

POLE BUILDING PLANS

BUILDING OWNER:	GEOFF SWEET
BUILDING LOCATION:	310TH AVE. SE RAVENSDALE, WA. 98038
COUNTY:	KING
BUILDING DIMENSIONS:	40' X 40' X 16'
ROOF PITCH:	4 IN 12
BUILDING AREA/CONST. TYPE:	1,600 SF / TYPE V-B
ROOF FRAMING SYSTEM:	PRE-ENGINEERED TRUSSES BY OTHERS
ROOF ASSEMBLY:	METAL
WALL ASSEMBLY:	△ METAL / METAL OVER WOOD SHEATHING
BUILDING USE:	PRIVATE SHOP

CONTRACTOR/BUILDER: TOWN & COUNTRY
ADDRESS: 16521 HWY, 99 SUITE C
LYNNWOOD, WA. 98037

BUILDING DESIGN CRITERIA

GROUND SNOW LOAD = 46 PSF
ROOF DEAD LOAD = 3 PSF
WIND SPEED = 110 MPH (3 SEC. GUST)
WIND EXPOSURE = B
SEISMIC DESIGN PARAMETERS:
 $S_s = 1.19$; $S_1 = 0.41$
SEISMIC DESIGN CATEGORY = D
RISK CATEGORY = II
SOIL BEARING CAPACITY = 1,500 PSF

CONSTRUCTION NOTES

1. ALL DRAWINGS SHALL BE REVIEWED AND APPROVED BY OWNER AND/OR CONTRACTOR PRIOR TO BEGINNING OF SITE WORK OR BUILDING CONSTRUCTION. ALL DIMENSIONS AND SPECIFICATIONS SHALL BE VERIFIED AND ANY DISCREPANCIES, ERRORS AND/OR OMISSIONS SHALL BE REPORTED TO SOUTH VALLEY ENGINEERING PRIOR TO MATERIAL PURCHASE AND BEGINNING OF CONSTRUCTION. SOUTH VALLEY ENGINEERING SHALL NOT BE HELD LIABLE FOR ANY COSTS OR DAMAGES INCURRED DUE TO DISCREPANCIES, ERRORS AND/OR OMISSIONS DISCOVERED AFTER CONSTRUCTION HAS BEGUN.
2. THE BUILDING OWNER AND OR CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR ANY WORK DONE THAT IS NOT SHOWN ON OR DOES NOT COMPLY WITH THESE PLANS. REQUESTS FOR ANY CHANGES SHALL BE MADE TO THE ENGINEER IN WRITING, AND SHALL BE RECEIVED FROM THE ENGINEER IN WRITING PRIOR TO IMPLEMENTATION.
3. STRUCTURAL CONCRETE FOR SLABS AND FOUNDATIONS SHALL BE A MINIMUM OF 2,500 PSI COMPRESSIVE STRENGTH AT 28 DAYS WITH NO SPECIAL INSPECTION REQUIRED. FOOTINGS AND FOUNDATIONS SHALL BE CAST AGAINST UNDISTURBED NATIVE SOIL UNLESS OTHERWISE NOTED ON THE PLANS.
4. ALL DIMENSIONAL LUMBER SHALL BE #2 DF OR BETTER UNLESS OTHERWISE NOTED ON THE PLANS. HIGHER GRADE LUMBER OF SAME SPECIES MAY BE SUBSTITUTED FOR SPECIFIED GRADE.
5. ALL WOOD IN CONTACT WITH CONCRETE ABOVE GROUND SHALL BE PRESSURE TREATED FOR ABOVE GROUND CONTACT. ALL WOOD EMBEDDED IN GROUND SHALL BE PRESSURE TREATED FOR BURIAL.

6. ROOF & WALL WOOD SHEATHING (IF USED)-UNLESS OTHERWISE NOTED ON THE PLANS:
ALL ROOF AND WALL WOOD SHEATHING SHALL BE AN APPROVED APA RATED SHEATHING, EXPOSURE I, GRADE C-D, EXTERIOR GLUE, 7/16" THICK (MINIMUM). EXTERIOR GRADE SHEATHING SHALL BE RATED FOR EXTERIOR USE. WOOD ROOF SHEATHING SHALL BE NAILED WITH 8d NAILS AT 6" O.C. EDGES AND 12" O.C. FIELD. 2X BLOCKING IS NOT REQUIRED FOR ROOF SHEATHING. WALL SHEATHING SHALL BE NAILED WITH 8d NAILS AT 6" O.C. EDGES AND 12" O.C. FIELD OR AS SPECIFIED ON THE PLANS. 2X BLOCKING SHALL BE INSTALLED AT ALL PANEL EDGES ON ALL WALLS.
7. ALL FASTENERS EXPOSED TO THE ELEMENTS SHALL BE GALVANIZED OR CORROSION RESISTANT. ALL FASTENERS IN PRESSURE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
8. IF PLANS SPECIFY GRAVEL BACKFILL IN POSTHOLE, BACKFILL WITH $\frac{3}{4}$ " MINUS CLEAN CRUSHED GRAVEL TO SPECIFIED EMBEDMENT DEPTH. BACKFILL IN 6" LIFTS AND SATURATE AND COMPACT EACH LIFT.
9. UNLESS OTHERWISE NOTED, THE 6" THICK PAD AT THE BOTTOM OF THE POST HOLES IS NOT REQUIRED FOR DOOR POSTS NOT SUPPORTING VERTICAL LOADS, AND MAY BE OMITTED FOR STRUCTURAL POSTS BEARING ON SOLID ROCK.
10. INSTALL ALL TRUSS BRACING PER TRUSS ENGINEERING. INSTALL TEMPORARY TRUSS BRACING DURING CONSTRUCTION PER BCS-B10 GUIDELINES FOR POST FRAME TRUSS INSTALLATION, RESTRAINT & BRACING DURING CONSTRUCTION.

BUILDING CODES & REFERENCES

-2018 IBC 
 -ASCE 7-16 
 -NDS 2018 

THE PLANS FOR THIS BUILDING ARE THE PROPERTY OF SOUTH VALLEY ENGINEERING, LLC AND SHALL BE SURRENDERED UPON REQUEST. THIS BUILDING HAS BEEN ENGINEERED TO CONFORM TO THE DIMENSIONS AND BUILDING DESIGN CRITERIA SPECIFIED, AND SHALL BE BUILT ONLY AT THE LOCATION DESIGNATED ON THESE PLANS. ANY CHANGES OR MODIFICATIONS TO THESE PLANS, INCLUDING BUT NOT LIMITED TO BUILDING DIMENSIONS, DESIGN CRITERIA, OR BUILDING LOCATION WITHOUT EXPRESS WRITTEN PERMISSION OR DOCUMENTATION BY THE ENGINEER WHOSE SEAL IS AFFIXED TO THESE PLANS SHALL RENDER THESE PLANS NULL AND VOID, AND THE ENGINEER WHOSE SEAL IS AFFIXED TO THESE PLANS SHALL NOT BE HELD LIABLE FOR THE STRUCTURAL INTEGRITY OR CODE COMPLIANCE OF ANY BUILDING CONSTRUCTED REFERRING THESE PLANS UNDER THESE CONDITIONS.

SHEET DRAWING LIST

- | | | |
|---|-----|-------------------|
| 1 | 1.0 | COVER / PLAN VIEW |
| 2 | 2.0 | ELEVATION VIEWS |
| 3 | 3.0 | SECTIONS |
| 4 | 4.0 | DETAILS |

NOTE: THE PROPOSED BUILDING IS IDENTIFIED ON THE APPLICATION AS "UNHEATED" AND DOES NOT CONFORM TO THE WASHINGTON STATE ENERGY CODE FOR BUILDING INSULATION REQUIREMENTS. THEREFORE, HEATING OR COOLING OF THIS BUILDING IS NOT PERMITTED UNLESS THE BUILDING IS UPGRADED TO CURRENT ENERGY CODE REQUIREMENTS. SEPARATE PERMITS ARE REQUIRED PRIOR TO INSULATING AND/OR INSTALLING MECHANICAL EQUIPMENT.

