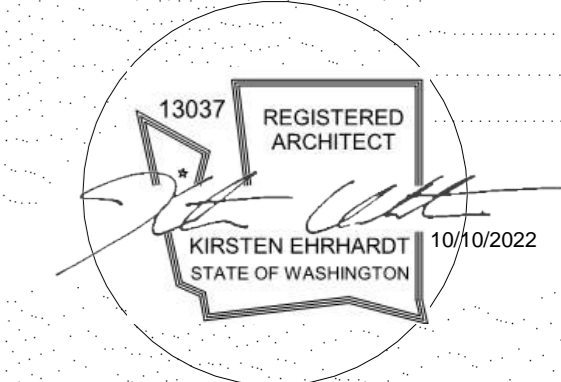


AUTUMN CREST 2.0

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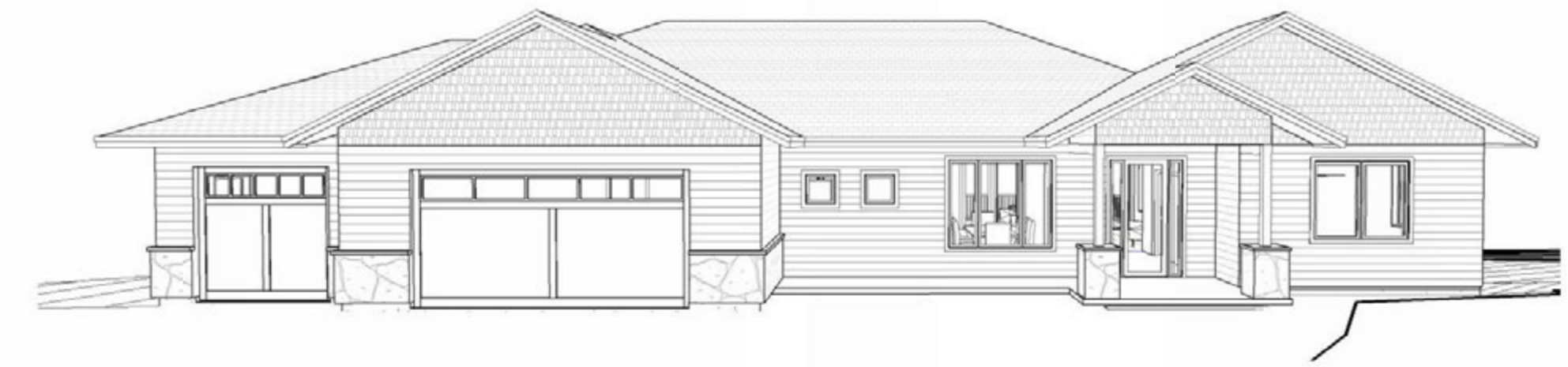


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PROJECT NUMBER: 22.017



ABBREVIATIONS

(E)	EXISTING	ELEC	ELECTRICAL	KVA	KILOVOLT AMPERE	RO	ROUGH OPENING
(P)	PROPOSED	EM	EMERGENCY	LAM	LAMINATED	REQD	REQUIRED
3D	3 DIMENSIONAL	EMBED	EMBEDMENT	LAV	LAVATORY	RTU	ROOF - TOP UNIT
AC	AIR CONDITIONING	ENCL	ENCLOSURE	LBS	POUNDS	S	SOUTH
AB	ANCHOR BOLT	EQ	EQUAL	LEEDS	LEADERSHIP IN ENERGY & ENVIRONMENTAL DESIGN	S.A.C.T.L.	SUSPENDED ACOUSTICAL TILE
ABV	ABOVE	EQUIP	EQUIPMENT	LF	LINEAR FEET	SA	SELF ADHERING, SUPPLY AIR
ACOUS	ACOUSTICAL	EW	ELECTRIC WATER COOLER	LF	LEFT HAND	SAWP	SELF ADHERING WATERPROOFING
ACT	ACOUSTICAL CEILING TILE	EXH	EXHAUST	LH	LEFT HAND	SC	SOLID CORE
ADA	AMERICANS WITH DISABILITIES ACT	EXP	EXPANSION	LN	LINEIN CLOSET	SCD	SEAT COVER DISPENSER
ADJ	ADJACENT	EXT	EXTERIOR	LNO	LINOLEUM	SCH	SCHEDULE
AFCI	ARC FAULT CIRCUIT INTERRUPTER	FACP	FIRE ALARM CONTROL PANEL	LT(G)	LIGHT(ING)	SD	STORM DRAIN
AFF	ABOVE FINISHED FLOOR	FAU	FORCED AIR UNIT	LVL	LAMINATED VENEER LUMBER	SECT	SECTION
AL	ALUMINUM	FAWP	FLUID APPLIED WATERPROOFING	LW	LIGHTWEIGHT	SF	SQUARE FOOT
ALT	ALTERNATE	FD	FLOOR DRAIN	MAG	MAGNETIC	SHT	SHEET
ANCH	ANCHOR	FDC	FIRE DEPARTMENT CONNECTION	MAS	MASONRY	SHTG	SHEATHING
ANG	ANGLE	FDN	FOUNDATION	MAX	MAXIMUM	SIM	SIMILAR
ANOD	ANODIZED	FEC	FIRE EXTINGUISHER CABINET	MDF	MEDIUM DENSITY FIBERBOARD	SLH	SPRING LOADED HINGES
AP	ACCESS PANEL	FF	FINISHED FLOOR ELEVATION	MECH	MECHANICAL	SM	SHEET METAL
ARCH	ARCHITECT (URAL)	FG	FINISHED GRADE	MEMB	MEMBRANE	SND	SANITARY NAPKIN DISPENSER
ASSOC	ASSOCIATED	FH	FIRE HYDRANT	MEP	MECHANICAL, ELECTRICAL, PLUMBING	SNR	SANITARY NAPKIN RECEPTACLE
BD	BOARD	FIN	FINISHED	MFR	MANUFACTURER	SPEC	SPECIFICATION(S)
BDRM	BEDROOM	FIXT	FIXTURE	MH	MANHOLE	SQ	SQUARE
BIT	BITUMINOUS	FL	FLOOR LINE	MIN	MINIMUM	SS	SOLID SURFACE
BKG	BACKGROUND	FLASH	FLASHING	MIR	MIRROR	SSTL	STAINLESS STEEL
BLD	BUILDING LINE	FLG	FLANGE	MISC	MISCELLANEOUS	STC	SOUND TRANSMISSION CLASS
BLDG	BUILDING	FLR	FLOOR	MO	MASONRY OPENING	STIFF	STIFFENER
BLKG	BLOCKING	FLUOR	FLUORESCENT	MTL	METAL	STL	STEEL
BM	BEAM, BENCH MARK	FO	FACE OF	N	NORTH	STN	STONE
BOT	BOTTOM	FOC	FACE OF CONCRETE	NIC	NOT IN CONTRACT	STOR	STORAGE
BRG	BEARING	FOF	FACE OF FINISH	NO	NUMBER	STRUCT	STRUCTURAL
BRKR	BREAKER	FOIC	FURNISHED BY OWNER INSTALLED	NOM	NOMINAL	SUSP	SUSPENDED
BSTMT	BASEMENT	FOM	FACE OF MASONRY	NTS	NOT TO SCALE	SV	SHEET VINYL
BUR	BUILT-UP ROOFING	FOS	FACE OF STUD	OA	OVERALL	SYM	SYMMETRICAL
BW	BOTH WAYS	FOS	FACE OF STUD	OC	ON CENTER	T	TREAD
C	CONDUIT	FPL	FIREPLACE	OD	OVERFLOW DRAIN	T&G	TONGUE & GROOVE
CAB.	CABINET	FRP	FIBERGLASS REINFORCED PANELS	OH	OVERHEAD	TB	TOWEL BAR
CB	CATCH BASIN	FT	FOOT, FEET	OPG	OPENING	TC	TEMPERATURE CONTROL
CEM	CEMENT	FTG	FOOTING	OPP	OPPOSITE	TEL	TELEPHONE
CFM	CUBIC FEET PER MINUTE	FURN	FURNISHED	OSF	OUTSIDE FACE	TEMP	TEMPERED
CH	COAT HOOK	FV	FIELD VERIFY	OZ	OUNCE(S)	THK	THICK(NESS)
CIP	CAST IN PLACE	G	GAS	P	POLE	THRU	THROUGH
CJ	CONTROL JOINT	GA	Gauge, GAGE	PERF	PERFORATED	TJI	TRUSS JOIST I-JOIST
CL	CENTER LINE	GALV	GALVANIZED	PERP	PERPENDICULAR	TOS	TOP OF SLAB
CLG	CEILING	GB	GRAB BAR	PL	PLATE, PROPERTY LINE	TOW	TOP OF WALL
CLO	CLOSET	GC	GENERAL CONTRACTOR	PLAM	PLASTIC LAMINATE	TPD	TOILET PAPER DISPENSER
CLR	CLEAR	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	PLBG	PLUMBING	TRANS	TRANSFORMER
CMU	CONCRETE MASONRY UNIT	GI	GALVANIZED IRON	PLF	POUNDS PER LINEAR FOOT	TRANSV	TRANSVERSE
CO	CATCH OUT	GND	GROUND	PLYWD	PLYWOOD	TST	TUBE STEEL
COL	COLUMN	GR	GRADE, GRADING	PNL	PANEL	TV	TELEVISION
CONC	CONCRETE	GWB	GYPSPUM WALL BOARD	PNT	TYPICAL	TYP	TYPICAL
CONST	CONSTRUCTION	GYP	GYPSPUM	POLYST	POLYSTYRENE	UFAS	UNIFORM FEDERAL
CONT	CONTINUOUS	HDS	HOSE BIBB	PP	POWER POLL	UG	ACCESSIBILITY STANDARDS
CONTR	CONTRACTOR	HDB	HOLLOW CORE	PR	PAIR	UN	UNDERGROUND
CORR	CORRUGATED	HIC	HIGH DENSITY OVERLAY	PROJ	PROJECT	UNFIN	UNFINISHED
CPT	CARPET	HDO	HIGH DENSITY POLYETHYLENE	PRTN	PARTITION	UNO	UNLESS NOTED OTHERWISE
CT	CERAMIC TILE	HDPE	HIGH DENSITY POLYETHYLENE	PRV	PRESSURE RELIEF VAVLE	UV	ULTRAVIOLET
CTR	CENTER	HDR	HEADER	PSF	POUNDS PER SQUARE FOOT	V	VENT
CW	CONDENSING UNIT	HDW	HARDWARE	PSI	POUNDS PER SQUARE INCH	VB	VAPOR BARRIER
CU	COLD WATER	HGT	HEIGHT	PSL	PARALLEL STRAND LUMBER	VCT	VINYL COMPOSITION TILE
D	DEEP/DEPTH	HK	HOOK(S)	PT	POINT, PRESSURE TREATED	VERT	VERTICAL
DBL	DOUBLE	JM	HOLLOW METAL	PTD	PAPER TOWEL DISPENSER	VEST	VESTIBULE
DF	HORIZONTAL	HORIZ	HORIZONTAL	PTR	PAPER TOWEL RECEPTACLE	VLT	VOLT
DHW	DOMESTIC HOT WATER	HP	HOURS POWER	PV	PHOTO VOLTAIC	VTR	VENT THRU ROOF
DIA	DIAMETER, DIAPHRAGM	HRAC	HEATING, VENTILATION, A/C	PVC	POLYVINYL CHLORIDE	WVC	VINYL WALLCOVERING
DIAG	DIAGONAL	HW	HOT WATER	PVMT	PAVEMENT	W	WATER/WIDE/WIDTH
DIM	DIMENSION	HWC	HOT WATER CIRCULATION	PW	POTABLE WATER	WTH	WITH
DISP	DISPENSER	HWD	HARDWOOD	PWDR	POWDER ROOM	W/O	WITHOUT
DN	DOWN	ID	INSIDE DIAMETER	QTY	QUANTITY	WC	WATER CLOSET
DR	DOOR	IC	IMPACT INSULATION CLASS	R	RADIUS, RISER	WD	WOOD
DS	DOWNSPOUT	IN	INCH	RCP	REFLECTIVE CEILING PLAN	WDW	WINDOW
DTL	DETAIL	INCAND	INCANDESCENT	RD	ROOF DRAIN	WH	WATER HEATER
DW	DISH WASHER	INSUL	INSULATION, INSULATED	REF	REFRIGERATOR	WI	WROUGHT IRON
DWG	DRAWING	INT	INTERIOR	REINF	REINFORCE OR REINFORCING	WP	WATERPROOF(ING)
E	EAST	JB	JUNCTION BOX	RESIL	RESILIENT (FLOORING OR BASE)	WR	WEATHER RESISTIVE
EA	EACH	JC	JANITOR'S CLOSET	RH	RIGHT HAND	WT	WEIGHT
EC	ELECTRICAL CONDUIT	JT	JOINT	RLG	ROLLING	WWF	WELDED WIRE FABRIC
EF	EXHAUST FAN	KPL	KICKPLATE	RM	ROOM	X	CROSS
EJ	EXPANSION JOINT	KV	KILOVOLT	RND	ROUND	Y	YARD
EL ELEV	ELEVATION/ELEVATOR						

VICINITY MAP:



SCOPE OF WORK

NEW CONSTRUCTION	NEW CONSTRUCTION OF 4523 SQFT SINGLE FAMILY HOME W/ 3 CAR GARAGE & WALKOUT BASEMENT
------------------	---

PROJECT INFO

LEGAL DESCRIPTION	BIRCH RUN PHASE 5 LOT 9 0.6000 ACRES		
BUILDING SIGNAGE	PROMINENTLY DISPLAYED IN CONTRASTING COLORS, PLAINLY VISIBLE FROM STREET		
BUILDING AREA	TOTAL COVERED FOOTPRINT: 3250 SQFT MAIN LEVEL CONDITIONED: 2347 SQFT LOWER LEVEL CONDITIONED: 2355 SQFT GARAGE: 903 SQFT		
PARCEL NUMBER	232017485090		
ZONING	RS		
BUILDING TYPE	SINGLE FAMILY DWELLING		
CLIMATE ZONE	5		
SNOW LOAD	40#		
WIND SPEED	85 MPH		
SETBACK MINIMUMS	FRONT: 20'	SIDE: 5'	REAR: 20'
CONSTRUCTION TYPE	5B NON RATED		
OCCUPANCY	R-3		
LOT SIZE	0.6000 ACRES		
ENERGY COMPLIANCE	FENESTRATION	U - 0.28, SHGC - 0.50 DBL PANE, LOW-E	
	CEILING	R-49	
	WD FRAME WALL	R-21	
	FLOOR	R-30	
	SLAB	R-10.5 2" PER	
	6 MIL VAPOR BARRIER	24" FROST DEPTH	

APPLICABLE CODES:

- AHJ CHELAN COUNTY
- 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2018 INTERNATIONAL MECHANICAL CODE (IMC)
- 2017 INTERNATIONAL FIRE CODE (IFC)
- 2018 WASHINGTON STATE ENERGY CODE (WSEC)
- 2018 INTERNATIONAL FUEL GAS CODE (IFGC)

PROJECT TEAM

OWNER

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SHEET INDEX

#	Sheet Name	Submission 1
004-ARCHITECTURAL		
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A1.0	SITE PLAN	
A1.1	LOWER LEVEL PLAN	
A1.2	MAIN LEVEL PLAN	
A1.3	ROOF PLAN	
A2.0	ELEVATIONS	
A2.1	ELEVATIONS	
A3.0	BUILDING SECTIONS	
A3.1	BUILDING SECTIONS	
005-STRUCTURAL		
S1.0	FOUNDATION PLAN	
S1.1	MAIN LEVEL FRAMING PLAN	
S1.2	ROOF FRAMING PLAN	
S3.0	DETAILS	
S5.1	DETAILS	

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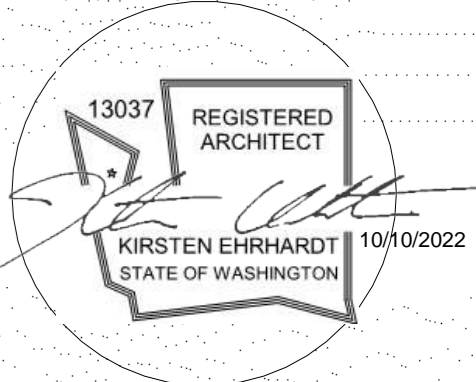
COVER SHEET

SHEET No.

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SYMBOLS

GRID LINE		BUILDING ELEVATION		KEYNOTE	
BUILDING SECTION		INTERIOR ELEVATION		WINDOW TYPE	
WALL SECTION		SPOT ELEVATION		WALL TAG	
DETAIL				CENTERLINE	

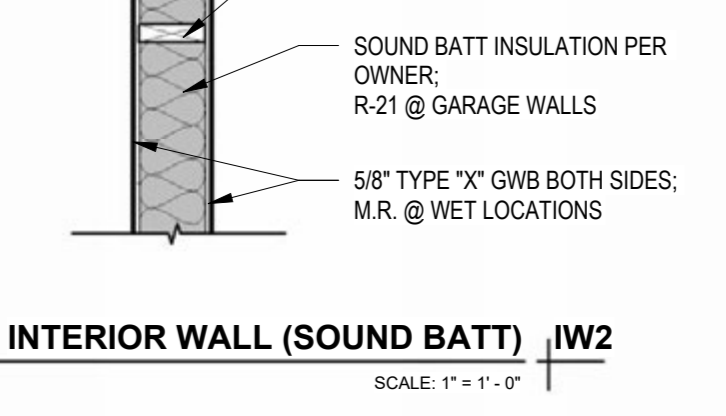
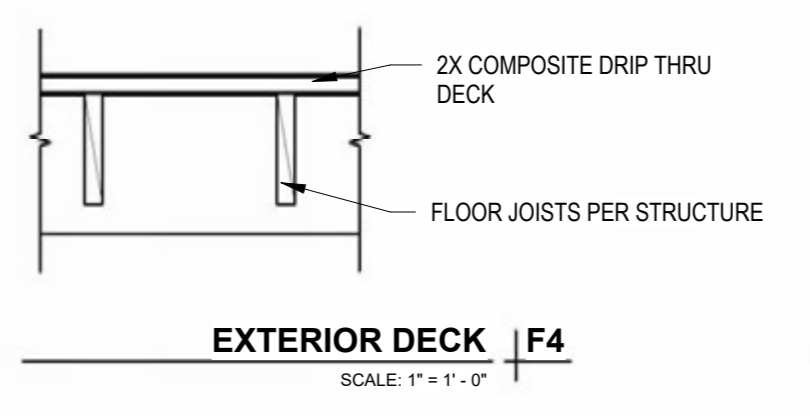
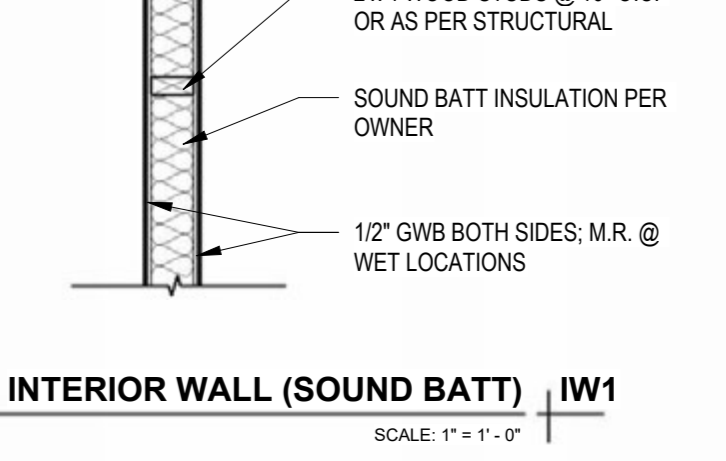
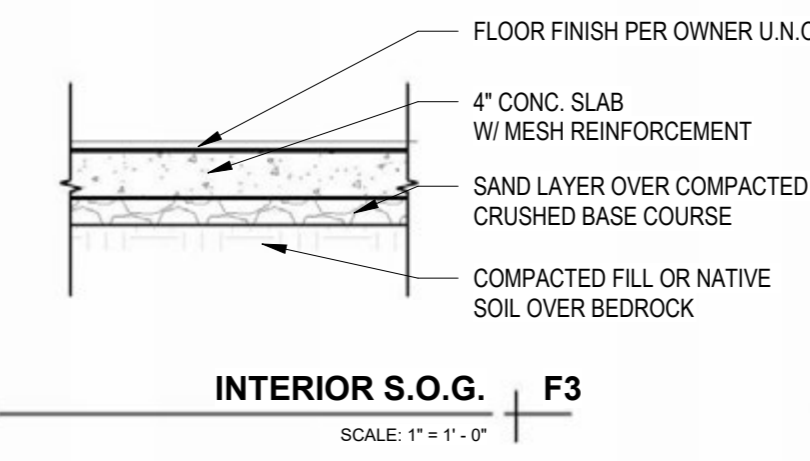
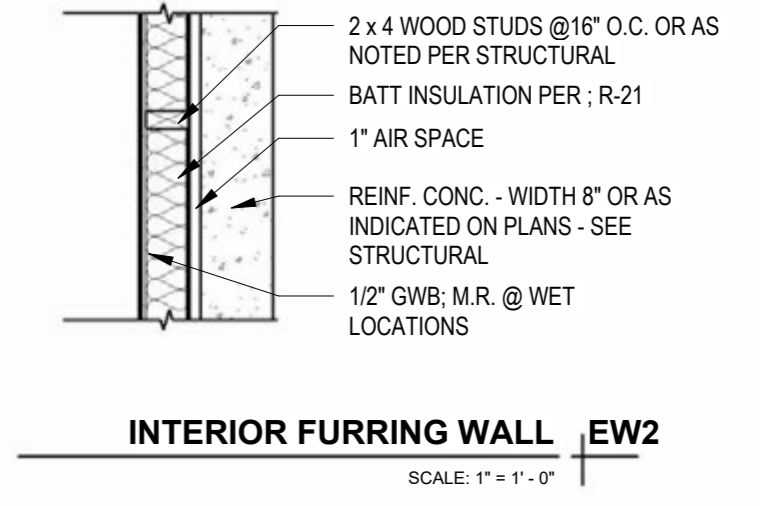
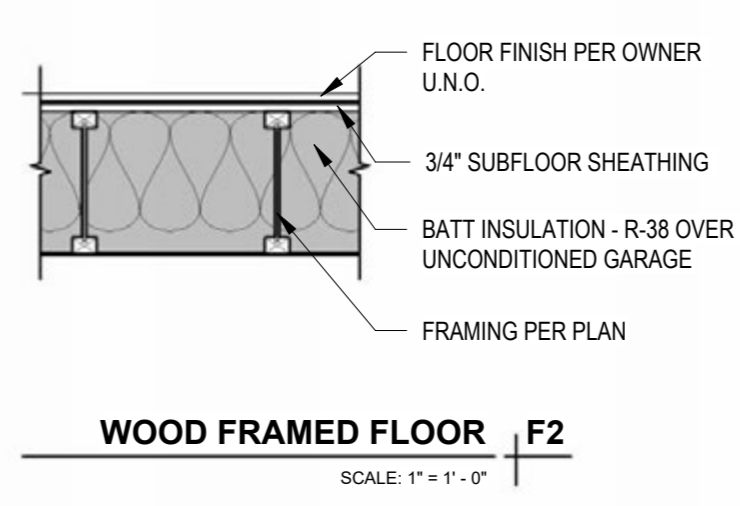
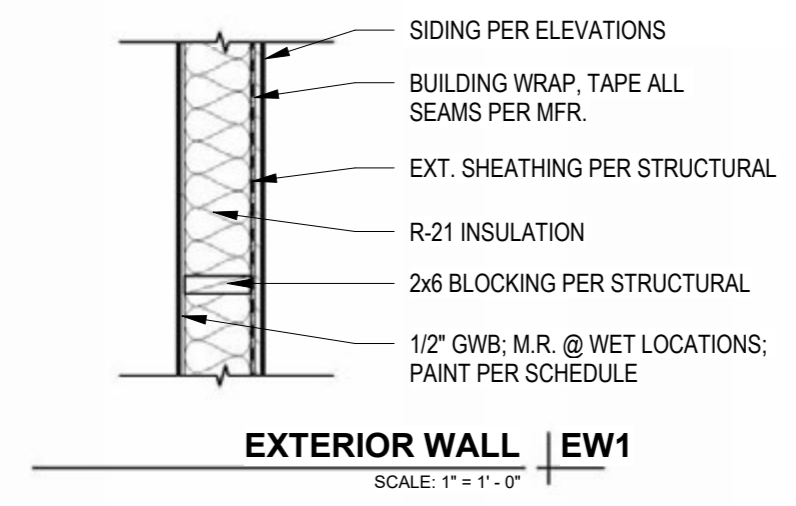
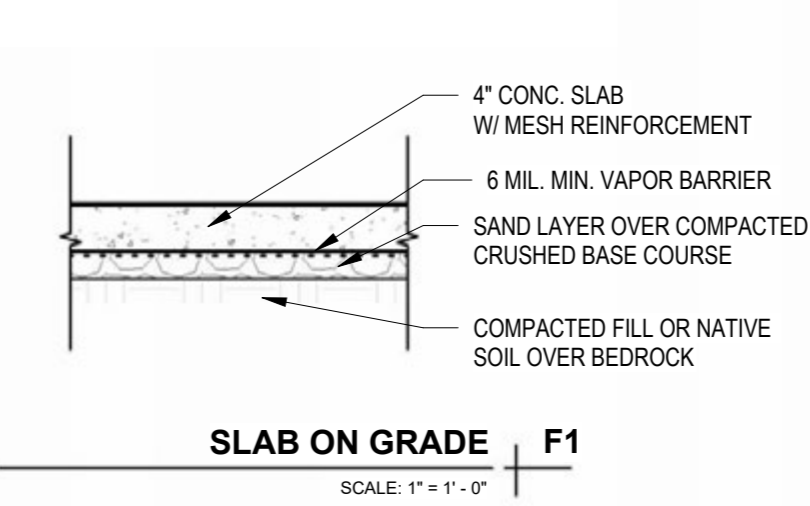


