FRONT ELEVATION

SCALE: 1/4" = 1'

LEFT ELEVATION

SCALE: 3/16" = 1'

RIGHT ELEVATION

SCALE: 3/16" = 1'

REAR ELEVATION

SCALE: 3/16" = 1'

RECEIVED
16 MAY 2017
CITY OF LA CENTER

CREATED 02/22/17

DESIGN CRITERIA

FLOOR LOADS	40# LIVE 10# DEAD
ROOF SNOW LOADS	25# LIVE 15# DEAD
GROUND SNOW LOADS	30#
FROST DEPTH	12"

1. THE DRAWING CONTAINED IN CAD FILE NAMED [illegible] ARE THE PROPERTY OF [illegible] AND ARE NOT TO BE USED IN ANY WAY WITHOUT THE EXPRESS WRITTEN CONSENT OF [illegible]. ALL RIGHTS RESERVED.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.
3. CONSTRUCTION SHALL COMPLY WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE AND ALL OTHER APPLICABLE LOCAL CODES AND ORDINANCES.
4. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING CONSTRUCTION.
5. THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY ARE MARKED "APPROVED FOR CONSTRUCTION" BY THE BUILDING DEPARTMENT.
6. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY DESIGNER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL PORTIONS OF THE WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THESE SHALL INCLUDE BUT NOT BE LIMITED TO THE PROTECTION OF ALL PERSONS AND PROPERTY IN THE VICINITY OF THE WORK.
9. [illegible]

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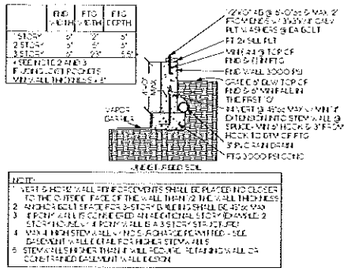
PAGE

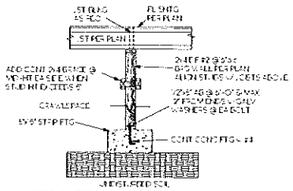
1

MAIN	924 SF
SECOND	645 SF
TOTAL LIVING	2569 SF
PORCH	80 SF



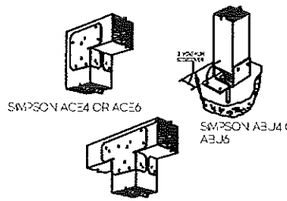
4'-0" MAX FOUNDATION
SCALE: 1/2"

DETAIL 1



STRIP FTG
SCALE: 1/2"

DETAIL 2



SIMPSON ACE4 OR ACE6

SIMPSON ABU4 OR ABU6

SIMPSON AC4 OR AC6

POST CONNECTIONS
SCALE: 1/2" = 1"