SHOP DRAWINGS FOR PRE-ENGINEERED FLOOR OR ROOF TRUSSES MUST BE ONSITE AT TIME OF FRAMING INSPECTION AND HAVE AN ORIGINAL WASHINGTON SEAL & SIGNATURE OF THE DESIGNER. PROCEEDING WITH FRAMING WITHOUT APPROVED DETAILS AND PLANS IS DONE SO AT THE RISK OF THE CONTRACTOR/APPLICANT.

TRUSS CONSTRUCTION NOTES (IBC 2303.4):

- ALL TRUSSES SHALL CARRY MANUFACTURER'S STAMP.
- ALL TRUSSES SHALL BE SUPPORTED LATEROALLY AT POINTS OF BEARING BY SOLID BRICKING TO PREVENT ROTATION AND LATERAL DISPLACEMENT, AND BRACED TO MANUFACTURER'S SPECIFICATIONS.
- TRUSSES SHALL NOT BE FIELD ALTERED WITHOUT PRIOR APPROVAL FROM KING COUNTY DLS OR ENGINEERING CALCULATIONS.
- **ALL TRUSSES SHALL HAVE DESIGN DETAILS AND DRAWINGS ON SITE FOR FRAMING INSPECTION.**

CONNECTING RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURE.

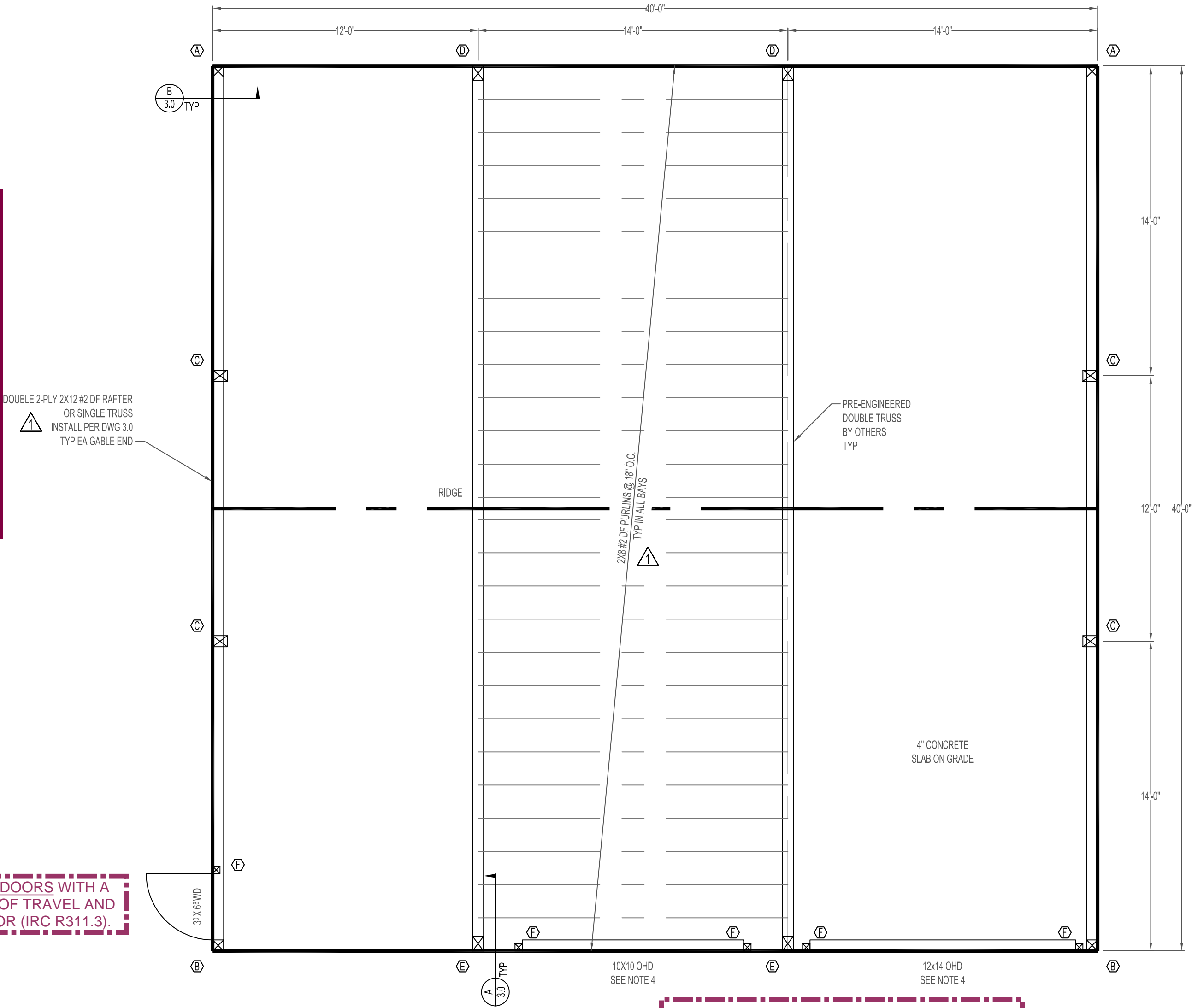
- SEALED CALCULATIONS SHALL BE SUBMITTED AND STAMPED BY AN ENGINEER REGISTERED IN THE STATE OF WASHINGTON.
- ALL NON-BEARING WALLS SHALL BE HELD AWAY FROM TRUSS BOTTOM CHORD 1/2" WITH AN APPROVED FASTENER TO INSURE NON-BEARING OF TRUSS ON WALL.
- SPECIFIED APPROVED HIGHER STRENGTH BOLTS SHALL BE USED AT ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO THE MAIN GIRDER AS REQUIRED.
- TRUSSES SHALL BE ATTACHED TO SUPPORTING WALL ASSEMBLIES BY CONNECTIONS CAPABLE OF RESISTING UPLIFT FORCES AS SPECIFIED ON TRUSS DESIGN DRAWINGS FOR ULTIMATE DESIGN WIND SPEED.

ALTERATIONS TO MANUFACTURERS GUIDELINES FOR OVER-FRAMED AREAS.


- ALTERATIONS RESULTING IN THE ADDITION OF LOAD (EG HVAC EQUIPMENT, WATER HEATERS, ETC.) THAT EXCEED THE DESIGN LOAD SHALL NOT BE PERMITTED WITHOUT SPECIFIC ENGINEERING JUSTIFYING THE DESIGN.

DOUBLE 2-PLY 2X12 #2 DF RAFTER
OR SINGLE TRUSS
1
INSTALL PER DWG 3.0

PROVIDE LANDINGS AT NEW EXTERIOR DOORS WITH A MINIMUM SIZE OF 36" IN THE DIRECTION OF TRAVEL AND NOT LESS THAN THE WIDTH OF THE DOOR (IRC R311.3).



GARAGE FLOOR SURFACE: SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL. THE AREA OF FLOOR USED FOR VEHICLE PARKING SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TOWARD THE MAIN VEHICLE ENTRY DOORWAY (IRC R309.1).