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ASSEMBLIES



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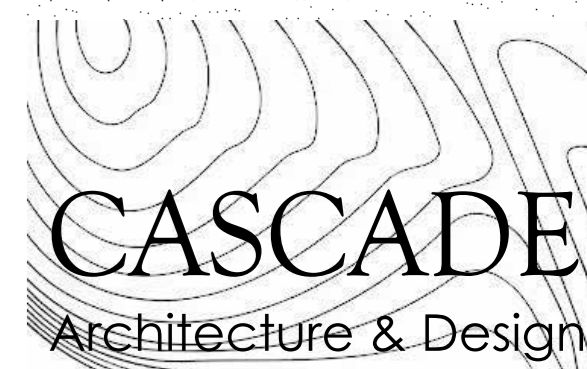
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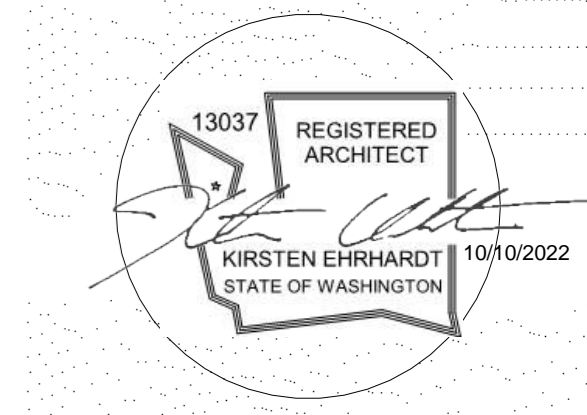
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GENERAL SITE PLAN NOTES

1. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING.
2. FINISHED FLOOR ELEVATIONS BASED ON SUBVISION DOCUMENTS. CONTRACTOR TO VERIFY SITE CONDITIONS. FINISHED FLOOR ELEVATION TO BE MIN. 6" ABOVE STREET ELEVATION.
3. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET.
4. CONCRETE AND MASONRY FOUNDATION WALLS SHALL EXTEND ABOVE THE FINISHED GRADE ADJACENT TO THE FOUNDATION AT ALL POINTS NOT LESS THAN 4" WHERE MASONRY VENEER IS USED AND NOT LESS THAN 6" ELSEWHERE.
5. THE STORM WATER DRAINAGE SYSTEMS SHALL BE DESIGN TO ACCOMMODATED AREA 1.0 INCHES PER HOUR PER GEOGRAPHIC LOCATION. RAINFALL RATES, IN INCHES PER HOUR, ARE BASED ON A STORM OF 1-HOUR DURATION AND A 100-YEAR RETURN PERIOD.
6. ALL ROOF GUTTERS TO LEAD TO DOWNSPOUTS. DOWNSPOUTS DRAIN TO 3034 DRAIN PIPE THAT SHALL TRANSPORT WATER TO EXISTING STORMWATER STUB OUT AT MIN. 2% SLOPE WITH 45 DEGREE ELBOWS MAX.
7. DRIVEWAY TO DRAIN TO TYPE 1 CATCH BASIN THAT SHALL CONNECT TO 3034 DRAIN PIPE PER PLAN. DRIVEWAY WATER TO BE SENT TO STREET DRAIN IF PREFERRED.
8. .0104 X 4,686 SQFT OF PROJECT ROOF AREA X 1" PER HOUR = 47.69 GPM PER IPC 1106.2 MIN. STORM DRAIN PIPE = 3" MIN.



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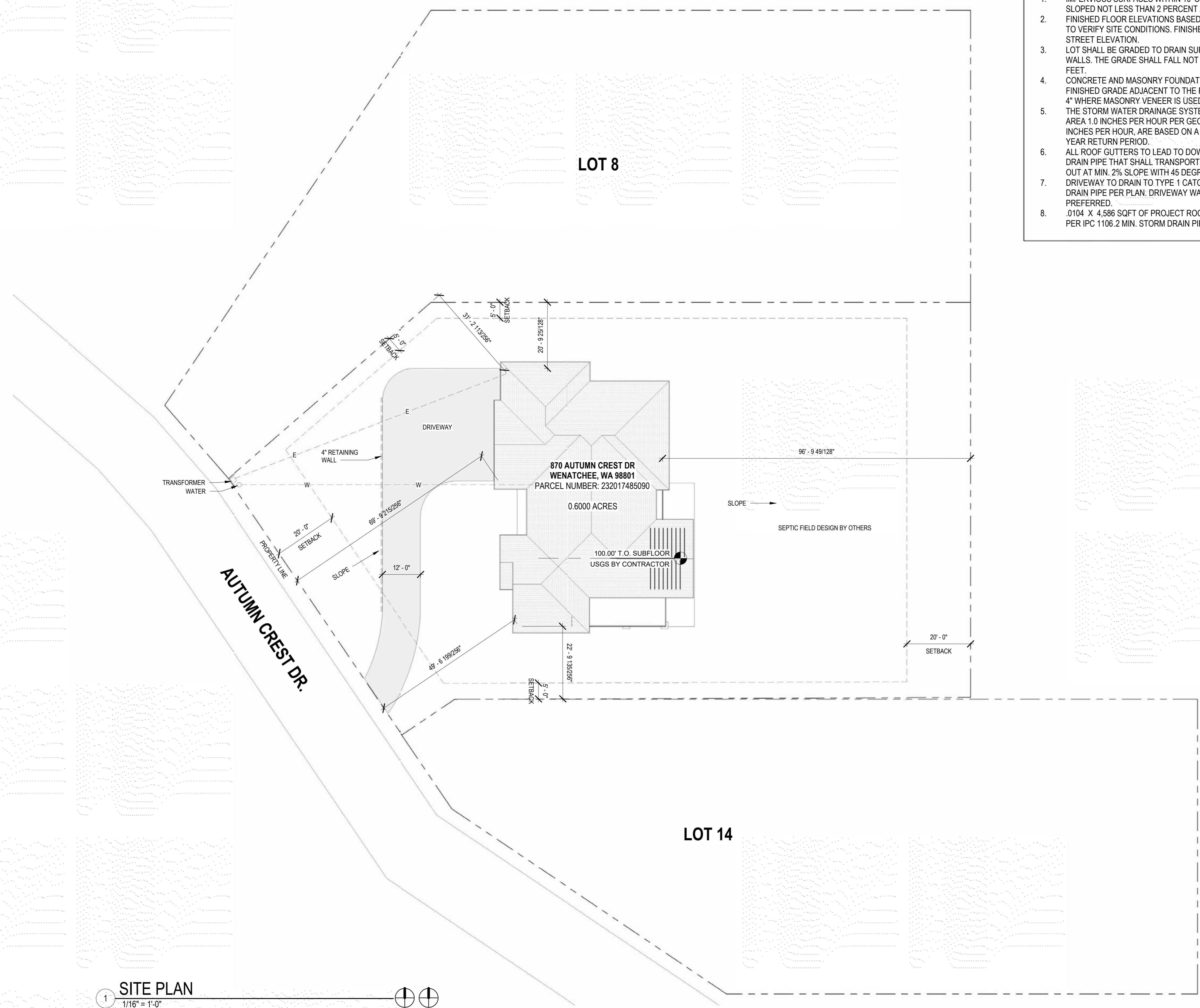
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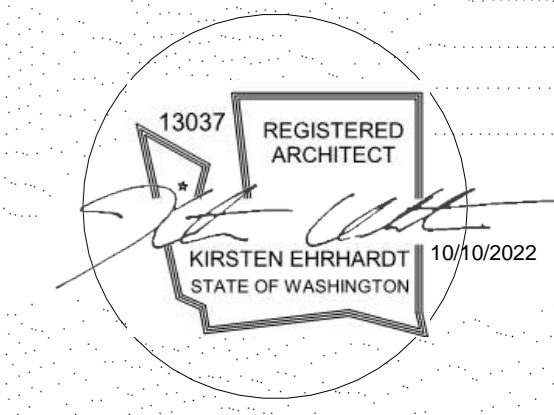
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SITE PLAN

SHEET No.
A1.0



1 SITE PLAN
1/16" = 1'-0"
PLAN TRUE



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LOWER LEVEL PLAN

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GENERAL PLAN NOTES

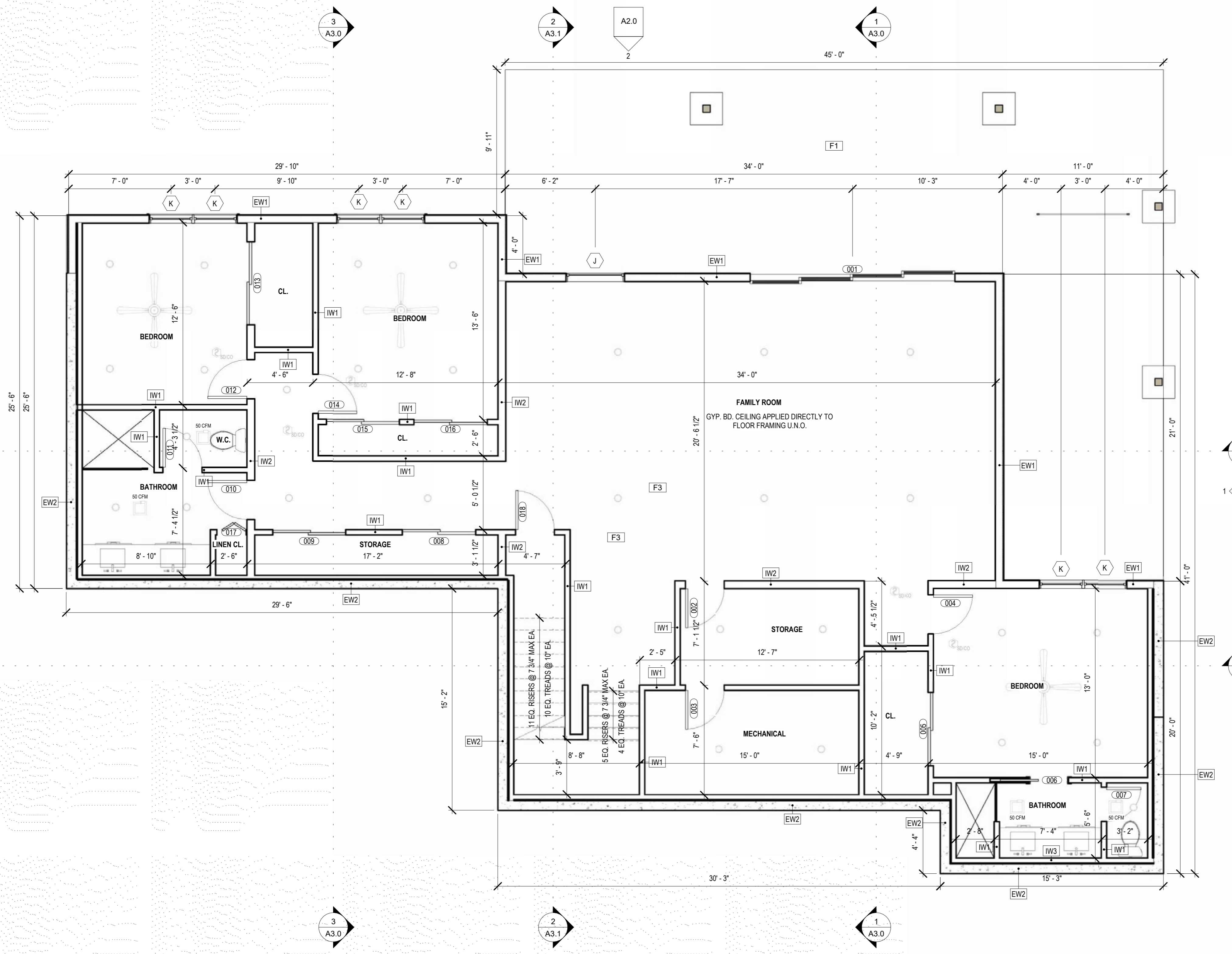
- ALL EXTERIOR DIMENSIONS ARE TAKEN FROM FACE OF CONC. FOUNDATION WALL / F.O.S. U.N.O.
- ALL INTERIOR DIMENSIONS ARE TAKEN FROM F.O.S. TO C.L. OF PARTITION U.N.O.
- DIMENSIONS INDICATING 'CLEAR' OR F.O.W. ARE TAKEN FROM FINISH
- COMBINATION SMOKE/CARBON MONOXIDE DETECTORS TO BE INSTALLED PER IRC 314.3 RATED WALL BETWEEN UNCONDITIONED GARAGE AND CONDITIONED HOUSE PER IRC R302.6
- SEE FOUNDATION PLAN FOR HOLD DOWN REQUIREMENTS

2018 WSEC COMPLIANCE NOTES

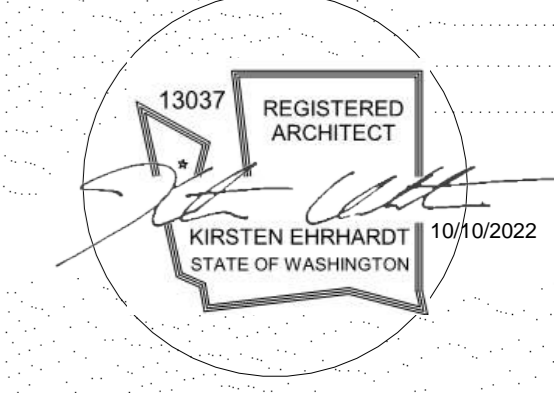
- GLAZING IS LESS THAN 25% OF CONDITIONED FLOOR AREA.
- PRESCRIPTIVE OPTION 1 PER TABLE R402.1.1.
 - PROVIDE MARKERS FOR BLOWN IN ATTIC INSULATION
- DUCTS OUTSIDE CONDITIONED SPACE WILL BE SEALED AND TESTED TO RS-33 PER IRC.
- DUCTS IN CONDITIONED SPACE WILL BE INSULATED 30 OS AS CLOSE AS POSSIBLE
 - 8% TOTAL, 6% TO EXTERIOR OR LESS
- A CONTINUOUS AIR BARRIER SHALL BE INSTALLED ON BLDG. ENVELOPE. SEAL ALL GAPS
- CORNERS AND HEADERS TO BE INSULATED.
- SEAL GARAGE WALLS TO CONDITIONED SPACE, RECESSED LIGHTS ENVELOPE JAMBS, KNEE WALLS, TOP PLATES AND SILLS.
- INSULATE AROUND ALL PLUMBING, WIRING DEVICES, SHOWER STALLS, REGISTER BOOTS, FIRE PLACES (W/GASKET DOORS)
- A 5-2 DAY PROGRAMMABLE THERMOSTAT WILL BE PROVIDED FOR PRIMARY HVAC SYSTEM PER R402.1.1 - ALL OTHER ADJUSTABLE.
- VAPOR RETARDER FOR BUILDING ENVELOPE PER R702.7 - CLASS I OR II UNLESS EXCEPTIONS MET.
- LIGHTING: 75% OF ALL INTERIOR LIGHTS TO BE HIGH EFFICIENCY BLUBS PER R404.
- EXT. LIGHTING WILL BE ALL HIGH EFFICIENCY PER IRC.
- ALL FLOURESCENT BUDES WILL BE R-8 (1" DIA)
- ENERGY CODE COMPLIANCE CERTIFICATE POSTED PER R401.3, IN UTILITY ROOM OR OTHER APPROVED LOCATION
- NO WALL STACKS WILL BE CONTAINED IN ANY EXTERIOR WALL CAVITIES
- ALL RETURN AIR WILL BE DUCTED.
- BLOWER DOOR TEST IS MANDATORY PER 2018 WSEC TO ≤ 5 ACH@ 2 IN. PRESSURE / SIGNED REPORT
- WATER SUPPLY PIPING SHALL BE INSULATED R-3 MIN.
- EXHAUST OPENINGS MUST BE 3' AWAY FROM ALL OPENINGS
- MAX. EQUIVALENT LENGTH OF DRYER VENT IS 35'
- VENTILATION: 135 CFM @ 65% RUN TIME PER M1507.3

ELEC. LEGEND

- PENDANT
- FAN
- Cable light
- WALL MOUNTED LIGHT
- RECESSED CAN LIGHT
- FLUORESCENT LIGHT
- CEILING FAN W/ LIGHT
- COMBINATION SMOKE AND CO2 DETECTOR



LOWER LEVEL PLAN
1/4" = 1'-0"



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PROJECT NUMBER: 22.017

GENERAL PLAN NOTES

- ALL EXTERIOR DIMENSIONS ARE TAKEN FROM FACE OF CONC. FOUNDATION WALL / F.O.S. U.N.O.
- ALL INTERIOR DIMENSIONS ARE TAKEN FROM F.O.S. TO C.L. OF PARTITION U.N.O.
- DIMENSIONS INDICATING 'CLEAR' OR F.O.W. ARE TAKEN FROM FINISH
- COMBINATION SMOKE/CARBON MONOXIDE DETECTORS TO BE INSTALLED PER IRC 314.3
- RATED WALL BETWEEN UNCONDITIONED GARAGE AND CONDITIONED HOUSE PER IRC R302.6
- SEE FOUNDATION PLAN FOR HOLD DOWN REQUIREMENTS

2018 WSEC COMPLIANCE NOTES

- GLAZING IS LESS THAN 25% OF CONDITIONED FLOOR AREA.
- PRESCRIPTIVE OPTION 1 PER TABLE R402.1.1.
 - PROVIDE MARKERS FOR BLOWN IN ATTIC INSULATION
- DUCTS OUTSIDE CONDITIONED SPACE WILL BE SEALED AND TESTED TO RS-33 PER IRC.
- DUCTS IN CONDITIONED SPACE WILL BE INSULATED 30 OS AS CLOSE AS POSSIBLE
 - 8% TOTAL, 6% TO EXTERIOR OR LESS
- A CONTINUOUS AIR BARRIER SHALL BE INSTALLED ON BLDG. ENVELOPE, SEAL ALL GAPS
- CORNERS AND HEADERS TO BE INSULATED.
- SEAL GARAGE WALLS TO CONDITIONED SPACE, RECESSED LIGHTS ENVELOPE JAMBS, KNEE WALLS, TOP PLATES AND SILLS.
- INSULATE AROUND ALL PLUMBING, WIRING DEVICES, SHOWER STALLS, REGISTER BOOTS, FIRE PLACES (W/GASKET DOORS).
- A 5-DAY PROGRAMMABLE THERMOSTAT WILL BE PROVIDED FOR PRIMARY HVAC SYSTEM PER R402.1.1 - ALL OTHER ADJUSTABLE.
- VAPOR RETARDER FOR BUILDING ENVELOPE PER R702.7 - CLASS I OR II UNLESS EXCEPTIONS MET.
- LIGHTING: 75% OF ALL INTERIOR LIGHTS TO BE HIGH EFFICIENCY BLUBS PER R404.
- EXT. LIGHTING WILL BE ALL HIGH EFFICIENCY PER IRC.
- ALL FLOURESCENT BUDES WILL BE R-8 (1" DIA)
- ENERGY CODE COMPLIANCE CERTIFICATE POSTED PER R401.3, IN UTILITY ROOM OR OTHER APPROVED LOCATION
- NO WALL STACKS WILL BE CONTAINED IN ANY EXTERIOR WALL CAVITIES
- ALL RETURN AIR WILL BE DUCTED.
- BLOWER DOOR TEST IS MANDATORY PER 2018 WSEC TO <= 5 ACH@ 2 IN. PRESSURE / SIGNED REPORT
- WATER SUPPLY PIPING SHALL BE INSULATED R-3 MIN.
- EXHAUST OPENINGS MUST BE 3' AWAY FROM ALL OPENINGS
- MAX. EQUIVELANT LENGTH OF DRYER VENT IS 35'
- VENTILATION: 135 CFM @ 65% RUN TIME PER M1507.3

