

PROPERTY OWNER

GEOFF AND JULIE SWEET

XXXX 310TH AVENUE SE. RAVENSDALE WA 98051

TAX LOT NUMBER

042107-9187

LEGAL DESCRIPTION

PARCEL D, KING COUNTY BOUNDARY LINE ADJUSTMENT, RECORDED NOVEMBER 25, 1996, UNDER RECORDING NUMBER 9611259005, BEING THER SOUTH HALF OF GOVERNMENT LOT 6, SECTION 4, TOWNSHIP 21 NORTH, RANGE 7 EAST, W.M., IN KING COUNTY, WASHINGTON; SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SCOPE OF WORK

CONSTRUCTION OF A NEW 4,624 SF RESIDENCE WITH ASSOCIATED SEPTIC SYSTEM, WELL, AND ASSOCIATED LANDSCAPING AND HARDSCAPING.

BUILDING CODES

2015 INTERNATIONAL BUILDING CODE, 2015 INTERNATIONAL RESIDENTIAL CODE, 2015 WA STATE ENERGY CODE, UNIFORM PLUMBING CODE, INTERNATIONAL MECHANICAL CODE

ZONING RESTRICTIONS

ZONE

RA10 - ONE DWELLING UNIT PER 10 ACRES

LOT AREA

871,200 SF (20.00 ACRES)

MAX IMPERVIOUS AREA

15% (PER KCZ 12A.12.0.30)

HEIGHT LIMIT

40' (PER KCZ 12A.12.0.30)

SETBACKS (F,B,S,S)

30', 10', 10', 10' (PER KCZ 12A.12.0.30)

PARKING

2.0 MIN. SPACES

PREScriptive INSULATION REQUIREMENTS

CLIMATE ZONE 4C (MARINE)  
FENESTRATION: U = 0.30  
OVERHEAD GLAZING: U = 0.50  
CEILINGs: R-49  
VAULTED CEILINGs: R-38  
WALLs: R-21 (W/ HEADERS INSULATED R-10 MIN.)  
WALLs: R-21 (BELOW GRADE INTERIOR FRAMING)  
WALLs: R-15 (BELOW GRADE CONT. INTERIOR)  
WALLs: R-10 (BELOW GRADE EXTERIOR)  
FLOORs: R-30  
SLAB ON GRADE: R-10 (2' PERIMETER)

ALL NEW GLAZING AND DOOR U-VALUES AND INSULATION R-VALUES TO SATISFY PRESCRIPTIVE PATH OF THE 2015 WASHINGTON STATE ENERGY CODE (SEE WINDOW & DOOR SCHEDULE FOR INDIVIDUAL U VALUES)

ARCHITECT

LANE WILLIAMS ARCHITECTS

2420 8TH AVE W SEATTLE WA 98119

CONTACT: KELLEN WHITE

KELLEN@LANEWILLIAMS.COM

P. 206.284.8355

STRUCTURAL ENGINEER

EVERGREEN DESIGN CO

1044 WYNDHAM WAY

CAMANO ISLAND, WA 98282

CONTACT: LORI BROWN, PE

LORI@EVERGREENDESIGNCOMPANY.COM

360.387.8480

SURVEYOR

SITE SURVEY, INC.

21923 NE 11TH STREET SAMAMMISH, WA 98074

425.298.4412

CIVIL ENGINEER

CIVIL ENGINEERING SOLUTIONS

102 NW CANAL STREET SEATTLE, WA 98107

CONTACT: DUFFY ELLIS, PE

DUFFY@CESOLUTIONS.US

206.930.0342

IMPERVIOUS AREA CALCULATIONS

LOT AREA

871,200 SF (20.00 ACRES)

MAXIMUM IMPERVIOUS SURFACE

(20%) - 174,240 SF

SEE IMPERVIOUS CALCULATIONS FROM PROVIDED CIVIL ENGINEERING REPORT - VIA CIVIL ENGINEERING SOLUTIONS.

EARTH DISTURBANCE CALCULATIONS

SF OF EXCAVATION

2,400 SF

DEPTH OF EXCAVATION

8 FT

CUBIC YDS OF EXCAVATION

566 CY

FLOOR AREA CALCULATIONS

BASEMENT

HEATED

1,252 SF

UNHEATED

364 SF

GARAGE

669 SF

TRASH AREA

32 SF

TOTAL

2,317 SF

FIRST FLOOR

HEATED

2,339 SF

TOTAL

2,339 SF

TOTAL HEATED

3,591 SF

TOTAL SF

4,656 SF

BUILDING HEIGHT CALCULATIONS

MAX ALLOWABLE HEIGHT

40 FT

AVERAGE BUILDING ELEVATION

508.00'

ALLOWABLE BUILDING HEIGHT

548.00'

PROPOSED HEIGHT

519.00'

AVERAGE GRADE CALCULATIONS

SEE SHEET A1.

ROOF VENTILATION CALCULATIONS

SEE ROOF PLAN, SHEET A6.

FOUNDATION VENTILATION CALCULATIONS

NOT APPLICABLE.

HEATING SYSTEM

NEW HIGH EFFICIENCY GAS FURNACE W/ MIN. AFUE OF 92%

RESIDENTIAL ENERGY CREDIT CALCULATIONS

REQUIREMENTS PER SEC R406 TABLE R406.2:  
MEDIUM DWELLING (> 1500SF AND < 5000 SF )=3.5 CREDITS

OPTION 1C EFFICIENT BUILDING ENVELOPE (2.0 CREDIT)

OPTION 3B HIGH EFFICIENCY HVAC EQUIPMENT (1.0 CREDIT)  
AIR SOURCE HEAT PUMP WITH A MIN, HSPF OF 9.0

OPTION 5B EFFICIENT WATER HEATING (1.0 CREDIT)  
GAS, PROPANE, OR OIL WATER HEATER WITH A MIN. EF OF 0.74

TOTAL CREDITS PROVIDED: 4.0 CREDITS

TESTS & CERTIFICATIONS

DUCT LEAKAGE TEST RESULTS SHALL BE PROVIDED TO THE BUILDING INSPECTOR & HOMEOWNER PRIOR TO AN APPROVED FINAL INSPECTION

A RESIDENTIAL ENERGY COMPLIANCE CERTIFICATE COMPLYING WITH SEC 105.4 IS REQ'D TO BE COMPLETED BY THE DESIGN PROFESSIONAL OR BUILDER & PERMANENTLY POSTED WITHIN 3' OF THE ELECTRICAL PANEL PRIOR TO FINAL INSPECTION

BUILDING AIR LEAKAGE TESTING, DEMONSTRATING AN AIR LEAKAGE RATE NOT TO EXCEED 5 AIR CHANGES PER HOUR. (R402.4.1.2) IS REQ'D PRIOR TO FINAL INSPECTION. THE TEST RESULTS SHALL BE POSTED ON THE RESIDENTIAL ENERGY COMPLIANCE CERTIFICATE

A SIGNED AFFIDAVIT DOCUMENTING THE DUCT LEAKAGE TEST RESULTS SHALL BE PROVIDED TO THE BUILDING INSPECTOR PRIOR TO AN APPROVED FINAL INSPECTION

DUCT LEAKAGE TEST RESULTS SHALL BE PROVIDED TO THE BUILDING INSPECTOR & HOMEOWNER PRIOR TO AN APPROVED FINAL INSPECTION

HIGH EFFICACY LUMINAIRES  
MINIMUM 75% OF ALL INTERIOR LUMINAIRES SHALL BE HIGH EFFICACY LUMINAIRES

VAPOR RETARDERS  
VAPOR RETARDER PAINT LISTED FOR THIS APPLICATION, TO BE USED ON THE INTERIOR SIDE OF ALL EXTERIOR WALLS AND CEILINGs, 5 MIL POLY VAPOR BARRIER TO BE PLACED ON UNDERSIDE OF NEW FLOOR SLABS, AND WOOD WALLs/ CEILINGs.

INDOOR AIR QUALITY  
PRESCRIPTIVE PATH PER 2015 INTERNATIONAL MECHANICAL CODE  
ALL NEW EXHAUST DUCTS TO MEET REQUIREMENTS OF IMC 603.2.

NEW SOURCE SPECIFIC VENTILATION LOCATIONS PER IMC TABLE 403.3:  
BATHROOM FANS: MINIMUM 50CFM  
(INTERMITTENT)  
KITCHEN FANS: MINIMUM 100CFM  
(INTERMITTENT)  
\*SEE PLANS FOR ACTUAL SIZING

SOURCE SPECIFIC VENTILATION CONTROLLED BY MANUAL SWITCHES AND/OR TIMERS.

GENERAL NOTES

CONTACT ARCHITECT IMMEDIATELY CONCERNING ANY DISCREPANCIES IN THE DRAWINGS PRIOR TO PROCEEDING WITH WORK IN THE AFFECTED AREA.

DIMENSIONS ARE TO FACE OF CONCRETE AND FACE OF FRAMING UNLESS OTHERWISE NOTED.

ALL APPLICABLE CODES, ORDINANCES, AND MINIMUM STRUCTURAL REQUIREMENTS TAKE PRECEDENCE OVER ALL DRAWING NOTES, SPECIFICATIONS, AND SIZES.

VERIFY ALL DIMENSIONS BEFORE BEGINNING WORK.

DO NOT SCALE DRAWINGS.

PROVIDE APPROVED DRAFTSTOPPING IN CONCEALED SPACE BETWEEN CEILING AND FLOOR PER IBC.

PROVIDE APPROVED FIRESTOPPING IN WALLS PER IBC.

PROVIDE SOLID WOOD BLOCKING FOR SUPPORT AT ALL WALL MOUNTED FIXTURES.

FLASH ALL OPENINGS WITH MINIMUM 26 GAUGE GALVANIZED OR ALUMINUM.

CAULK ALL OPENINGS COMPLETELY.

ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE TREATED.

ALL SMOKE DETECTORS TO BE HARDWIRED WITH BATTERY BACK-UP PER CODE.

PROVIDE CARBON MONOXIDE DETECTORS AT ALL LEVELS PER IRC R315

EACH DWELLING UNIT IS REQ'D TO BE PROVIDED WITH AT LEAST 1 PROGRAMMABLE THERMOSTAT FOR THE REGULATION OF TEMPERATURE

DIGITAL COPIES

PDF FORMAT // PROJECTS.LANEWILLIAMS.COM/RAVENSDALE\_PDFS

BIMX FORMAT // PROJECTS.LANEWILLIAMS.COM/RAVENSDALE\_BIMX

SHEET INDEX

A1

PROJECT INFO/NOTES

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WHITEY 02

A2

SITE PLAN

A3

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TYPICAL DETAILS

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TYPICAL DETAILS

S3.1

SECTIONS & DETAILS

S3.2

SECTIONS & DETAILS

S3.3

SECTIONS & DETAILS

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.

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

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WASHINGTON

Reviewed By: Amber Green

Date: 10/7/2021

Permit #: DWEL21-0051

1

GRADE ELEVATION DIAGRAM

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

18371

RAVENSDALE  
XXXX 310TH AVENUE SE.  
RAVENSDALE WA 98051

BUILDING DEPT STAMPS

LANE WILLIAMS ARCHITECTS

2420 8TH AVE W  
SEATTLE, WA 98119  
206-284-8355

4848

REGISTERED  
ARCHITECT  
K. LANE WILLIAMS  
STATE OF WASHINGTON

A1

PROJECT INFO/NOTES

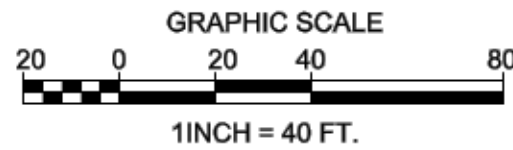
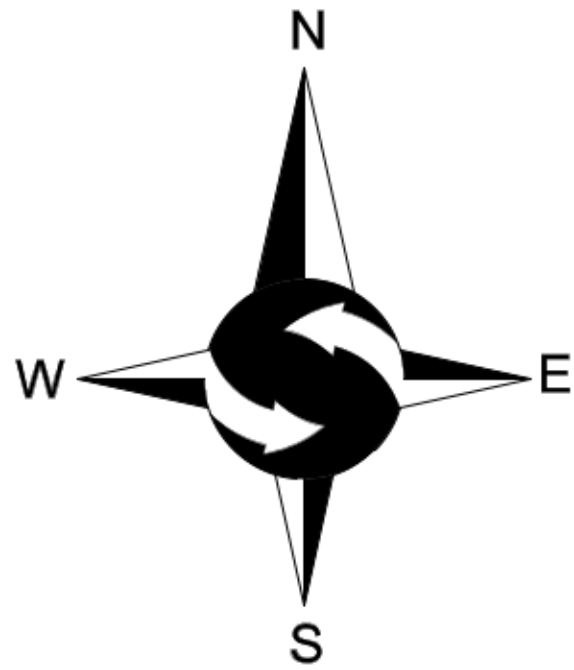
PERMIT SET REV 02 10.01.21

(18371)

BUILDING DEPT STAMPS

DWEL21-0051 APPROVED BUILDING Plans Page 1 of 26





#### LEGEND

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

#### LEGAL DESCRIPTION

PARCEL D, KING COUNTY BOUNDARY LINE ADJUSTMENT, RECORDED NOVEMBER 26, 1996, UNDER RECORDING NUMBER 9811259005, BEING THE SOUTH HALF OF GOVERNMENT LOT 6, SECTION 4, TOWNSHIP 21 NORTH, RANGE 7 EAST, W.M., IN KING COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

#### BASIS OF BEARINGS

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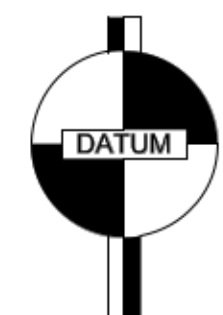
#### PROJECT INFORMATION

SURVEYOR:	SITE SURVEYING, INC. 21923 NE 11TH ST SAMMAMISH, WA 98074 PHONE: 425.298.4412
PROPERTY OWNER:	GEOFF & JULIE SWEET 27805 217TH AVENUE SE MAPLE VALLEY, WA 98038
TAX PARCEL NUMBER:	042107-9187
PROJECT ADDRESS:	XXX 310TH AVENUE SE RAVENSDALE, WA 98051
ZONING:	RA10
JURISDICTION:	KING COUNTY
PARCEL ACREAGE:	852,109 S.F. (± 19.56 ACRES) AS SURVEYED

#### GENERAL NOTES

- THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND NIKON NIVO 5.C TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN JULY 2018 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
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#### VERTICAL DATUM & CONTOUR INTERVAL

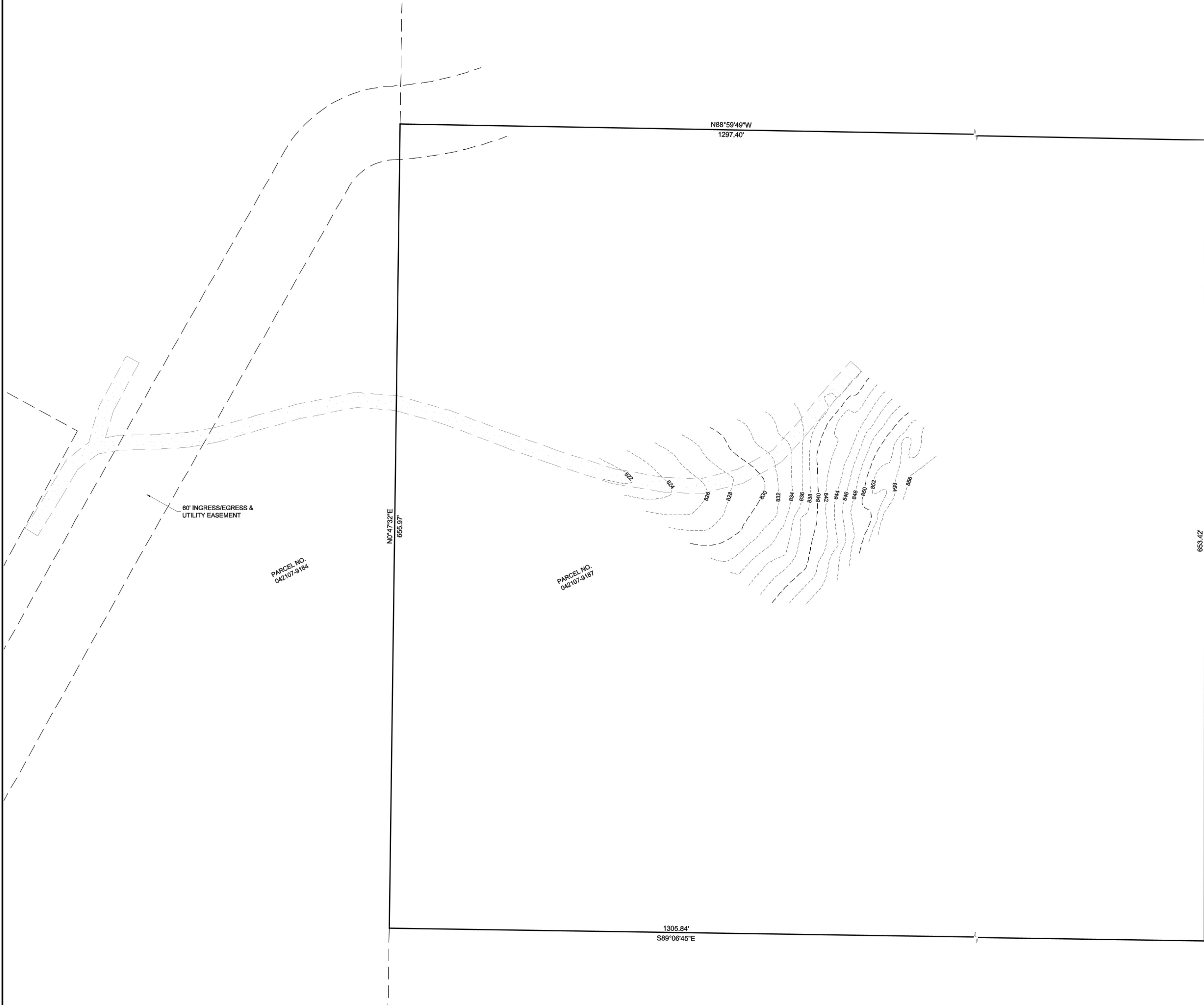


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THE MARK IS AN IRON PIPE SOUTHWEST OF THE SOUTH EDGE OF ASPHALT ON RETREAT-KANASKAT ROAD, SOUTHWEST OF THE SOUTHEAST CORNER OF A FENCE THAT SURROUNDS THE POWER SUB STATION.