 **King County** **Plans Reviewed for Code Compliance**

03/31/2023 *Mark Steinkamp*
Bldg Plans Examination Engineer III

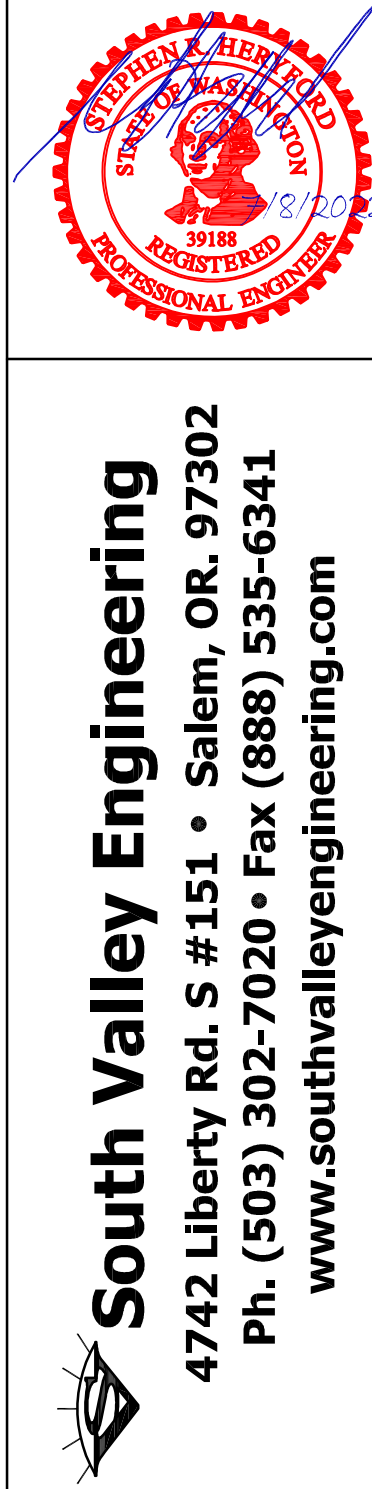
Issuance of permit or plans, specifications, and computations shall not be construed to be permit for or approval of any violation of any of the provisions of the International Building Codes, Washington State Code, or any other ordinance of King County.

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POST	SIZE	HOLE DIMENSIONS		BACKFILL	NOTES
		DIAMETER	DEPTH		
(A)	6"x6"	2'10"	5'-0"	GRANULAR	-
(B)	6"x6"	2'10"	5'-0"	GRANULAR	INSTALL UPLIFT CLEATS PER DWG 4.0
(C)	6"x8"	2'10"	5'-0"	GRANULAR	-
(D)	6"x8"	3'0"	5'-0"	GRANULAR	-
(E)	6"x8"	3'0"	5'-0"	GRANULAR	INSTALL UPLIFT CLEATS PER DWG 4.0
(F)	4"x4"	18'0"	2'-6"	GRANULAR	INSTALL PER CONSTRUCTION NOTES

GENERAL NOTES

1. ALL POSTS TO BE #2 HF PRESSURE TREATED FOR BURIAL AND ORIENTED AS SHOWN UNLESS OTHERWISE NOTED
2. UNLESS OTHERWISE DIMENSIONED, ALL WINDOWS AND WALK DOORS MAY BE LOCATED BY THE OWNER/CONTRACTOR IN THE WALLS SHOWN
3. EMBED POSTS AND BACKFILL PER DWG 4.0
4. CONTRACTOR TO VERIFY OVERHEAD DOOR DIMENSIONS AND CLEARANCES PRIOR TO BUILDING CONSTRUCTION AND OVERHEAD DOOR INSTALLATION



GEOFF SWEET
310TH AVE. SE
RAVENSDALE, WA. 98038
COVER/PLAN VIEW

[illegible]

Date: 2 JUN 2022

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

Job No: 11911042

Drawn By: SA	Chkd By: SH
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Drawing Title:

Drawing Title:

COVER/ PLAN VIEW

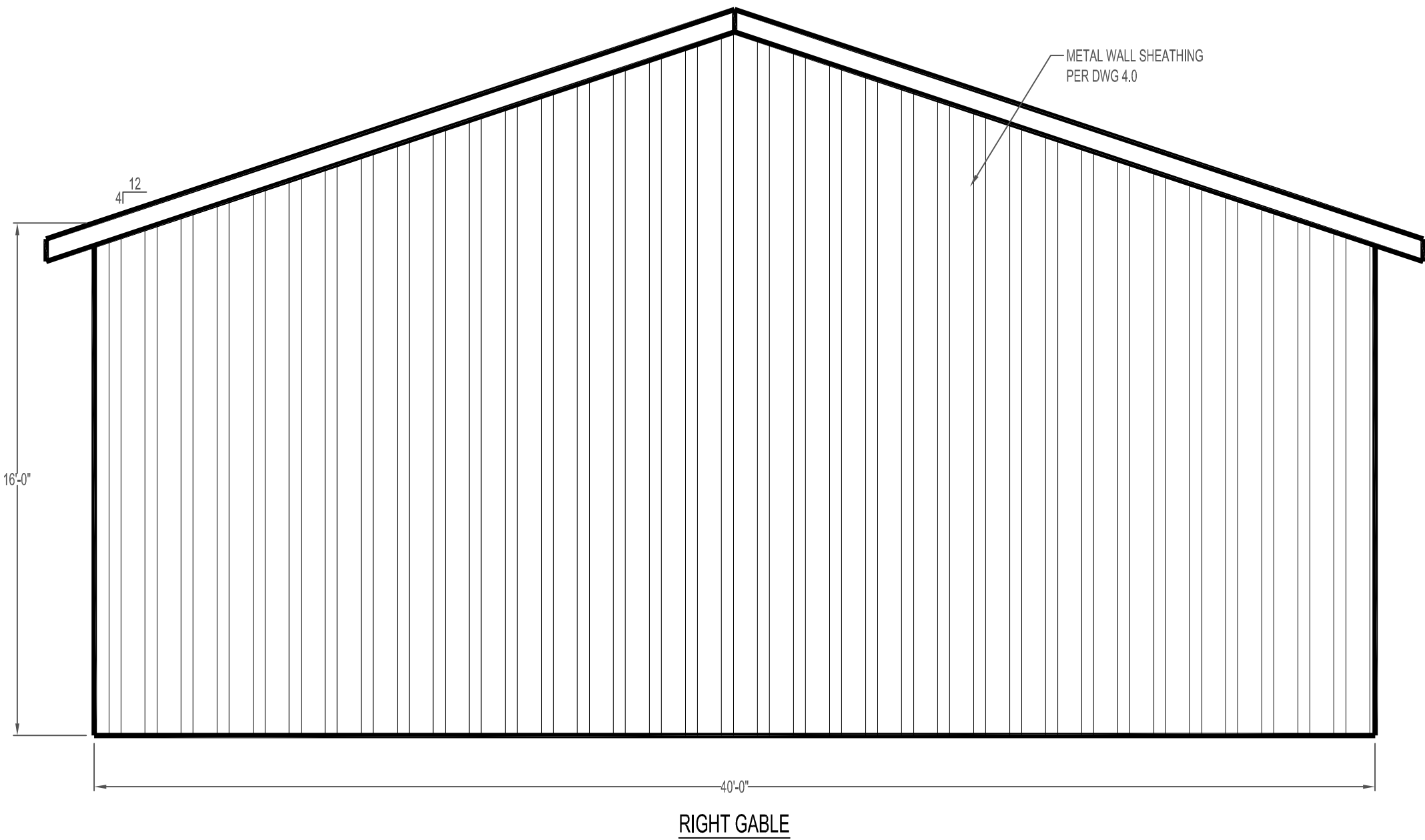
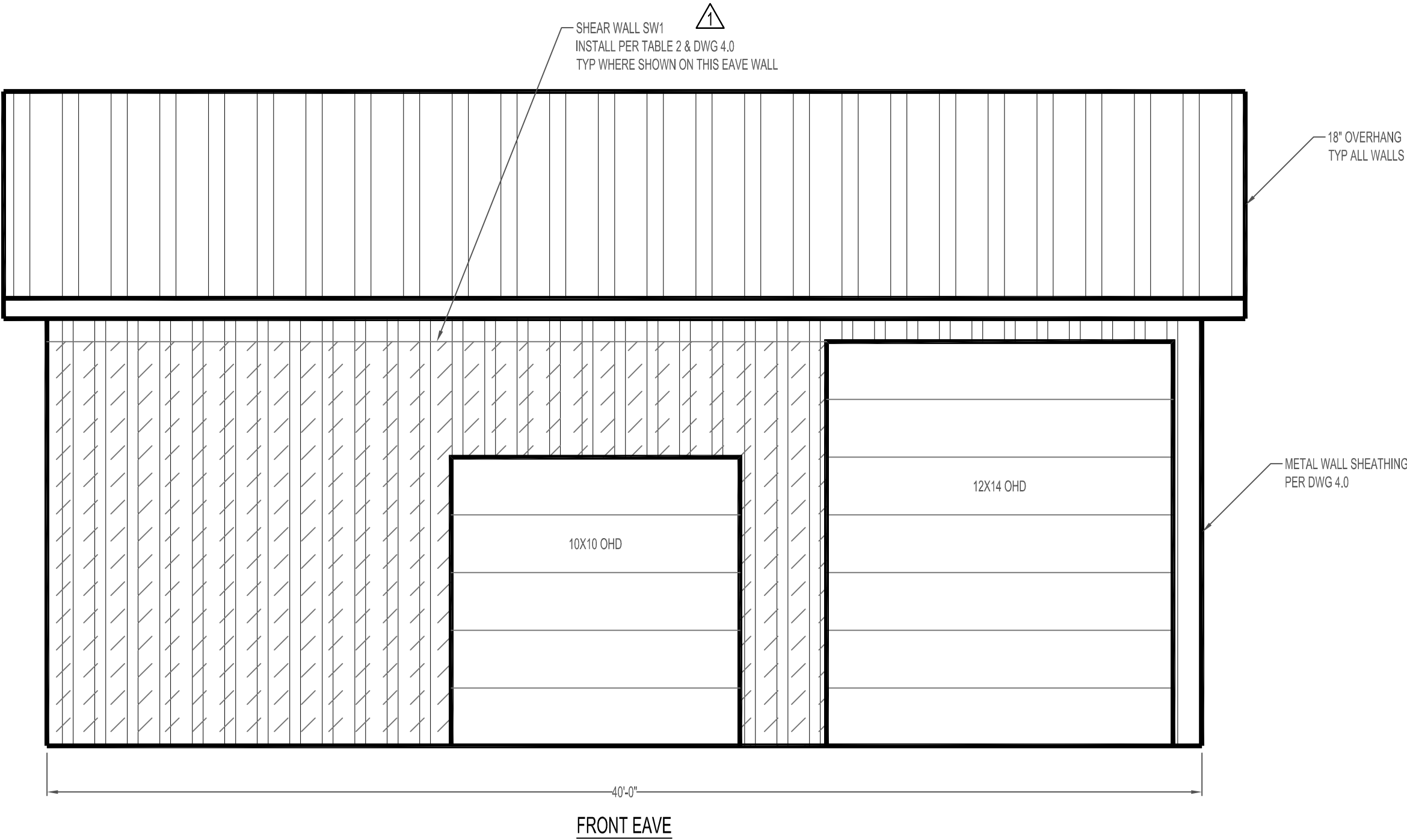
Drawing No.