ELEC. LEGEND

- PENDANT
- FAN
- Cable light
- WALL MOUNTED LIGHT
- RECESSED CAN LIGHT
- FLUORESCENT LIGHT
- CEILING FAN W/ LIGHT
- COMBINATION SMOKE AND CO2 DETECTOR

Area Schedule

Name	Area
GARAGE	917 SF
MAIN LEVEL	2254 SF
LOWER LEVEL	2269 SF

AUTUMN CREST 2.0
870 AUTUMN CREST DR.
WENATCHEE, WA 98801

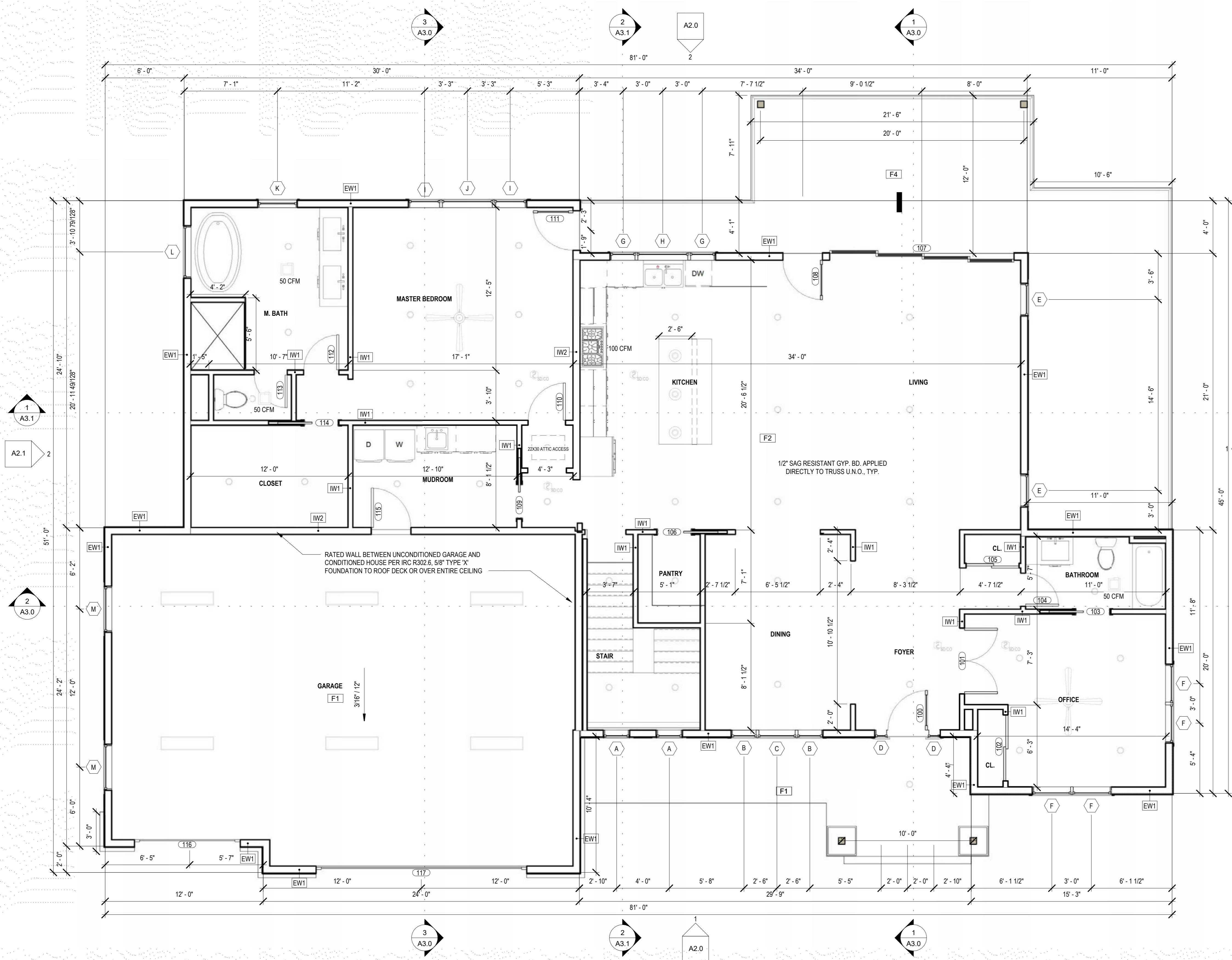
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SHEET NAME

MAIN LEVEL PLAN

SHEET No.
A1.2



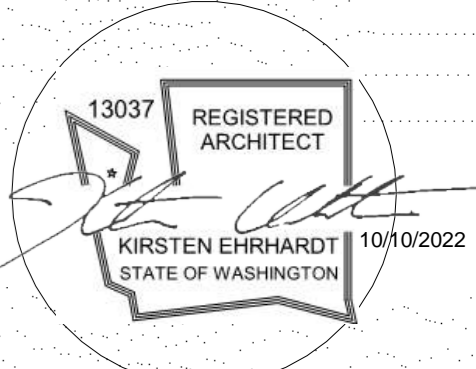
1 MAIN LEVEL
1/4" = 1'-0"

GENERAL ROOF NOTES

- ATTIC VENTILATION TO BE PROVIDED PER R806. ROOF: 4,586 SF * 144/300 = 2,201 SQ.IN. PROVIDE EQUAL OR GREATER NET (HI & LOW) IN AND OUT FLOW WITH CONTINUOUS RIDGE VENTS AND SOFFIT VENTS

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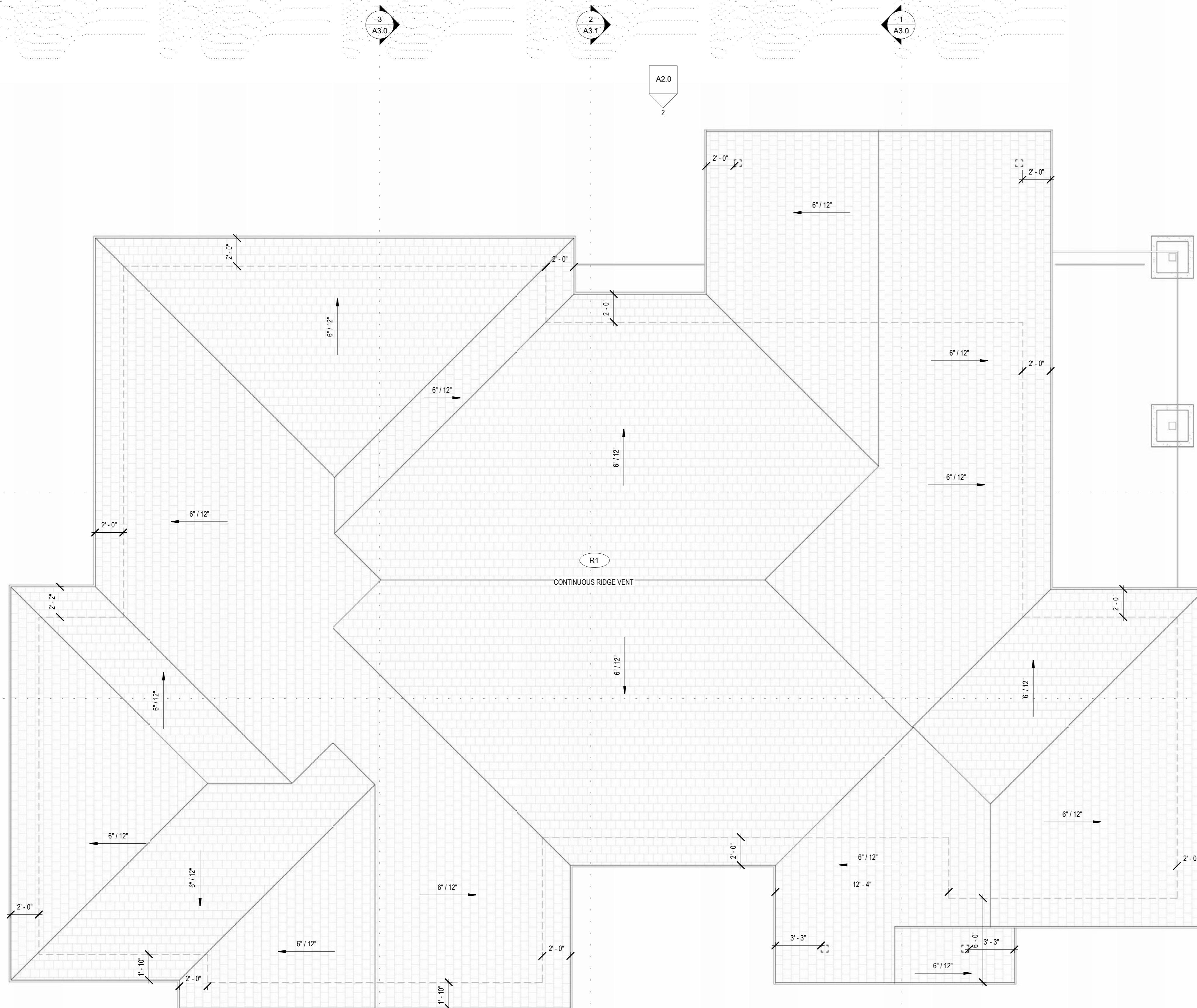
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SHEET NAME

ROOF PLAN

SHEET No.

A1.3



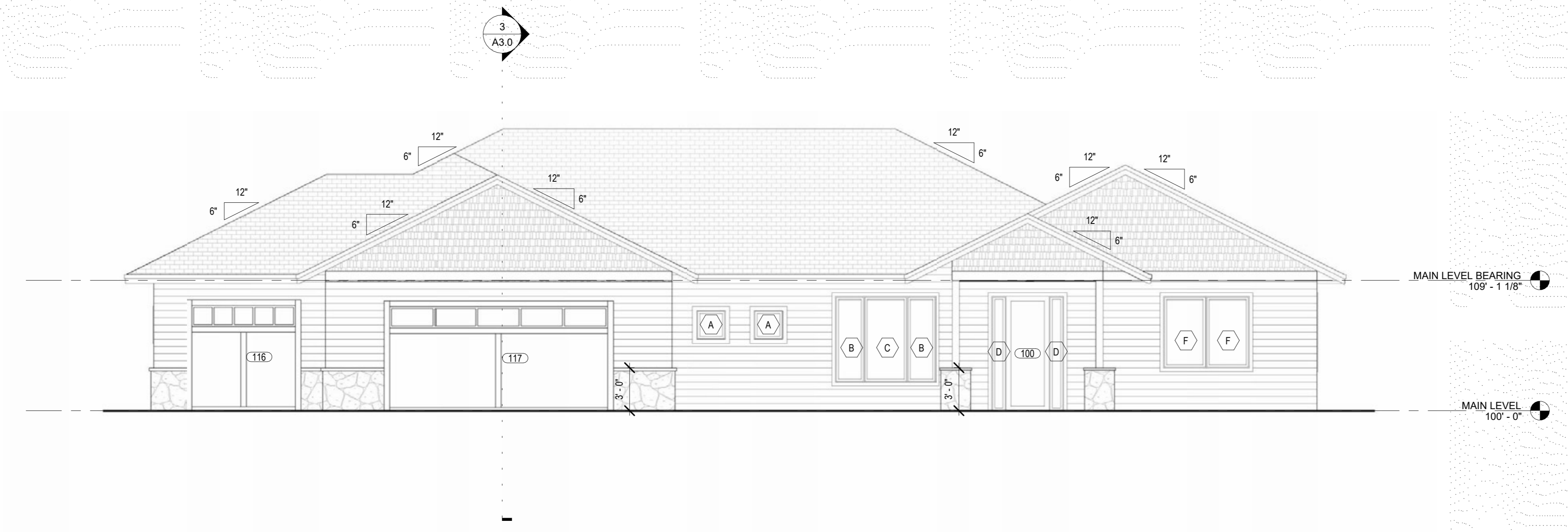
1 ROOF PLAN
1/4" = 1'-0"

GENERAL ELEVATION NOTES

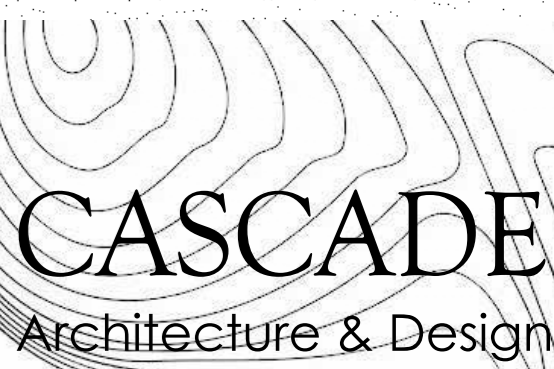
- PROVIDE WINDOW VENTING OF 4% OF FLOOR AREA.
- PROVIDE NATURAL LIGHT AT 8% OF FLOOR AREA.
- PROVIDE 36" MIN. LANDING AT ALL EXT. DOOR NOT MORE THAN 7 3/4" BELOW FINISHED FLOOR.
- PROVIDE EACH SLEEPING ROOM WITH A EXTERIOR EXIT OR WINDOW OPENING PER R310.
MIN. HEIGHT - 24"
MIN. WIDTH - 20"
MIN. AREA - 5 SF @ GRADE, 5.7 SF UPPER FLOORS
MAX. 44" AFF
- PROVIDE EXTERIOR FINISHES PER ELEVATIONS AND MATERIALS:
ROOFING - ASPHALT SHINGLES OR EQUAL
SIDING - FIBER CEMENT LAP SIDING WITH 6" EXPOSURE
SHAKE SIDING IN GABLE ENDS PER ELEVATIONS
SYNTHETIC STONE WAINSCOT PER ELEVATIONS
ALL OVER APPROVED BUILDING WRAP
1X4 FIBER CEMENT CORNER TRIM
1X3 OVER 5/4 X 8 FIBER CEMENT FASCIA
2X8 SMOOTH FIBER CEMENT HORIZONTAL BAND BOARD PER ELEVATIONS
CONTINUOUS METAL GUTTERS TO METAL DOWNSPOUTS TO 4" TIGHTLINE TO APPROVED STORMDRAIN
FIBER CEMENT SOFFIT WITH INTEGRAL VENTS PER CODE



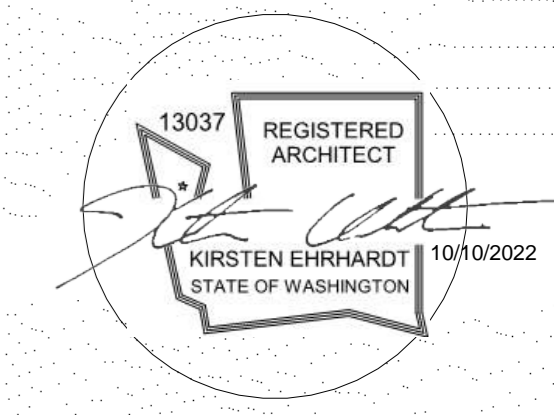
2 EAST ELEVATION
3/16" = 1'-0"



1 WEST ELEVATION
3/16" = 1'-0"



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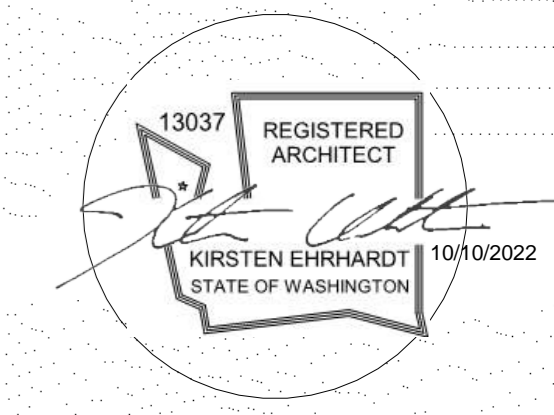
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SHEET NAME

ELEVATIONS

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A2.0



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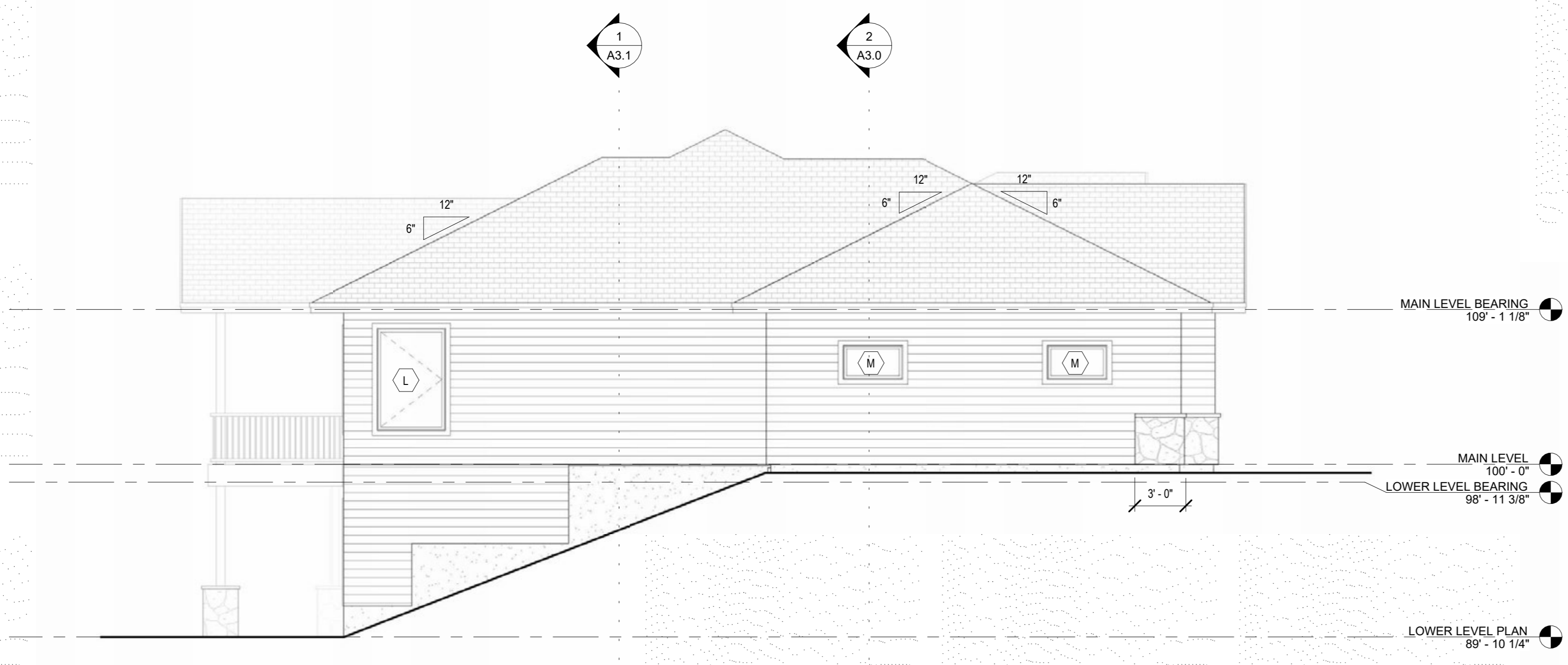
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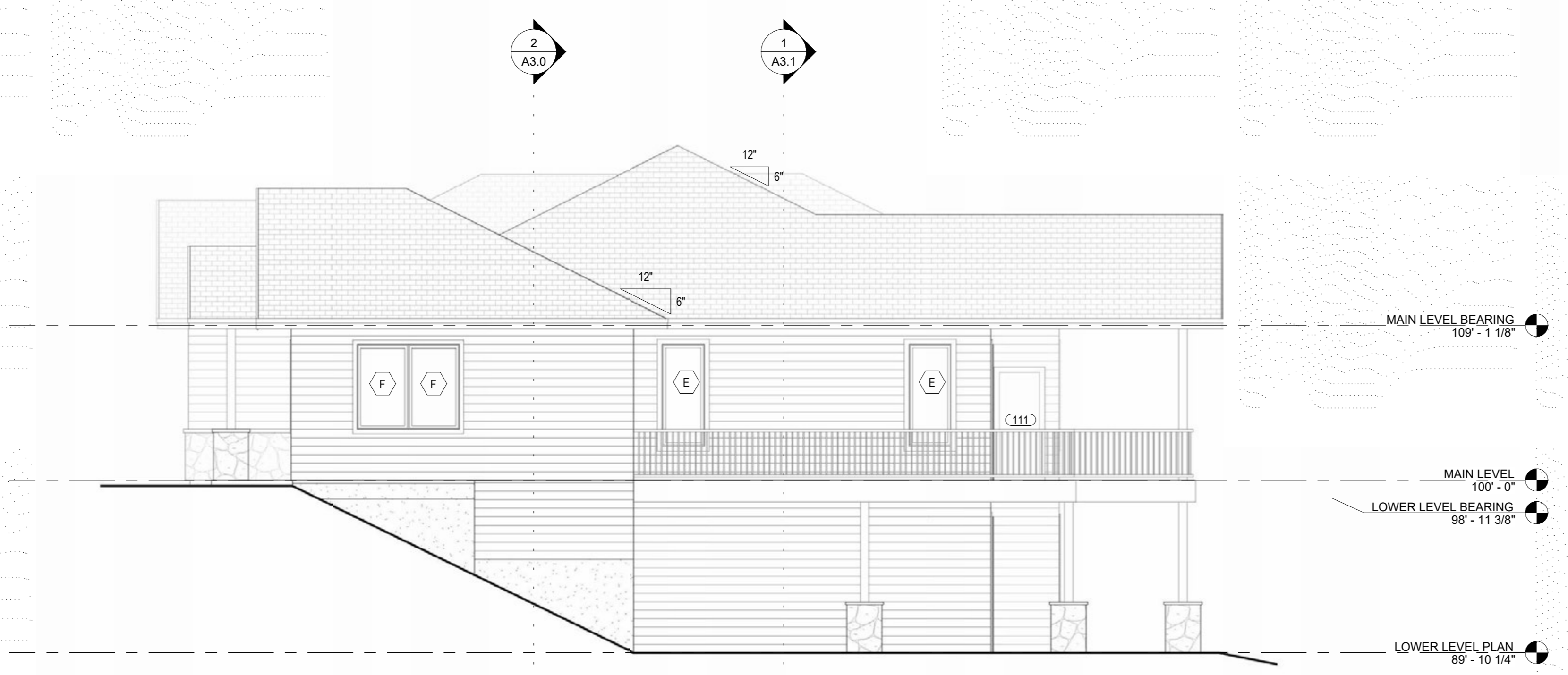
ELEVATIONS