POINT ID NO. 7716;  
ELEVATION: 818.312 - NAVD 88

2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR THIS PROJECT.



NE 1/4, NW 1/4, SEC 04, TWP 21N, RNG 7E, W.M.



DATE	REVISION	DRN

#### TOPOGRAPHIC SURVEY

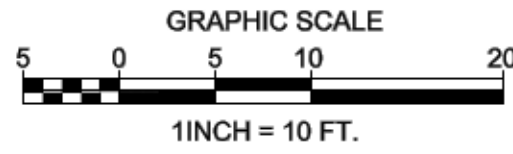
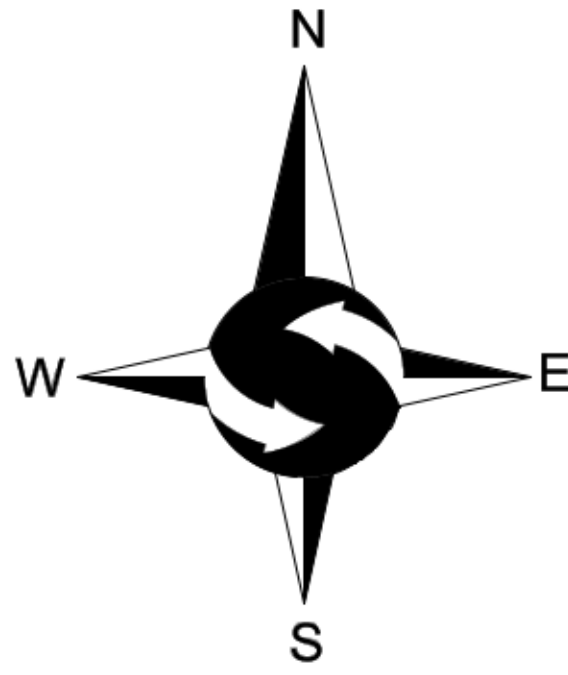
GEOFF & JULIE SWEET  
xxx 310TH AVENUE SE  
RAVENSDALE, WA 98051

PROJECT NO. 18-016

DRAWN BY: EFJ  
CHECKED BY: TNW  
DATE: 10/21/19

SHEET 1 OF 1





#### LEGEND

	FOUND MONUMENT AS DESCRIBED		OHP - OVERHEAD POWER
	FOUND REBAR AS DESCRIBED		OHU - OVERHEAD UTILITIES
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	UTILITY POLE		ROCK - ROCKERY
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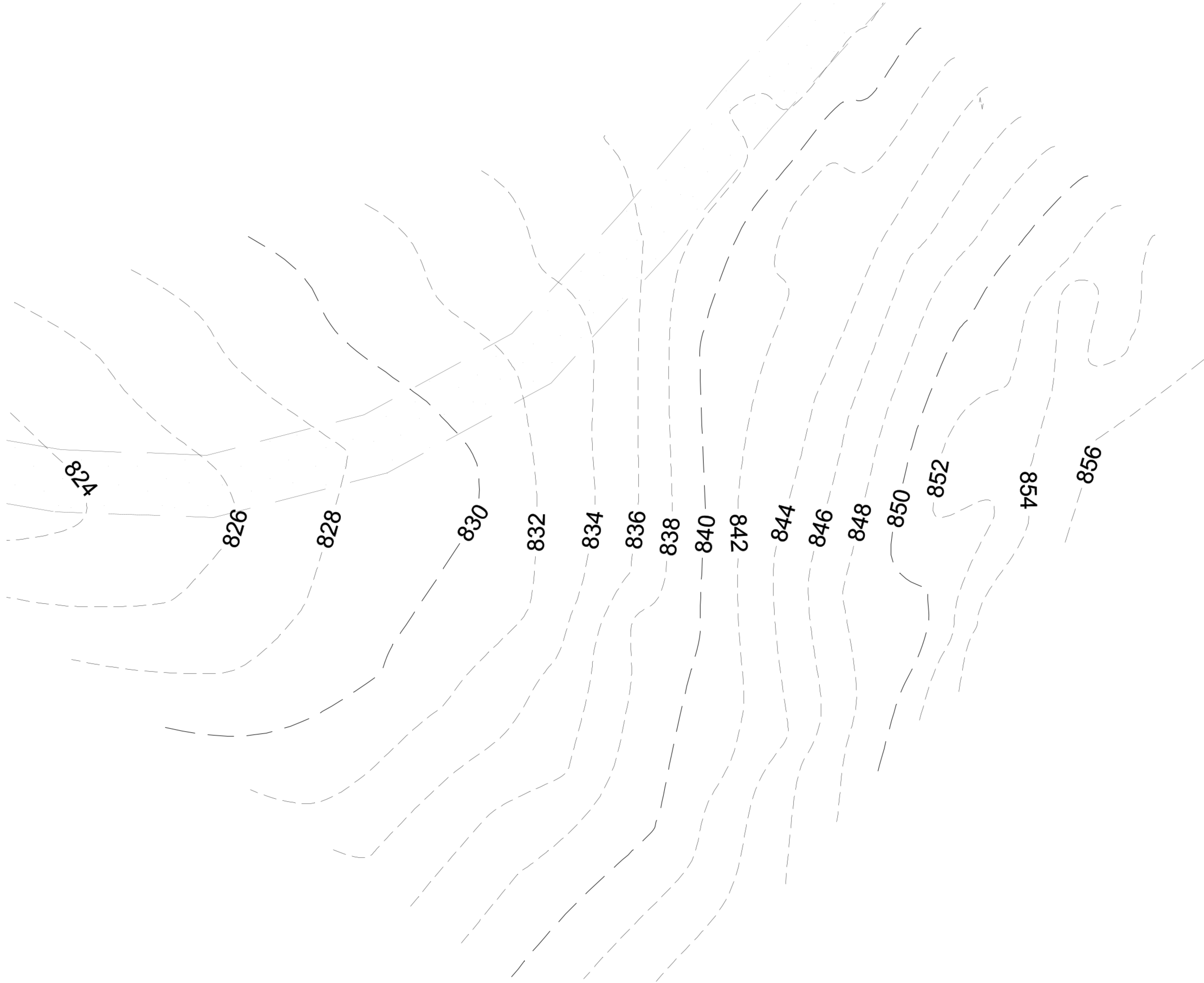


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NE 1/4, NW 1/4, SEC 04, TWP 21N, RNG 7E, W.M.



**Site**  
surveying, Inc.

DATE	REVISION	DRN

#### TOPOGRAPHIC SURVEY

GEOFF & JULIE SWEET  
xxx 310TH AVENUE SE  
RAVENSDALE, WA 98051

PROJECT NO. 18-016

DRAWN BY: EFJ  
CHECKED BY: TNW  
DATE: 10/21/19

SHEET 1 OF 1



SITE PLAN KEY

- ---

---

---

PROPERTY LINE

SETBACK LINE

STREET CENTERLINE

EXISTING BUILDING (TO BE REMOVED)

NEW PAVED AREA

NEW BUILDING AREA

EXISTING BUILDING AREA TO REMAIN

SS

SANITARY SEWER LINE

POWER POLE

WATER METER
- E

G

600'

600'

D

CW

G

PL

POWER METER

GAS METER

ORIGINAL GRADE CONTOUR LINE

NEW CONTOUR LINE

FILTER FABRIC FENCE

DRAINAGE LINE (SEE CIVIL)

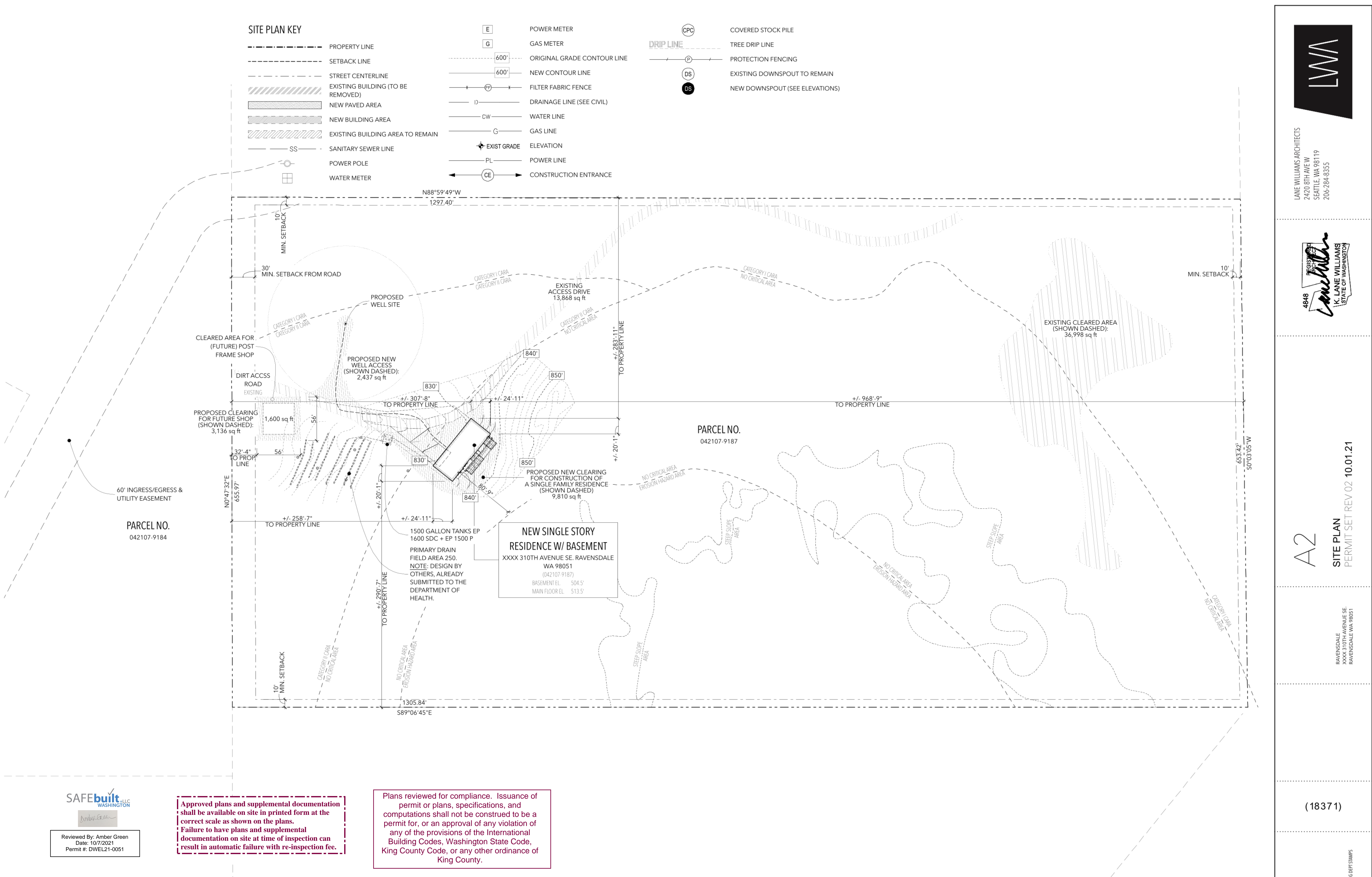
WATER LINE

GAS LINE

EXIST GRADE ELEVATION

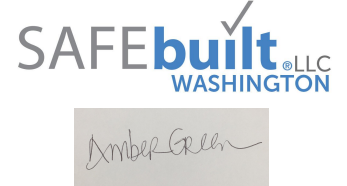
POWER LINE

CONSTRUCTION ENTRANCE
- 
- COVERED STOCK PILE
- TREE DRIP LINE
- PROTECTION FENCING
- EXISTING DOWNSPOUT TO REMAIN
- NEW DOWNSPOUT (SEE ELEVATIONS)



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.

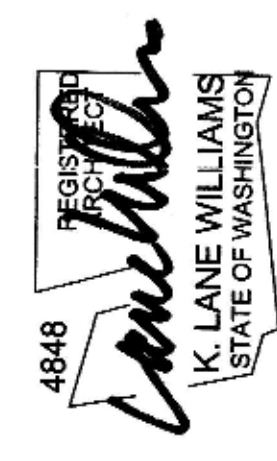
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Reviewed By: Amber Green  
Date: 10/7/2021  
Permit #: DWEL21-0051



LANE WILLIAMS ARCHITECTS  
2420 8TH AVE W  
SEATTLE, WA 98119  
206-284-8355



A2

SITE PLAN  
PERMIT SET REV 02 10.01.21

RAVENSDALE  
XXXX 310TH AVENUE SE  
RAVENSDALE WA 98051

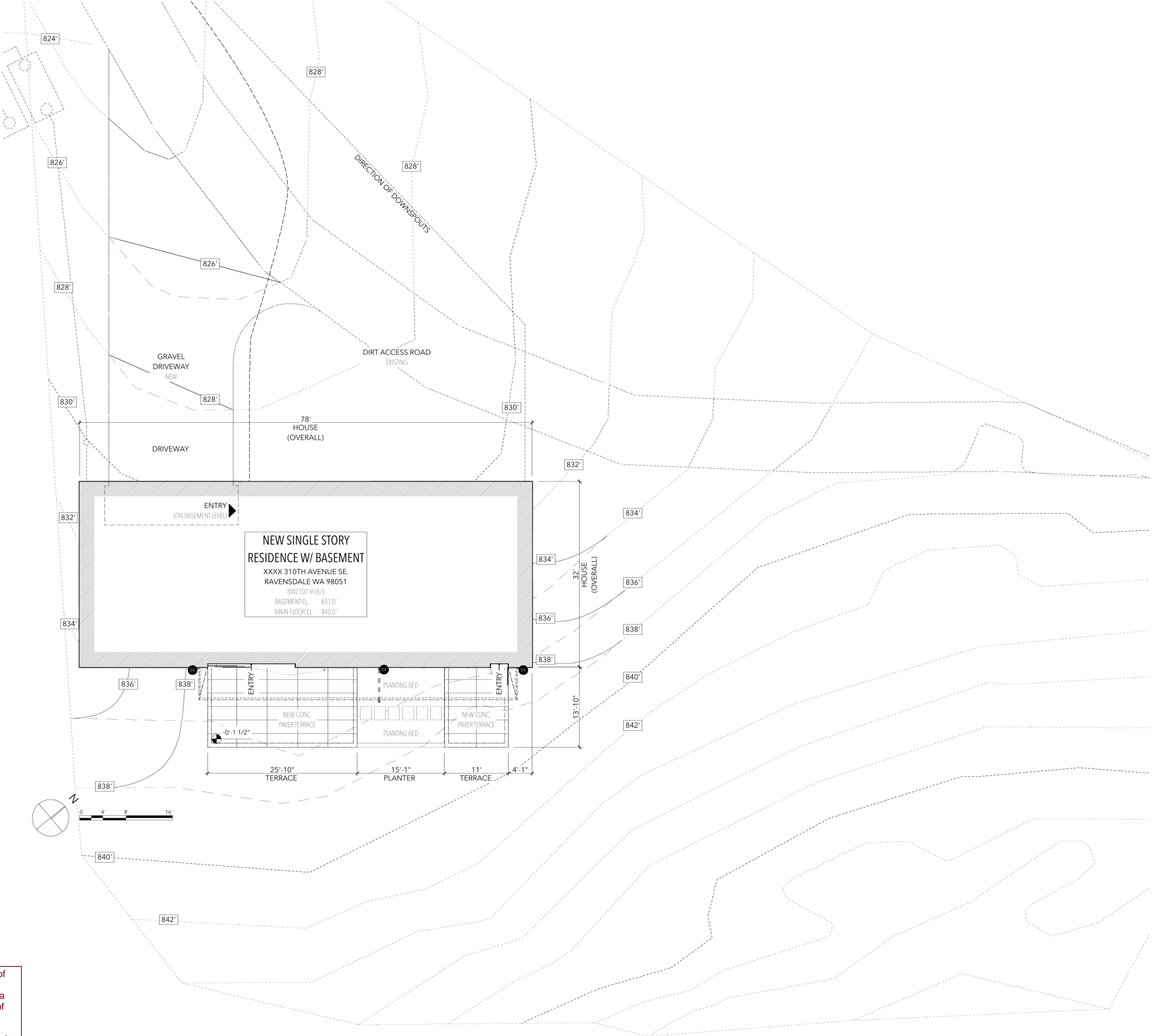
(18371)