1.0


Sheet No.

1 OF 4

TABLE 2				
SHEAR WALL	TYPE	FASTENING		
		EDGES	FIELD	FASTENERS
SW1	WOOD SHEATHING	8" O.C.	12" O.C.	8d OR 8d NAILS
GENERAL NOTES				
1. INSTALL SHEAR PANEL PER DWG 4.0				



Approved plans and supplemental documentation shall be available on site in printed form at the correct scale as shown on the plans. Failure to have plans and supplemental documentation on site at time of inspection can result in automatic failure with re-inspection fee.

**King County**

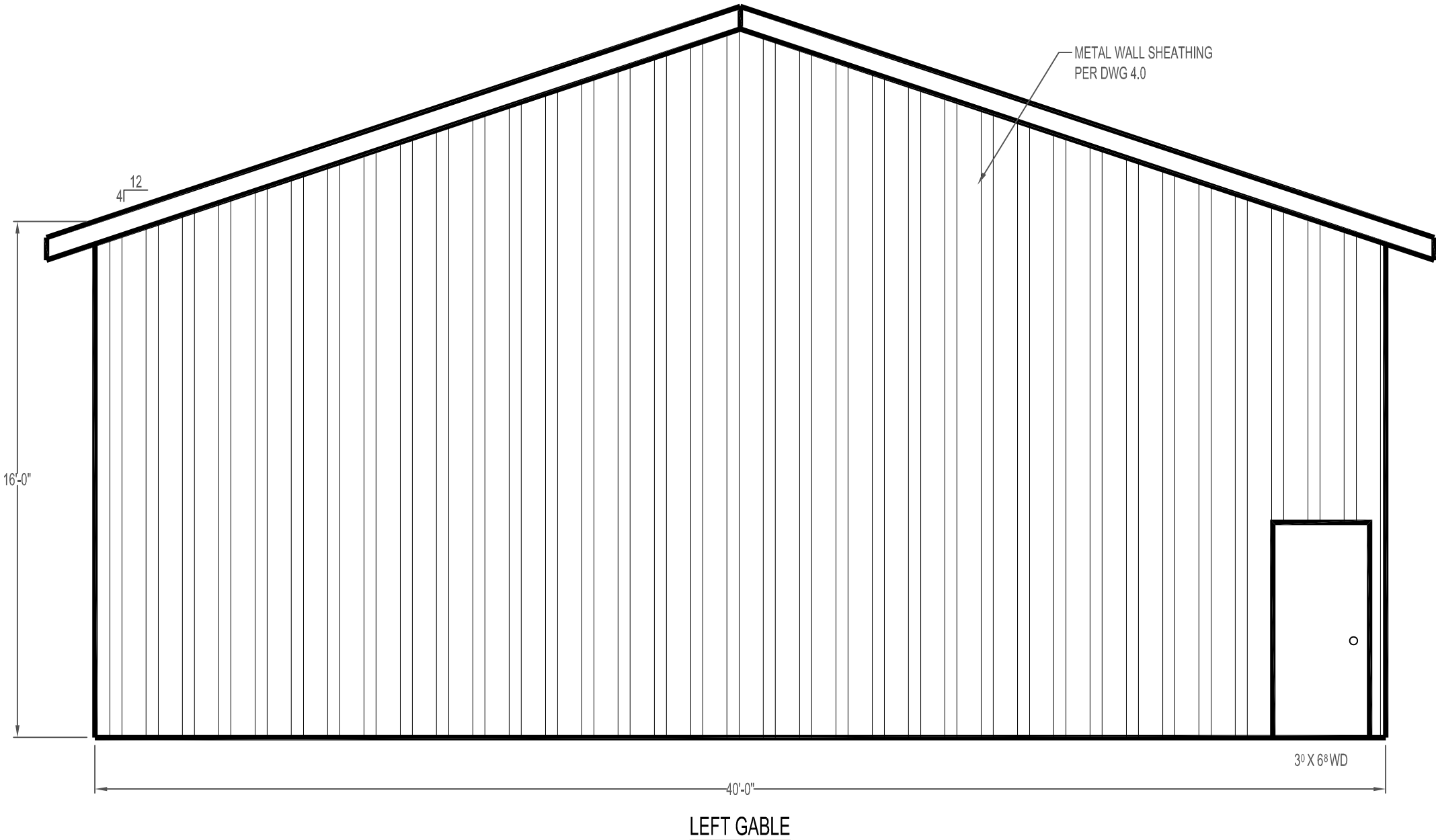
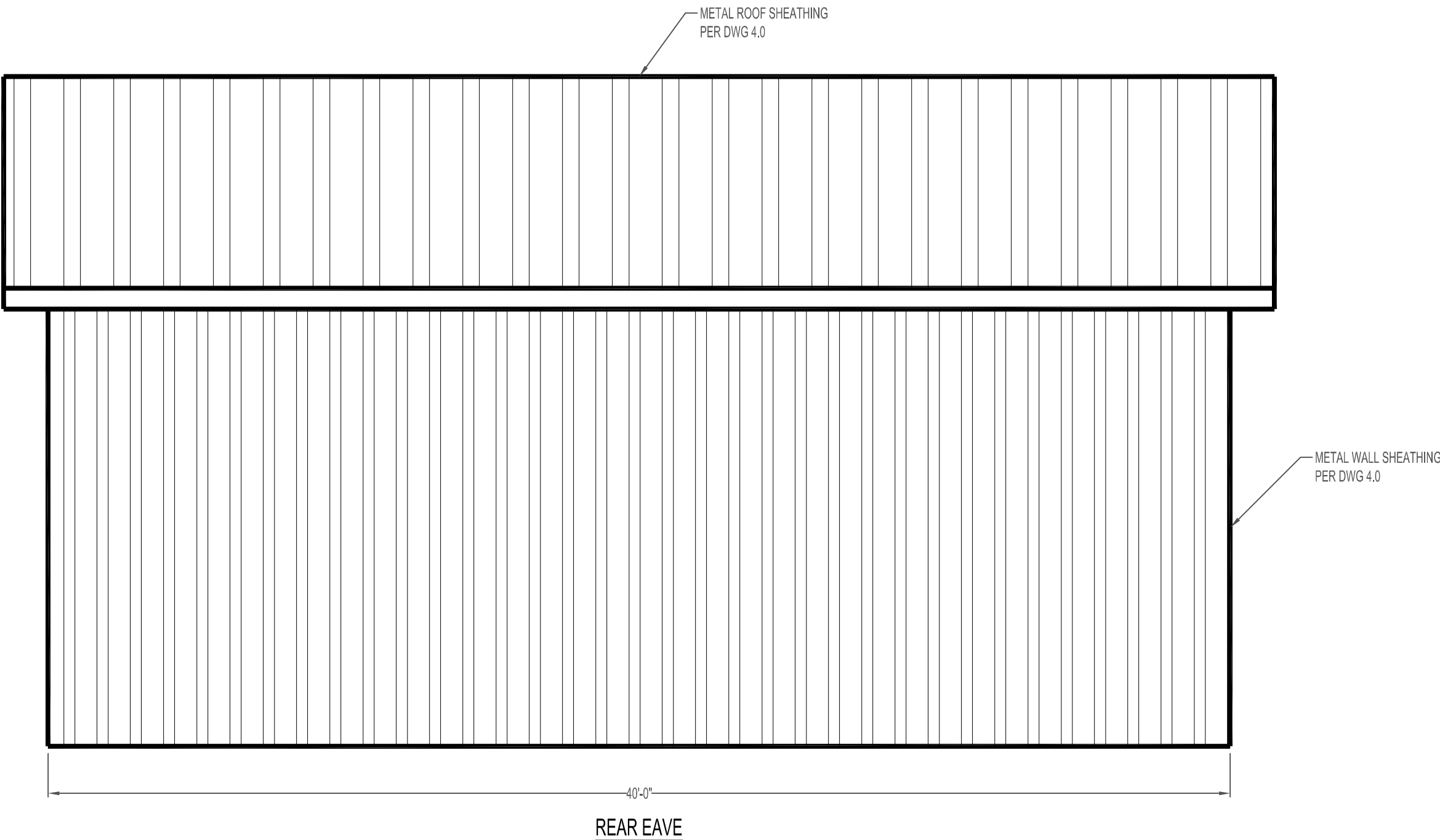
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03/31/2023