SHEET No.
A2.1

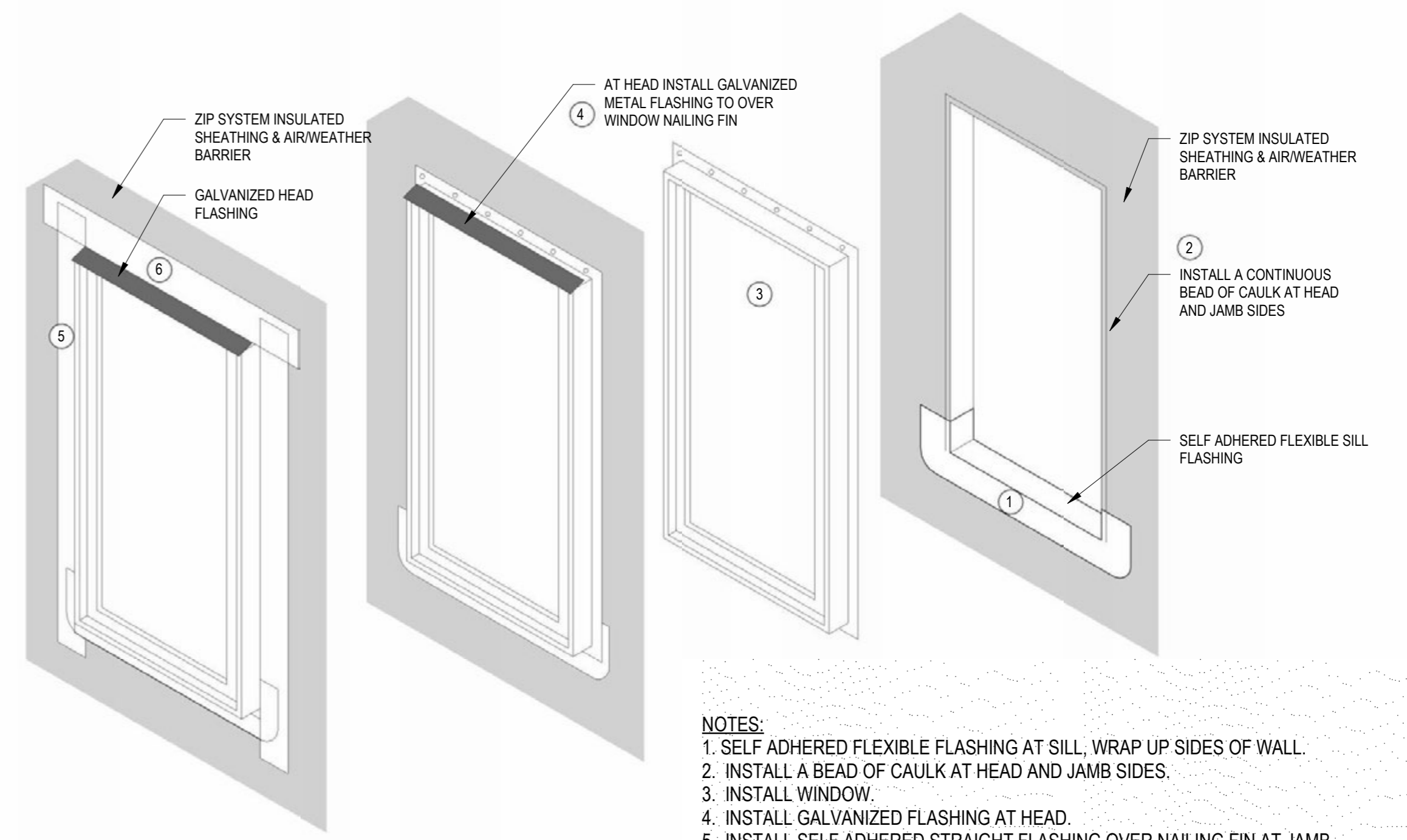
- ### GENERAL ELEVATION NOTES
- PROVIDE WINDOW VENTING OF 4% OF FLOOR AREA.
 - PROVIDE NATURAL LIGHT AT 8% OF FLOOR AREA.
 - PROVIDE 36" MIN. LANDING AT ALL EXT. DOOR NOT MORE THAN 7 3/4" BELOW FINISHED FLOOR.
 - PROVIDE EACH SLEEPING ROOM WITH AN EXTERIOR EXIT OR WINDOW OPENING PER R310.
MIN. HEIGHT - 24"
MIN. WIDTH - 20"
MIN. AREA - 5 SF @ GRADE, 5.7 SF UPPER FLOORS
MAX. 44" AFF
 - PROVIDE EXTERIOR FINISHES PER ELEVATIONS AND MATERIALS:
ROOFING - ASPHALT SHINGLES OR EQUAL
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CONTINUOUS METAL GUTTERS TO METAL DOWNSPOUTS TO 4" TIGHTLINE TO APPROVED STORMDRAIN
FIBER CEMENT SOFFIT WITH INTEGRAL VENTS PER CODE



2 NORTH ELEVATION
3/16" = 1'-0"

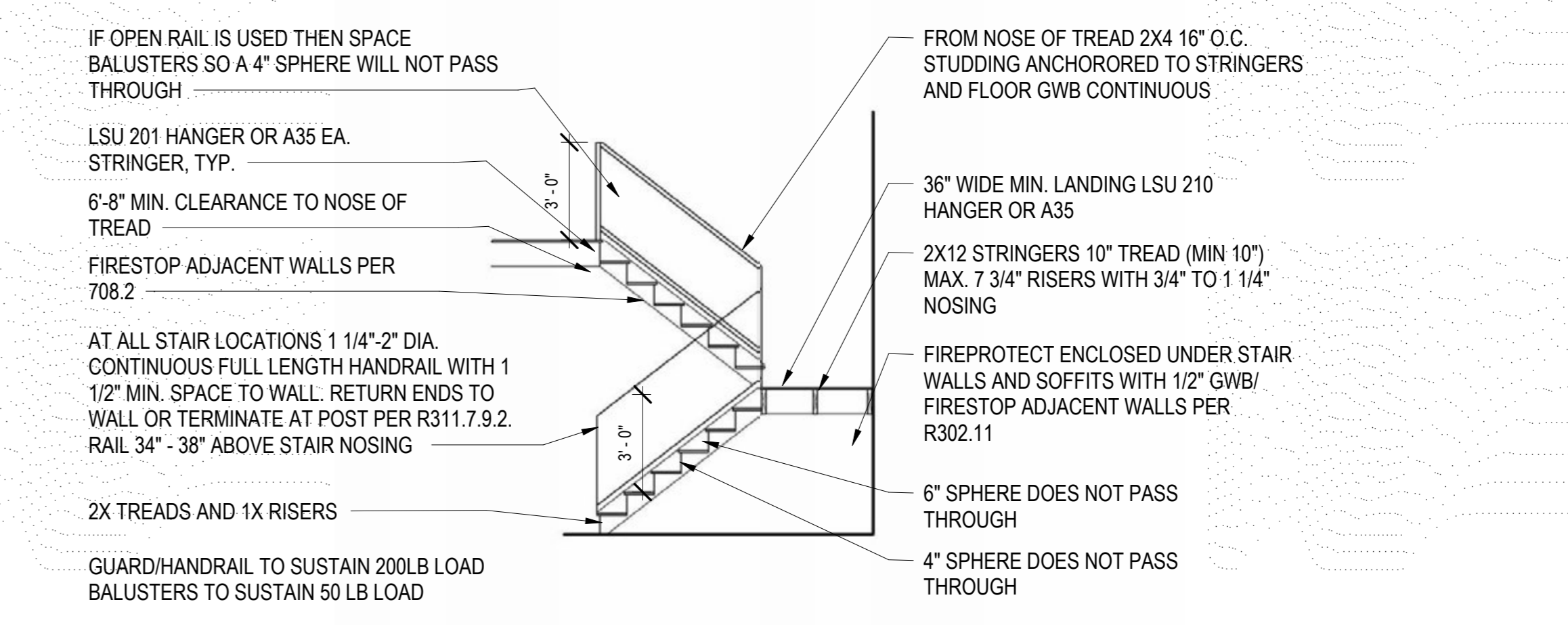


1 SOUTH ELEVATION
3/16" = 1'-0"



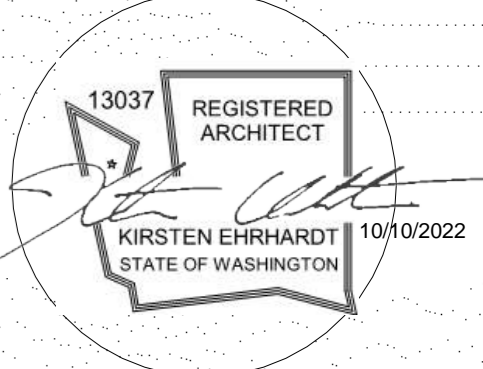
- NOTES:**
- SELF ADHERED FLEXIBLE FLASHING AT SILL, WRAP UP SIDES OF WALL.
 - INSTALL A BEAD OF CAULK AT HEAD AND JAMB SIDES.
 - INSTALL WINDOW.
 - INSTALL GALVANIZED FLASHING AT HEAD.
 - INSTALL SELF ADHERED STRAIGHT FLASHING OVER NAILING FIN AT JAMB SIDES.
 - INSTALL SELF ADHERED STRAIGHT FLASHING OVER NAILING FIN AT WINDOW HEAD.
- NOTE: WINDOW FLASHING SHALL FOLLOW THIS SEQUENCE OR THE MANUFACTURER'S REQUIREMENTS, WHICHEVER IS MORE STRINGENT.

3 WINDOW FLASHING DETAIL
1/2" = 1'-0"



4 STAIR DETAIL
1/4" = 1'-0"

- IF OPEN RAIL IS USED THEN SPACE BALUSTERS SO A 4" SPHERE WILL NOT PASS THROUGH
- LSU 201 HANGER OR A35 EA. STRINGER, TYP.
- 6'-8" MIN. CLEARANCE TO NOSE OF TREAD
- FIRESTOP ADJACENT WALLS PER 708.2
- AT ALL STAIR LOCATIONS 1 1/4"-2" DIA. CONTINUOUS FULL LENGTH HANDRAIL WITH 1 1/2" MIN. SPACE TO WALL. RETURN ENDS TO WALL OR TERMINATE AT POST PER R311.7.9.2. RAIL 34" - 38" ABOVE STAIR NOSING
- 2X TREADS AND 1X RISERS
- GUARD/HANDRAIL TO SUSTAIN 200LB LOAD
BALUSTERS TO SUSTAIN 50 LB LOAD
- FROM NOSE OF TREAD 2X4 16" O.C. STUDDING ANCHORED TO STRINGERS AND FLOOR GWB CONTINUOUS
- 36" WIDE MIN. LANDING LSU 210 HANGER OR A35
- 2X12 STRINGERS 10" TREAD (MIN 10") MAX. 7 3/4" RISERS WITH 3/4" TO 1 1/4" NOSING
- FIREPROTECT ENCLOSED UNDER STAIR WALLS AND SOFFITS WITH 1/2" GWB/ FIRESTOP ADJACENT WALLS PER R302.11
- 6" SPHERE DOES NOT PASS THROUGH
- 4" SPHERE DOES NOT PASS THROUGH



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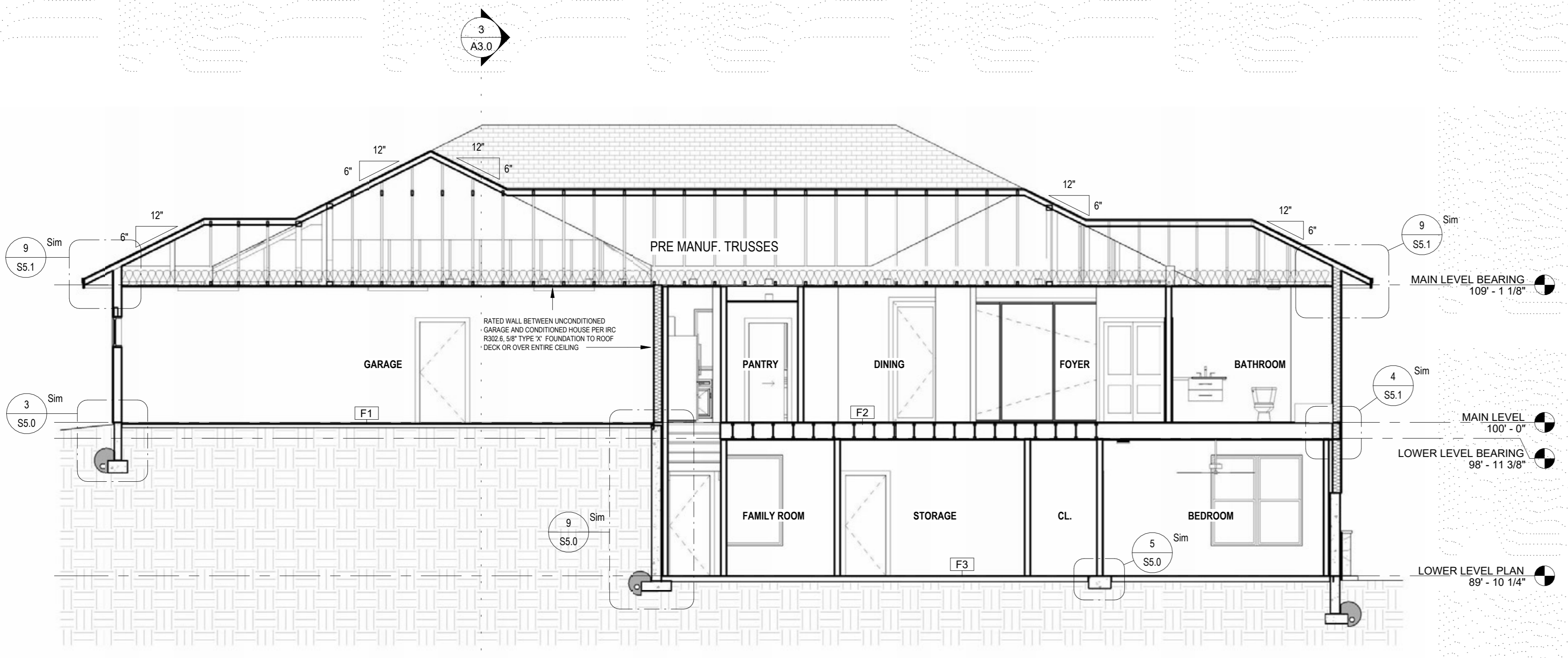
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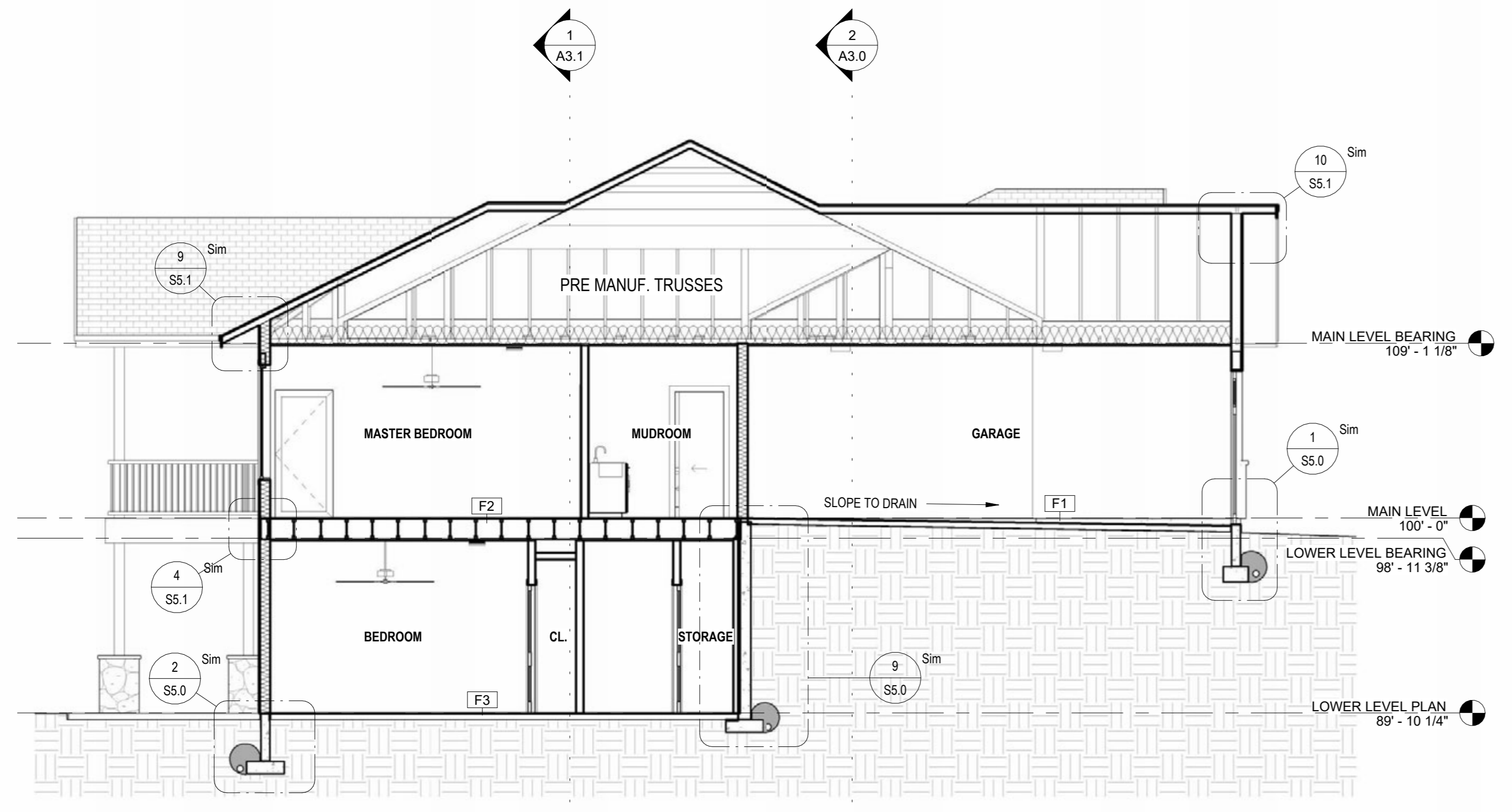
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BUILDING SECTIONS

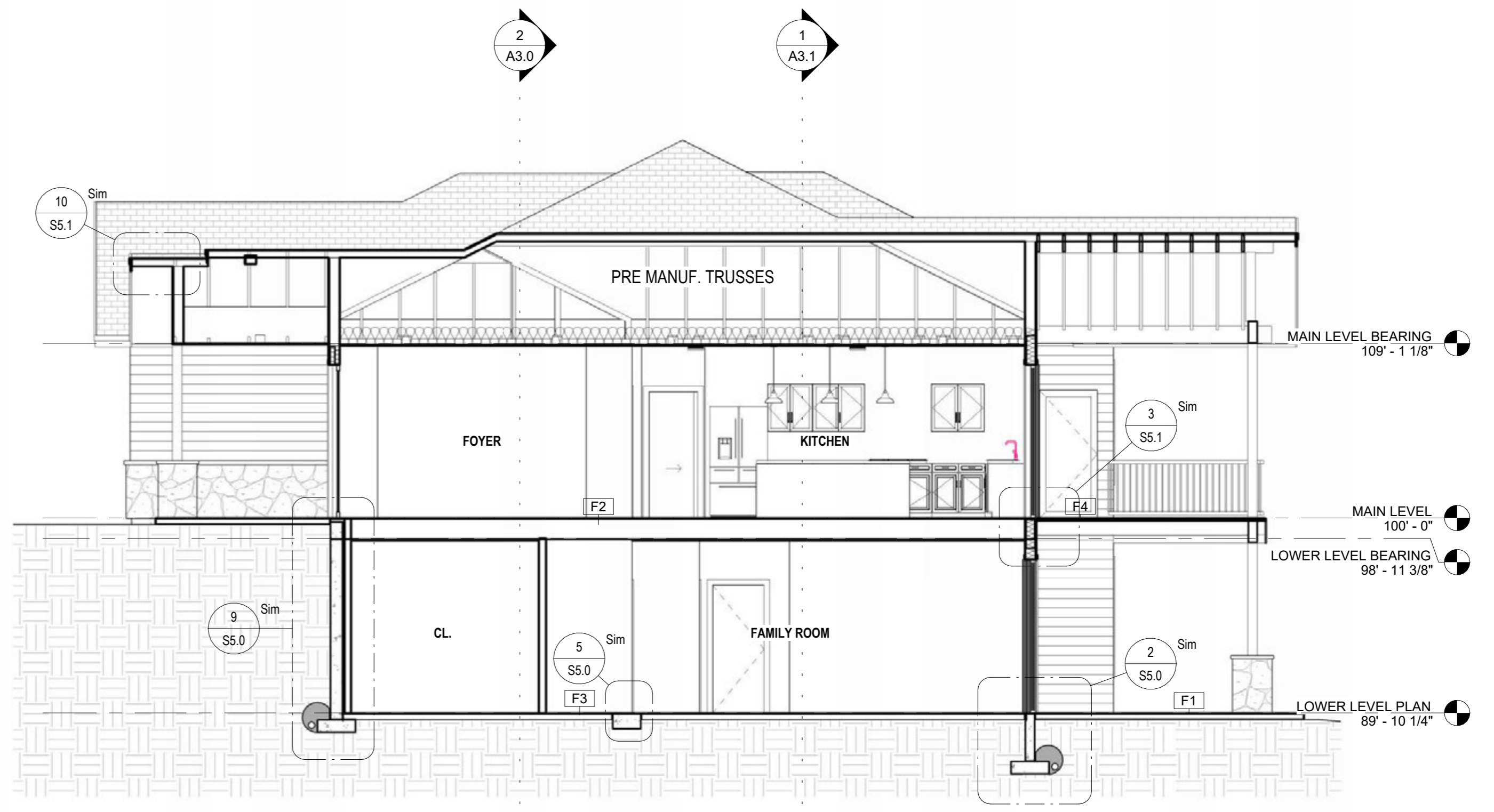
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A3.0