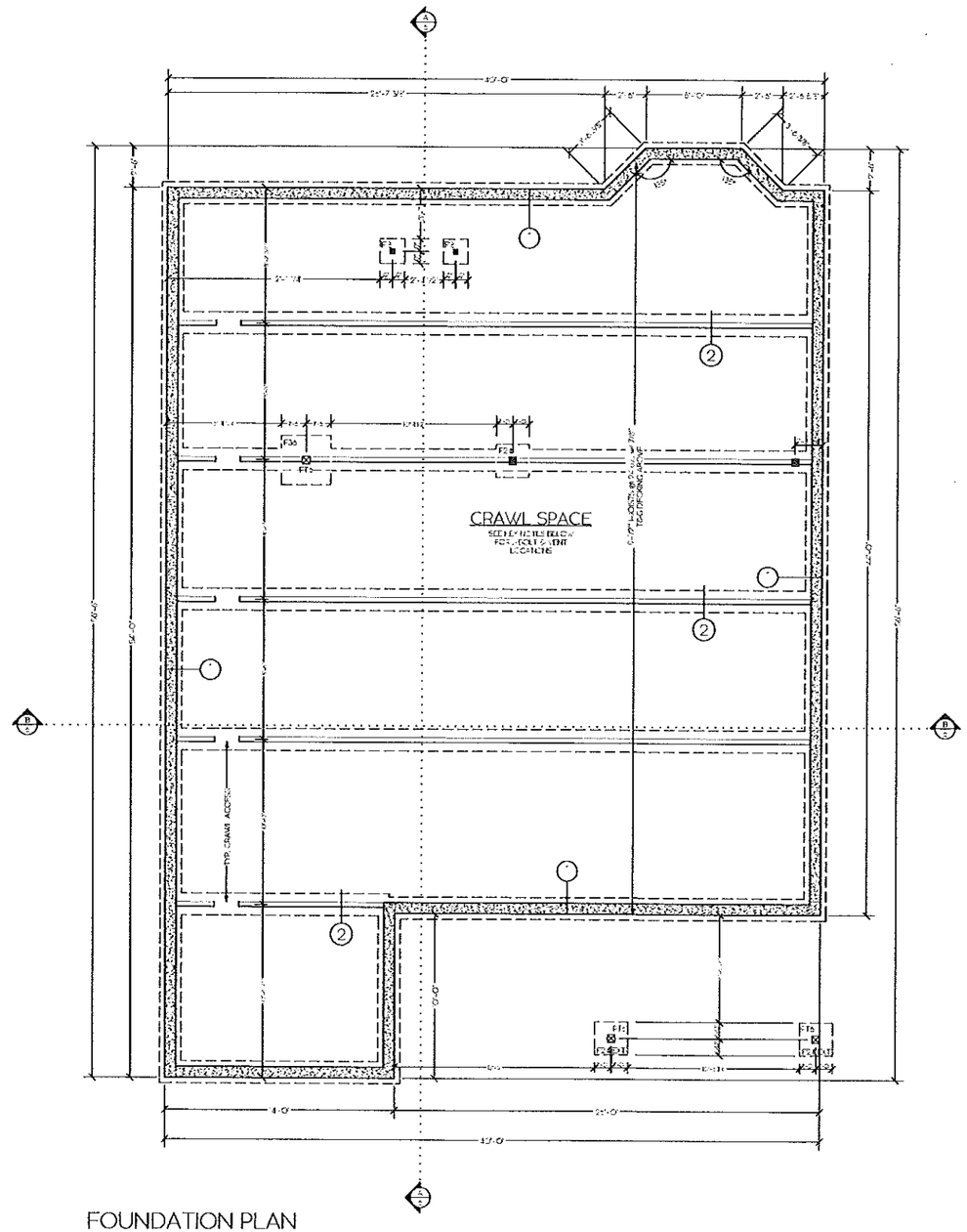
POST LEGEND

4X4	(4) #2 PRESSURE TREATED COLUMN
6X6	(4) #2 PRESSURE TREATED COLUMN
4X4	MIDPOINT COLUMN
6X6	MIDPOINT COLUMN

FOOTING SCHEDULE

LABEL	LOAD CAPACITY	FOOTING SIZE	REINFORCING
F1 EXT	1500#	12"x12"x12"	NONE
F5	3000#	18"x18"x8"	(2)#4 @ 10" EW
F5 EXT	3000#	18"x18"x8"	(2)#4 @ 10" EW
F22	5000#	24"x24"x10"	(3)#4 @ 8" EW
F22 EXT	5000#	24"x24"x12"	(3)#4 @ 8" EW
F30	6500#	30"x30"x10"	(3)#4 @ 7" EW
F30 EXT	6500#	30"x30"x12"	(3)#4 @ 7" EW
F33	7500#	33"x33"x12"	(4)#4 @ 7" EW
F36	10000#	42"x42"x12"	(4)#4 @ 7" EW
F46	20000#	48"x48"x12"	(5)#5 @ 8" EW
F50	25000#	60"x60"x15"	(5)#5 @ 8" EW
F72	40000#	72"x72"x18"	(10)#6 @ 4" EW

NOTES
1. FOR ALL STRIP FTG'S, FOOTING SHALL BE CENTERED ON WALL
2. ALL FOOTINGS TO BE PLACED ON UNDISTURBED SOIL
3. ALL BEARING WALLS TO BE DOUBLE
4. SOIL BEARING CAPACITY ASSUMED TO BE 1500 PSF
5. ALL FOOTINGS TO BE PLACED ON FROST DEPTH OR DEEPER



FOUNDATION PLAN
SCALE: 1/4" = 1'

KEY NOTES

1. PROVIDE CROSS VENTILATION UNDER FLOOR OF AT LEAST 1 SF FOR EACH 150 SF OF UNDER FLOOR AREA. ONE VENT TO BE LOCATED WITHIN 3' OF EACH CORNER.
2. ALL FOOTINGS TO BE POURED ON UNDISTURBED SOIL, OTHERWISE A COMPACTION TEST WILL BE REQUIRED
3. PROVIDE MINIMUM 18" x 24" CRAWL SPACE ACCESS
4. FOUNDATION BOLT REQUIREMENTS
   A. MINIMUM ½" DIAMETER BOLTS
   B. MINIMUM 7" EMBEDMENT IN THE CONCRETE
   C. PLATE WASHERS ARE TO BE 3" x 3" x ¼"
   D. BOLTS ARE TO BE SPACED NO MORE THAN 6'-0" ON CENTER
   E. MINIMUM 2 BOLTS ARE REQUIRED FOR EACH FOUNDATION PLATE
   F. END BOLTS SHALL BE PLACED BETWEEN 3 ½" AND 12" FROM THE END OF THE PLATE

CREATED 02/22/17

DESIGN CRITERIA

FLOOR LOADS	40# LIVE 10# DEAD
ROOF SNOW LOADS	25# LIVE 15# DEAD
GROUND SNOW LOADS	30#
FROST DEPTH	12"

1. THE ENGINEERING CONTAINED IN THESE PLANS IS IN ACCORDANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE (IRC) AS ADOPTED BY THE CITY OF LA CENTER, WASHINGTON. ALL CONSTRUCTION SHALL COMPLY WITH THE 2012 IRC AND ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.
4. THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING AND TEMPORARY SUPPORTS AS REQUIRED DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL JOB SITE SAFETY.
6. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND INSPECTIONS.
7. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY UTILITIES.
8. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY FACILITIES.
9. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY ACCESS.
10. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY SECURITY.
11. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY FIRE PROTECTION.
12. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY SANITATION.
13. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY WASTE DISPOSAL.
14. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY WATER.
15. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY POWER.
16. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY LIGHTING.
17. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY HEATING.
18. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY VENTILATION.
19. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY ENCLOSURES.
20. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY BARRICADES.
21. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY SIGNAGE.
22. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY PROTECTION.
23. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY CLEANUP.
24. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY REMOVAL.
25. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY DISPOSAL.
26. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY RECYCLING.
27. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY REUSE.
28. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY SALVAGE.
29. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY DONATION.
30. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY RECORDS.

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MAIN	1924 SF
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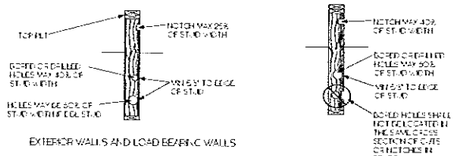
TOTAL LIVING	2569 SF
PORCH	180 SF

DRILLING AND NOTCHING STUDS

ANY STUD IN ANY NON-BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 40% OF ITS WIDTH. STUDS IN EXTERIOR BEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 25% OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NOT GREATER THAN 40% OF THAT STUD WIDTH, THE EDGE OF THE HOLE IS NOT CLOSER THAN 5/8" TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH.

EXCEPTIONS:

1. A STUD MAY BE BORED TO A DEPTH NOT EXCEEDING 60% OF ITS WIDTH, PROVIDED THAT SUCH STUDS ARE LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS WHERE EQUAL OR NOT MORE THAN TWO ADJACENT STUDS ARE BORED.
2. APPROVED STUD SHOES MAY BE USED WHEN INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION.