Mark Steinkamp
Bldg Plans Examination Engineer/III

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South Valley Engineering
4742 Liberty Rd. S #151 Salem, OR. 97302
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www.southvalleyengineering.com

GEOFF SWEET
310TH AVE. SE
RAVENSDALE, WA, 98038
ELEVATION VIEWS

REV.	DATE	DESCRIPTION	SA	BY
1	6/2/2022	REVISED TABLE 2		

Date: 2 JUN 2022
Scale: 1/4" = 1'-0"
Job No: 11911042
Drawn By: SA Chkd By: SH
Drawing Title:
ELEVATION VIEWS

Drawing No.
2.0
Sheet No.
2 OF 4

*** ROOF PITCH PER ELEVATIONS**

INSTALL PER PER DWG 4.0

PURLIN SIZE AND SPACING PER PLAN
INSTALL PURLIN AND PURLIN BLOCK
PER DWG 4.0

TRUSS, TOP GIRT AND
OUTRIGGER ATTACHMENT
PER DWG 4.0

BEARING BLOCK PER DWG 4.0
TYP EA SIDE OF POST

PRE-ENGINEERED TRUSSES
BY OTHERS PER ROOF PLAN

12°

2X6 #2 DF GIRTS PER DWG 4.0
INSTALL PER THE FOLLOWING OPTIONS:
- FOR 12 SPANS & LESS INSTALL FLAT @ 24" O.C.
- FOR 14 SPANS ON FRONT EAVE WALL W/ SHEAR WALL SW/ STRONGBACKS @ 48" O.C.
- FOR 16 SPANS ON FRONT EAVE WALL W/ SHEAR WALL SW/ STRONGBACKS @ 24" O.C.
INSTALL FLAT W/ 2X4 STRONGBACKS @ 24" O.C.

HEIGHT PER ELEVATIONS

P.T. POST PER PLAN

WALL SHEATHING PER ELEVATION VIEWS DRAWINGS
INSTALL PER PER DWG 4.0
TYP ALL WALLS

2X4 P.T. SCREED BOARD &
2X6 (MIN) P.T. BOTTOM GIRT
INSTALL W/ (3) NAILS EA END

CONCRETE SLAB
PER PLAN

HOLE DEPTH PER PLAN VIEW

POST EMBEDMENT PER PER DWG 4.0
TYP ALL POSTHOLES

DIAMETER PER PLAN VIEW

Post Backfill per IBC 1807.3.3

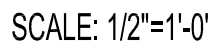
The backfill around columns not embedded in poured concrete shall be by one of the following methods:

1. 2000 psi fc strength concrete with hole greater than 4" than column diameter.
2. granular aggregate thoroughly compacted by tamping layers no less than 4" in depth.
3. controlled low-strength material per geo-technical engineering & placed under special inspection.

*****King County inspector reserves right to require**
*****documentation of proper backfill methodology**

SCALE: 1/2"=1'-0"

1. ALL NAILS INTO PRESSURE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED



GABLE END TRUSS ATTACHMENT

 **King County** Plans Reviewed for
Code Compliance

03/31/2023 *Mark Steinkamp*
Bldg Plans Examination Engineer III

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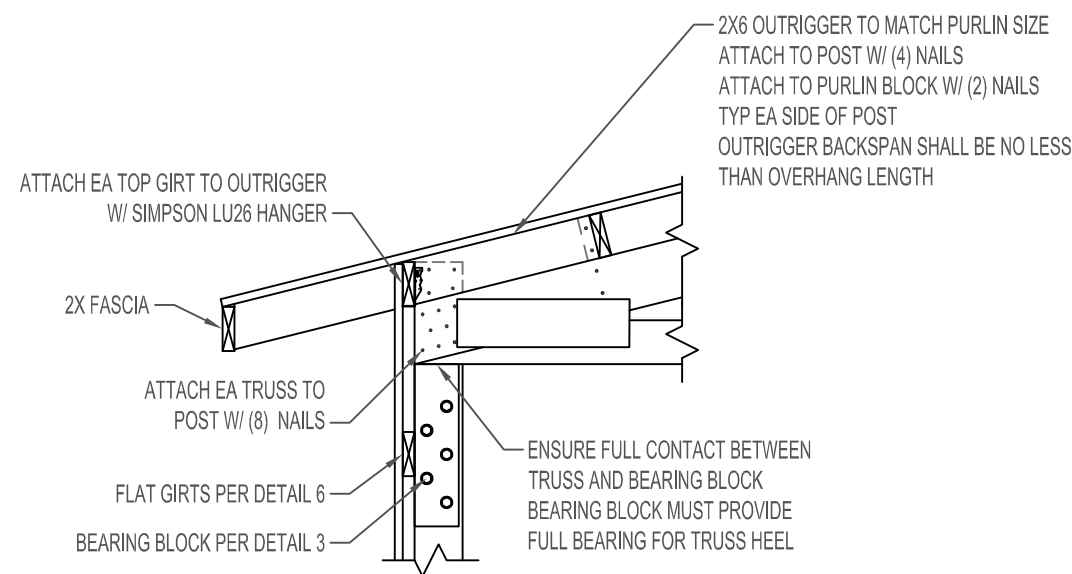
RAVENSDALE, WA. 98038