BUILDING DEPT STAMPS

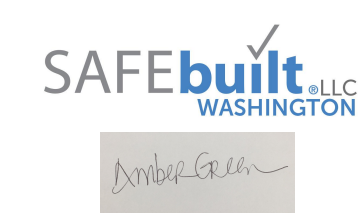


SITE PLAN KEY

- PROPERTY LINE
- SETBACK LINE
- STREET CENTERLINE
- EXISTING BUILDING (TO BE REMOVED)
- NEW PAVED AREA
- NEW BUILDING AREA
- EXISTING BUILDING AREA TO REMAIN
- SS SANITARY SEWER LINE
- POWER POLE
- WATER METER
- POWER METER
- GAS METER
- 600' ORIGINAL GRADE CONTOUR LINE
- 600' NEW CONTOUR LINE
- FP FILTER FABRIC FENCE
- DRAINAGE LINE (SEE CIVIL)
- CW WATER LINE
- G GAS LINE
- EXIST GRADE ELEVATION
- PL POWER LINE
- CE CONSTRUCTION ENTRANCE
- CPC COVERED STOCK PILE
- DRIP LINE
- P PROTECTION FENCING
- DS EXISTING DOWNSPOUT TO REMAIN
- DS NEW DOWNSPOUT (SEE ELEVATIONS)



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LANE WILLIAMS ARCHITECTS  
2420 8TH AVE W  
SEATTLE, WA 98119  
206-284-8355



A3

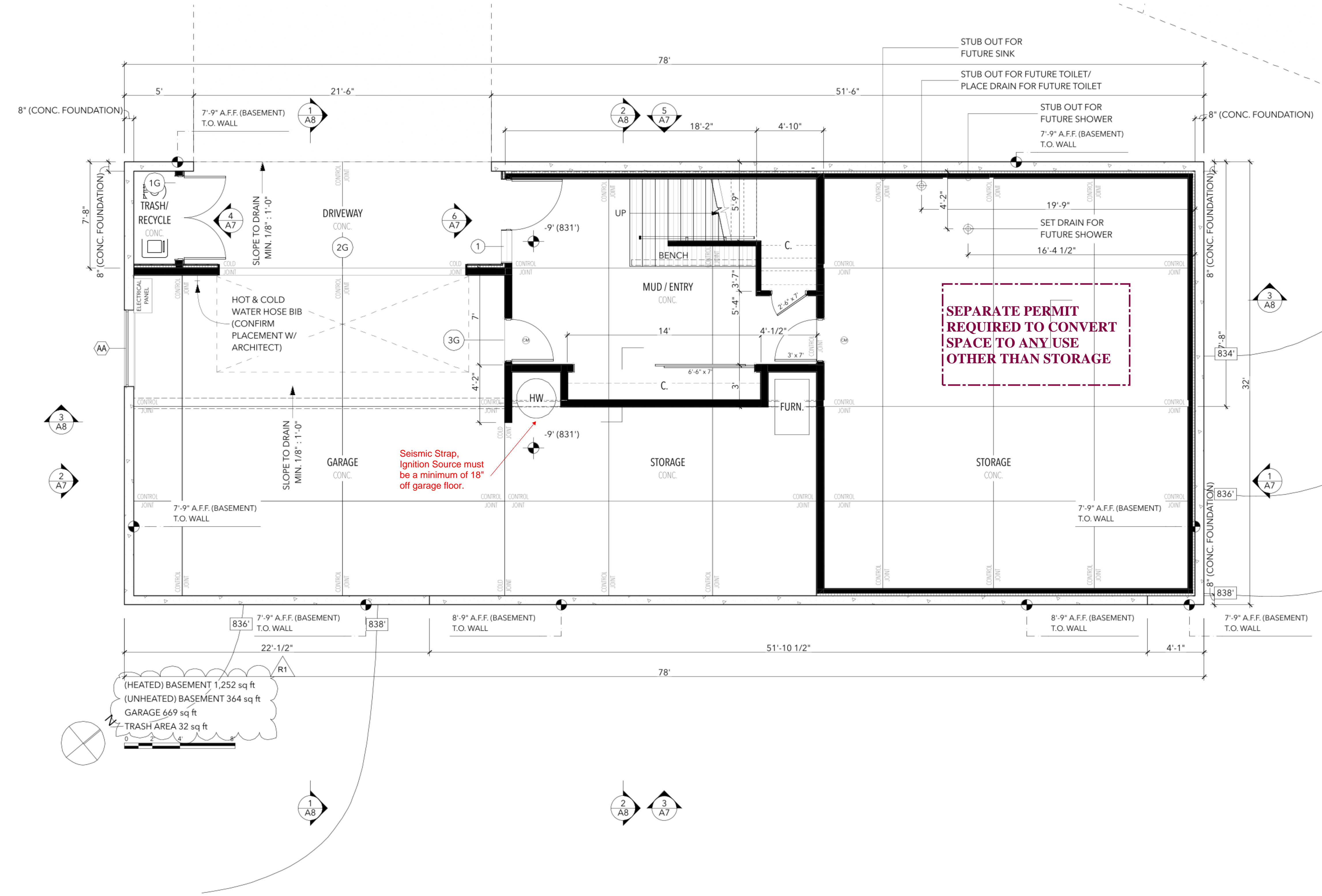
DETAILED SITE PLAN  
PERMIT SET REV 02 10.01.21

RAVENSDALE  
XXXX 310TH AVENUE SE  
RAVENSDALE WA 98051

(18371)

BUILDING DEPT STAMPS





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

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SAFEbuilt  
WASHINGTON

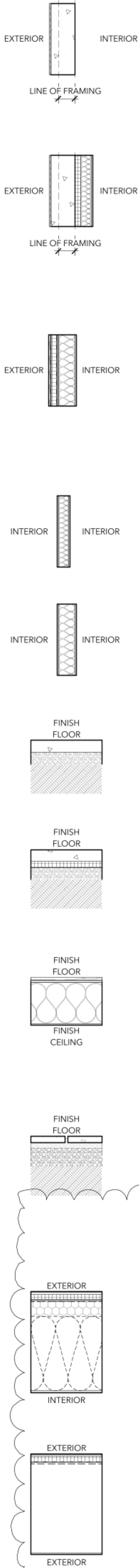
Reviewed By: Amber Green  
Date: 10/7/2021  
Permit #: DWEL21-0051

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SYMBOL KEY

- WINDOW SYMBOL
- OVERHEAD WINDOW SYMBOL
- DOOR SYMBOL
- SMOKE DETECTOR
- SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR
- EXHAUST FAN
- TEMPERED GLASS (ELEVATIONS)
- OBSCURE GLASS (ELEVATIONS)
- GAS BIB
- HOSE BIB
- EXISTING TO REMAIN
- ENLARGED PLAN INDICATOR

WALL, FLOOR, AND ROOF ASSEMBLIES



- DRAINAGE MAT (WHERE BELOW GRADE) O/  
DAMP PROOFING O/  
8" CONC. FOUNDATION WALL
- EXTERIOR WALL ASSEMBLY: FOUNDATION WALL
- DRAINAGE MAT (WHERE BELOW GRADE) O/  
8" CONC. FOUNDATION WALL O/  
2" RIGID INSULATION O/  
2X4 FRAMING W/  
R-15 BATT INSULATION O/  
1/2" GWB W/  
VAPOR RETARDER PRIMER O/  
INTERIOR FINISH PER SCHEDULE
- EXTERIOR WALL ASSEMBLY: FOUNDATION WALL W/ INSULATION
- SIDING, PER ELEVATION O/  
1X PT FURRING STRIPS W/  
2" FOIL FACED  
RIGID INSULATION O/  
WEATHER BARRIER O/  
PLYWOOD SHEATHING O/  
2X6 FRAMING, PER STRUCTUAL W/  
R-21 BATT INSULATION O/  
1/2" GWB W/  
VAPOR RETARDER PRIMER O/  
INTERIOR FINISH PER SCHEDULE
- EXTERIOR WALL ASSEMBLY
- 1/2" GWB (\*TILE BACKER AT TILED LOCATIONS) O/  
2X4 FRAMING, PER STRUCTUAL O/  
1/2" GWB (\*TILE BACKER AT TILED LOCATIONS)
- INTERIOR WALL ASSEMBLY: TYP. INTERIOR WALL
- 1/2" GWB (\*TILE BACKER AT TILED LOCATIONS) O/  
2X4 FRAMING, PER STRUCTUAL O/  
1/2" GWB (\*TILE BACKER AT TILED LOCATIONS)
- INTERIOR WALL ASSEMBLY: TYP. INTERIOR WALL
- 4" CONC. SLAB ON GRADE O/  
VAPOR BARRIER O/  
6" GRAVEL BED
- FLOOR ASSEMBLY: GARAGE / EXTERIOR CONC. APRON(S)
- 4" CONC. SLAB ON GRADE O/  
2" R-10 RIGID INSULATION (UNDER ENTIRE SLAB) O/  
VAPOR BARRIER O/  
6" GRAVEL BED
- FLOOR ASSEMBLY: BASEMENT SLAB (FULLY INSULATED)
- FLOOR FINISH PER PLAN  
SHEATHING, PER STRUCTURAL O/  
JOISTS PER STRUCT W/  
R-38 BATT INSULATION O/  
FINISH CEILING, PER PLAN
- FLOOR ASSEMBLY: TYP. FRAMED FLOOR
- CONC. PAVERS O/  
1" WASHED SAND OR 0.5" WASHED CRUSHED STONE (FOR BASE MATERIAL) O/  
6" OPEN-GRADED BASE MATERIAL, 3/4" - 2" CRUSHED-WASHED O/  
SUBGRADE (COMPACTION BASED ON CURRENT SWMMWW REQUIREMENTS)
- FLOOR ASSEMBLY: PERMEABLE PAVERS
- ROOFING MEMBRANE O/  
ROOF COVER BOARD O/  
MIN. 2" RIGID INSULATION O/  
VAPOR BARRIER O/  
SHEATHING, PER STRUCTURAL O/  
TRUSS FRAMING, PER STRUCTURAL W/  
5" MIN. CLOSED CELL SPRAY FOAM INSULATION (JM COROBOND MCS (CLOSED CELL) POLYURETHANE OR EQUIV., TYP. W/  
BATT INSULATION TO FILL CAVITY W/ 5/8" GWB O/  
FINISH CEILING, PER PLAN
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SHEATHING, PER STRUCTURAL O/  
TRUSS FRAMING, PER STRUCTURAL O/  
5/8" FIRE RATED GYPSUM SHEATHING O/  
FINISH CEILING, PER PLAN
- ROOF ASSEMBLY: TYP. ROOF AT CANOPY



LANE WILLIAMS ARCHITECTS  
2420 8TH AVE W  
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206-284-8355



A4

BASEMENT  
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RAVENSDALE  
XXXX 310TH AVENUE SE  
RAVENSDALE WA 98051

(18371)

BUILDING DEPT STAMPS





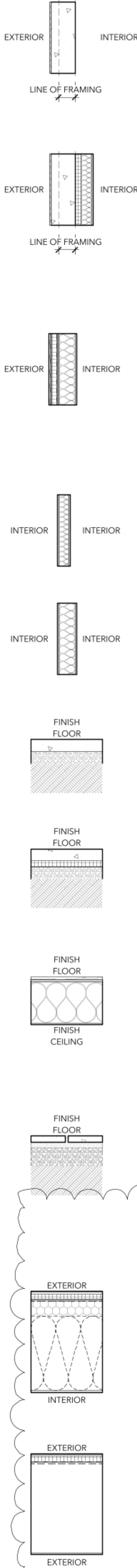
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Date: 10/7/2021  
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INTERMITTENT WHOLE HOUSE FAN:50% RUNTIME PERCENTAGE  
MIN. 180 CFM, WITH 24HR TIMER SET TO RUN FOR (2) HOURS  
OUT OF EACH (4) HOUR SEGMENT, PER M1507.3.3(1).

## WALL, FLOOR, AND ROOF ASSEMBLIES

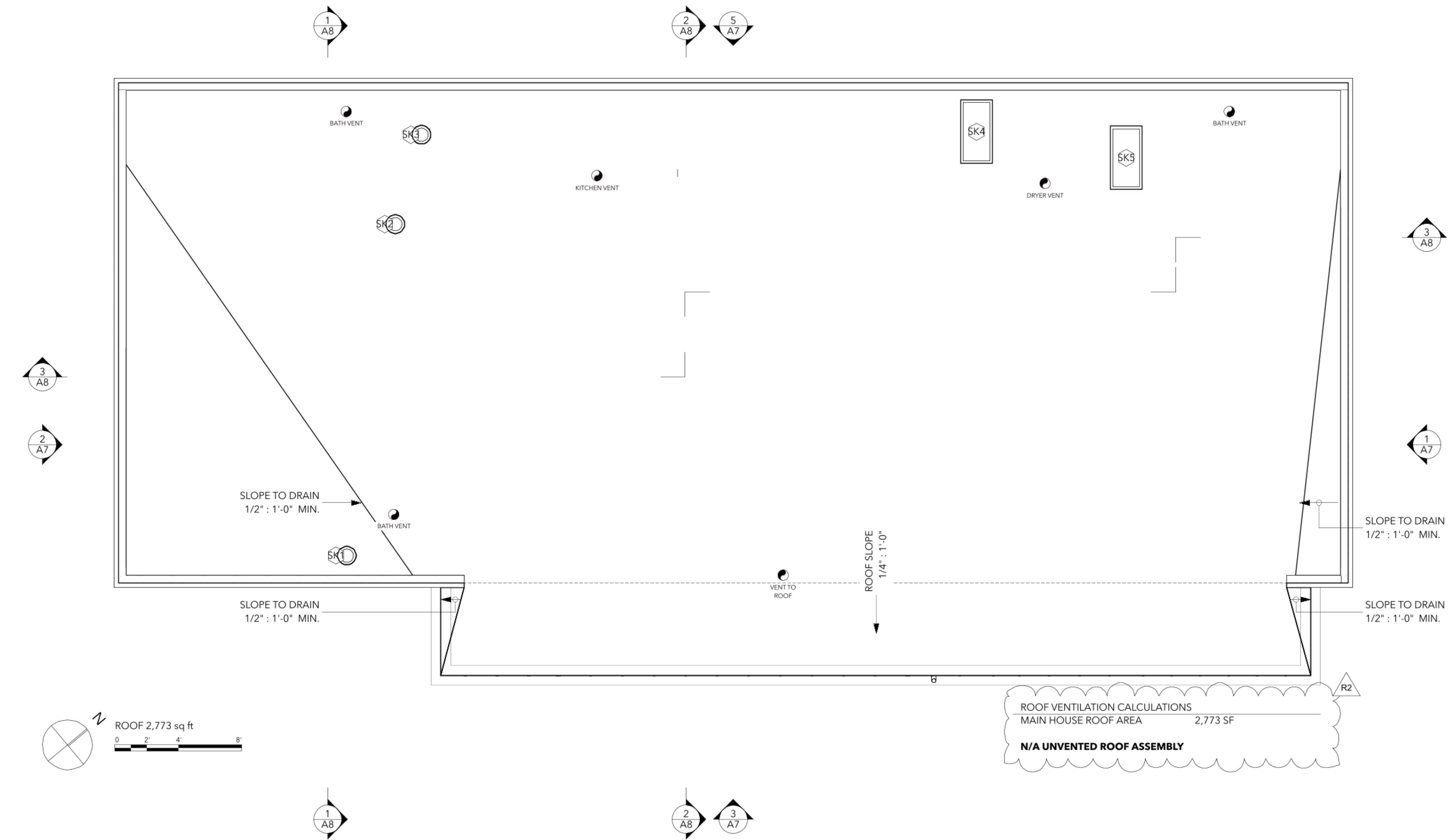
ROOFING MEMBRANE O/ ROOF COVER BOARD O/ MIN. 2" RIGID INSULATION O/ VAPOR BARRIER O/ SHEATHING, PER STRUCTURAL O/ TRUSS FRAMING, PER STRUCTURAL 5/8" FIRE RATED GYPSUM SHEATHING O/ FINISH CEILING, PER PLAN	ROOF ASSEMBLY: TYP. ROOF AT CANOPY
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(18371)

BUILDING DEPT STAMPS





ROOF VENTILATION CALCULATIONS		
MAIN HOUSE ROOF AREA	2,773 SF	
N/A UNVENTED ROOF ASSEMBLY		

# 1 ROOF PLAN

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

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SAFEbuilt LLC  
WASHINGTON

Amber Green

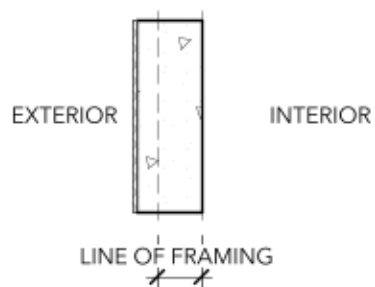
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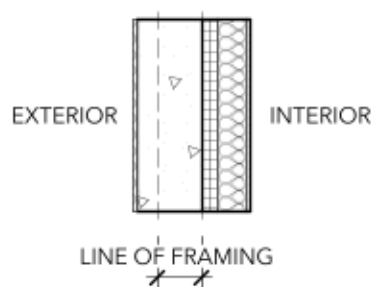
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- OBSCURE GLASS (ELEVATIONS)
- GAS BIB
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- EXISTING TO REMAIN
- ENLARGED PLAN INDICATOR