EXTERIOR WALLS AND LOAD BEARING WALLS

NON-BEARING WALLS

DRILLING & NOTCHING-STUDS

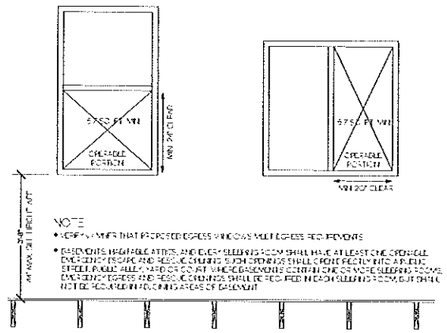
SCALE: NTS

WINDOW STYLE

CH	CASE HEAD
CS	CASE SILL
FS	FIXED SASH
SC	SINGLE CASEMENT
S	SINGLE HUNG
SH	SINGLE HUNG
SLI	SLIDING
T	TRANSOM

POST LEGEND

	(4) 2X6 FULL LENGTH OF BEAM
SPF	(4) 4"X4" PRESS. RETREATED COLUMN
DFL	(4) 4"X4" PRESS. RETREATED COLUMN
SPF	(4) 4"X4" DF/DF #2 COLUMN
DFL	(4) 4"X4" DF/DF #2 COLUMN

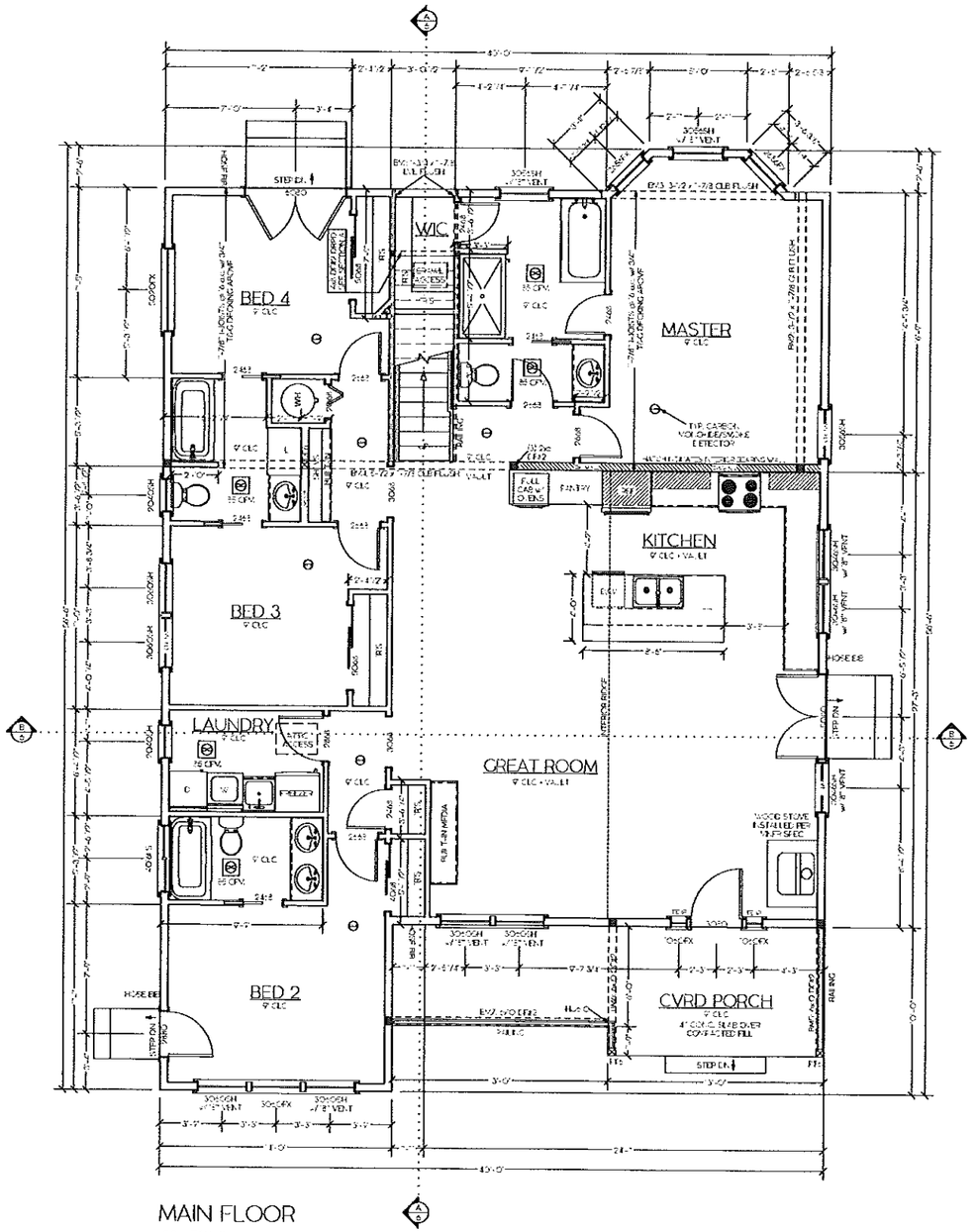


NOTE

- VERIFY WITH LOCAL BUILDING OFFICIAL THAT PROPOSED EGRESS WINDOWS MEET EGRESS REQUIREMENTS.
- BASEMENTS, HABITABLE ATTICS, AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. SUCH OPENING SHALL OPEN DIRECTLY INTO A PUBLIC STREET, PUBLIC ALLEY, YARD OR COURT. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, EMERGENCY EGRESS AND RESCUE OPENINGS SHALL BE REQUIRED IN EACH SLEEPING ROOM, BUT SHALL NOT BE REQUIRED IN ADJOINING AREAS OF THE BASEMENT.