SECTIONS

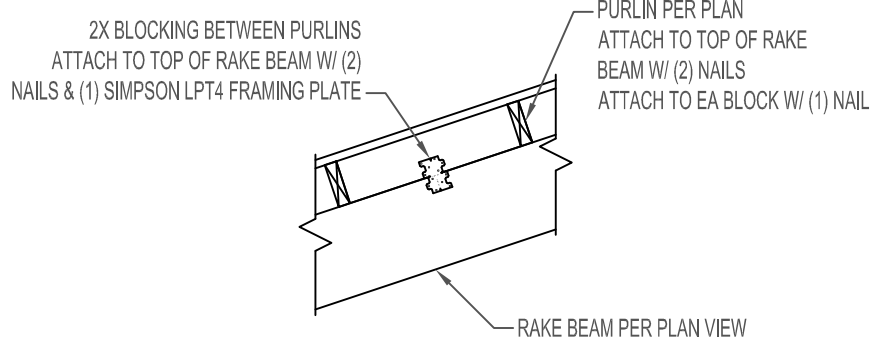
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SECTIONS

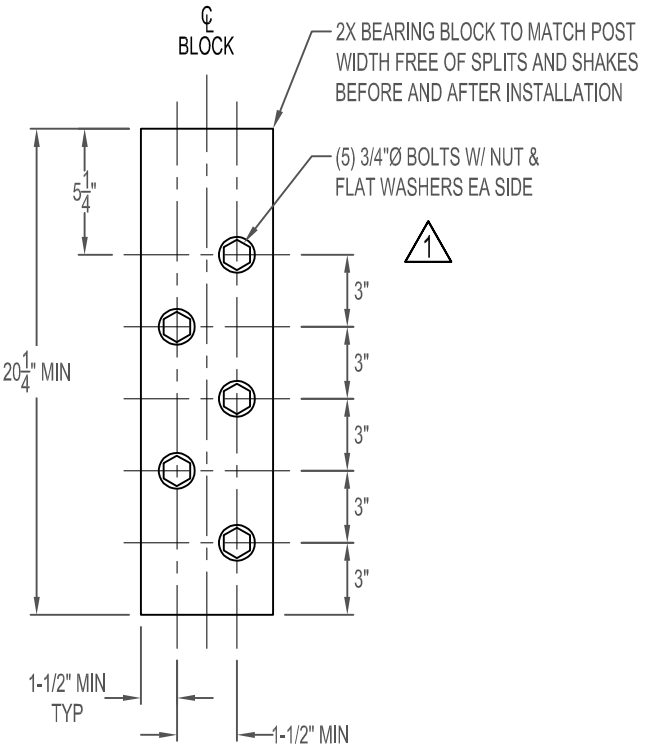
3 OF 4



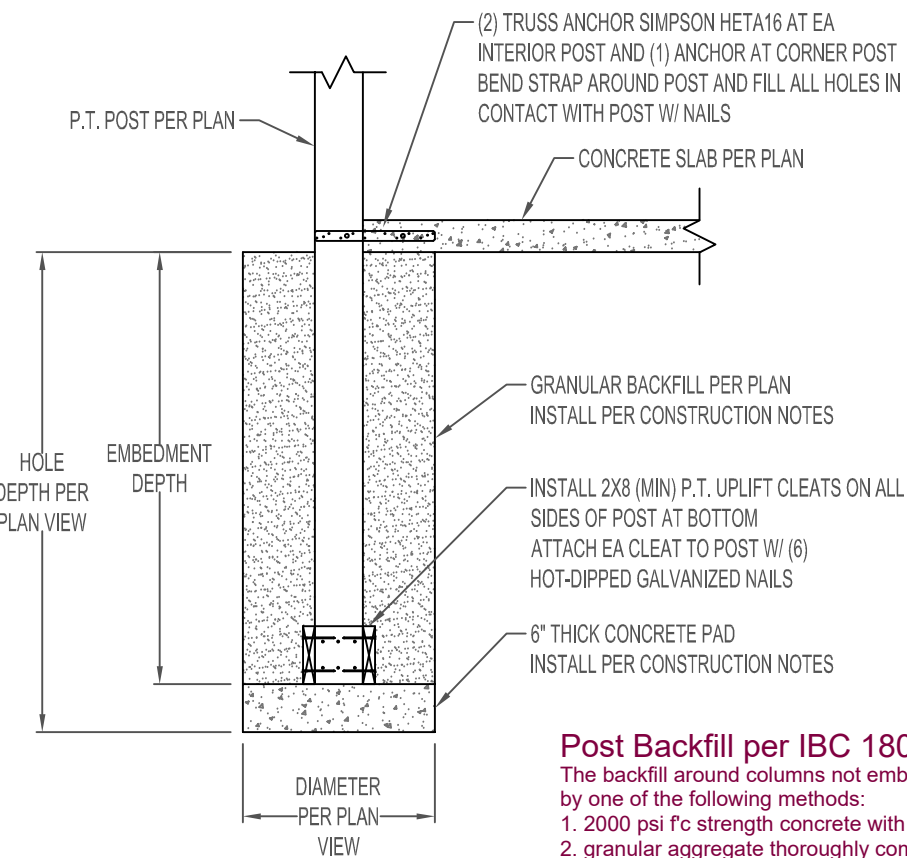
DETAIL 1
SCALE: NTS
TRUSS CONNECTION DETAILS



DETAIL 2
SCALE: NTS
PURLIN/BLOCKING ATTACHMENT TO RAKE BEAM



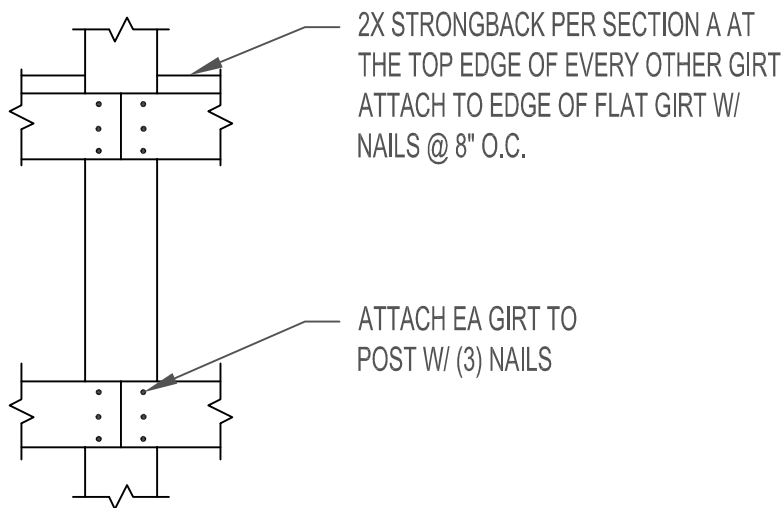
DETAIL 3
SCALE: NTS
BEARING BLOCK



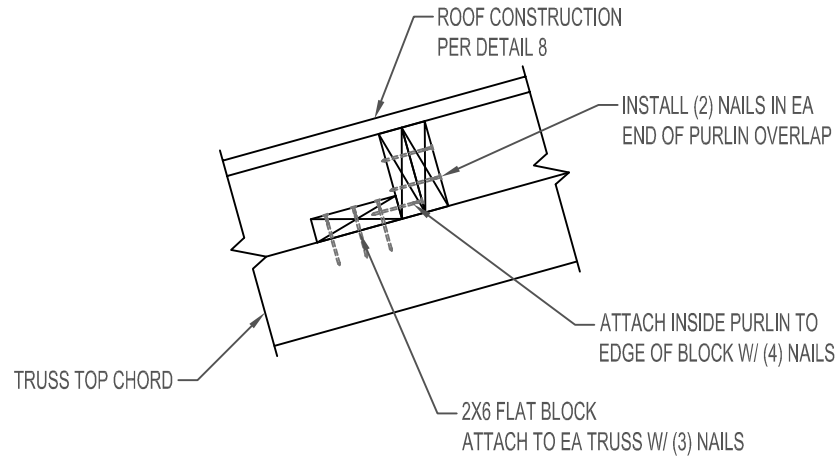
DETAIL 4
SCALE: NTS
POST EMBEDMENT DETAILS

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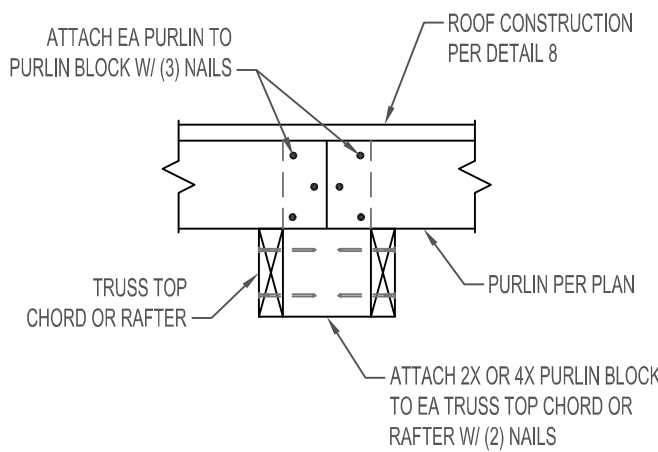
King County Plans Reviewed for Code Compliance
03/31/2023 *Mark Steinkamp* Bldg Plans Examination Engineer III
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DETAIL 6
SCALE: NTS
GIRT DETAILS

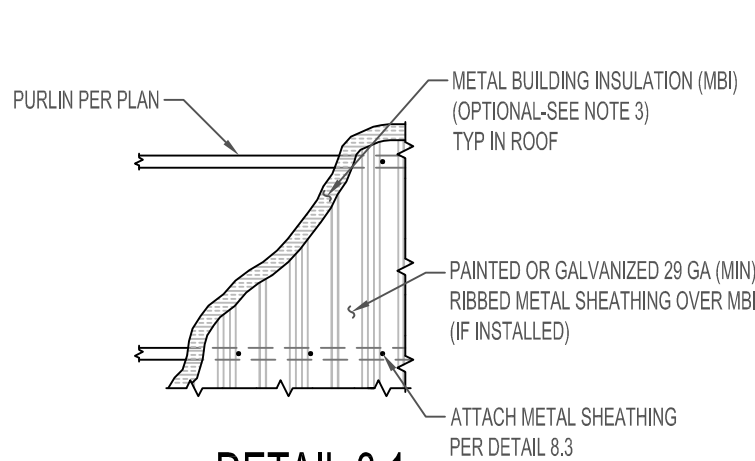


DETAIL 7.1
PURLINS STACKED AND BUTTED

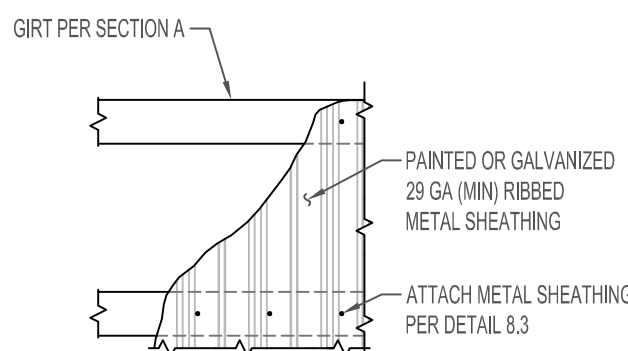


DETAIL 7.2
PURLINS STACKED AND BUTTED (AT OVERHANG ONLY)