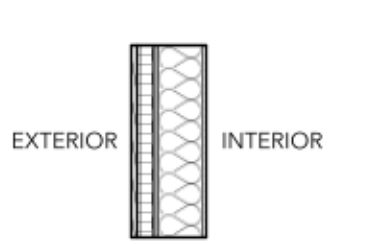
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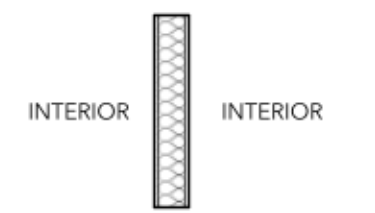
DRAINAGE MAT (WHERE BELOW GRADE) O/  
DAMP PROOFING O/  
8" CONC. FOUNDATION WALL  
W1 EXTERIOR WALL ASSEMBLY: FOUNDATION WALL



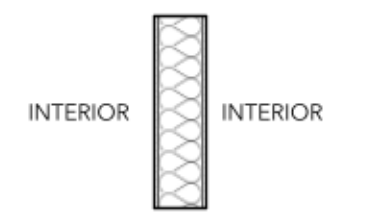
DRAINAGE MAT (WHERE BELOW GRADE) O/  
8" CONC. FOUNDATION WALL O/  
2" RIGID INSULATION O/  
2X4 FRAMING W/  
R-15 BATT INSULATION O/  
1/2" GWB W/  
VAPOR RETARDER PRIMER O/  
INTERIOR FINISH PER SCHEDULE  
W2 EXTERIOR WALL ASSEMBLY: FOUNDATION WALL W/ INSULATION



SIDING, PER ELEVATION O/  
1X PT FURRING STRIPS W/  
2" FOIL FACED  
RIGID INSULATION O/  
WEATHER BARRIER O/  
PLYWOOD SHEATHING O/  
2X6 FRAMING, PER STRUCTUAL W/  
R-21 BATT INSULATION O/  
1/2" GWB W/  
VAPOR RETARDER PRIMER O/  
INTERIOR FINISH PER SCHEDULE  
W3 EXTERIOR WALL ASSEMBLY



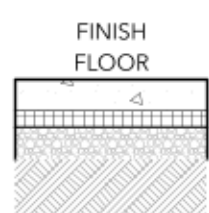
1/2" GWB (\*TILE BACKER AT TILED LOCATIONS) O/  
2X4 FRAMING, PER STRUCTUAL O/  
1/2" GWB (\*TILE BACKER AT TILED LOCATIONS)  
W4 INTERIOR WALL ASSEMBLY: TYP. INTERIOR WALL



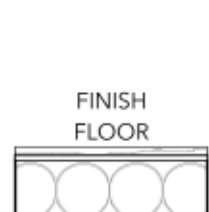
1/2" GWB (\*TILE BACKER AT TILED LOCATIONS) O/  
2X4 FRAMING, PER STRUCTUAL O/  
1/2" GWB (\*TILE BACKER AT TILED LOCATIONS)  
W5 INTERIOR WALL ASSEMBLY: TYP. INTERIOR WALL



4" CONC. SLAB ON GRADE O/  
VAPOR BARRIER O/  
6" GRAVEL BED  
F1 FLOOR ASSEMBLY: GARAGE / EXTERIOR CONC. APRON(S)



4" CONC. SLAB ON GRADE O/  
2" R-10 RIGID INSULATION (UNDER ENTIRE SLAB) O/  
VAPOR BARRIER O/  
6" GRAVEL BED  
F2 FLOOR ASSEMBLY: BASEMENT SLAB (FULLY INSULATED)



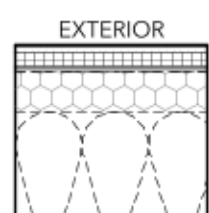
FLOOR FINISH PER PLAN  
SHEATHING, PER STRUCTURAL O/  
JOISTS PER STRUCT W/  
R-38 BATT INSULATION O/  
FINISH CEILING, PER PLAN  
F3 FLOOR ASSEMBLY: TYP. FRAMED FLOOR



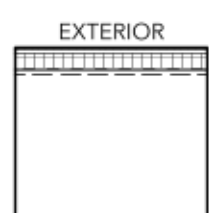
CONC. PAVERS O/  
1" WASHED SAND OR 0.5" WASHED CRUSHED STONE (FOR BASE MATERIAL) O/  
6" OPEN-GRADED BASE MATERIAL, 3/4" - 2" CRUSHED-WASHED O/  
SUBGRADE (COMPACTION BASED ON CURRENT SWMMWW REQUIREMENTS)  
F4 FLOOR ASSEMBLY: PERMEABLE PAVERS



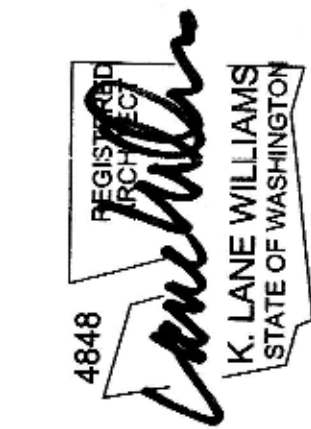
ROOFING MEMBRANE O/  
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BATT INSULATION TO FILL CAVITY W/ 5/8" GWB O/  
FINISH CEILING, PER PLAN  
R1 ROOF ASSEMBLY: TYP. ROOF



ROOFING MEMBRANE O/  
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SHEATHING, PER STRUCTURAL O/  
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R2 ROOF ASSEMBLY: TYP. ROOF AT CANOPY



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A6

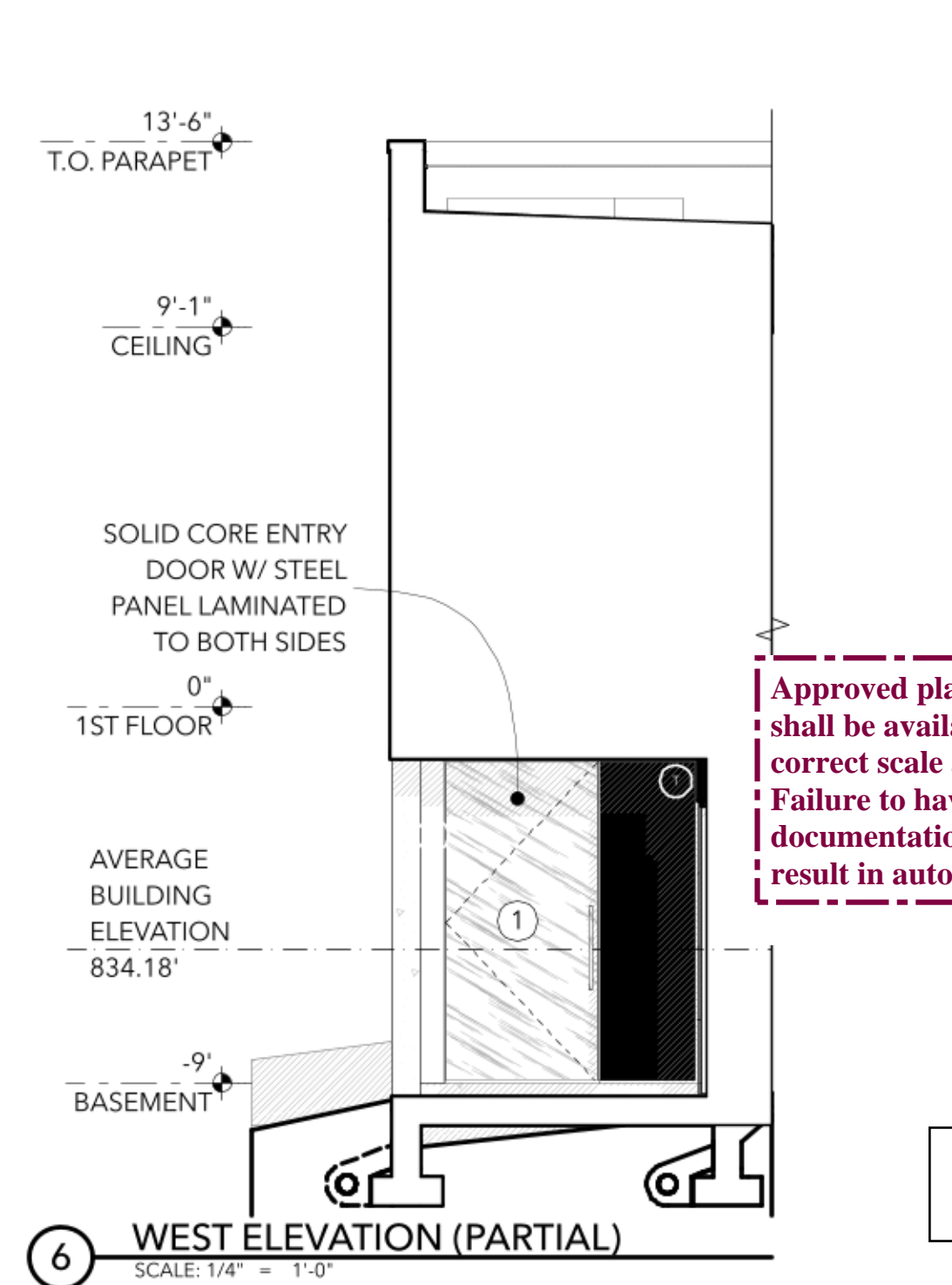
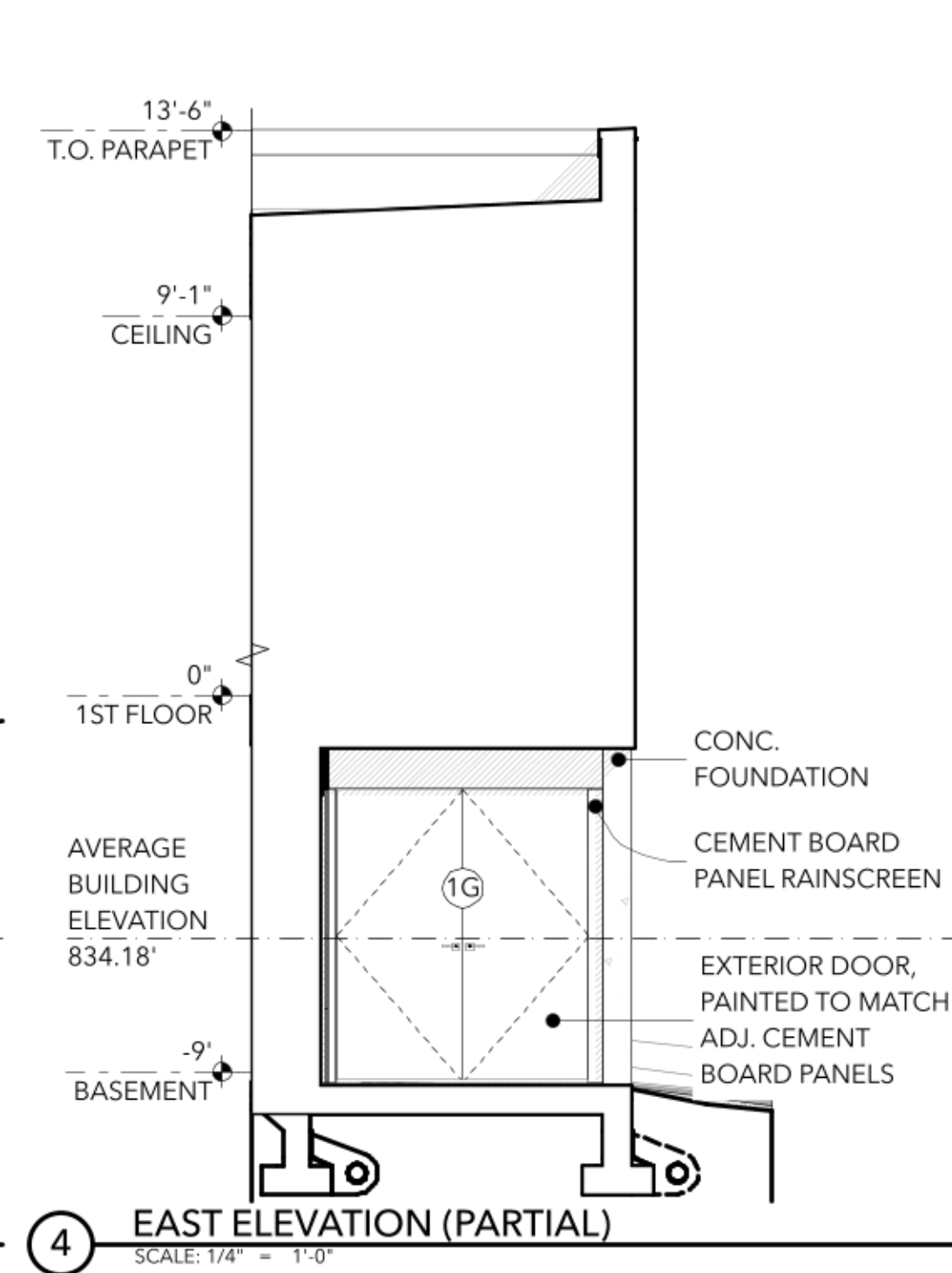
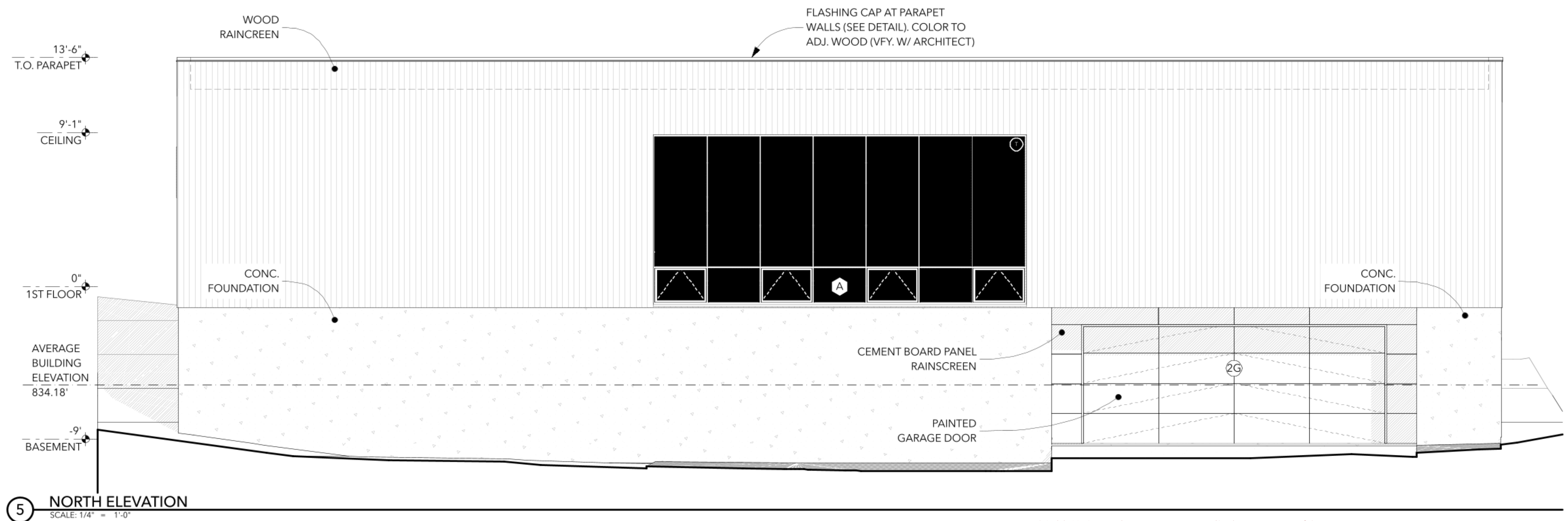
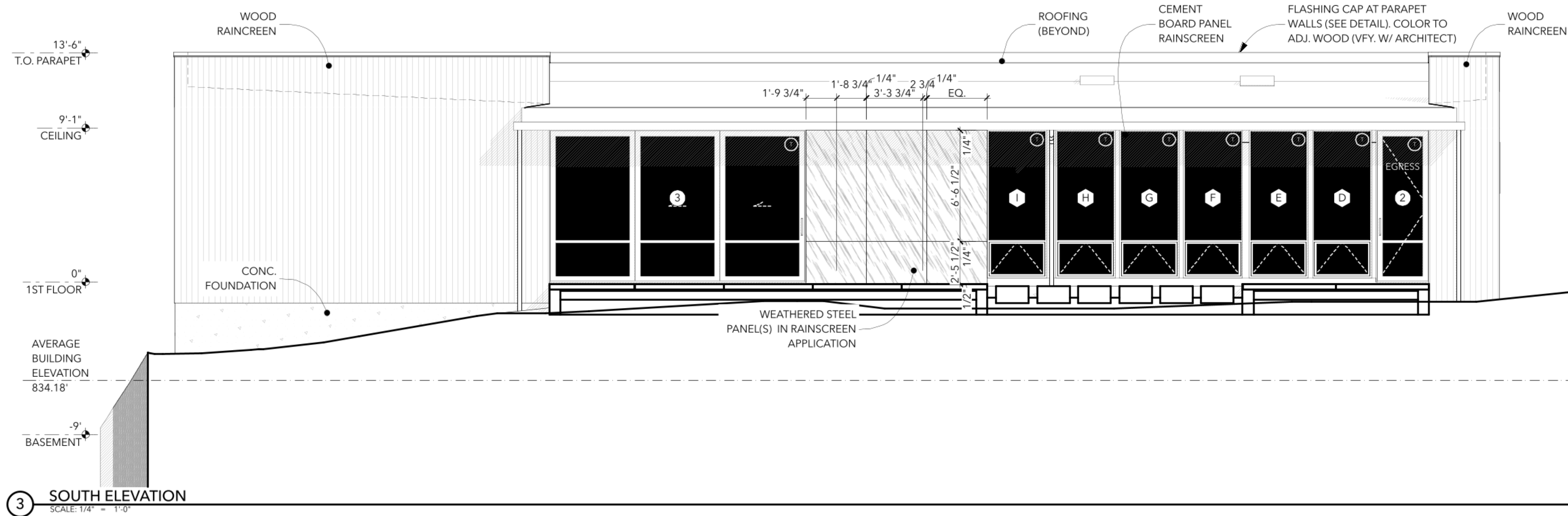
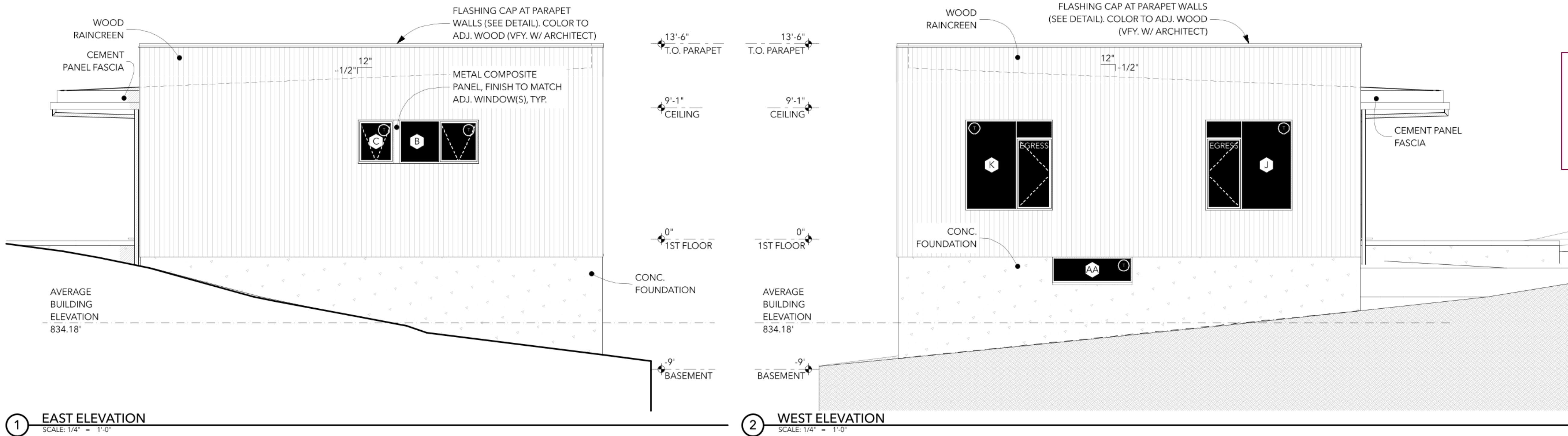
ROOF  
PERMIT SET REV 02 10.01.21