EGRESS WINDOWS

SCALE: 1/2"



MAIN FLOOR

SCALE: 1/4"

ALL HEADERS (4)2X DF#2 UNLESS NOTED OTHERWISE

KEY NOTES

1. PROVIDE MINIMUM 22X30 ATTIC ACCESS.
2. TEMPERED GLAZING IS REQUIRED IN THE AREAS LISTED BELOW:
   A. WITHIN 24" OF DOORWAY.
   B. IN TUB AND SHOWER ENCLOSURES WHEN THE BOTTOM EDGE IS LESS THAN 60" ABOVE THE DRAIN INLET.
   C. IN PANES LARGER THAN 9 SF WHEN THE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
   D. IN STAIRWAYS OR WITHIN 5' OF THE BOTTOM TREAD OR WITHIN 5' OF THE TOP OF THE STAIRWAY WHEN THE BOTTOM EDGE IS LESS THAN 60" ABOVE THE WALKING SURFACE.
3. PROVIDE POSITIVE CONNECTION AT ALL POST/BEAM CONNECTIONS AND POST/FOUNDATION CONNECTIONS.
4. WOOD EXPOSED TO MOISTURE SHALL BE TREATED BY AN APPROVED AGENCY OR SHALL BE OF NATURAL RESISTANCE TO DECAY.
5. PROVIDE SEISMIC RESTRAINTS ON WATER HEATER.
6. PROVIDE AN R-10 RIGID INSULATION PAD UNDER WATER HEATER.

CREATED 02/22/17

DESIGN CRITERIA

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ROOF SNOW LOADS	25# LIVE 15# DEAD
GROUND SNOW LOADS	60#
FROST DEPTH	12"

1. ALL WORK SHALL CONFORM TO THE 2012 INTERNATIONAL RESIDENTIAL CODE AS AMENDED BY THE STATE OF WASHINGTON AND ANY OTHER APPLICABLE CODES, RULES, REGULATIONS, AND ORDINANCES OF THE JURISDICTION HAVING AUTHORITY OVER THE JOB SITE.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.
3. CONTRACTOR SHALL COORDINATE ALL WORK WITH THAT OF ALL TRADES.
4. CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, AND TEMPORARY SUPPORTS AS REQUIRED DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
5. ALL WORK SHALL BE PERFORMED BY EXPERIENCED WORKMEN IN A NEAT AND WORKMANLIKE MANNER.
6. ALL MATERIALS SHALL BE NEW AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
7. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING UNLESS NOTED OTHERWISE.
8. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
9. ALL EXTERIOR CONSTRUCTION SHALL BE WEATHER RESISTANT AND PROVIDE A BARRIER AGAINST WATER AND WIND.
10. ALL FLASHING, COUNTER FLASHING, AND TRIM SHALL BE CORROSION RESISTANT.
11. ALL EXPOSED WOOD SHALL BE PRESSURE TREATED OR OF NATURAL RESISTANCE TO DECAY.
12. ALL EXTERIOR CONCRETE SHALL CONTAIN AIR ENTRAINMENT.
13. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.
14. ALL REINFORCING STEEL SHALL BE NEW AND FREE OF RUST.
15. ALL REINFORCING STEEL SHALL BE SECURELY TIED AND SUPPORTED BEFORE CONCRETE IS PLACED.
16. ALL REINFORCING STEEL SHALL BE CONTINUOUS AT CORNERS AND INTERSECTIONS.
17. ALL REINFORCING STEEL SHALL BE LAPPED A MINIMUM OF 40 BAR DIAMETERS.
18. ALL REINFORCING STEEL SHALL BE SUPPORTED AND HELD 3" CLEAR OF GROUND.
19. ALL REINFORCING STEEL SHALL BE HELD 1 1/2" CLEAR OF FORMS.
20. ALL CONCRETE SHALL BE CURED FOR A MINIMUM OF 7 DAYS.
21. ALL CONCRETE SHALL BE PROTECTED FROM FREEZING FOR A MINIMUM OF 7 DAYS.

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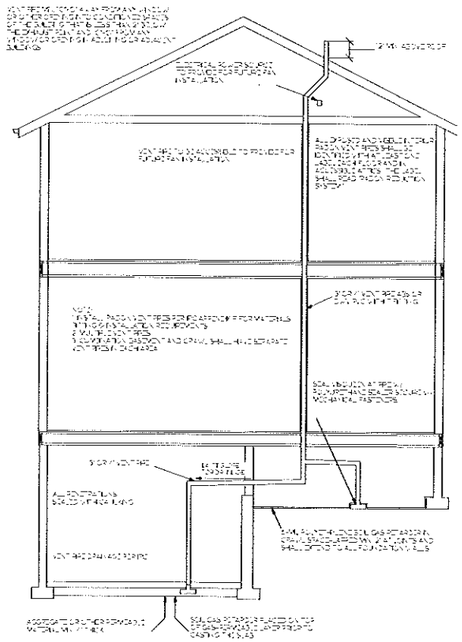
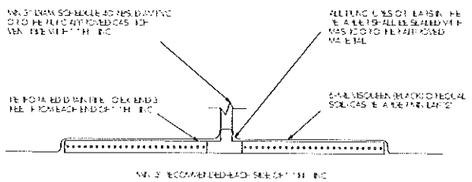
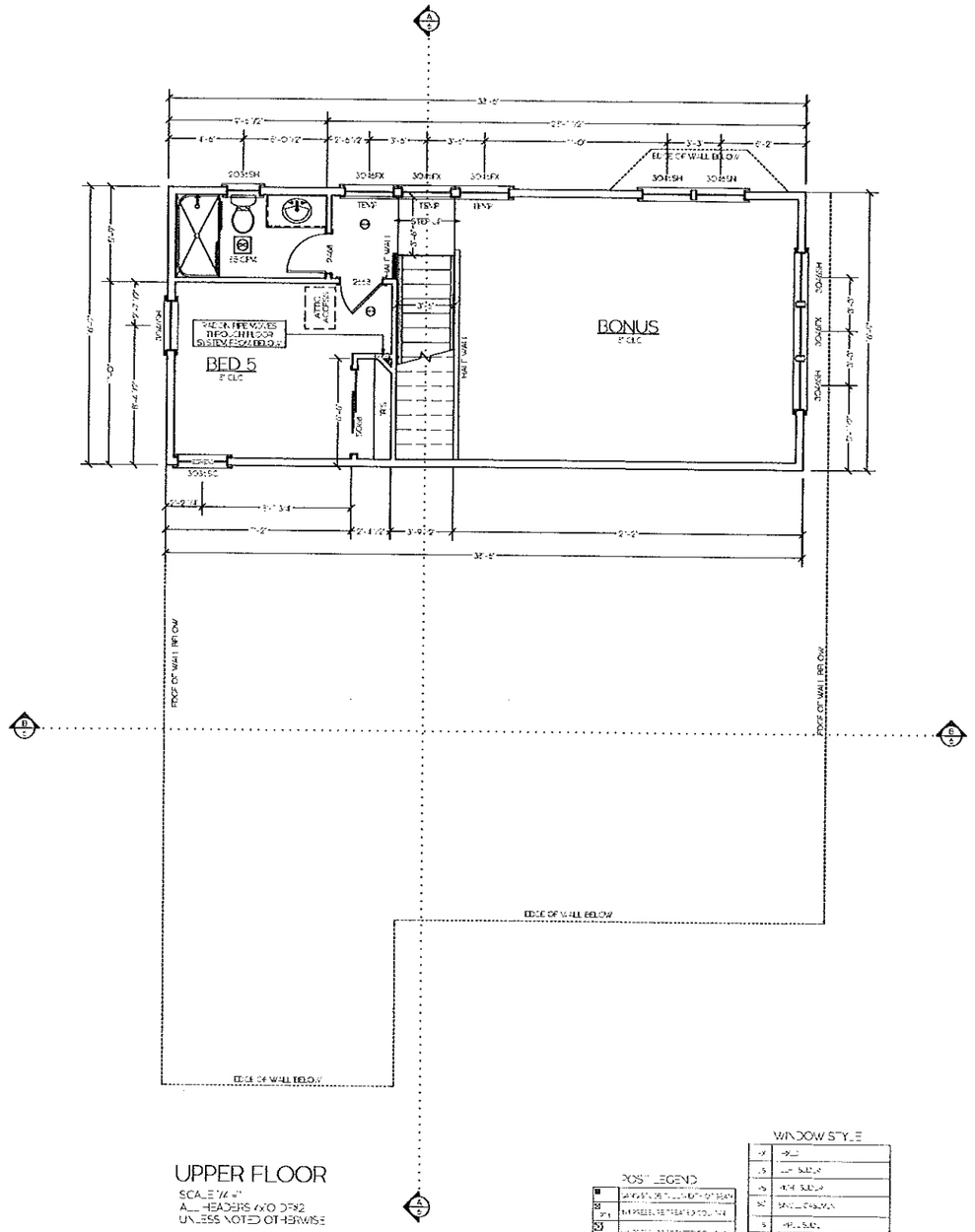