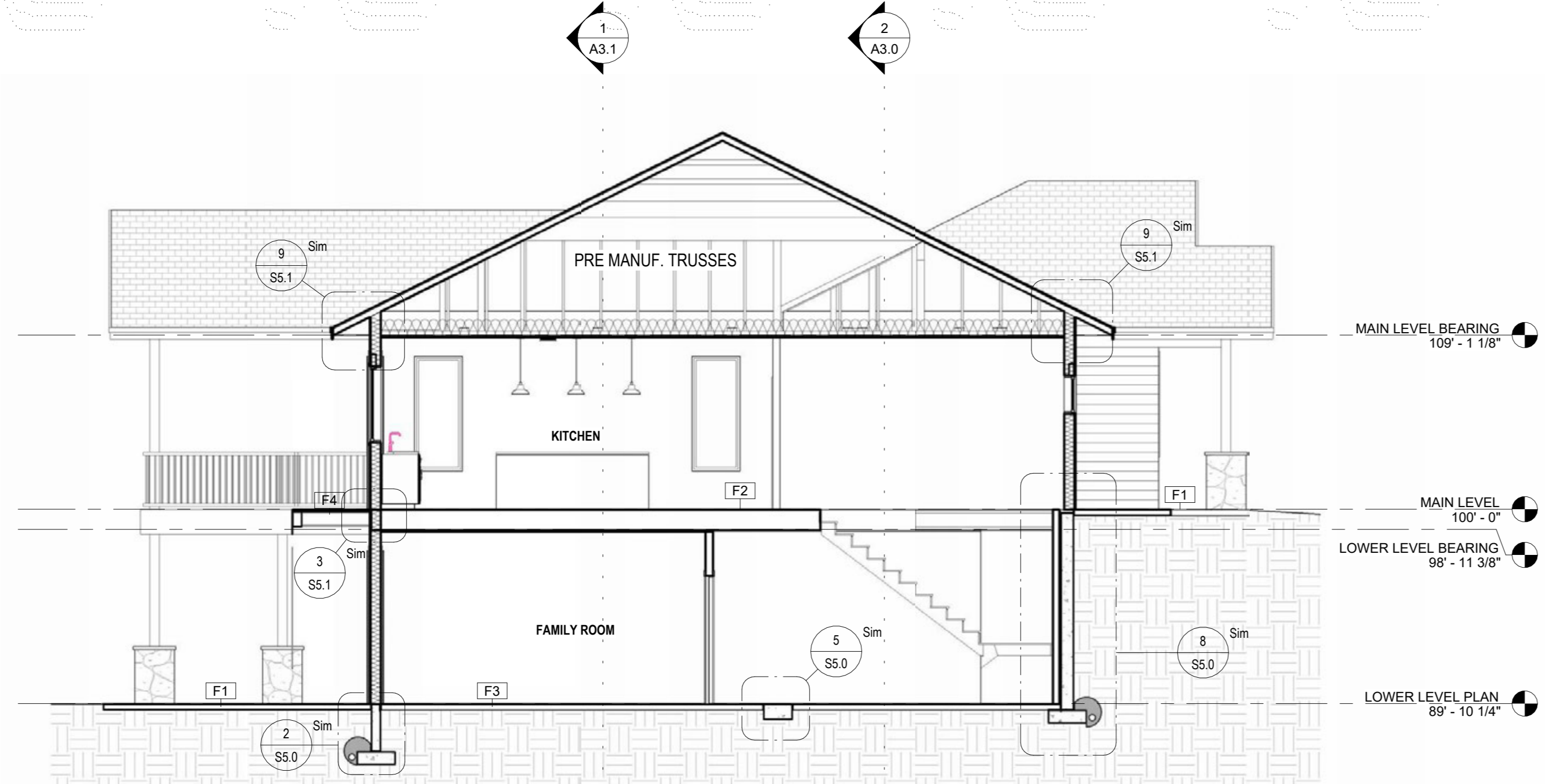
2 BUILDING SECTION 2
3/16" = 1'-0"



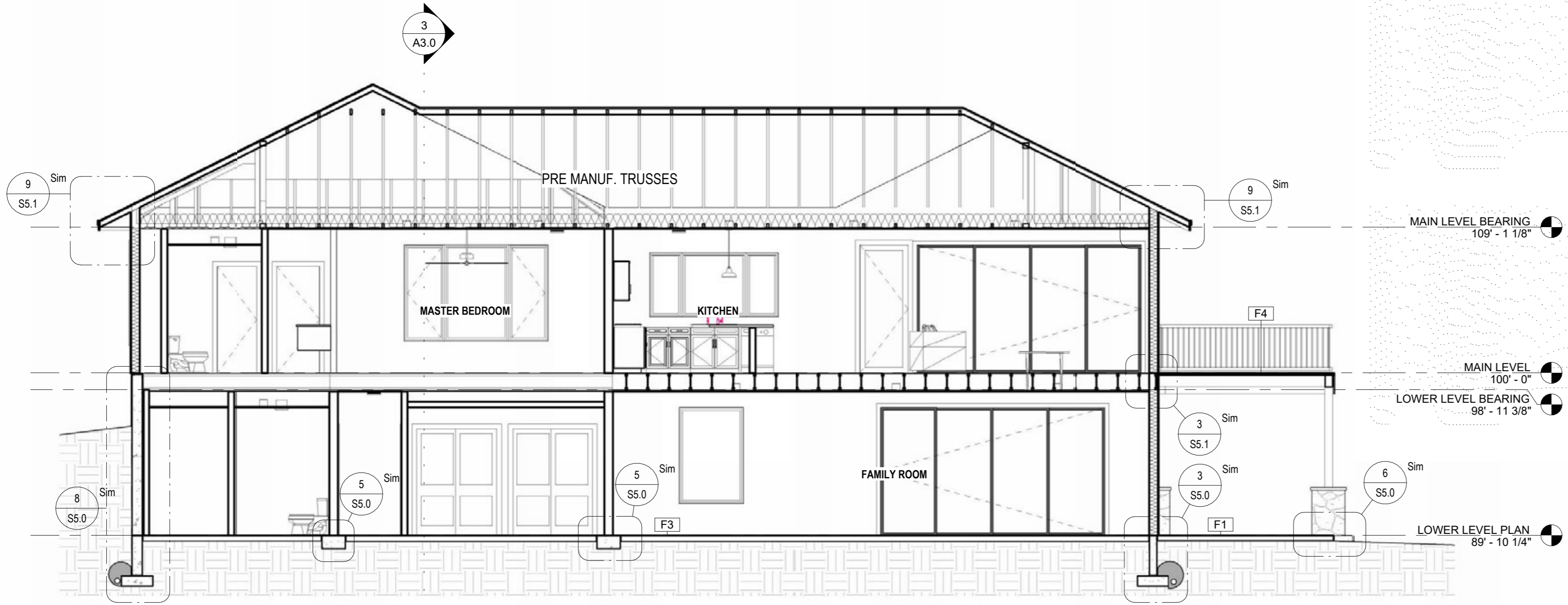
3 BUILDING SECTION 3
3/16" = 1'-0"



1 BUILDING SECTION 1
3/16" = 1'-0"



BUILDING SECTION 5
3/16" = 1'-0"



BUILDING SECTION 4
3/16" = 1'-0"

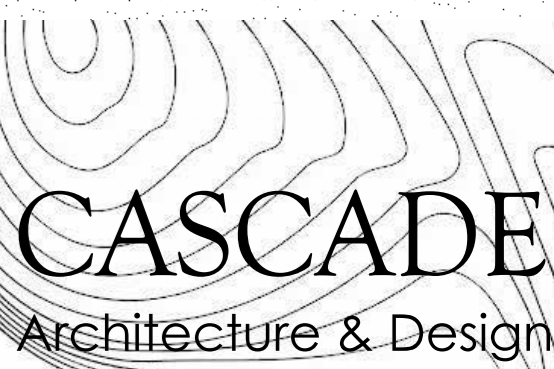
DOOR SCHEDULE

DOOR #	DOOR INFORMATION				Finish	DOOR INFORMATION		COMMENTS
	DOOR WIDTH	DOOR HEIGHT	DOOR TYPE	DOOR MATERIAL		FIRE RATING	HARDWARE TYPE	
LOWER LEVEL PLAN								
001	14'-0"	8'-0"	FULL LITE SLIDING	FG	PRE FIN		BY MANUF.	
002	2'-8"	6'-8"	HOLLOW CORE SWING	WOOD	PNT.		PASSAGE	
003	2'-8"	6'-8"	HOLLOW CORE SWING	WOOD	PNT.		PASSAGE	
004	2'-8"	6'-8"	HOLLOW CORE SWING	WOOD	PNT.		PRIVACY	
005	5'-0"	6'-8"	HOLLOW CORE SLIDING	WOOD	PNT.		FINGER PULL	
006	2'-8"	6'-8"	HOLLOW CORE POCKET	WOOD	PNT.		FINGER PULL	
007	2'-4"	6'-8"	HOLLOW CORE SWING	WOOD	PNT.		PRIVACY	
008	5'-0"	6'-8"	HOLLOW CORE SLIDING	WOOD	PNT.		FINGER PULL	
009	5'-0"	6'-8"	HOLLOW CORE SLIDING	WOOD	PNT.		FINGER PULL	
010	2'-8"	6'-8"	HOLLOW CORE SWING	WOOD	PNT.		PRIVACY	
011	2'-8"	6'-8"	HOLLOW CORE SWING	WOOD	PNT.		PRIVACY	
012	2'-8"	6'-8"	HOLLOW CORE SWING	WOOD	PNT.		PRIVACY	
013	5'-8"	6'-8"	HOLLOW CORE SLIDING	WOOD	PNT.		FINGER PULL	
014	2'-8"	6'-8"	HOLLOW CORE SWING	WOOD	PNT.		PRIVACY	
015	5'-0"	6'-8"	HOLLOW CORE SLIDING	WOOD	PNT.		FINGER PULL	
016	5'-0"	6'-8"	HOLLOW CORE SLIDING	WOOD	PNT.		FINGER PULL	
017	2'-0"	6'-8"	HOLLOW CORE FOLDING	WOOD	PNT.		FINGER PULL	
018	7'-8"	6'-8"	HOLLOW CORE SWING	WOOD	PNT.		PASSAGE	
MAIN LEVEL								
100	3'-0"	8'-0"	FULL LITE SWING	FG	PRE FIN		PRIVACY W/ DEADBOLT	
101	5'-0"	6'-8"	HOLLOW CORE DOUBLE SWING	WOOD	PNT.		PASSAGE	
102	5'-0"	6'-8"	HOLLOW CORE SLIDING	WOOD	PNT.		FINGER PULL	
103	2'-8"	6'-8"	HOLLOW CORE POCKET	WOOD	PNT.		FINGER PULL	
104	2'-6"	6'-8"	HOLLOW CORE SWING	WOOD	PNT.		PRIVACY	
105	4'-0"	6'-8"	HOLLOW CORE SLIDING	WOOD	PNT.		FINGER PULL	
106	2'-8"	6'-8"	HOLLOW CORE POCKET	WOOD	PNT.		FINGER PULL	
107	14'-0"	8'-0"	FULL LITE SLIDING	FG	PRE FIN		BY MANUF.	
108	3'-0"	8'-0"	FULL LITE SWING	FG	PRE FIN		PRIVACY W/ DEADBOLT	
109	2'-8"	6'-8"	HOLLOW CORE POCKET	WOOD	PNT.		FINGER PULL	
110	2'-10"	6'-8"	HOLLOW CORE SWING	WOOD	PNT.		PRIVACY	
111	3'-0"	6'-8"	FULL LITE SWING	FG	PRE FIN		PRIVACY W/ DEADBOLT	
112	2'-8"	6'-8"	HOLLOW CORE SWING	WOOD	PNT.		PRIVACY	
113	2'-6"	6'-8"	HOLLOW CORE SWING	WOOD	PNT.		PRIVACY	
114	2'-8"	6'-8"	HOLLOW CORE POCKET	WOOD	PNT.		FINGER PULL	
115	3'-0"	6'-8"	INSULATED SWING	FG	PRE FIN	20 MIN	PRIVACY W/ DEADBOLT	
116	8'-0"	8'-0"	OVERHEAD	FG	PRE FIN		BY MANUF.	
117	16'-0"	8'-0"	OVERHEAD	FG	PRE FIN		BY MANUF.	

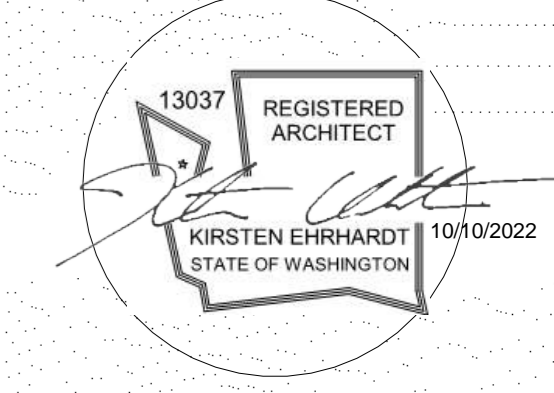
WINDOW SCHEDULE

Window #	Height	Width	Description	Head Height, A.F.F.	Comments	Count
LOWER LEVEL PLAN						
K	6'-0"	3'-0"	Double Hung	8'-0"		4
L	6'-0"	<varies>	<varies>	8'-0"		2
O	6'-0"	3'-0"	Double Hung	8'-0"		1
MAIN LEVEL						
A	2'-0"	2'-0"	Fixed	7'-0"		2
B	6'-0"	2'-0"	Fixed	8'-0"		2
C	6'-0"	3'-0"	Fixed	8'-0"		1
D	8'-0"	1'-0"	Fixed	8'-0"		2
E	6'-0"	2'-6"	Fixed	8'-0"		2
F	5'-0"	3'-0"	Fixed	8'-0"		4
G	4'-0"	2'-0"	Fixed	7'-6"		2
H	4'-0"	4'-0"	Fixed	7'-6"		1
I	6'-0"	2'-6"	Casement	8'-0"		2
J	6'-0"	4'-0"	Fixed	8'-0"		1
K	6'-0"	3'-0"	Double Hung	8'-0"		1
L	6'-0"	4'-0"	Casement	8'-0"		1
M	2'-0"	3'-6"	Fixed	7'-0"		2

E - EGRESS WINDOW PER ELEVATIONS



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10.03.2022
SHEET NAME

BUILDING SECTIONS

SHEET No.
A3.1



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PROJECT NUMBER: 22.017

AUTUMN CREST 2.0
870 AUTUMN CREST DR.
WENATCHEE, WA 98801

STRUCTURAL NOTES:

GENERAL:
ALL CONSTRUCTION SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE (IBC) 2018 EDITION OR OTHER GOVERNING CODE, AS REQUIRED BY LOCAL JURISDICTION.

INSPECTIONS:
NO SPECIAL INSPECTIONS ARE REQUIRED. NOTIFY BUILDING DEPARTMENT FOR INSPECTIONS REQUIRED BY LOCAL JURISDICTION.

MISCELLANEOUS:
THE CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS AT JOB SITE. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AS REQUIRED UNTIL ALL PERMANENT CONNECTIONS AND STIFFENING HAVE BEEN INSTALLED.
DO NOT SCALE DRAWINGS
PREFABRICATED ITEMS TO BE HANDLED AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS.

FOOTINGS:
FOR ALL LOAD BEARING FOOTINGS, REMOVE EXISTING EXPANSIVE SOIL TO MIN 36" DEEP AND REPLACE WITH NON-EXPANSIVE STRUCTURAL FILL AND COMPACT TO 95% MAX DRY DENSITY PER ASTM D-1557 MODIFIED PROCTOR.

SLABS:
ALL CONCRETE SLABS SHALL BE 5" THICK HAVING 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI OR GREATER. PROVIDE TOOLED JOINTS @ 15 FT MAX EA WAY.
REINFORCING STEEL SHALL BE ASTM A615 GRADE 40 OR BETTER.
WELDED WIRE MESH TO BE A-185 OR EQUAL WHERE NOTED, CONCRETE SIDEWALKS SHALL SLOPE 1/4" PER FT

REINFORCING:
(2) #4 CONTINUOUS IN SPREAD FTG, (1) AT TOP OF WALL.
#4 VERT @ MAX 18" O.C.
24" MAX HEIGHT FOR STANDARD FND WALL
PROVIDE #4 @ 10" O.C. HORIZ. 16" O.C VERTS IN STEM WALL

UNDER FLOOR INSPECTION REQUIRED:
ALL HOLD-DOWNS, FRAMING, ANCHORS AND SHEARWALLS MUST BE INSPECTED BEFORE COVERING. PROVISION SHALL BE MADE TO PREVENT WATER FROM COLLECTING IN CRAWL SPACES AND FROM LEAKING ONTO BASEMENT FLOORS.

ANCHOR BOLT WASHERS SHALL BE 3/16"x1/4" THICK PER R602.11.1. BOLTS SHALL BE NOT LESS THAN 7 BOLT DIAMETERS, AND NOT MORE THAN 12" FROM THE ENDS OF EACH INDIVIDUAL FOUNDATION SILL PLATE. MIN 6" EMBEDMENT INTO STEM WALL. MIN (2) PER SILL PLATE SPACING PER FOUNDATION PLAN

ANY CHANGES TO FLOOR FRAMING (I.E. I-JOIST FROM SOLID SAWN) WILL REQUIRE NEW FLOOR FRAMING PLANS.
18" MIN CRAWL SPACE
12" MIN CLEARANCE AT BEAMS
6 MIL BLACK FISO VAPOR BARRIER
F.G. INSULATION UP TO SUBFLOOR

STUB OUT \$4 REBAR @ 18" O.C. AT CONC PORCH TO RESIST DIFFERENTIAL SETTLEMENT OR PROVIDE PT RIM AT PATIOS

COLUMN & BEAM NOTES:
COLUMNS TO BE 4X4 U.N.D.
COLUMN BASES 4" ABOVE GRADE OR PT
PROTECT COLUMN BASE W/ F412 OR EQUAL
COL-BM POSI CONNECTION PER R407.3
1" MIN AIR SPACE BETWEEN WOOD AND CONCRETE OR USE PT LUMBER
LAMINATE MULTI JOISTS W/ 2 ROWS 18@ 16" O.C. STAGGER T&B
STUDS AND GENERAL FRAMING SHALL BE HEM FIR OR SPF
GLULAM BEAMS SHALL BE GRADE 24F-V4 DFDF
STRUCTURAL SOLID SAWN FRAMING (HEADERS/BEAMS) SHALL BE DOUGLAS FIR LARCH #2 OR BETTER.

TYPICAL FLOOR SHEATHING:
3/4" T&G CDX PLYWOOD INDEX 40/20, UNBLOCKED, LAID UP W/ FACE GRAIN PERPENDICULAR TO FRAMING BELOW. STAGGER END JOINTS. NAIL AS FOLLOWS:
DIAPHRAM BOUNDARY AND OVER
EXTERIOR WALLS AND SHEAR WALLS: 8D @ 6" O.C.
ALL SUPPORT EDGES: 8D @ 6" O.C.
FIELD: 8D @ 10" O.C.

STRUCTURAL 1 GRADE, CONFORMING TO U.S. PRODUCT STANDARDS PS 1 AND SHALL BE PRESSURE TREATED.

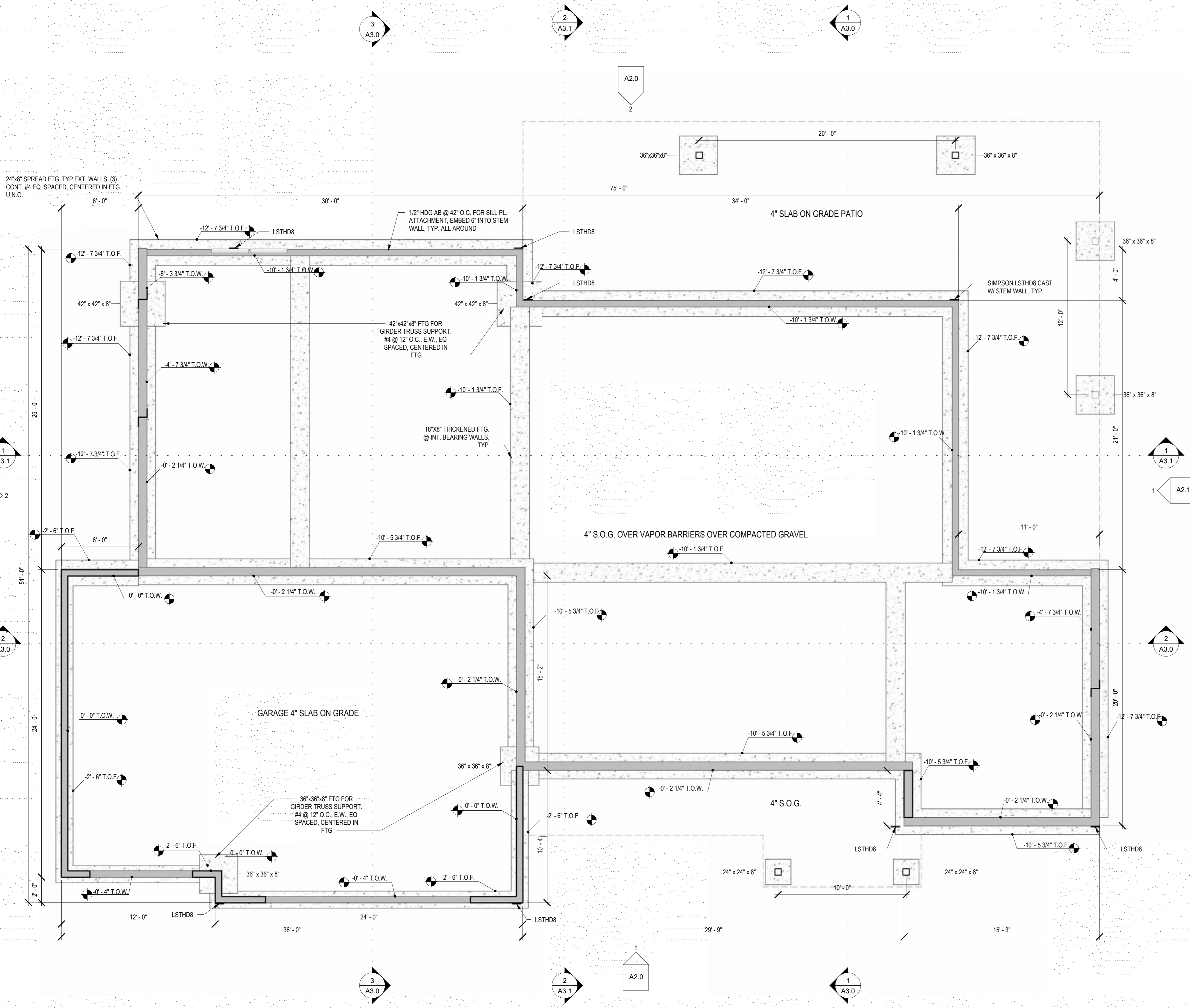
FRAMING/SHEATHING LUMBER:
FIELD PROTECT ALL CUT SURFACES OF LUMBER WITH PRESERVATIVE WHICH SHALL BE APPLIED IN ACCORDANCE WITH MANUF S RECOMMENDATIONS. CONTRACTOR TO PROVIDE ADEQUATE BRACING AND SHORING FOR ALL STRUCTURAL MEMBERS DURING ALL PHASES OF CONSTRUCTION.
ALL LUMBER SHALL BE DFL #2 OR BETTER AND TREATED IN ACCORDANCE TO SEC. R320 IRC 2015.

