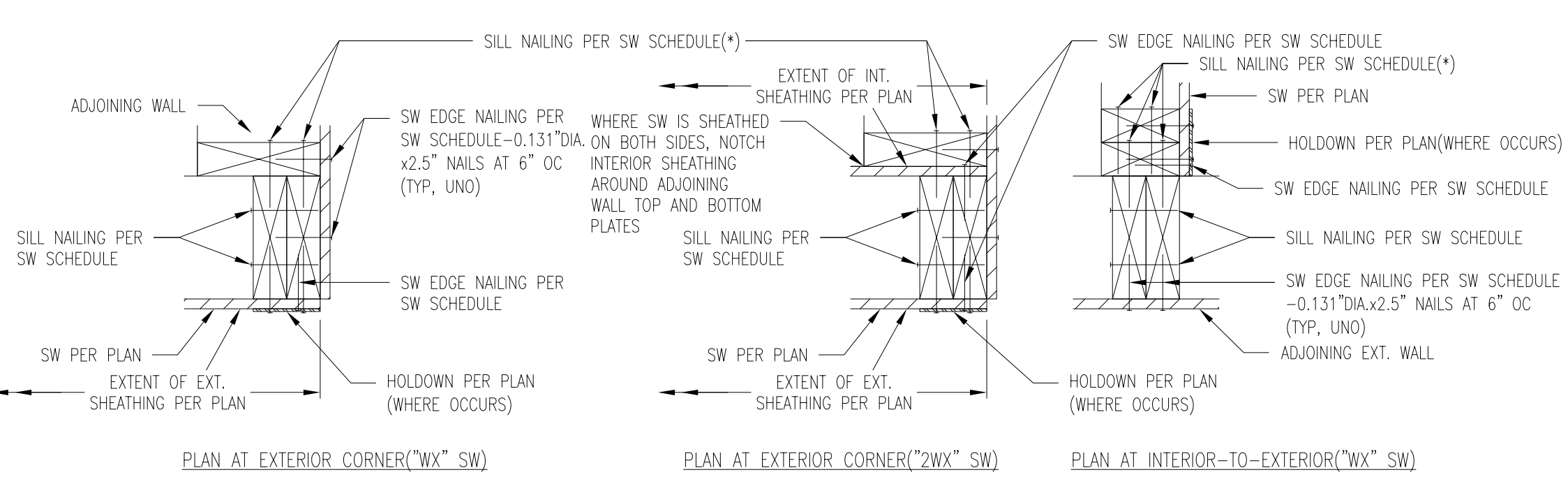
8 TYPICAL DETAIL OF SHEARWALL DESIGNED FOR FORCE TRANSFER AROUND OPENING

N.T.S.



9 TYPICAL SHEARWALL CONNECTIONS DET. TOP & BOTTOM OF WALL

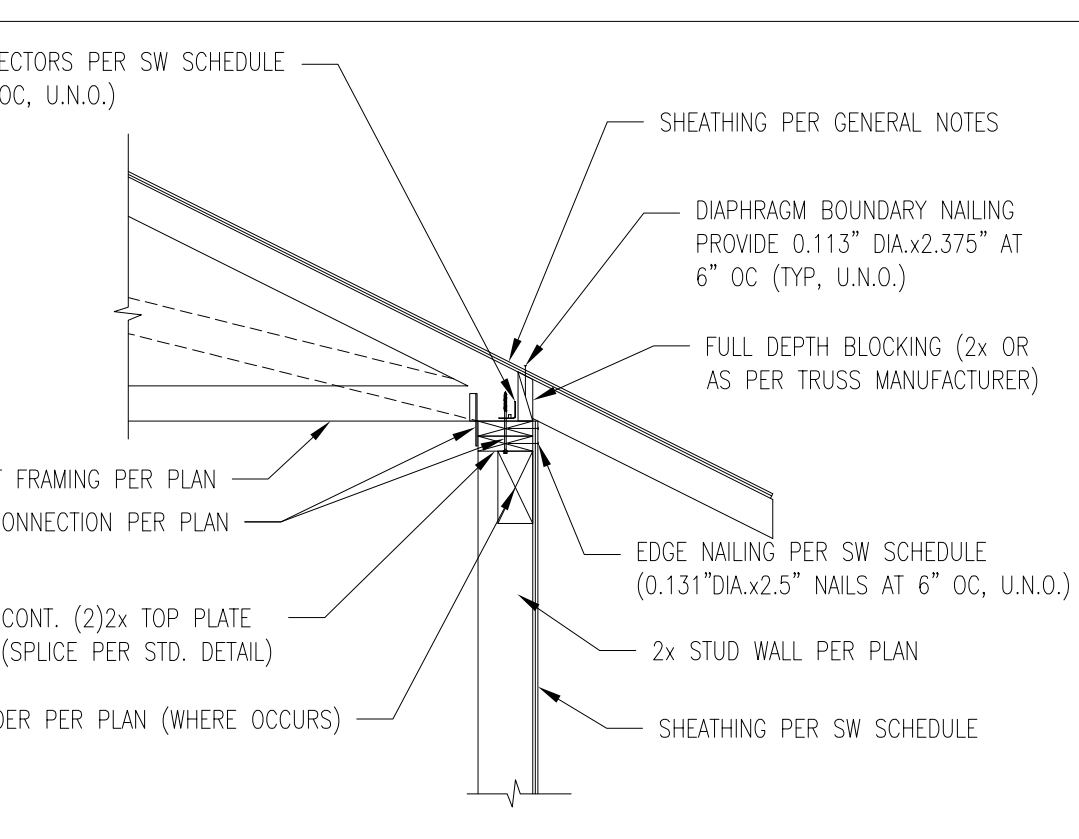
N.T.S.