TYPICAL RADON REQUIREMENTS AT SLAB AND CRAWL

SCALE: 1/4" = 1'



RADON VENT PIPE @ CRAWL SPACE



UPPER FLOOR

SCALE: 1/4" = 1'
ALL HEADERS 4X10 DFN2
UNLESS NOTED OTHERWISE

POST LEGEND

■	
3	
3	
3	
3	

WINDOW STYLE

W	
W	
W	
W	
W	
W	
W	
W	

CREATED 02/22/17

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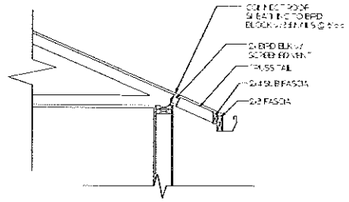
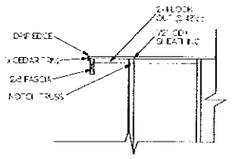
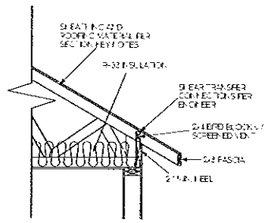


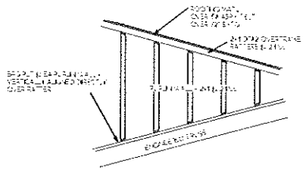
TYP OPEN EAVE
SCALE: 1/2" = 1'



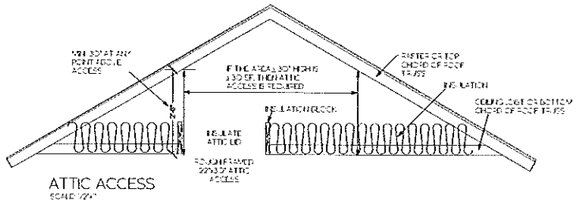
TYP OPEN RAKE
SCALE: 1/2" = 1'



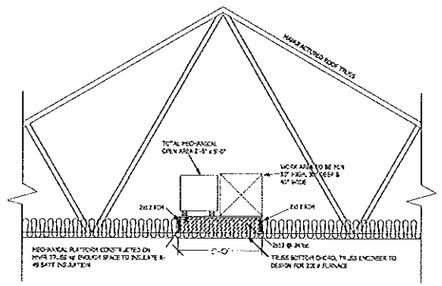
R-38 ENERGY HEEL @ EAVE
SCALE: 1/2" = 1'



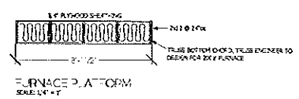
TYP OVERFRAME DETAIL
SCALE: 1/4" = 1'