LOAD PATH FROM ROOF TO FOUNDATION TO RESIST HIGH WIND FORCES. ALL FINISH SURFACES SHALL RECEIVE 1 COAT PRIME AND 2 COATS FINISH PAINT.

STRUCTURAL TIMBER SHALL BE DFL SPECIES MEETING FOLLOWING MIN. GRADE/STRESSES AS EST. BY THE WESTERN WOOD PRODUCTS ASSOCIATION.
BEAMS & HEADERS: DFL2
GLULAM 24F-V4
STUDS & PLATES: HF OR SPF STUD

TRUSS DRAWINGS:
BY MANUFACTURER
SHALL CONFORM TO THE DESIGN SPECS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES AS ADOPTED BY THE TRUSS PLATE INSTITUTE (TPI). ALL TRUSSES SHALL BE PRESERVATIVE TREATED DF MEETING MIN. STRESSES AS SPECIFIED FOR STRUCTURAL LUMBER ABOVE. COUPLED W/IA CONCENTRATED LOAD OF 250LBS.

SHEAR WALL SCHEDULE:
- 3/8" SHEATHING GAGE PANELS
- 8d NAILS @ 6" O.C. AT PANEL EDGES
- 8d NAILS @ 12" O.C. FIELD
- TYP ALL EXTERIOR WALLS



1 FOUNDATION PLAN
1/4" = 1'-0"

ISSUED/REVISION SCHEDULE		
DESCRIPTION	AUTHOR	DATE

PERMIT
09.30.2022
SHEET NAME

FOUNDATION PLAN

SHEET No.
S1.0



9/30/2022

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PROJECT NUMBER: 22.017

AUTUMN CREST 2.0
870 AUTUMN CREST DR.
WENATCHEE, WA 98801

ISSUED/REVISION SCHEDULE		
DESCRIPTION	AUTHOR	DATE

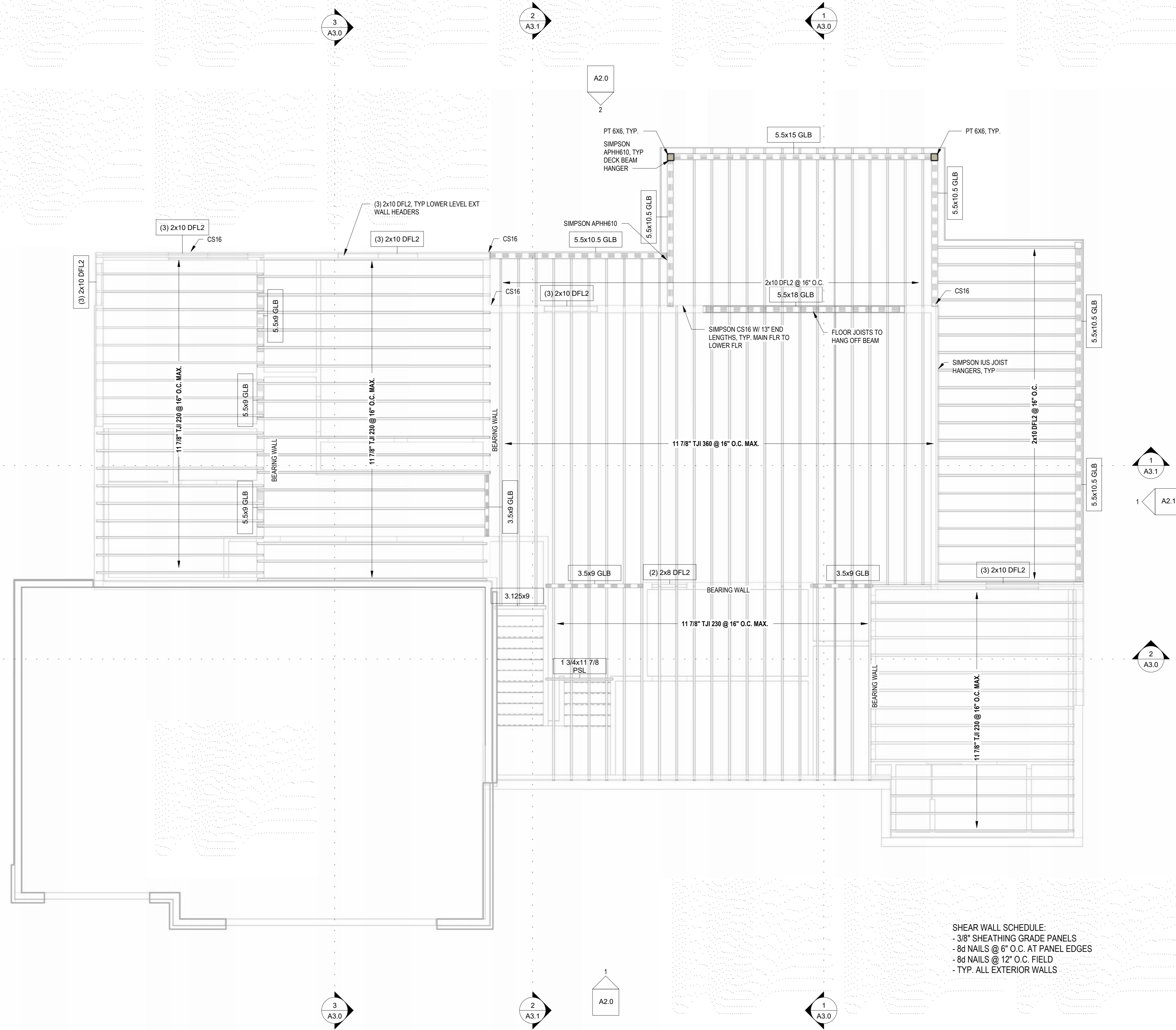
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SHEET NAME

**MAIN LEVEL
FRAMING
PLAN**

SHEET No.

S1.1



SHEAR WALL SCHEDULE:
- 3/8" SHEATHING GRADE PANELS
- 8d NAILS @ 6" O.C. AT PANEL EDGES
- 8d NAILS @ 12" O.C. FIELD
- TYP. ALL EXTERIOR WALLS

1 MAIN LEVEL FRAMING PLAN
1/4" = 1'-0"



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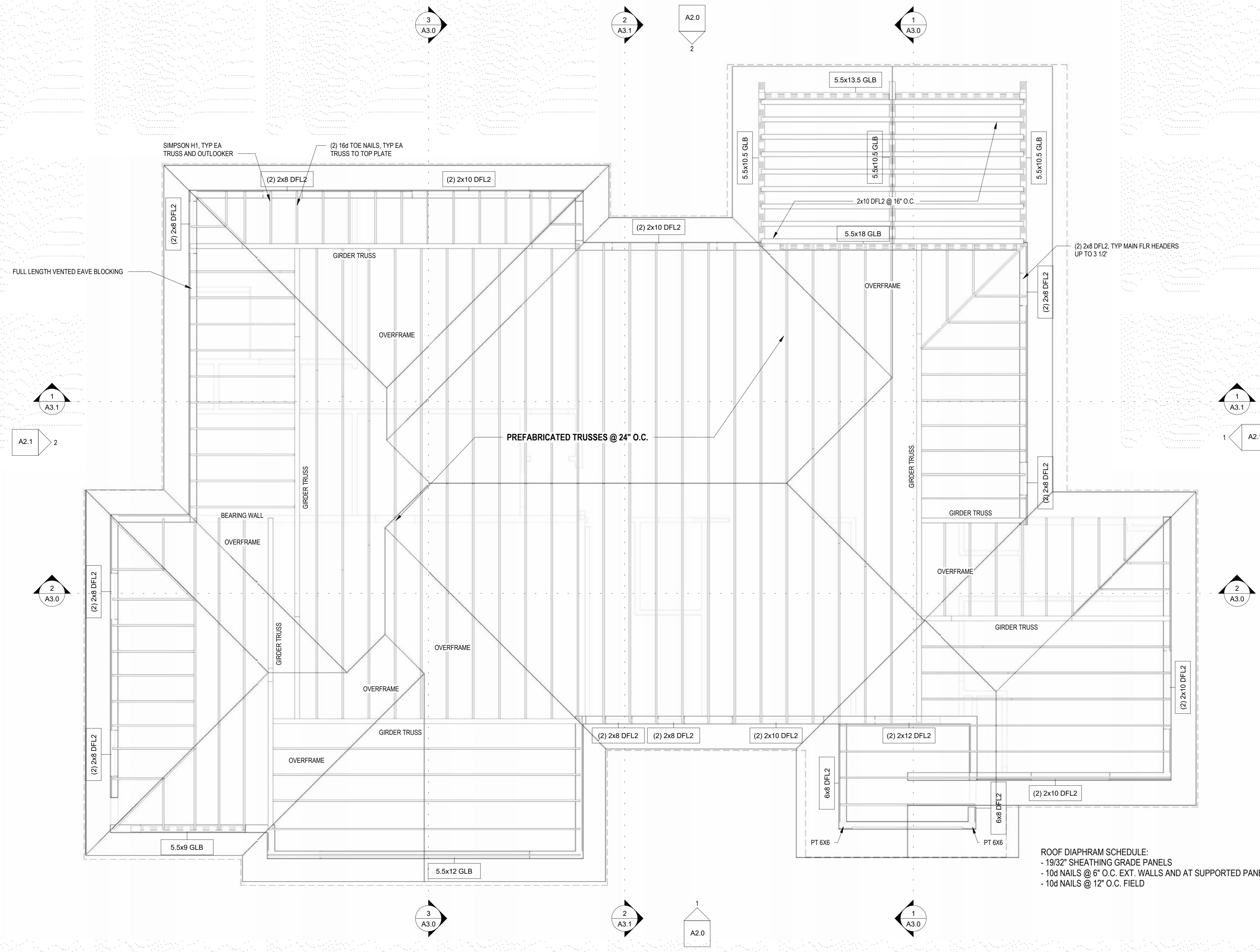
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SHEET NAME

ROOF FRAMING PLAN

SHEET No.
S1.2



1 ROOF PLAN
1/4" = 1'-0"



10/6/2022

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ISSUED/REVISION SCHEDULE		
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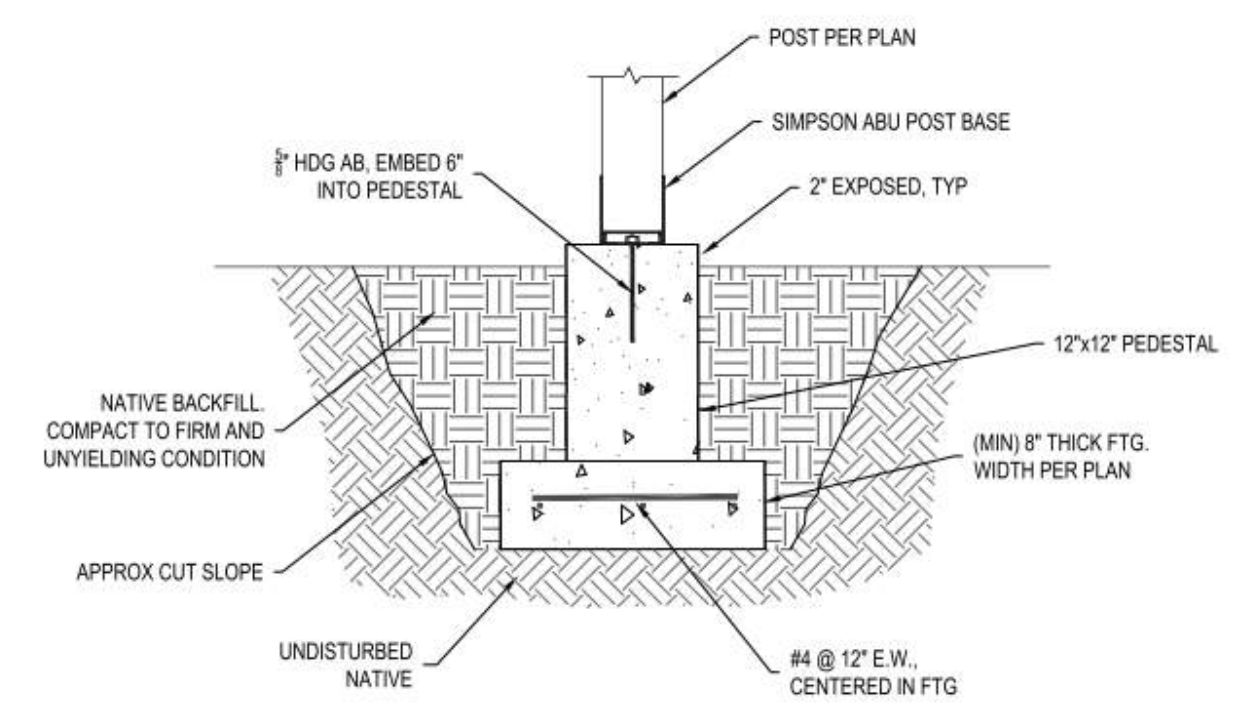
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SHEET NAME

DETAILS

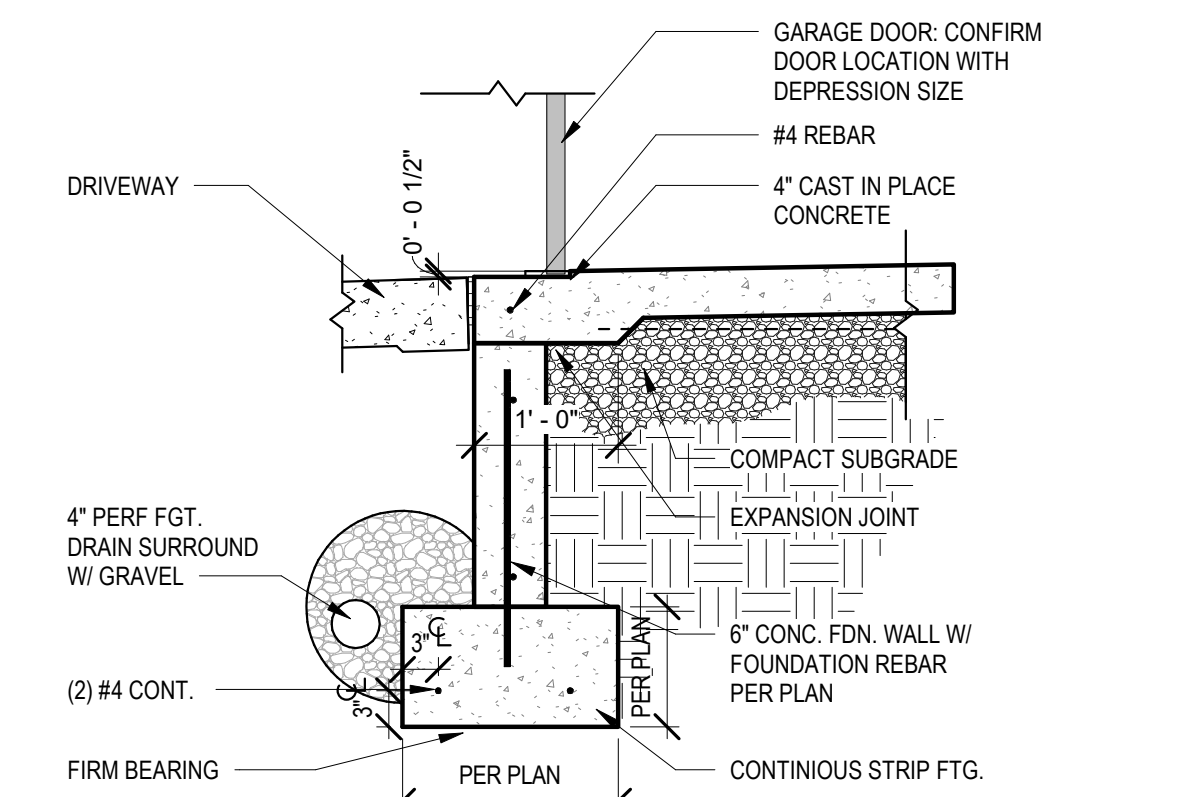
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S5.0



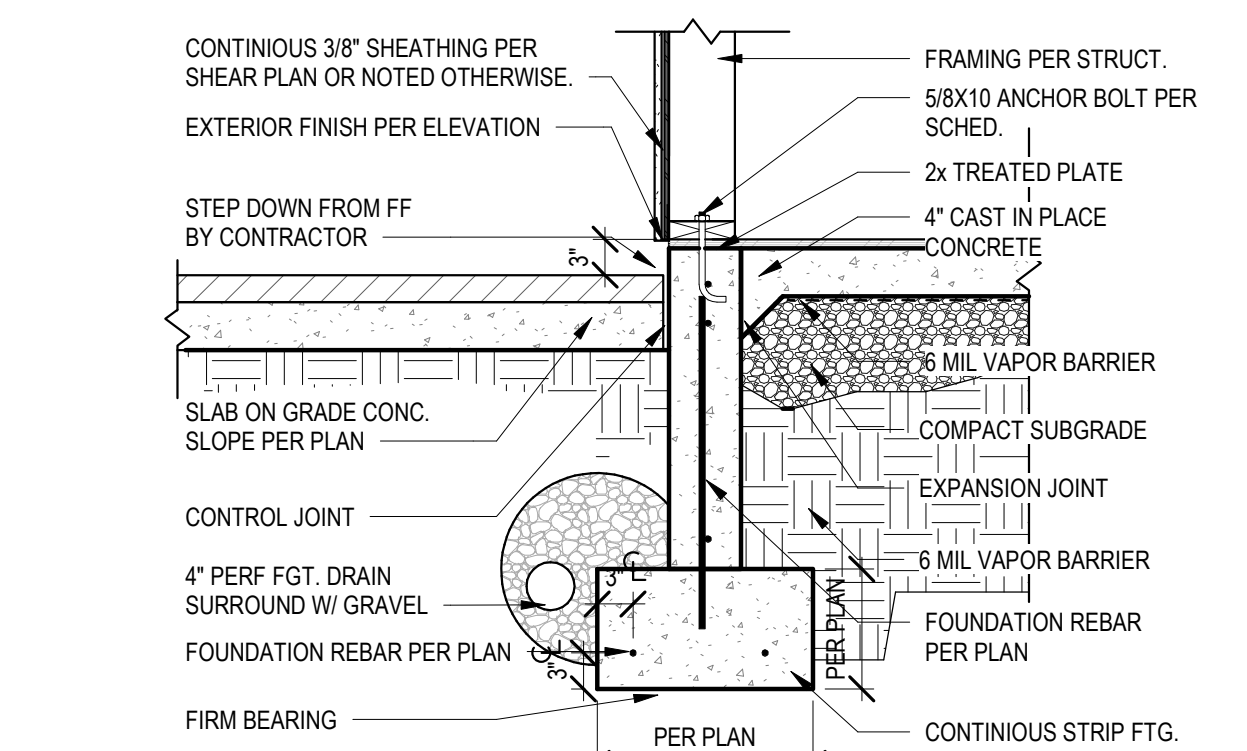
POST FOOTING

NTS



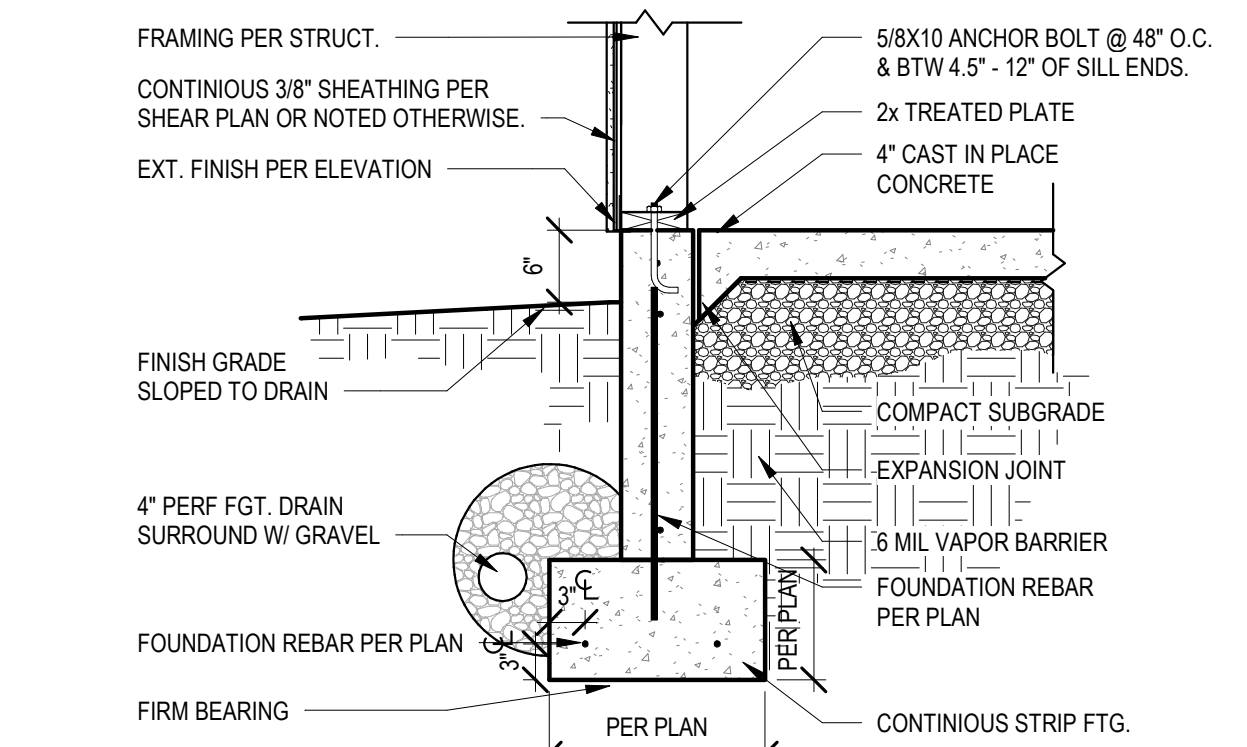
EXT. FOUNDATION @ GARAGE DOOR

3/4" = 1'-0"