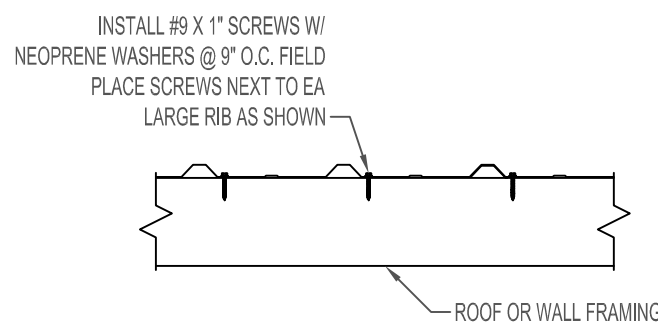
DETAIL 7
SCALE: NTS
PURLIN DETAILS



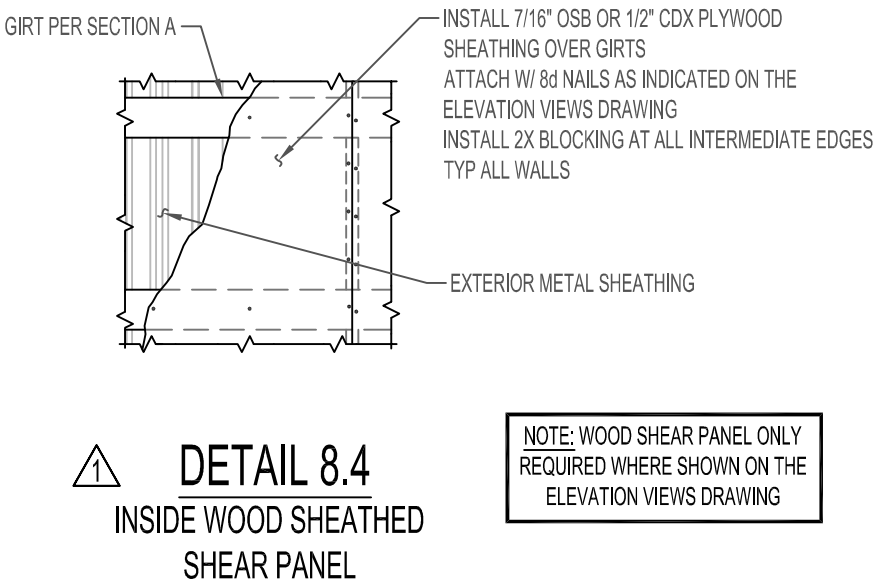
DETAIL 8.1
ROOF SHEATHING



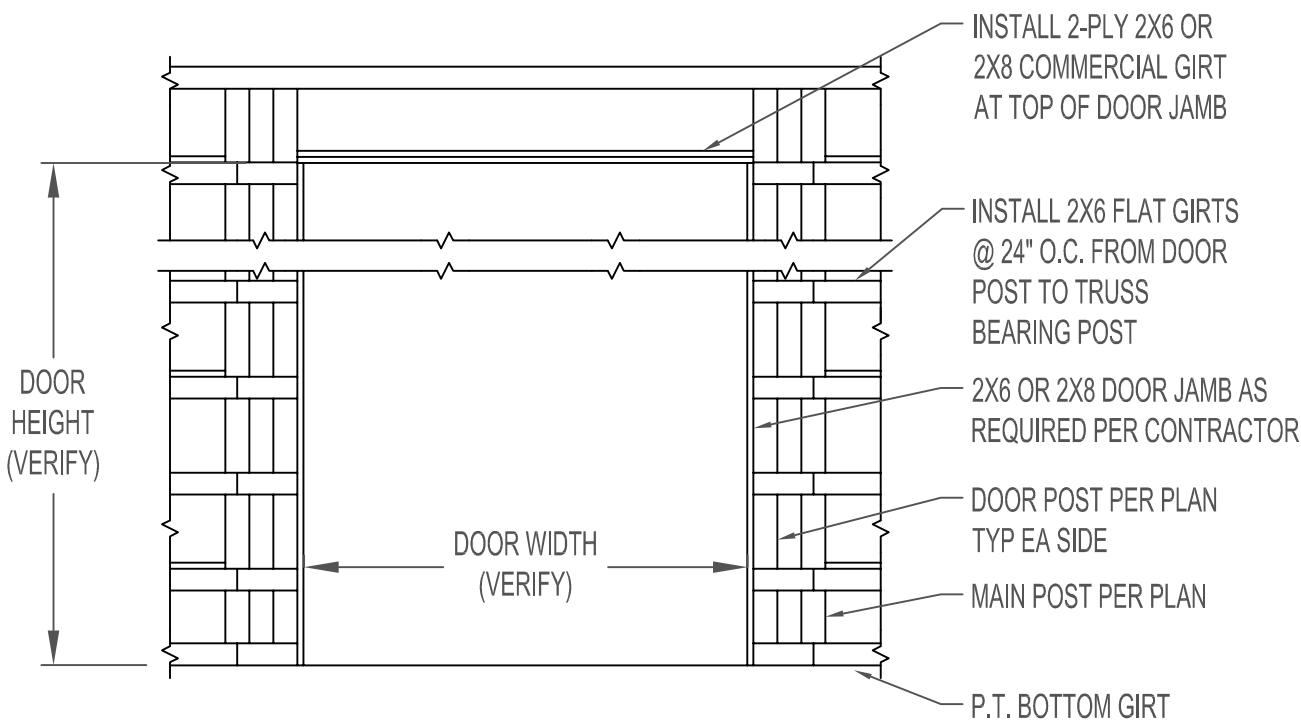
DETAIL 8.2
WALL SHEATHING



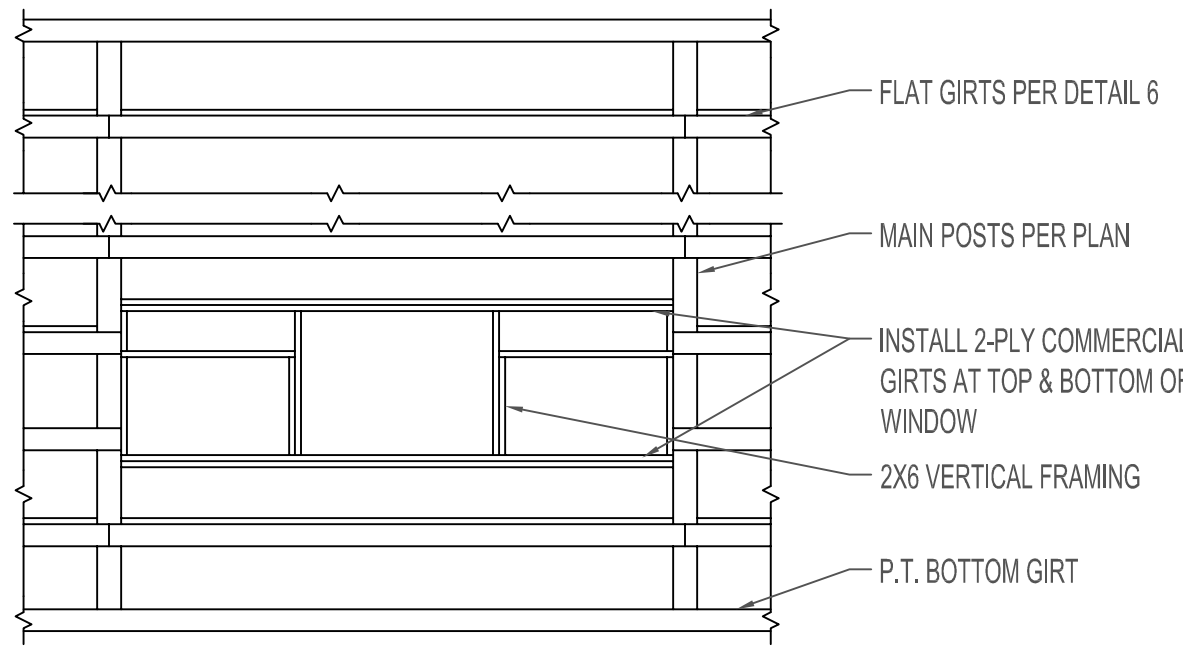
DETAIL 8.3
METAL SHEATHING ATTACHMENT
STANDARD SCREW SCHEDULE



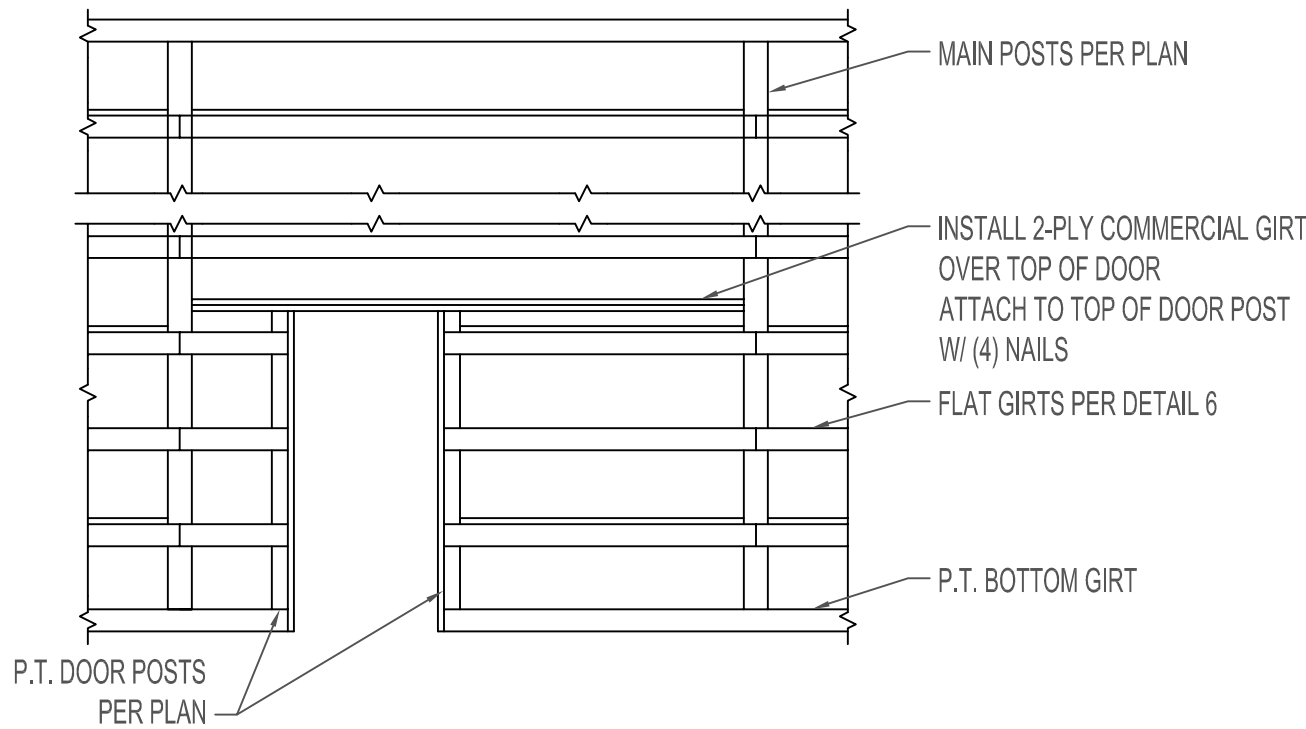
DETAIL 8
SCALE: NTS
SHEATHING DETAILS



DETAIL 9.2
TYPICAL OVERHEAD DOOR FRAMING



DETAIL 9.2
TYPICAL WINDOW FRAMING



DETAIL 9.2
TYPICAL WALK DOOR FRAMING

DETAIL 9
SCALE: NTS
FRAMING DETAILS

GENERAL NOTES

1. ALL NAILS INTO PRESSURE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED
2. UPLIFT CLEATS ARE ONLY REQUIRED AS SPECIFIED ON THE PLAN VIEW
3. METAL BUILDING INSULATION IS NOT REQUIRED BUT IS RECOMMENDED TO REDUCE OR PREVENT CONDENSATION



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DETAILS

REV.	DATE	DESCRIPTION	SA	BY
1	6/2/2022	GENERAL REVISIONS		

Date: 2 JUN 2022

Scale: AS SHOWN

Job No: 11911042

Drawn By: SA Chkd By: SH

Drawing Title:
DETAILS

Drawing No.

4.0

Sheet No.

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