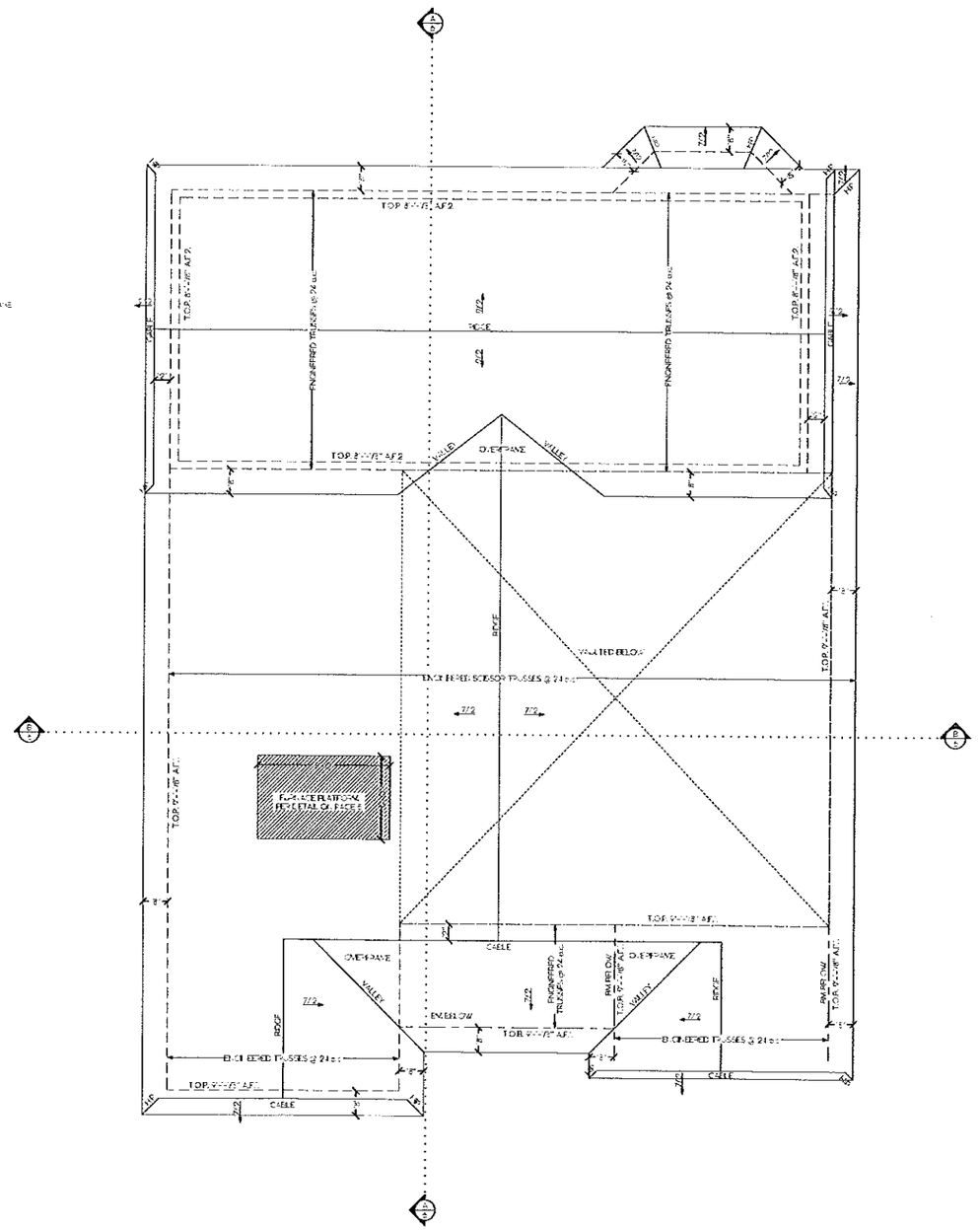
ATTIC ACCESS
SCALE: 1/2" = 1'



CONSTRUCTION NOTES
1. MAIN PLATFORM IS NOT REQUIRED IF FURNACE CAN BE SERVICED FROM ACCESS OPENING
2. EDGE OF ATTIC ACCESS CLEAR OF BE MORE THAN 22 IN FROM FURNACE
3. MAIN PLATFORM SIZE TO BE WIDE ENOUGH TO SERVICE FURNACE FROM ATTIC ACCESS OPENING
4. PLATFORM SIZE TO BE SIZE SHOWN OR AS CALCULATED



FURNACE PLATFORM
SCALE: 1/4" = 1'



KEY NOTES

1. IF TRUSS MFR LAYOUT VARIES FROM THIS PLAN, IT IS THE MFR'S RESPONSIBILITY TO SUBMIT NEW LAYOUT & ENGINEERING TO WISE OWL IMMEDIATELY & PRIOR TO SUBMITTAL TO LOCAL BUILDING DEPT
2. OVERFRAME AREAS TO HAVE DIRECT BRC TO TRUSS/RAFTER BELOW VIA PURLIN WALLS FRAMED w/ 2x4 @24 oc TYP

CREATED 02/22/17

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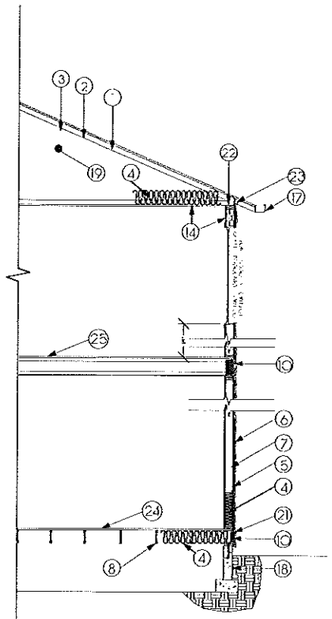
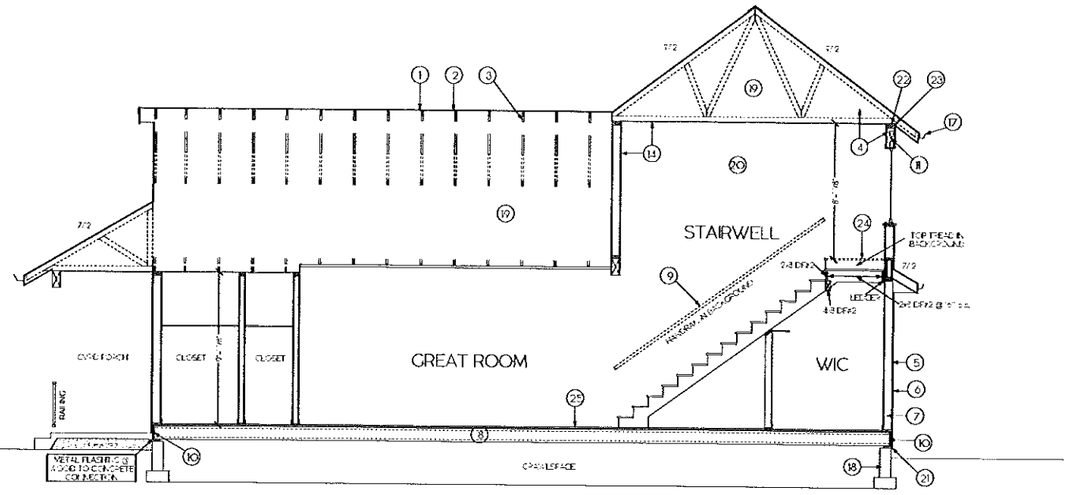