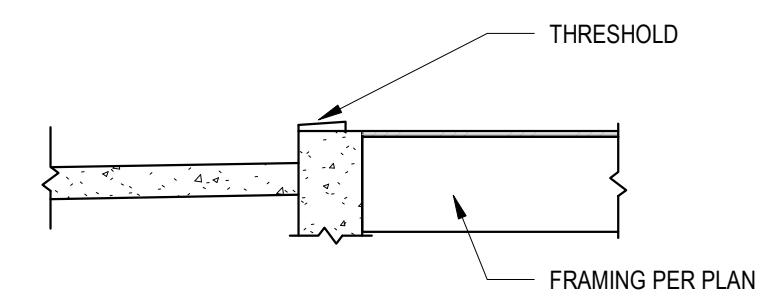
EXT. FOUNDATION WALL @ PATIO

3/4" = 1'-0"



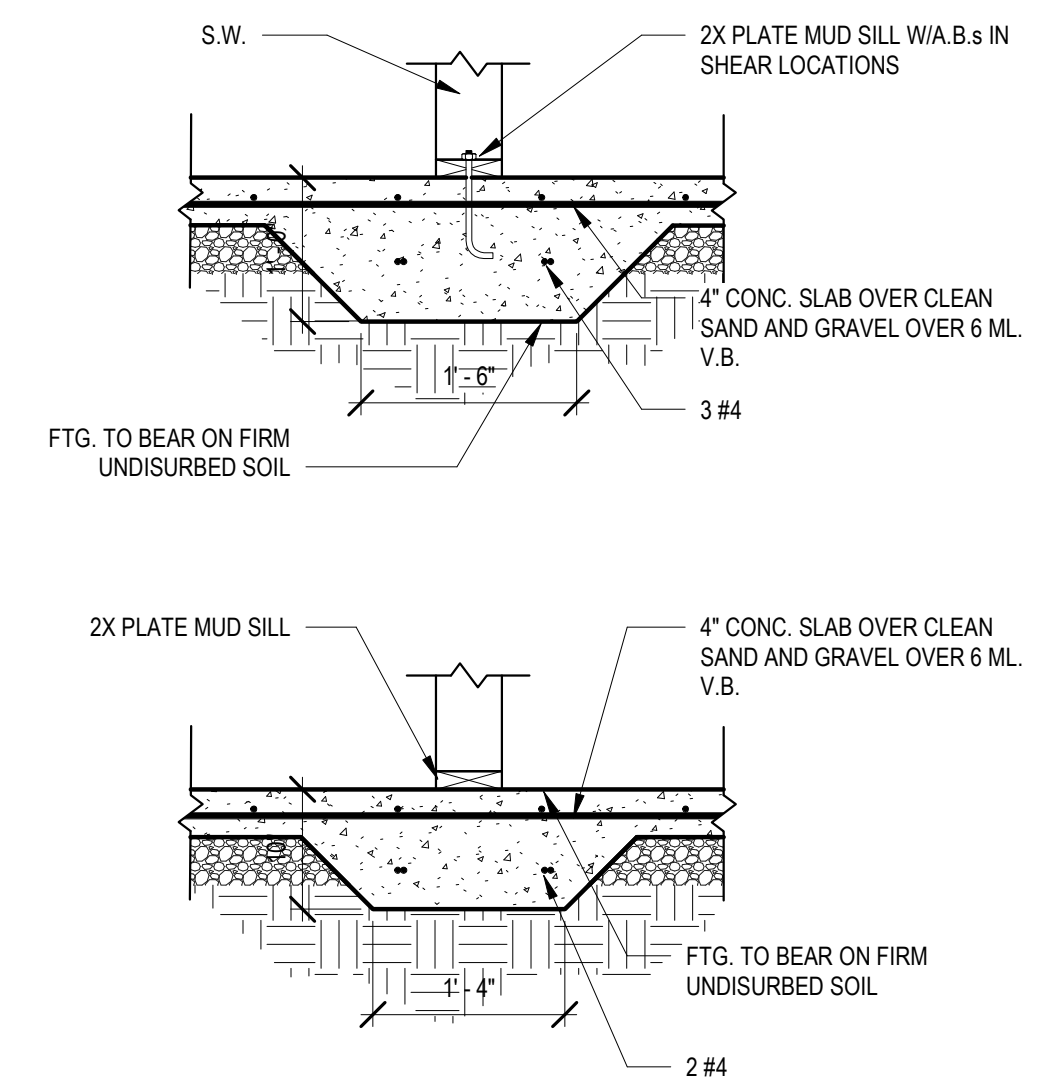
EXT. FOUNDATION WALL @ S.O.G.

3/4" = 1'-0"



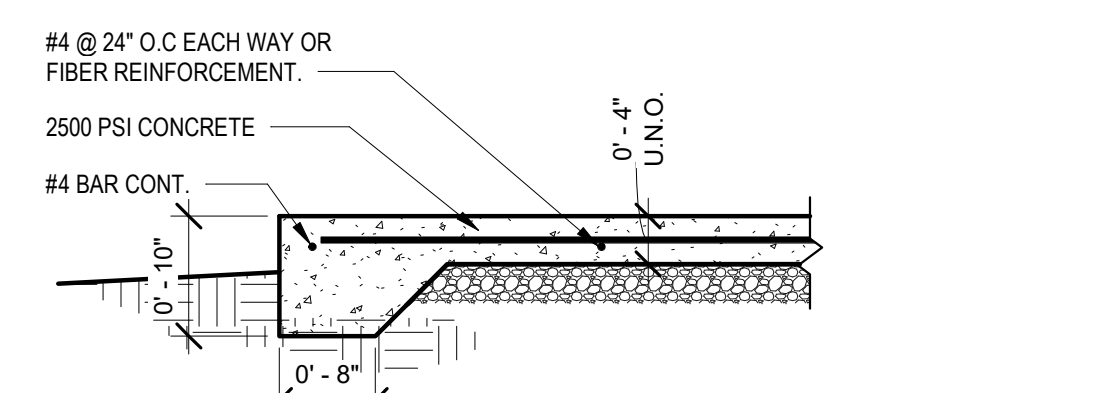
GARAGE DOOR THRESHOLD

1/2" = 1'-0"



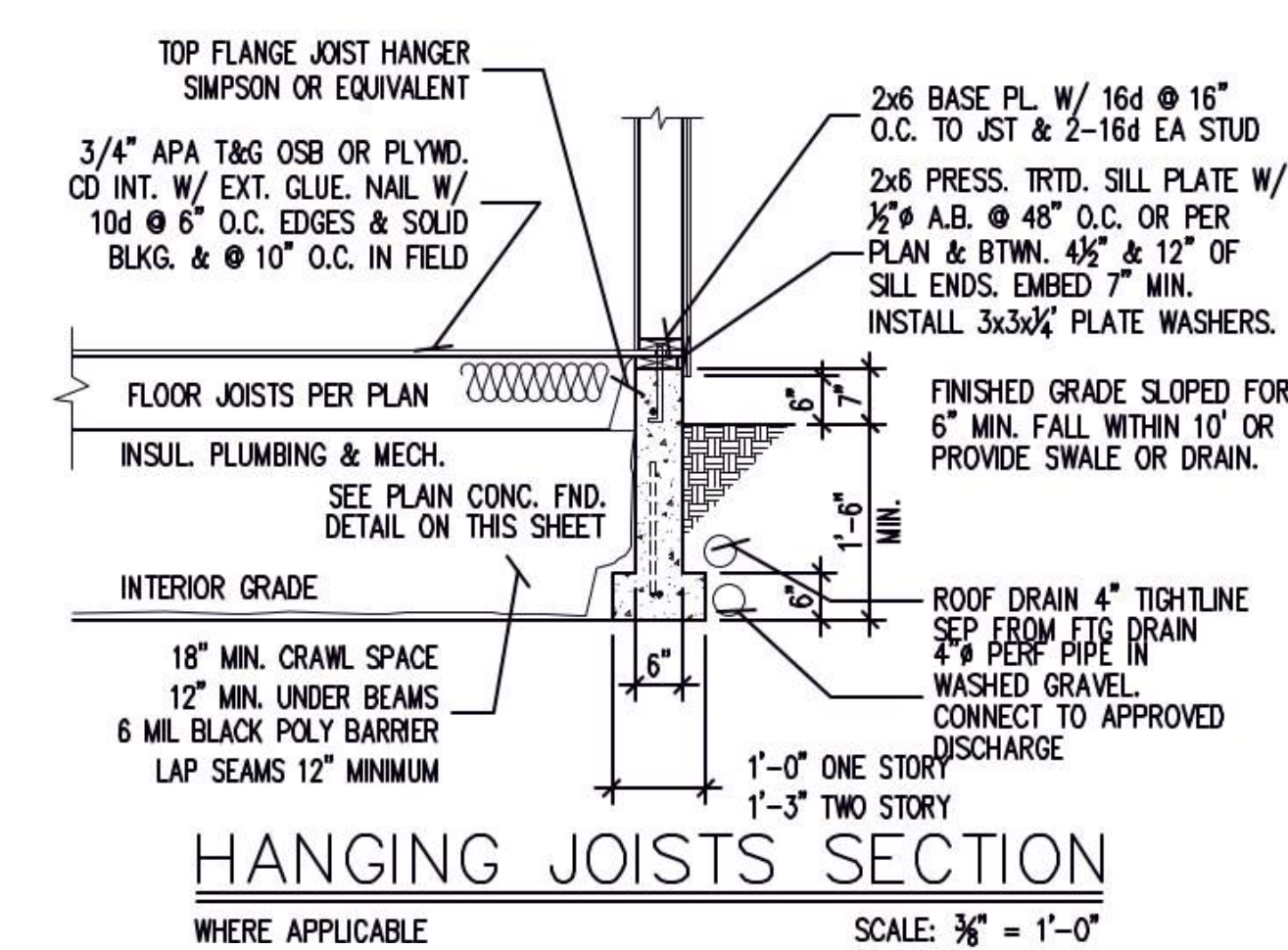
INT. THICKENED SLAB

3/4" = 1'-0"



SLAB EDGE @ SIDEWALK AND PATIO

3/4" = 1'-0"

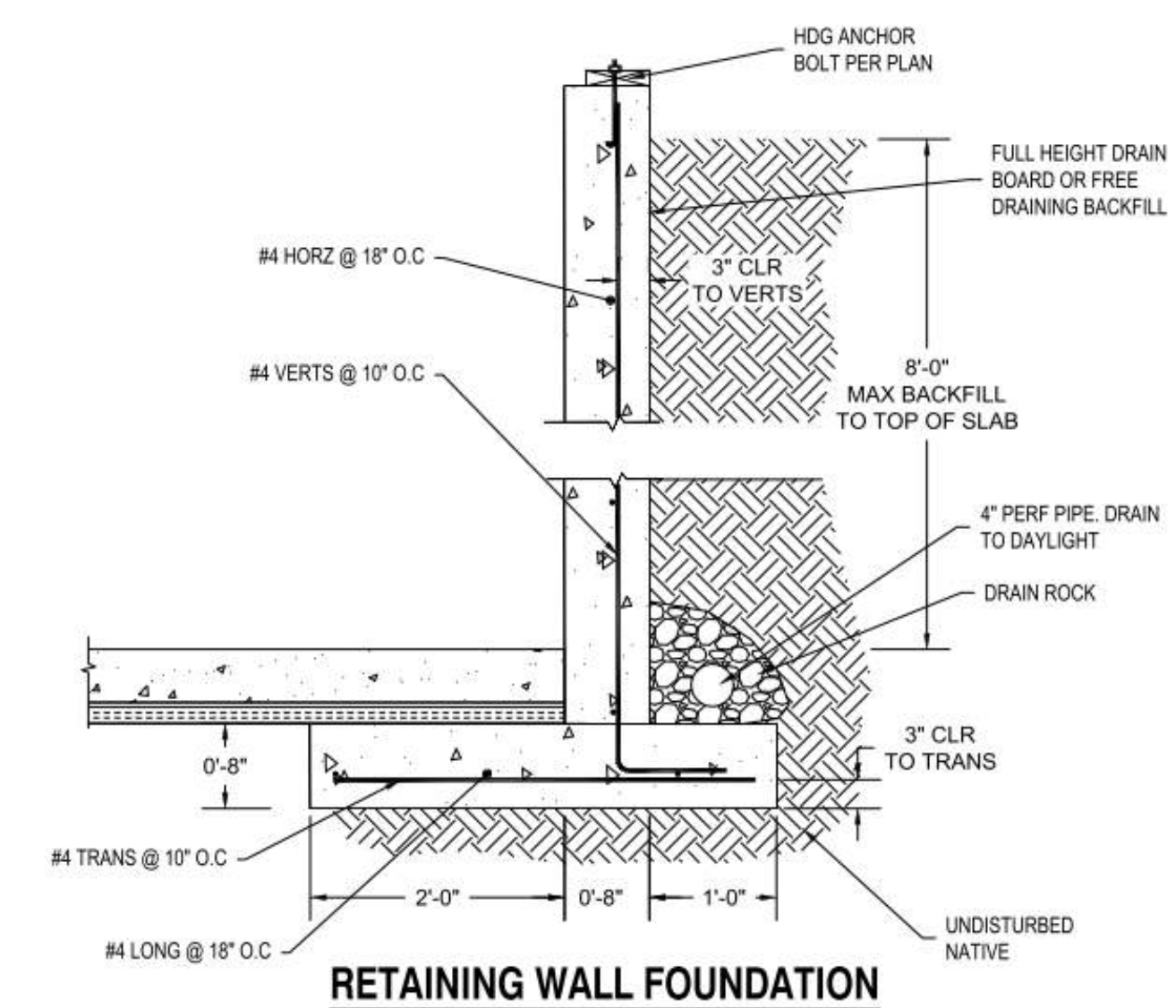


HANGING JOISTS SECTION

SCALE: 3/8" = 1'-0"

BASEMENT FOUNDATION WALL 2

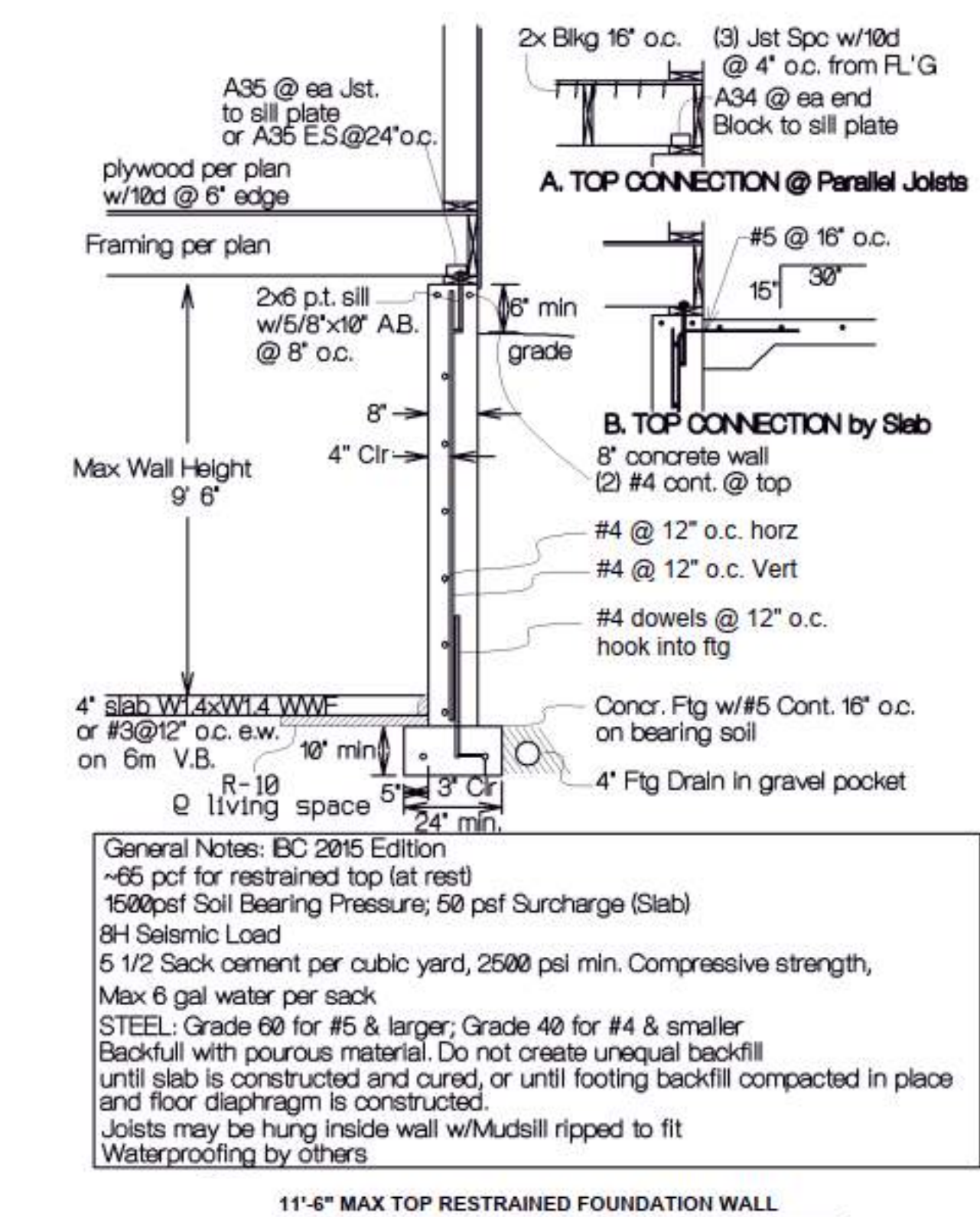
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RETAINING WALL FOUNDATION

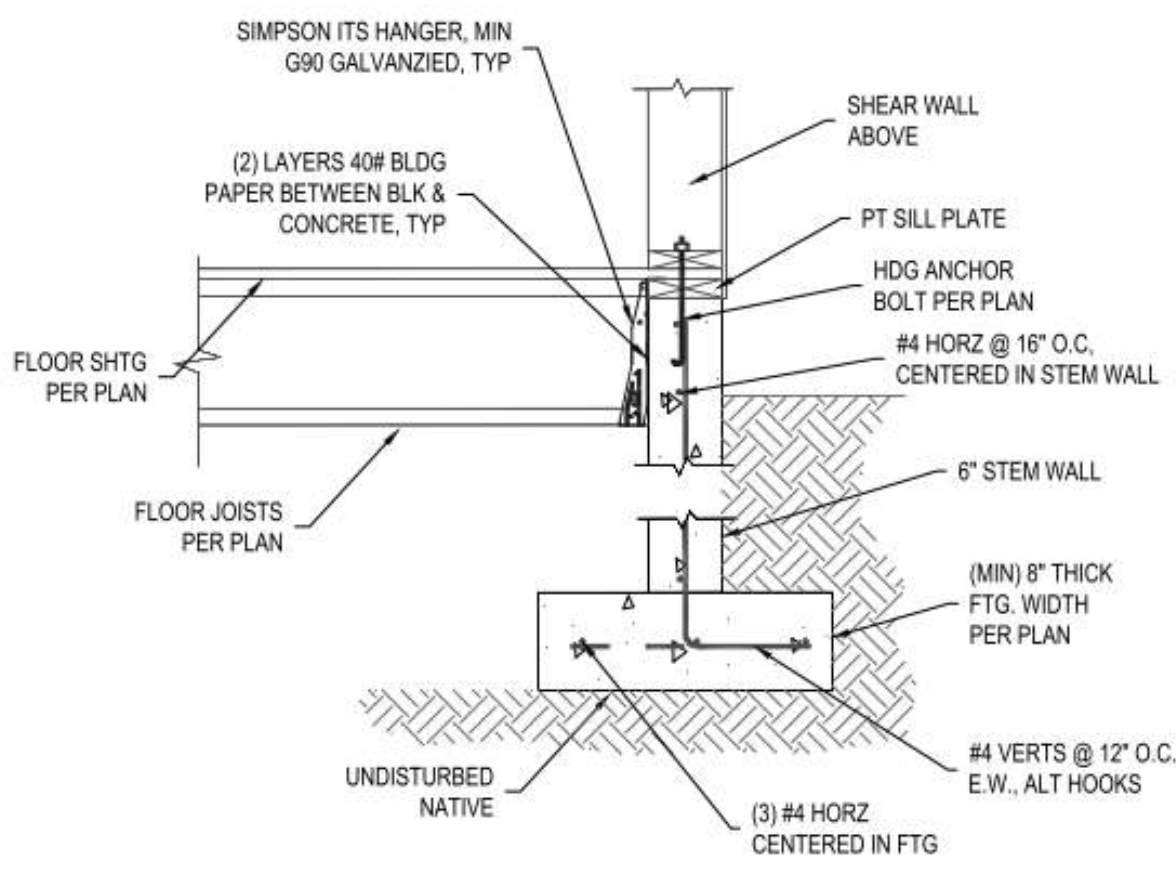
RETAINING WALL FOUNDATION

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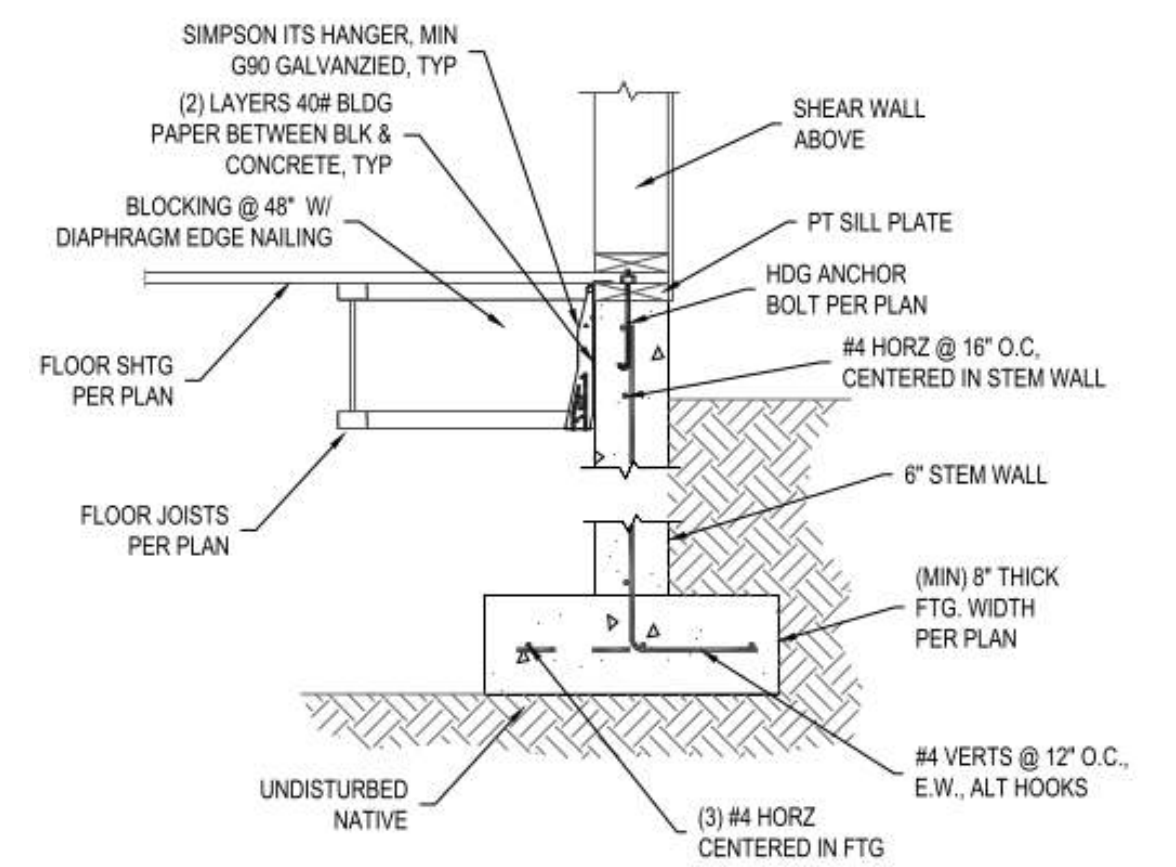
BASEMENT FOUNDATION WALL