RAVENSDALE  
XXXX 310TH AVENUE SE.  
RAVENSDALE WA 98051

(18371)

BUILDING DEPT STAMPS





#### SYMBOL KEY

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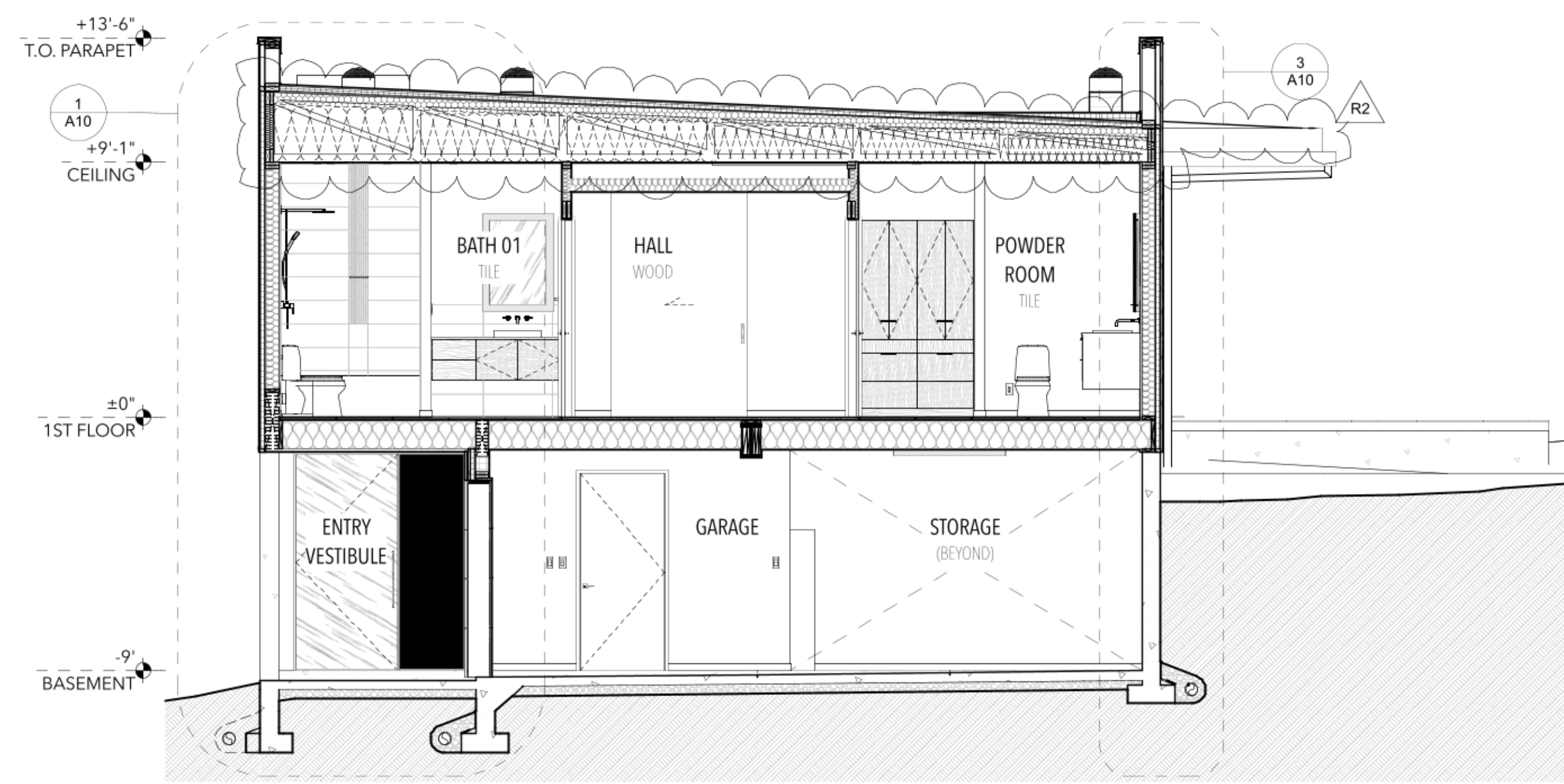
**A7**  
**ELEVATIONS**  
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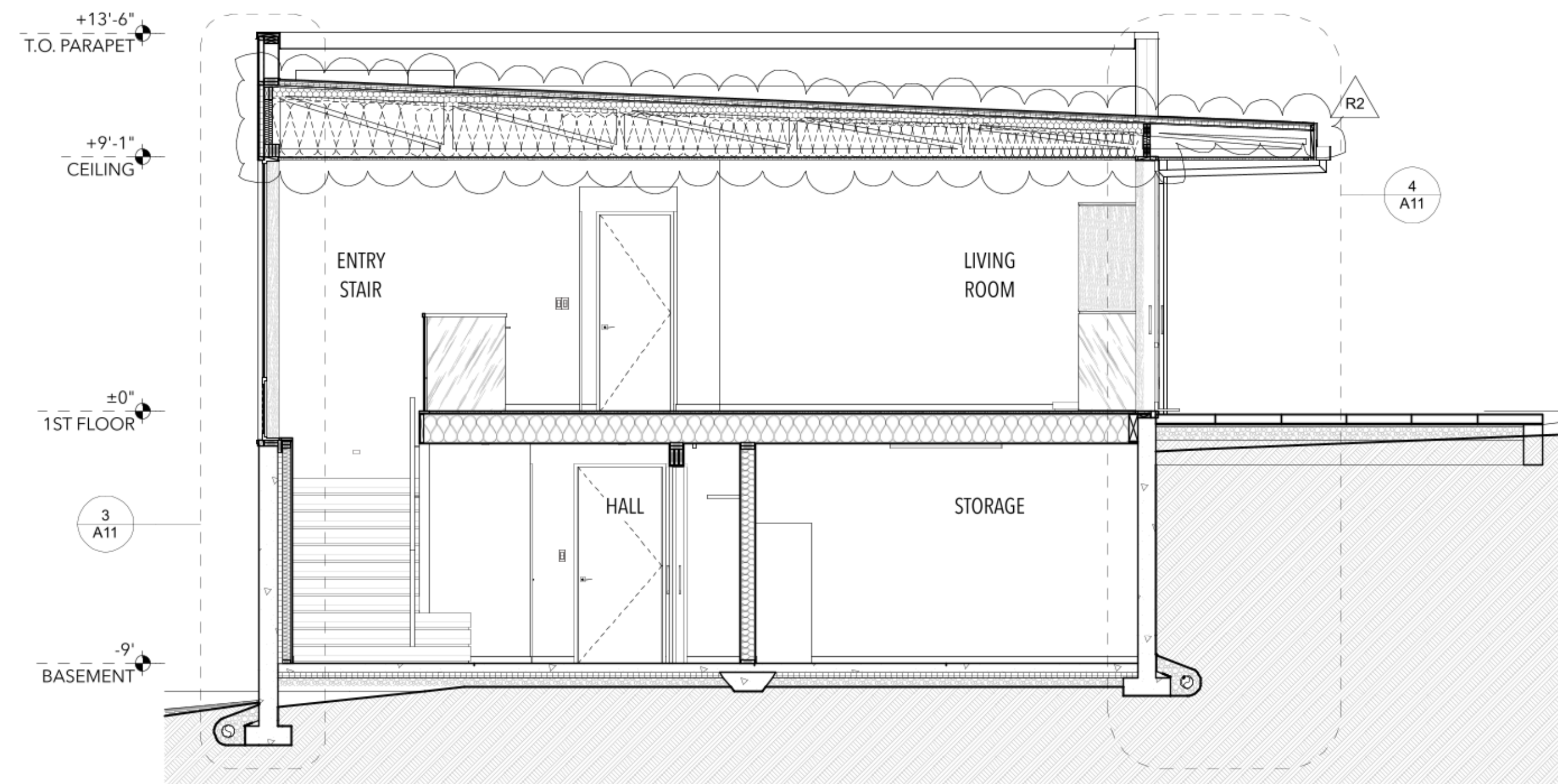
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BUILDING DEPT STAMPS

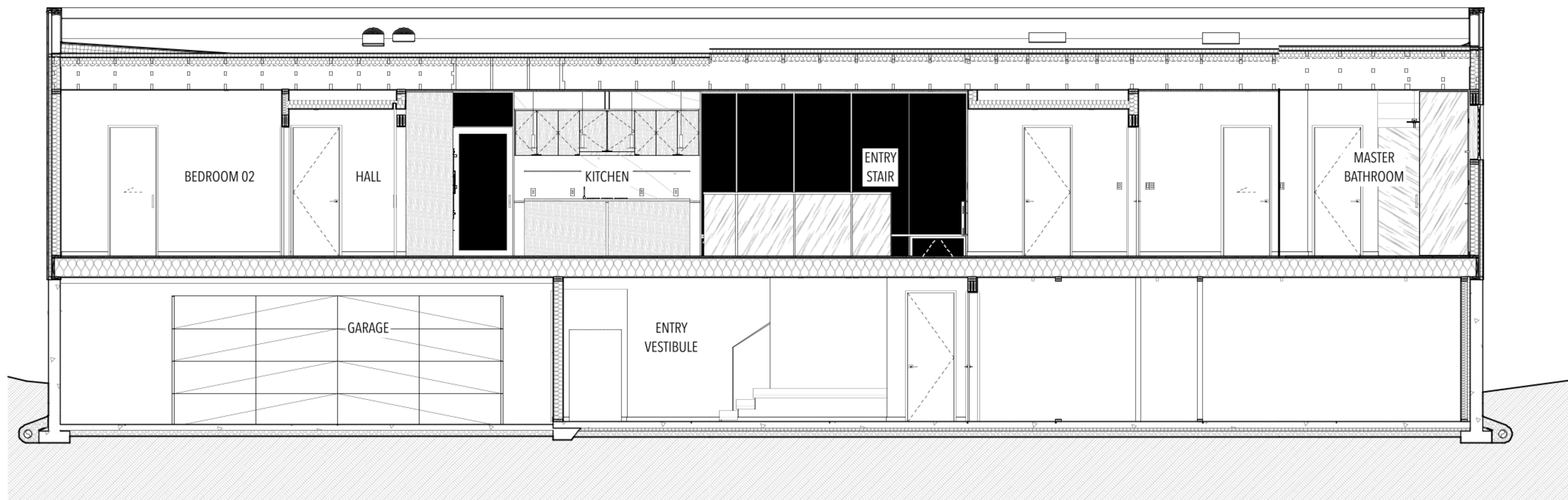




1 N/S SECTION 01  
SCALE: 1/4" = 1'-0"



2 N/S SECTION 02  
SCALE: 1/4" = 1'-0"



3 E/W SECTION  
SCALE: 1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE										R2	
ID	QTY	R.O. SIZE (+/-)		PANELS		LEAF LEFT	LEAF RIGHT	NOTES	U	UA	AREA
		W	H	LEFT	RIGHT						
1	1	6'-1"	7'-9"	1	0	3'-7 1/2"	3'-7 1/2"	ALUM. + GLASS	0.24	1.05	47
1G	1	6'-1 1/2"	7'-3/4"	1	1	3'	3'	ALUM. + GLASS	0.24	0.96	43
2	1	3'-1 1/2"	8'-11 3/4"	1	0	3'	3'	ALUM. + GLASS	0.24	0.62	28
2G	1	18'	7'	---	---	---	---	GARAGE DOOR	---	---	126
3	1	15'-1 1/2"	8'-11 3/4"	3	0	5'	5'	ALUM. + GLASS	0.24	3.02	136
3G	1	3'-1 1/2"	7'-3/4"	1	0	3'	3'	ALUM. + GLASS	0.24	0.49	22
									1.20	6.16	402 sq ft

WINDOW SCHEDULE									
ID	QTY	R.O. SIZE		SILL HT (+/-) VERIFY	TYPE *	NOTES	U	AREA	UA Value
		WIDTH	HEIGHT						
A	1	22"	10"	-1'-1/2"	---		0.22	220	48.40
AA	1	5'-6"	1'-9"	6'	---		0.21	10	2.02
B	1	5'-6"	3'	5'-3"	---		0.21	17	3.47
C	1	2'-6"	3'	5'-3"	---		0.21	8	1.58
D	1	3'-6"	8'-8 3/4"	3"	---		0.21	31	6.41
E	1	3'-6"	8'-8 3/4"	3"	---		0.21	31	6.41
F	1	3'-6"	8'-8 3/4"	3"	---		0.21	31	6.41
G	1	3'-6"	8'-8 3/4"	3"	---		0.21	31	6.41
H	1	3'-6"	8'-8 3/4"	3"	---		0.21	31	6.41
I	1	3'-6"	8'-8 3/4"	3"	---		0.21	31	6.41
J	1	6'	6'-3"	2'	---		0.21	38	7.88
K	1	6'	6'-3"	2'	---		0.21	38	7.88
								512 sq ft	109.66

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SKYLIGHT SCHEDULE						
ID	QTY	WIDTH	HEIGHT	NOTES		
SK1	1	14"	14"			
SK2	1	14"	14"			
SK3	1	14"	14"			
SK4	1	24"	48"			
SK5	1	24"	48"			

#### WINDOW & DOOR NOTES

- ALL WINDOW DIMENSIONS ARE TO ROUGH OPENING. ALL DOOR DIMENSIONS ARE DOOR PANEL DIMENSIONS EXCEPT BI-FOLD DOORS, EXTERIOR SLIDING DOORS, AND EXTERIOR POCKETING DOOR SYSTEMS.
- ALL NEW GLAZING AND DOOR U-VALUES PER WASHINGTON STATE ENERGY CODE TABLE R402.1.1 \*INSULATION & FENESTRATION REQUIREMENTS FOR GROUP R OCCUPANCY CLIMATE ZONE 4C\*, 2015 EDITION.  
  