TYP. EXT. WALL SECTION
SCALE: 1" = 1'

NOTE:
R322 WINDOW SILLS
IN DWELLING UNITS WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND GREATER THAN 72" ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:

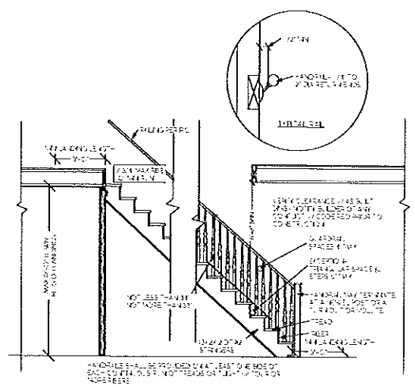
1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4" DIAMETER (102 mm) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENINGS ARE IN THEIR LARGEST OPENED POSITION.
2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.
3. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.



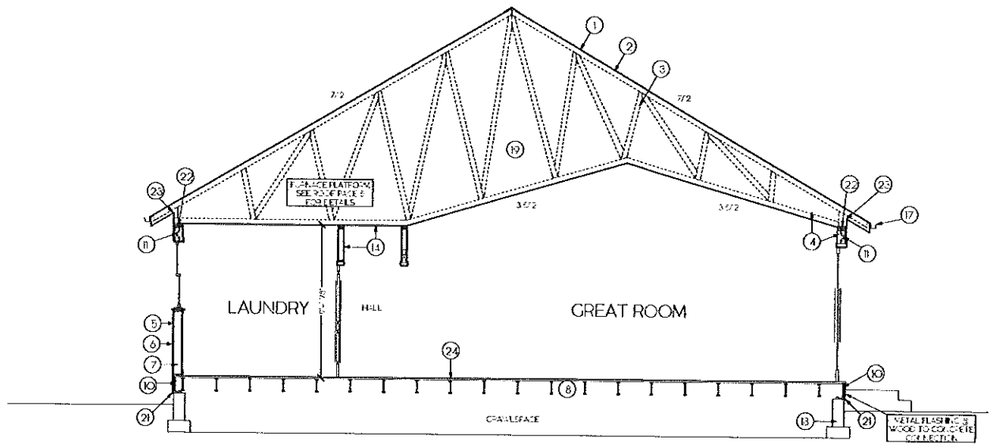
SECTION A
SCALE: 1/4" = 1'

KEY NOTES

1. COMPOSITION ROOFING OVER 15# ASPHALT.
2. 7/2 CDX PLYWOOD SHEATHING.
3. ENGINEERED TRUSSES AT 24 oc. TRUSS MNFR TO SUPPLY LAYOUT AND ENGINEERING.
4. INSULATION: R38-CEILING, R30-FLOORS, R38 VAULTED CEILINGS, R21-WALLS.
5. 7/16 OSB SHEATHING.
6. HARDIE PLANK LAP SIDING, OR EQUAL.
7. 2x6 STUDS @ 16 oc.
8. I-JOIST PER MNFR DESIGN.
9. HANDRAIL @ STAIR.
10. 7/4 TIMBERSTRAND RIM, OR EQUAL.
11. TYP 4x10 DF#2 HEADER ON MAIN FLOOR, 4x12 DF#2 HEADER ON UPPER FLOOR UNLESS OTHERWISE NOTED.
12. N/A
13. 4" CONC SLAB - 3000 PSI CONCRETE OVER COMPACTED FILL.
14. APPLY 1/2" SHEETROCK TO WALLS AND CEILING.
15. N/A
16. N/A
17. GUTTER- TRUSS/RAFTERS @ EAVES PER DETAIL p.5- VERIFY EAVE & SOFFIT DETAIL w/ CONTRACTOR. IF REMODEL, MATCH EAVE & SOFFIT TO EXISTING STRUCTURE.
18. CONCRETE FOUNDATION WALL & FOOTING: REFER TO FOUNDATION PLAN p.2 FOR SPECIFIC FOUNDATION DETAILS. FOOTING TO BEAR ON UNDISTURBED SOIL. BOTTOM OF FOOTING TO BE BELOW FROST DEPTH LISTED IN DESIGN CRITERIA.
19. PROVIDE ATTIC VENTILATION AT A RATE OF 1 SF FOR EVERY 150 SF OF VENTILATED AREA. VENTILATION MAY BE REDUCED TO 1 SF FOR EVERY 300 SF WHEN 50% TO 80% OF THE VENT OPENINGS ARE PROVIDED IN THE UPPER HALF OF THE AREA TO BE VENTILATED.
20. PROVIDE FIRE STOPPING AT THE FOLLOWING LOCATIONS:
    A. EACH 10' VERTICALLY AND EACH 10' HORIZONTALLY
    B. ALL CEILING AND FLOOR LEVELS
    C. ALL INTERSECTIONS OF VERTICAL AND HORIZONTAL FRAMING
21. WOOD SIDING, SHEATHING AND WALL FRAMING SHALL BE A MINIMUM OF 6" ABOVE GRADE @ ALL POINTS.
22. TRUSSES SHALL BE CONNECTED TO WALL PLATES w/ APPROVED CONNECTORS HAVING AN UPLIFT RESISTANCE NOT LESS THAN 175 LBS. (SIMPSON H2.5)
23. 2x BIRD BLOCK w/ SCREENED VENT
24. 7/8" T&G DURASTRAND 76 FLOOR DECKING OR EQUAL
25. 3/4" T&G DURASTRAND 76 FLOOR DECKING OR EQUAL



TYP STAIR DETAIL



SECTION B
SCALE: 1/4" = 1'