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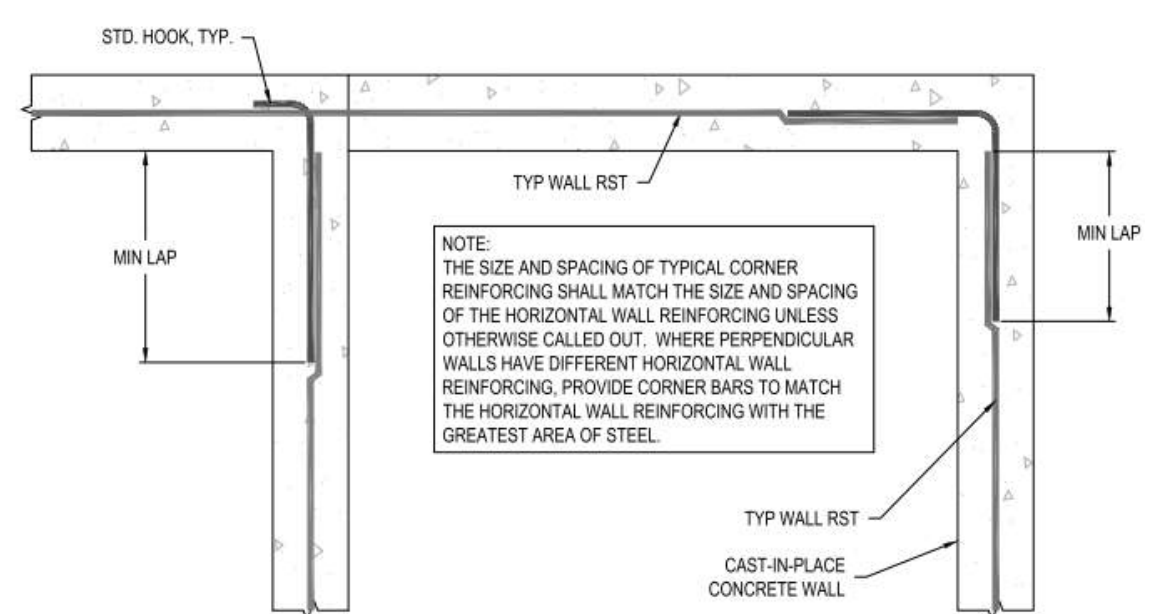
FLOOR JOIST AT FOUNDATION WALL 2

NTS



FLOOR JOIST AT FOUNDATION WALL

NTS



CONCRETE WALL INTERSECTION

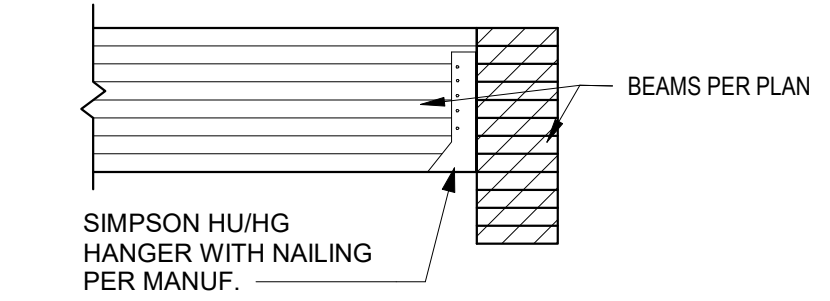
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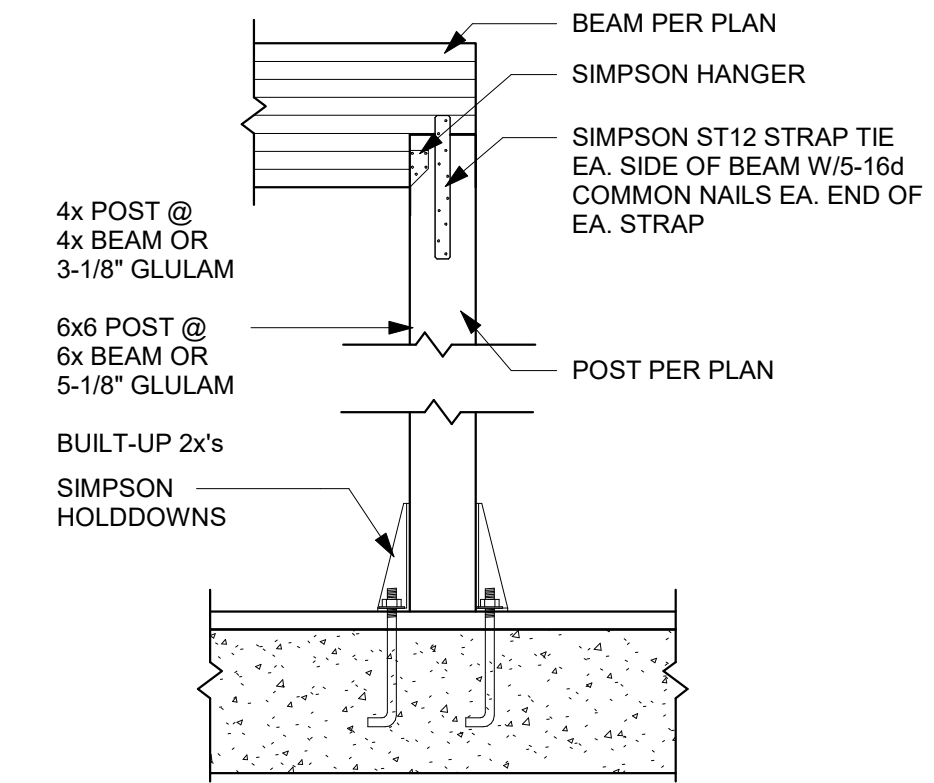
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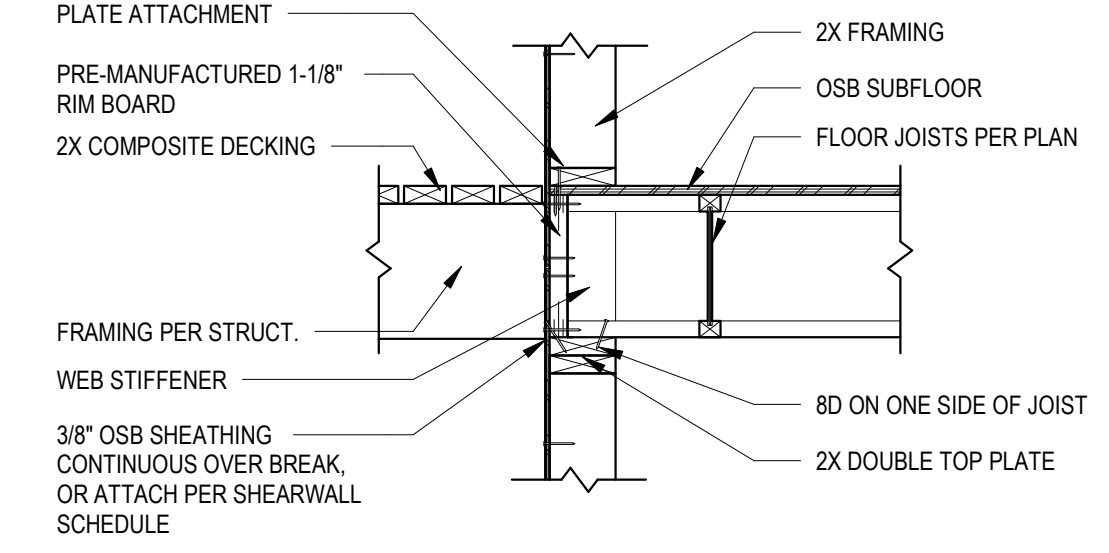
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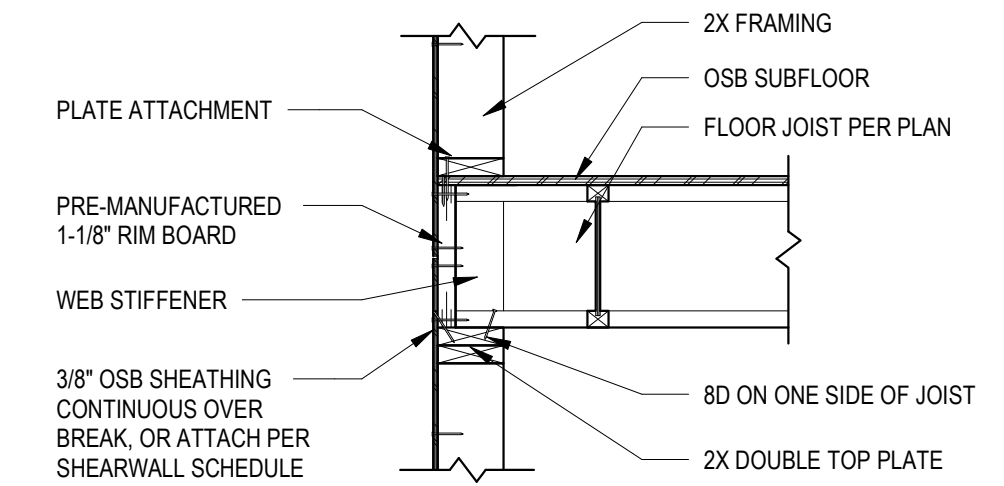
1
3/4" = 1'-0"



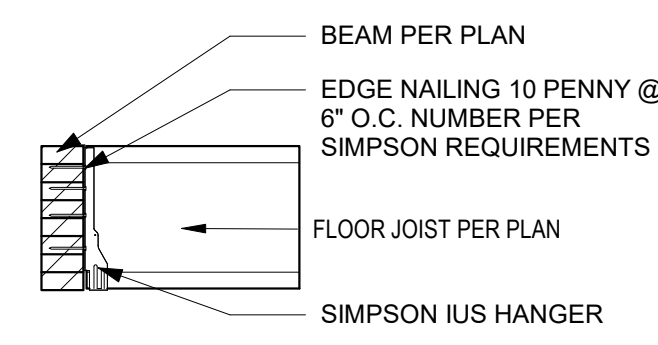
2
3/4" = 1'-0"



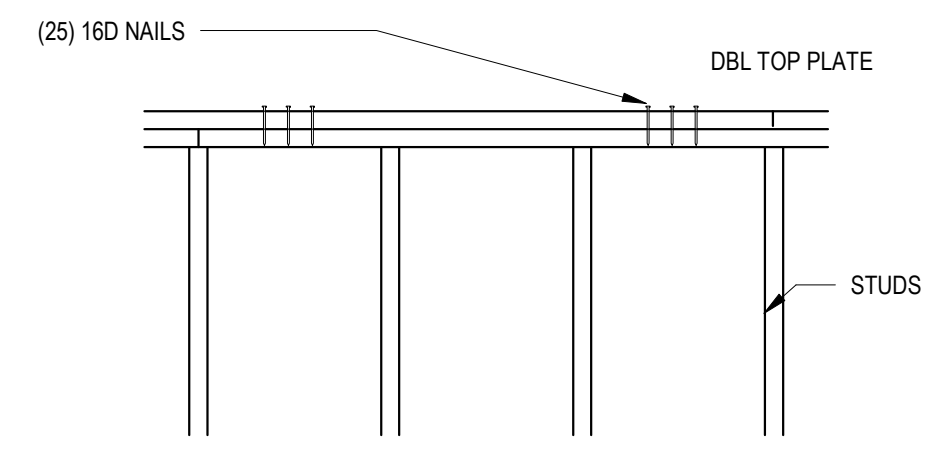
3
3/4" = 1'-0"



4
3/4" = 1'-0"

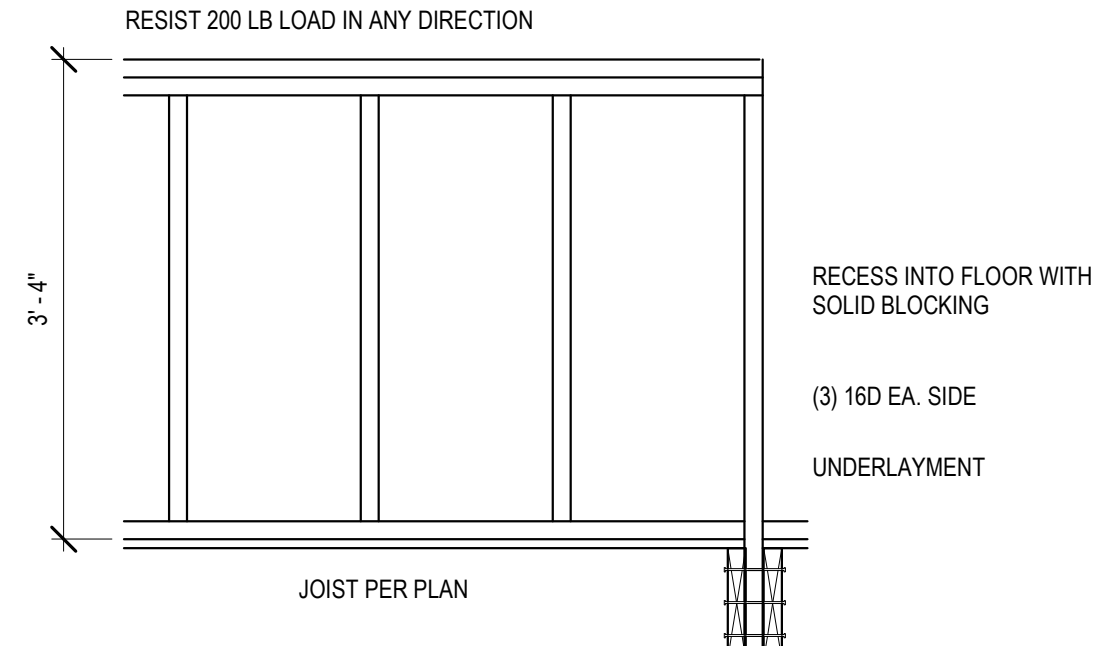


5
3/4" = 1'-0"



SPLICE AND NAIL TOP PLATES AS SHOWN AT ALL EXTERIOR WALLS, SHEAR WALLS AND AT EACH FLOOR LEVEL AND AT ROOF.

8
3/4" = 1'-0"



7
3/4" = 1'-0"

BEAM	2x4 WALL	2x6 WALL
4x (SAWN)	(2) 2x4	(2) 2x6
6x (SAWN)	(3) 2x4	(3) 2x6
3 1/8 (GLB)	(2) 2x4	(2) 2x6
5 1/8 (GLB)	(3) 2x4	(3) 2x6
3 1/2 (MANF)	(2) 2x4	(2) 2x6
5 1/2 (MANF)	(3) 2x4	(3) 2x6
GIRDER TRUSS	(3) 2x4	(3) 2x6

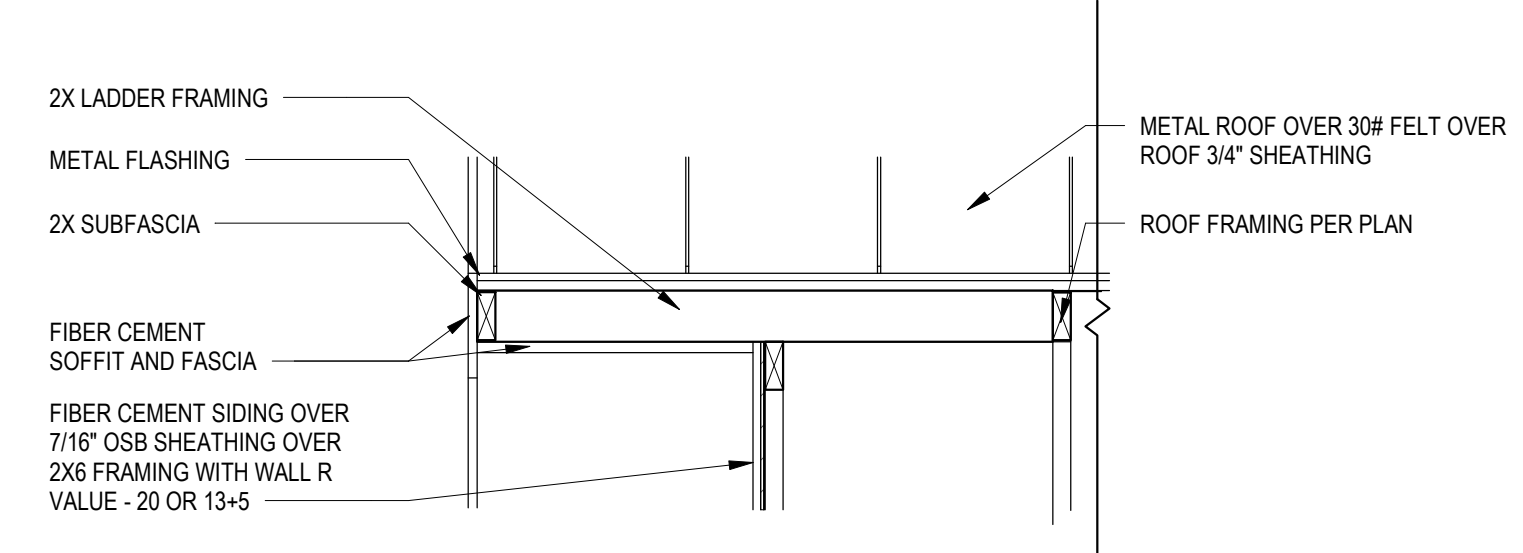
REQUIRED STUDS

HEADER	2x4 WALL	2x6 WALL
4x (SAWN)	2x4	2x6
6x (SAWN)	---	2x6
3 1/8 (GLB)	(2) 2x4	2x6
5 1/8 (GLB)	---	(2) 2x6
3 1/2 (MANF)	(2) 2x4	2x6
5 1/2 (MANF)	---	(2) 2x6

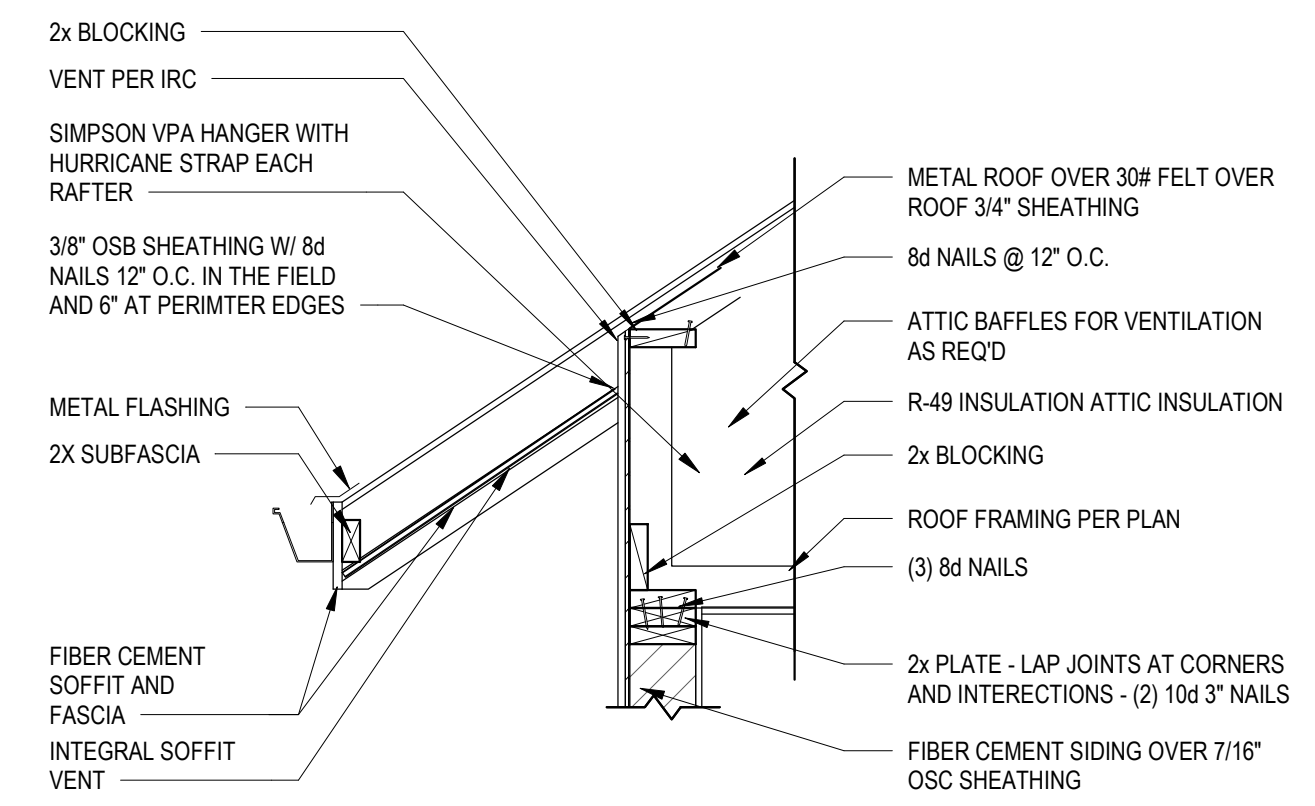
REQUIRED TRIMMERS

POST / STUD @ POINT LOADS
Elevation View

6
1/2" = 1'-0"



10
3/4" = 1'-0"



9
3/4" = 1'-0"

ISSUED/REVISION SCHEDULE		
DESCRIPTION	AUTHOR	DATE

PERMIT
10.03.2022
SHEET NAME

DETAILS

SHEET No.
S5.1