ALL WINDOW, DOOR, AND OVERHEAD GLAZING TO BE NFRC CERTIFIED PER MANUFACTURER.
- VERIFY ALL ROUGH OPENINGS IN FIELD PRIOR TO ORDERING.
- PROVIDE TEMPERED GLASS WHERE REQUIRED BY IRC R308. (AT LOCATIONS INCLUDING, BUT NOT LIMITED TO THOSE MARKED TEMPERED IN THE SCHEDULE & ELEVATIONS)

5. NFRC WINDOW NUMBERS:  
MANUFACTURER/LOEWEN  
# FOR TRIPLE-GLAZED  
FIXED GLAZING: U-FACTOR: 0.21
- # FOR OPERABLE  
(CASEMENT) GLAZING: U-FACTOR: 0.21
- # FOR OPERABLE  
(AWNING) GLAZING: U-FACTOR: 0.21
- \*NOTE: SEE SCHEDULE(S) FOR WINDOW SPECIFIC U-VALUE CALCULATIONS.
- \*VALUES FOR WINDOWS NOT SPECIFICALLY LISTED AS THE THREE U-VALUES CITED ABOVE ARE OBTAINED BY AVERAGING THE AREA OF FIXED VERSUS OPERABLE IN A GIVEN WINDOW.
- \*WINDOW TYPE CODES FOR REFERENCE: (VERIFY OPERATION W/ ELEVATIONS)  
F = FIXED, R or L = CASEMENT,  
B = BOTTOM HUNG, T = TOP HUNG,  
SR or LR = SLIDING, ST = DOUBLE HUNG

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WASHINGTON  
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R-38 BATT INSULATION O/  
FINISH CEILING, PER PLAN
- FLOOR ASSEMBLY:  
TYP. FRAMED FLOOR
- CONC. PAVERS O/  
1" WASHED SAND OR 0.5" WASHED CRUSHED STONE (FOR BASE MATERIAL) O/  
6" OPEN-GRADED BASE MATERIAL, 3/4" - 2" CRUSHED-WASHED O/  
SUBGRADE (COMPACTION BASED ON CURRENT SWMMWW REQUIREMENTS)
- FLOOR ASSEMBLY:  
PERMEABLE PAVERS
- ROOFING MEMBRANE O/  
ROOF COVER BOARD O/  
MIN. 2" RIGID INSULATION O/  
VAPOR BARRIER O/  
SHEATHING, PER STRUCTURAL O/  
TRUSS FRAMING, PER STRUCTURAL W/  
5" MIN. CLOSED CELL SPRAY FOAM INSULATION (JM COROBOND MCS (CLOSED CELL) POLYURETHANE OR EQUIV., TYP., W/  
BATT INSULATION TO FILL CAVITY W/ 5/8" GWB O/  
FINISH CEILING, PER PLAN
- ROOF ASSEMBLY: TYP. ROOF
- ROOFING MEMBRANE O/  
ROOF COVER BOARD O/  
MIN. 2" RIGID INSULATION O/  
VAPOR BARRIER O/  
SHEATHING, PER STRUCTURAL O/  
TRUSS FRAMING, PER STRUCTURAL O/  
5/8" FIRE RATED GYPSUM SHEATHING O/  
FINISH CEILING, PER PLAN
- ROOF ASSEMBLY:  
TYP. ROOF AT CANOPY



LANE WILLIAMS ARCHITECTS  
2420 8TH AVE W  
SEATTLE, WA 98119  
206-284-8355



A8

SECTIONS  
PERMIT SET REV 02 10.01.21

RAVENSDALE  
XXXX 310TH AVENUE SE.  
RAVENSDALE WA 98051

(18371)

BUILDING DEPT STAMPS





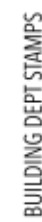
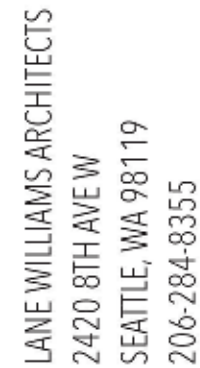
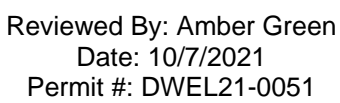
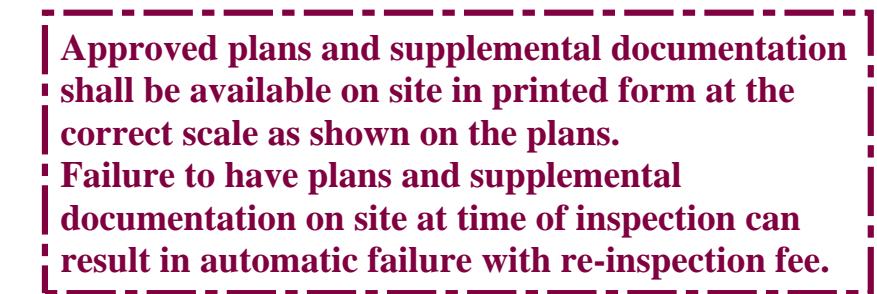
# HEATING SYSTEM WORKSHEET

## PREScriptive WORKSHEET

## GLAZING SCHEDULE

# GLAZING SCHEDULE

## PRESCRIPTIVE WORKSHEET



(18371)





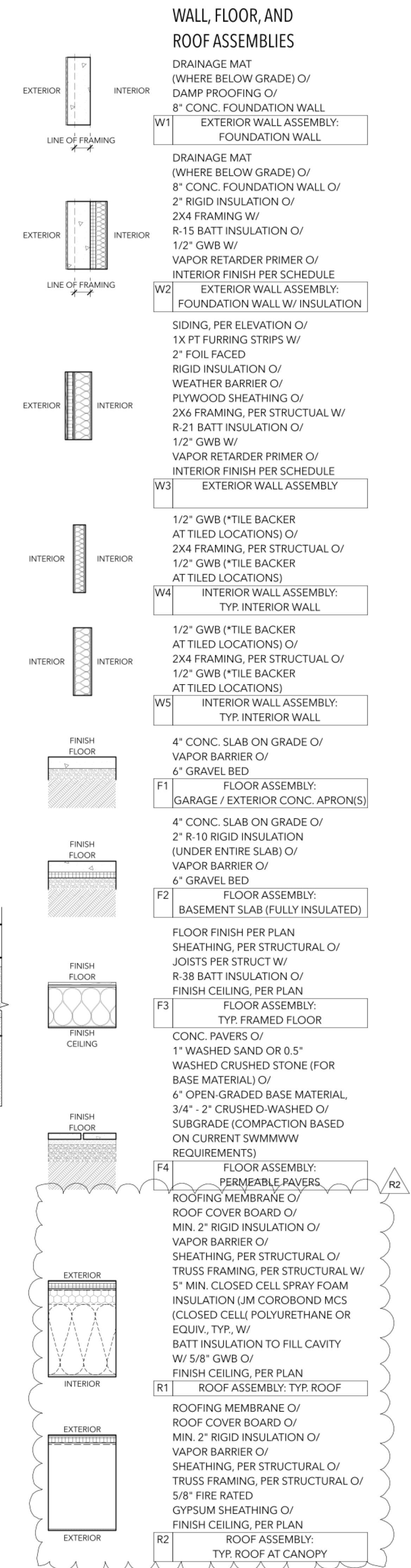
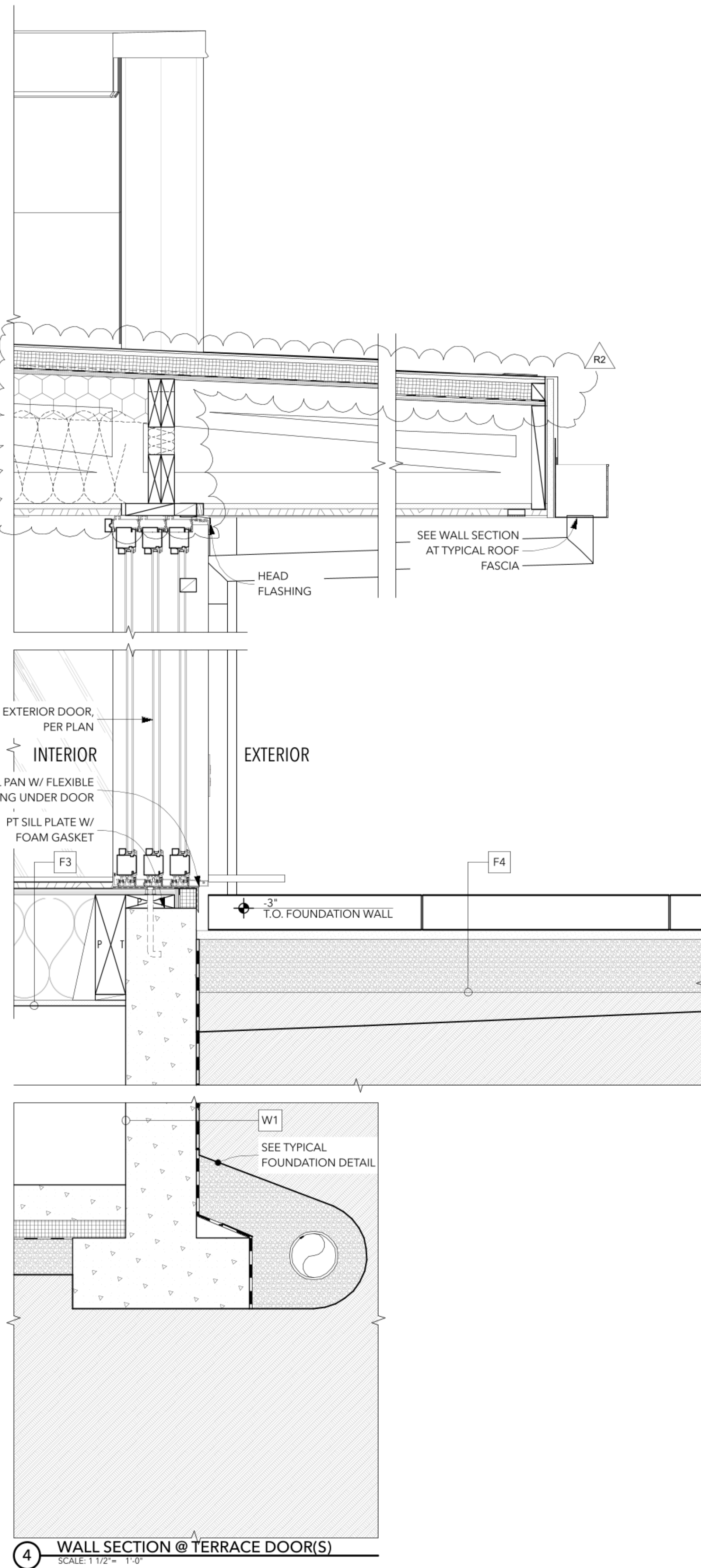
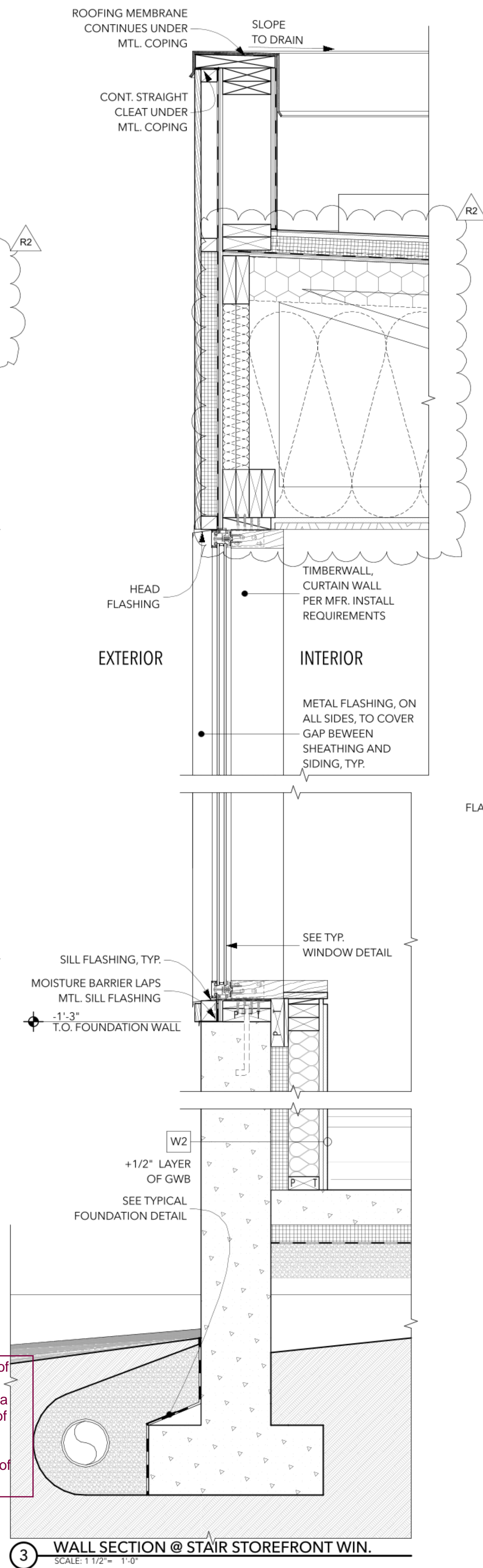
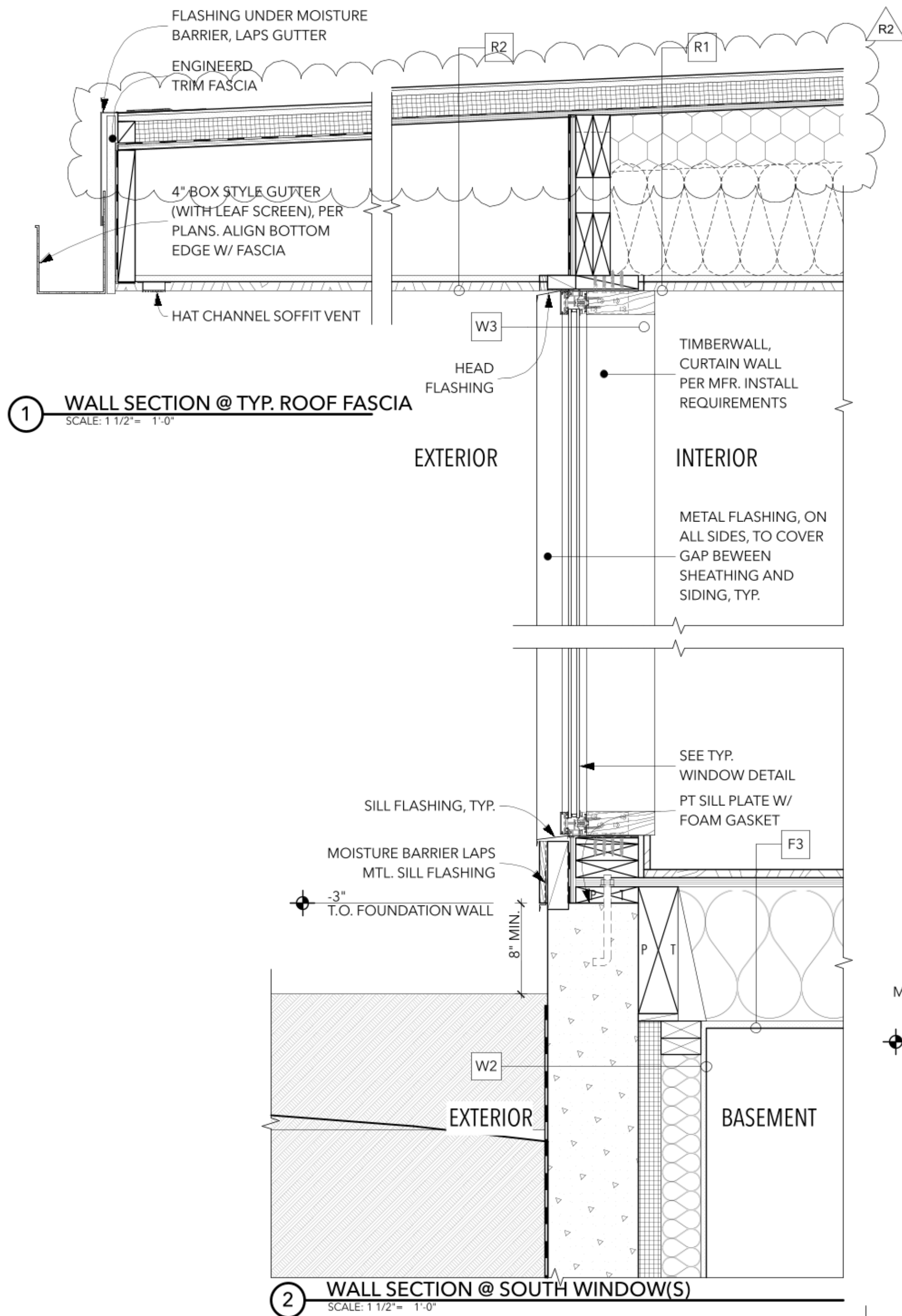
**SAFEbuilt**.LLC  
WASHINGTON

*Amber Green*

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Date: 10/7/2021  
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LWA