CREATED 02/22/17

DESIGN CRITERIA

FLOOR LOADS	40# LIVE 10# DEAD
ROOF SNOW LOADS	25# LIVE 15# DEAD
GROUND SNOW LOADS	30#
FROST DEPTH	12"

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MAIN	1924 SF
SECOND	645 SF
TOTAL LIVING	2569 SF
PORCH	180 SF

2015 Washington State Energy Code

REQUIRED CREDITS

Small Dwelling Unit •Dwelling less than 1500 sq. ft. and less than 300 sq. ft. glazing •Additions between 500 and 1500 sq. ft.	1.5 credits	○
Medium Dwelling Unit •All dwelling units not categorized as small or large	3.5 credits	○
Large Dwelling Unit •Dwelling greater than 5000 sq. ft.	4.5 credits	○
Additions less than 500 sq. ft.	0.5 credits	○

CREDITS (select all that apply)

1a Efficient Building Envelope U.28 glazing; R38 floor; R10 entire slab OR component analysis w/ 5% UA reduction	0.5 credits	○
1b Efficient Building Envelope U.25 glazing; R21 plus R4 walls; R38 floor; Basement walls R21 plus R5 ci; R10 entire slab OR component analysis w/ 15% UA reduction	1.0 credits	○
1c Efficient Building Envelope U.22 glazing; all roof and rafter R49 advanced. All walls R21 plus R12 ci; R38 floor; R10 slab OR component analysis w/ 30% UA reduction	2.0 credits	○
1d Efficient Building Envelope U.24 glazing	0.5 credits	○
2a Air Leakage Control and Ventilation Code compliance; reduce to 3 ACH; whole house ventilation	0.5 credits	○
2b Air Leakage Control and Ventilation Code compliance; reduce to 1.5 ACH; HRV 0.7 whole house ventilation	1.0 credits	○
2c Air Leakage Control and Ventilation Code compliance; reduce to 1.5 ACH; HRV 0.85 whole house ventilation	1.5 credits	○
3a High Efficient HVAC Minimum 94% AFUE Fuel-fired furnace OR Minimum 92% AFUE Fuel-fired boiler	1.0 credits	○
3b High Efficient HVAC Air source heat pump minimum SHPF 9.0	1.0 credits	○
3c High Efficient HVAC Ground source heat pump COP 3.3 OR Water source heat pump 3.6	1.5 credits	○
3d Ductless System - mini split	1.0 credits	○
4 High efficient HVAC distribution All inside conditioned space; all combustion eq. direct vent or seal combustion	1.0 credits	○
5a Efficient Water Heating All showerheads and kitchen sink faucets 1.75 gpm or less; All other lavatory faucets 1.0 gpm or less	0.5 credits	○
5b Efficient Water Heating Fuel fired water heater w/ min. EF 0.74 OR water heater heated by ground source heat pump per 3c	1.0 credits	○
5c Efficient Water Heating Fuel fired water heater w/ min. EF 0.91 OR solar water heating OR electric heat pump w/ EF 2.0	1.5 credits	○
5d Efficient Water Heating Drain water heat recover unit	0.5 credits	○
6 Renewable Electric Energy	0.5 credits	○

2015 PRESCRIPTIVE REQUIREMENTS ADJUSTED FOR SELECTED CREDITS					
Walls	Floors	Ceilings	Basement Walls	Slabs	Glazing

HVAC SUMMARY All HVAC shall be sized in accordance w/ ACCA Manual S&J

Model Number	CFM	BTUs	Efficiency Rating	HRV yes/no	OSA	OSA Duct Size

HVAC DUCT SIZING Ducts shall be sized in accordance with ACCA Manual D to achieve required CFM

Trunk Size	Bedrooms	Bathroom	Living Room	Utility	Other

EXHAUST AND WHOLE HOUSE VENTILATION

Location	CFM	Duct Size	Timer	Whole House Ventilation Type
Kitchen				
Master Bath				
Bathroom				
Utility				

VAPOR RETARDER PRODUCT INFORMATION: to be completed if using Vapor Retarder Primer		
Contractor Name		
Contractor Phone		
Product Name		
Product Description		
Perm Rating		
Required mil thickness	Dry mil:	Wet mil:
Contractor Signature:		Date:

R702.7 Vapor Retarders
Class I or II vapor retarders are required on the interior side of above grade walls. The vapor retarder class shall be based on the manufacturer's certified testing or a tested assembly.
The following shall be deemed to meet the class specified:
Class I: Sheet polyethylene, unperforated aluminum foil
Class II: Kraft-faced fiberglass batts or vapor retarder primer

TABLE 403.8.4.2 PRESCRIPTIVE EXHAUST DUCT SIZING

Tested Fan CFM	Min. Flex Diameter	Max. Length in Feet	Min. Smooth Diameter	Max. Length in Feet	Max. Elbows[1]
50	4 inches	25	4 inches	70	3
50	5 inches	90	5 inches	100	3
50	6 inches	No Limit	6 inches	No Limit	3
80	4 inches[2]	NA	4 inches	20	3
80	5 inches	15	5 inches	100	3
80	6 inches	90	6 inches	No Limit	3
100	5 inches[2]	NA	5 inches	50	3
100	6 inches	45	6 inches	No Limit	3
125	6 inches	15	6 inches	No Limit	3
125	7 inches	70	7 inches	No Limit	3

1. For each additional elbow, subtract 10 feet from length.
2. Flex ducts of this diameter are no permitted with fans of this size.

TABLE M1507.3.3(1)
CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS

DWELLING UNIT FLOOR AREA (Square feet)	NUMBER OF BEDROOMS				
	0 - 1	2 - 3	4 - 5	6 - 7	>7
	Airflow in CFM				
< 1,500	30	45	60	75	90
1,501 - 3,000	45	60	75	90	105
3,001 - 4,500	60	75	90	105	120
4,501 - 6,000	75	90	105	120	135
6,001 - 7,500	90	105	120	135	150
>7,500	105	120	135	150	165

For additional information and forms go to:
http://www.energy.wsu.edu/BuildingEfficiency/EnergyCode.aspx

CREATED 02/22/17

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MAIN	924 SF
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TOTAL LIVING	2569 SF
PORCH	180 SF