18 SHEARWALL CORNER/INTERSECTION FRAMING DETAIL

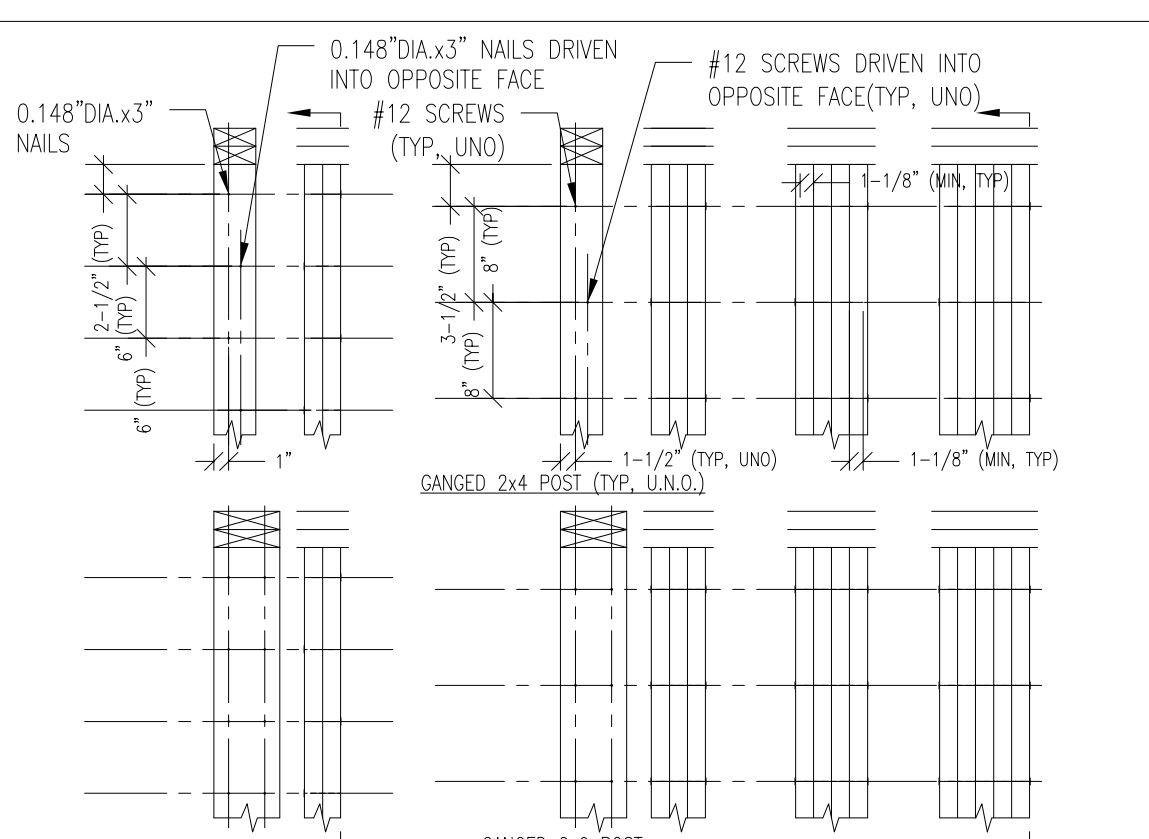
(*) - INDICATES THAT THE MORE CLOSELY SPACED SILL NAILING (AMONG THE TWO WALLS BEING CONNECTED) AS PER THE SW SCHEDULE, SHALL BE PROVIDED.

N.T.S.



21 ROOF EAVE TYPICAL DETAIL

N.T.S.



26 BUILT-UP COLUMN FASTENING

N.T.S.



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