LANE WILLIAMS ARCHITECTS  
2420 8TH AVE W  
SEATTLE, WA 98119  
206-284-8355

4848  
REGISTERED  
K. LANE WILLIAMS  
STATE OF WASHINGTON

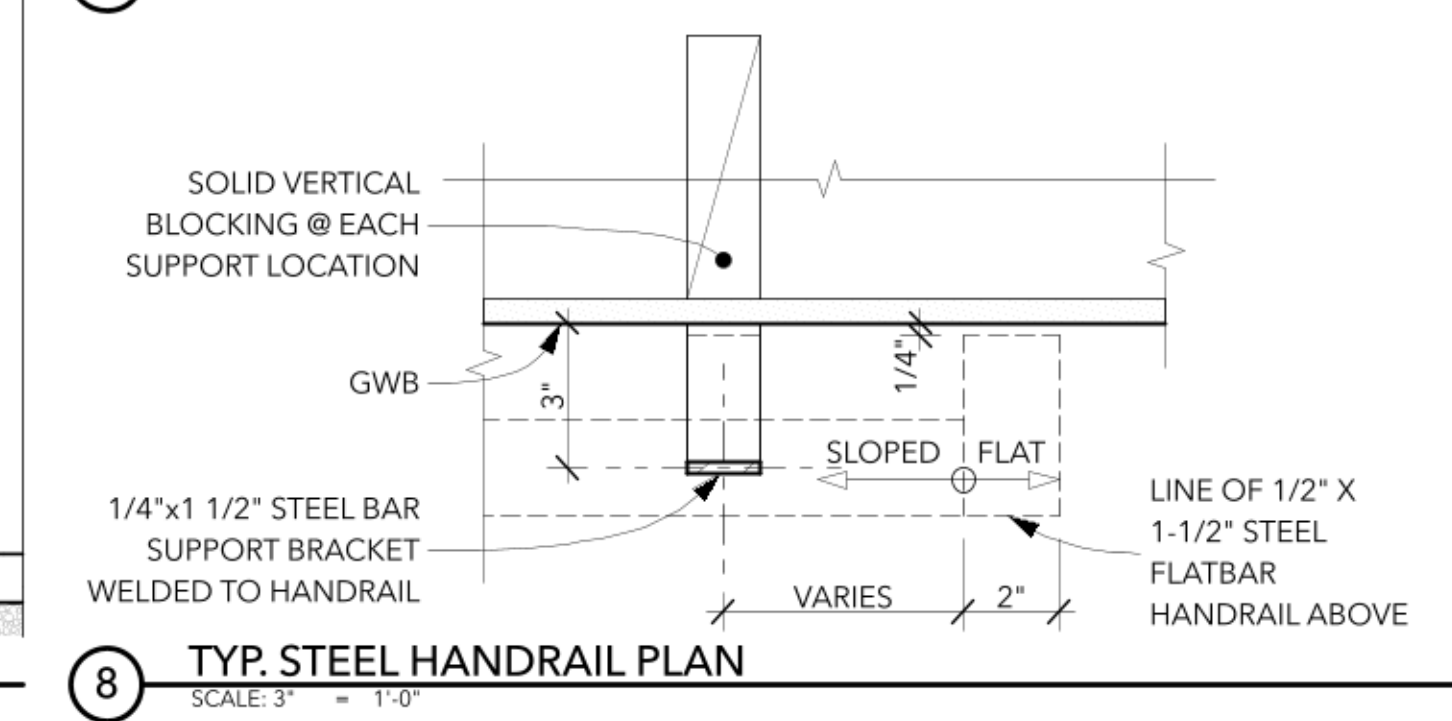
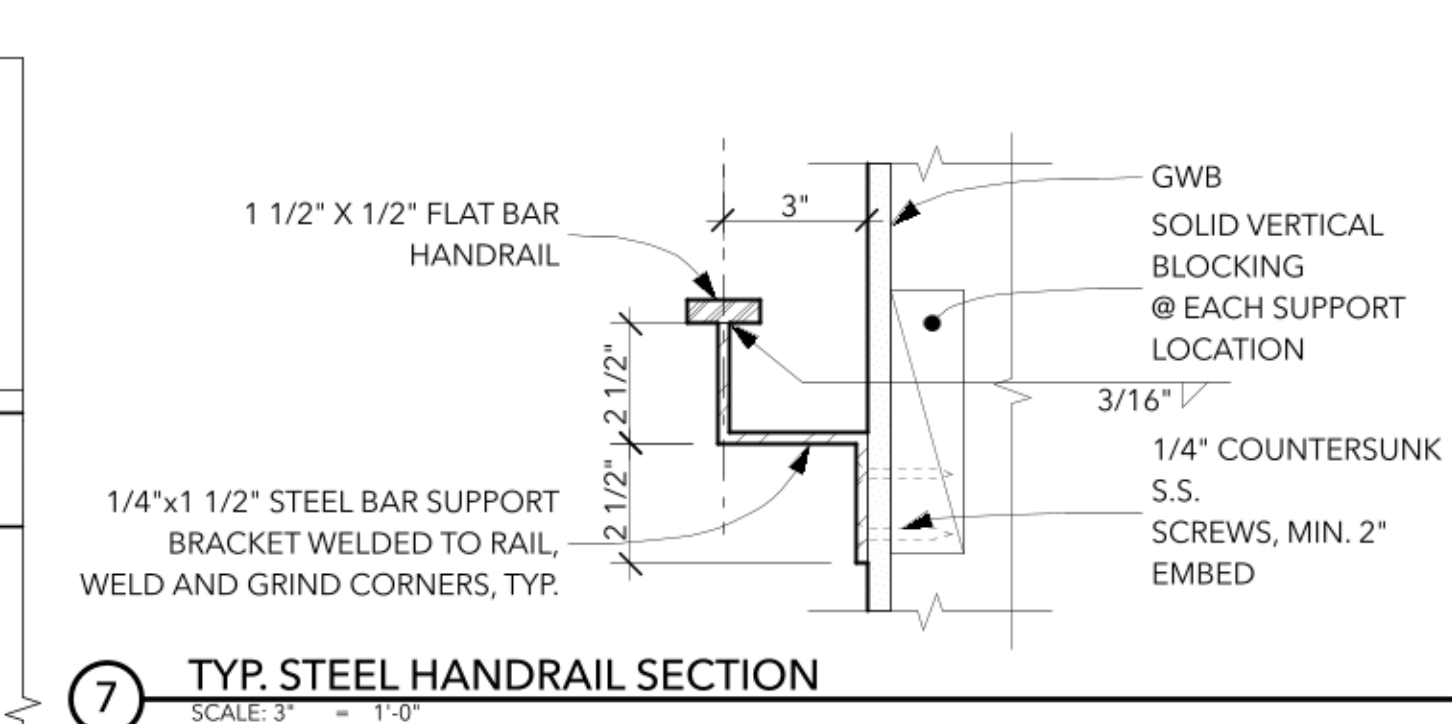
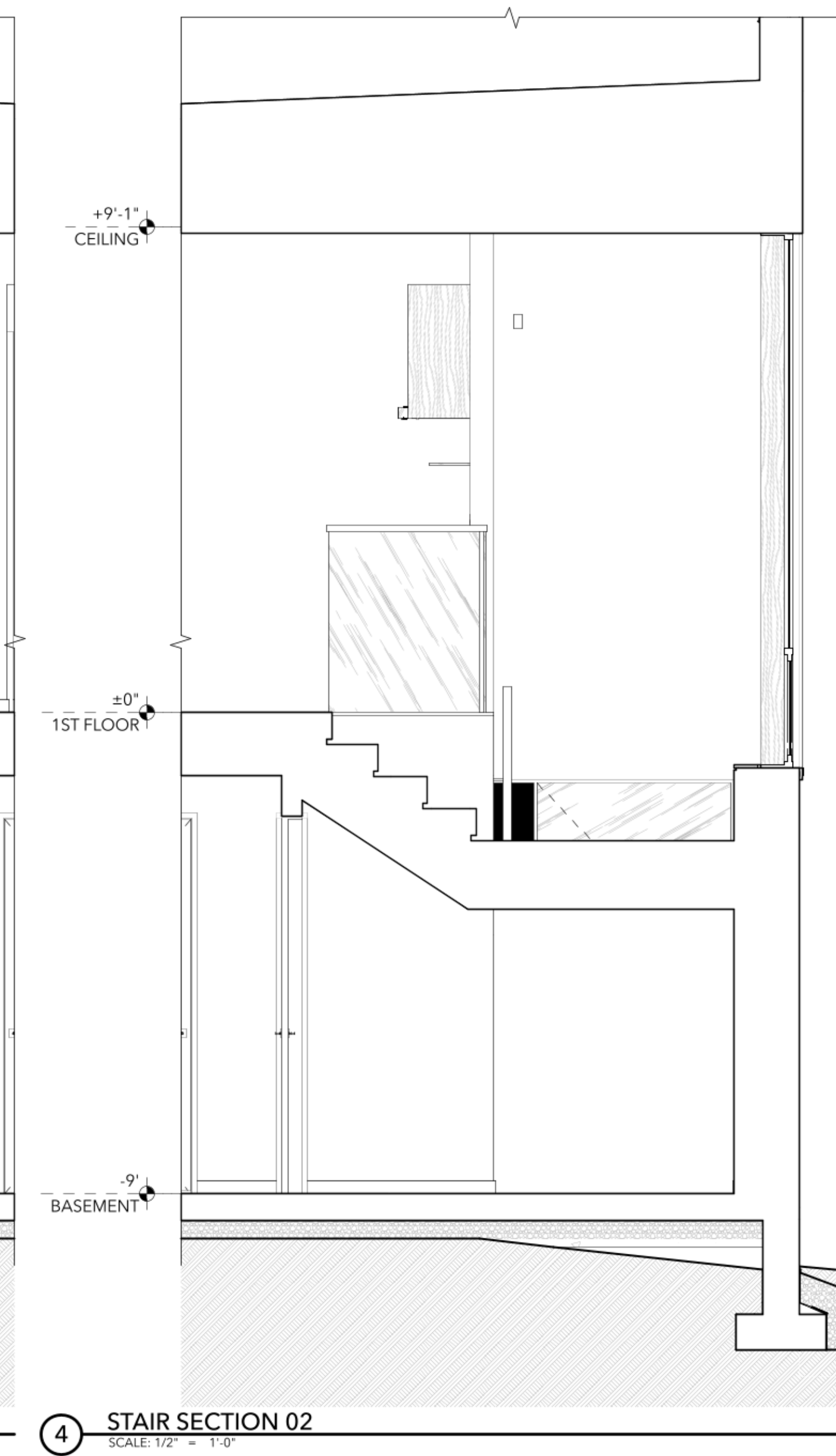
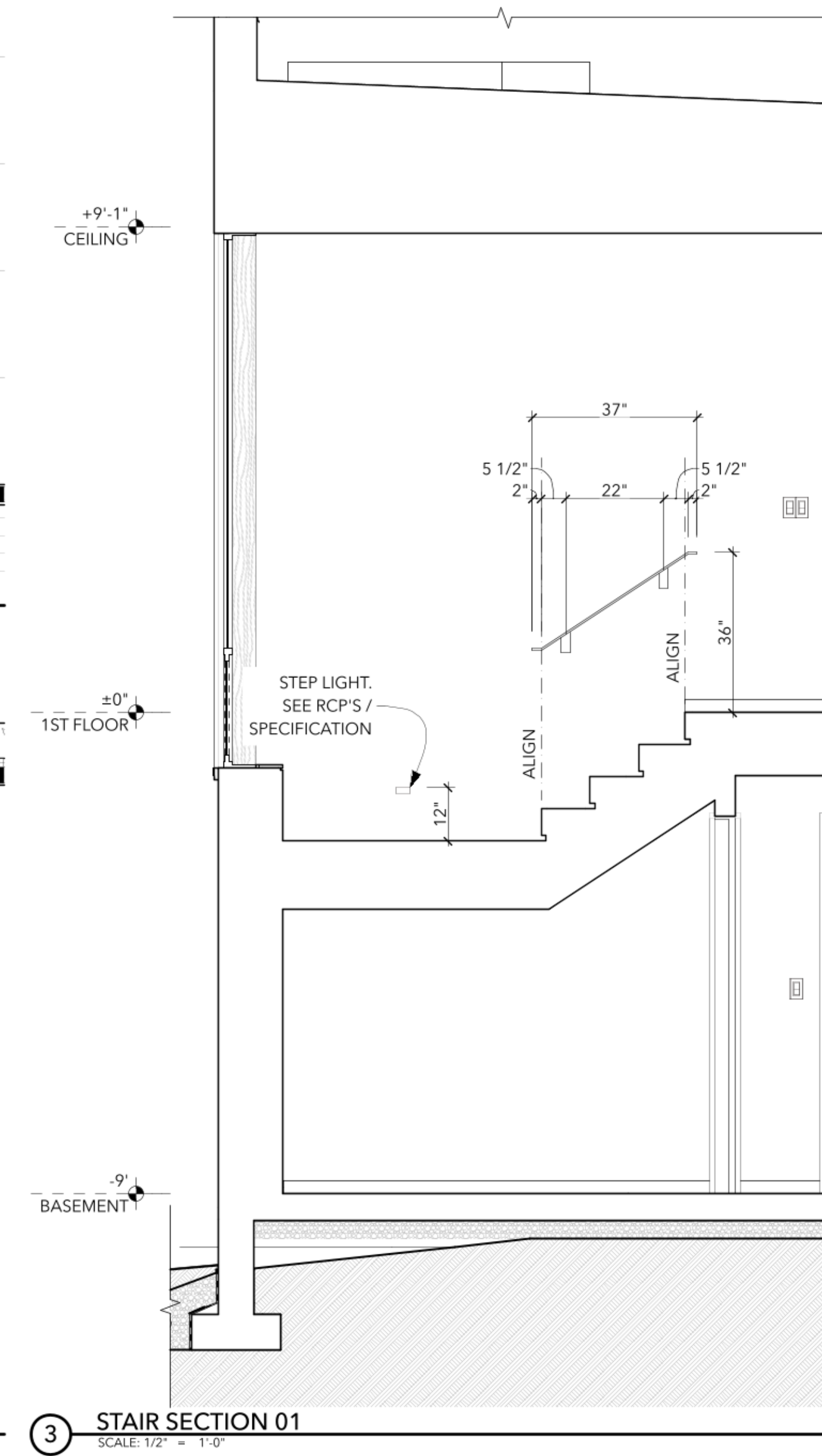
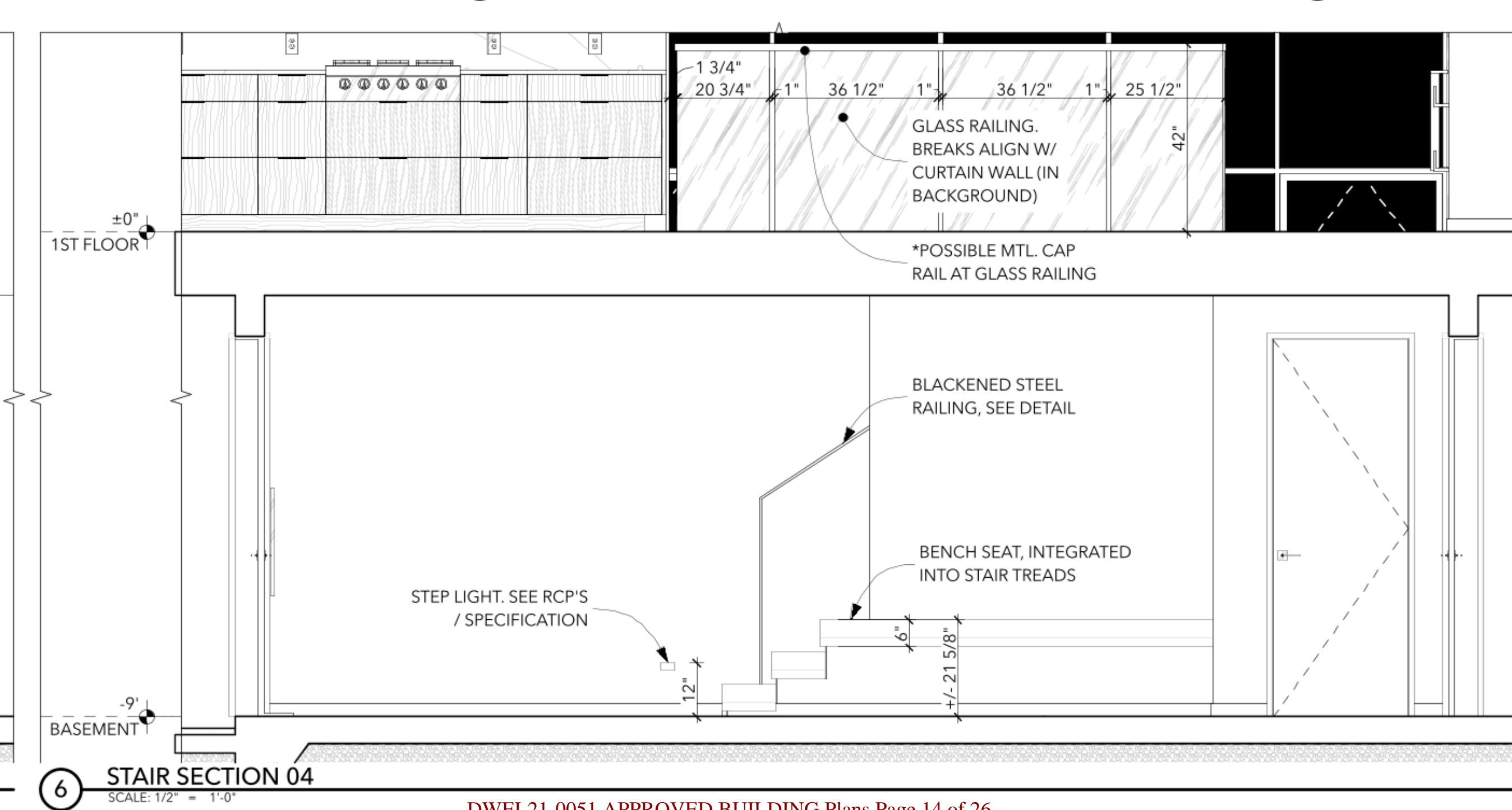
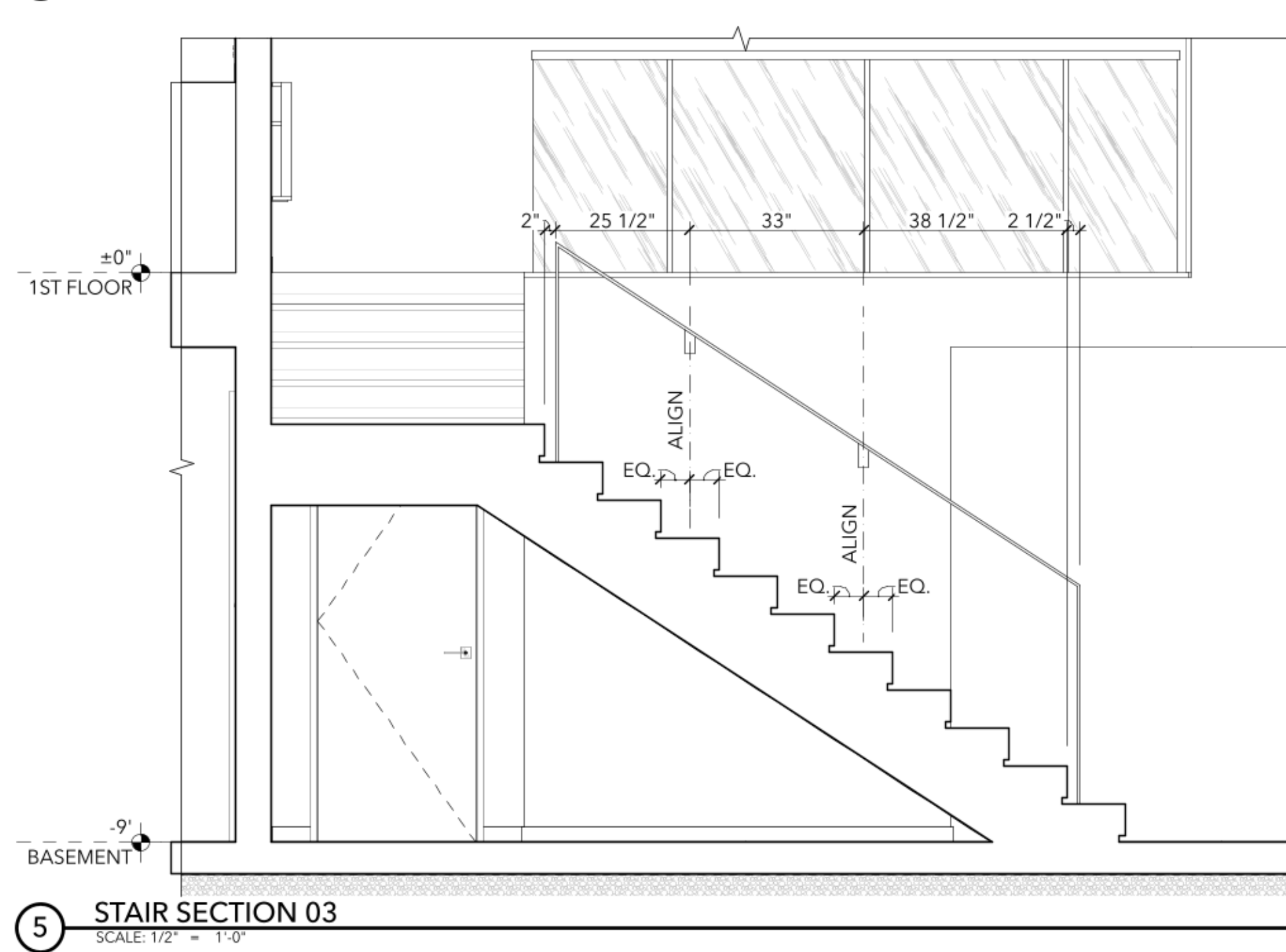
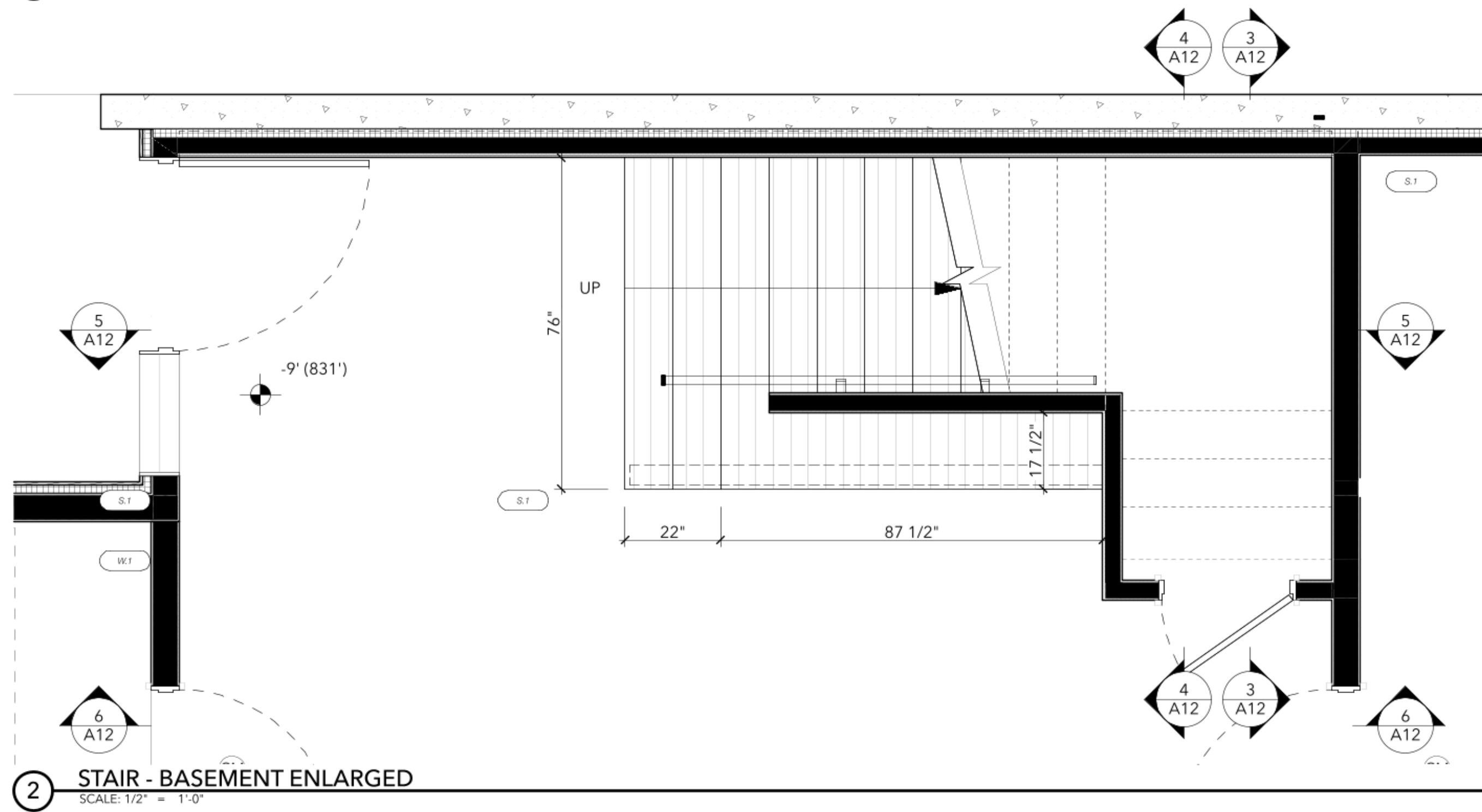
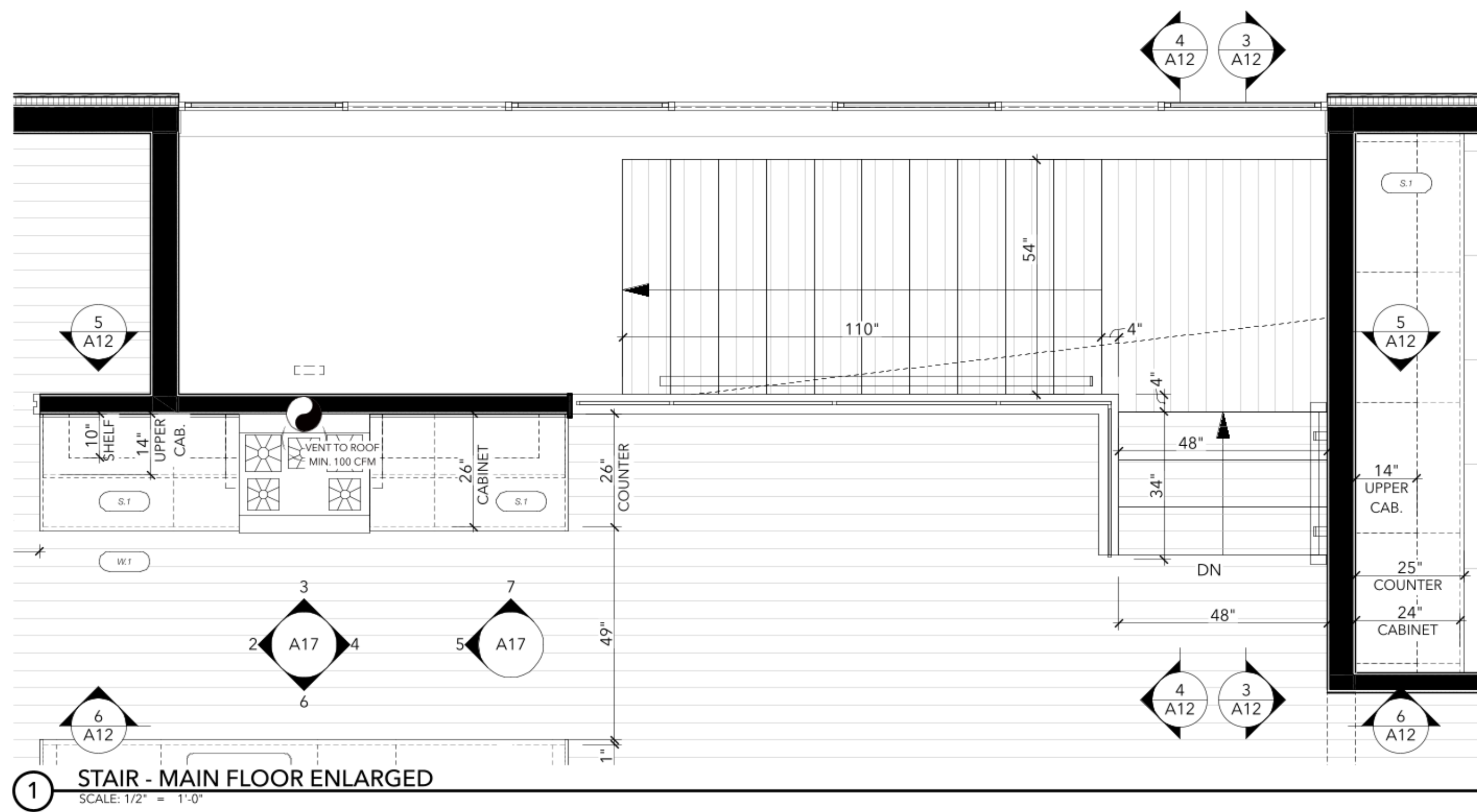
A11  
WALL SECTIONS  
PERMIT SET REV 02 10.01.21

RAVENSDALE  
XXXX 310TH AVENUE SE  
RAVENSDALE WA 98051

(18371)

BUILDING DEPT STAMPS





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WASHINGTON  
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2420 8TH AVE W  
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206-284-8355



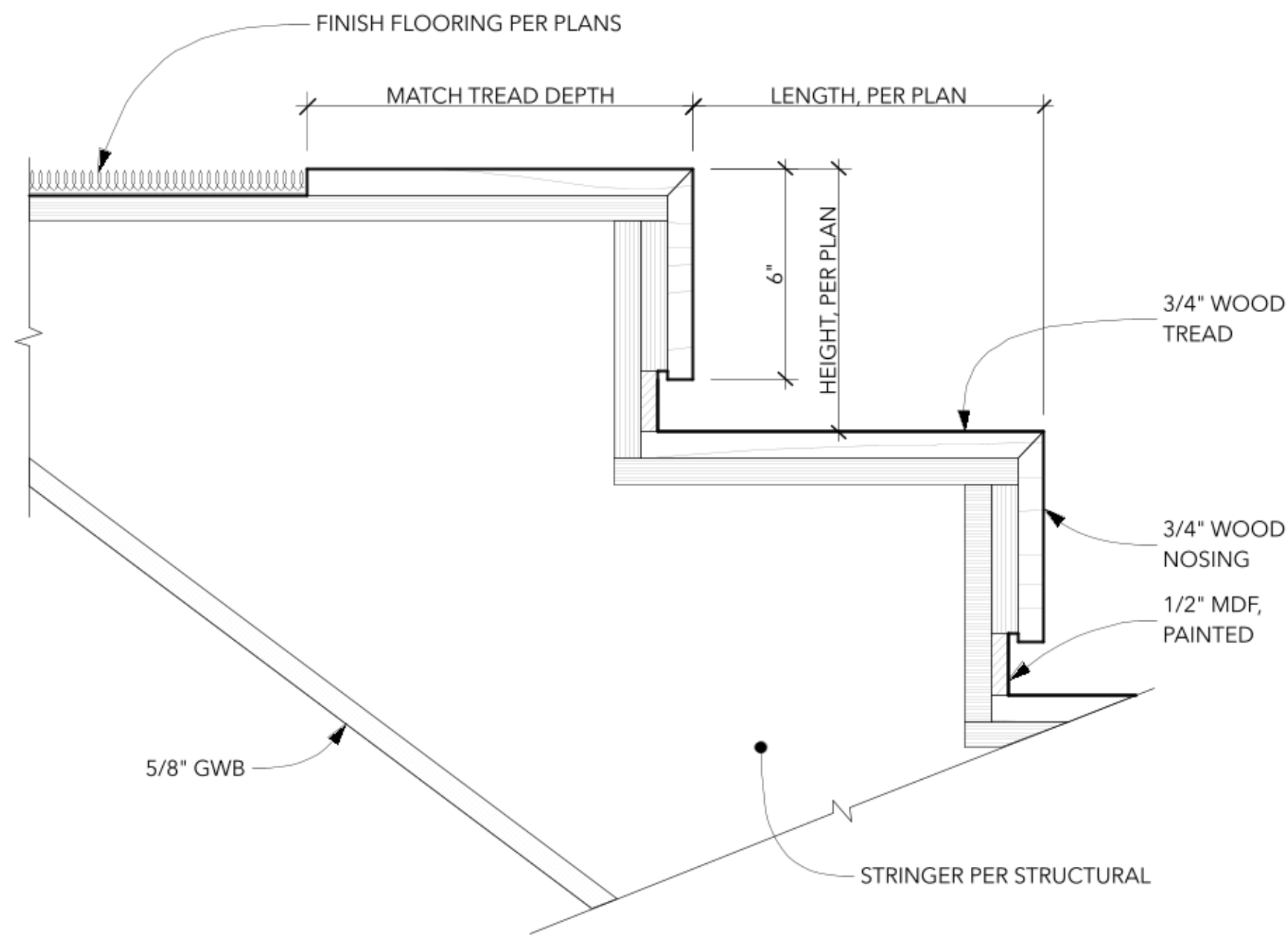
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PERMIT SET REV 02 10.01.21

RAVENSDALE  
XXXX 310TH AVENUE SE  
RAVENSDALE WA 98051

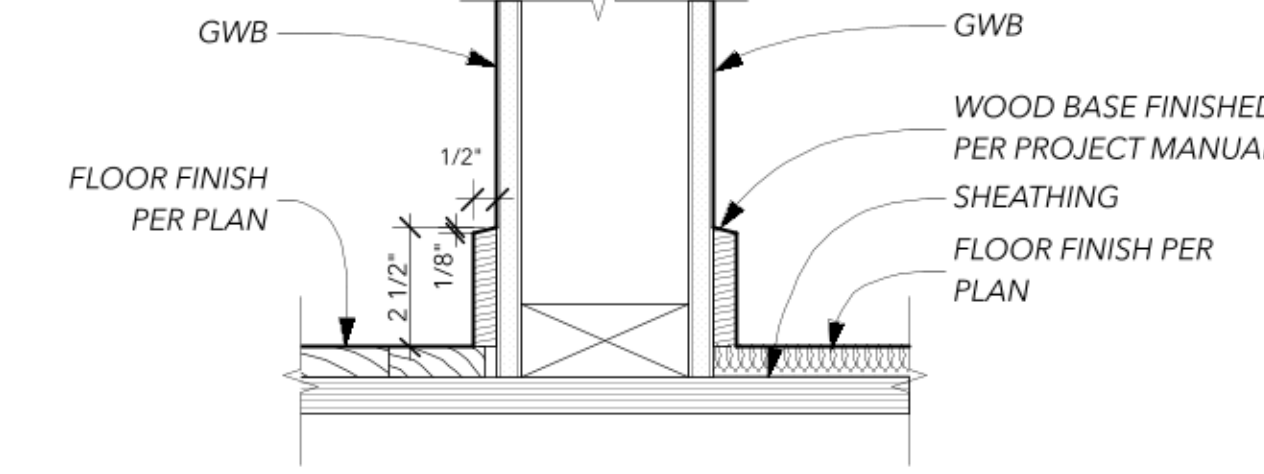
(18371)

BUILDING DEPT STAMPS

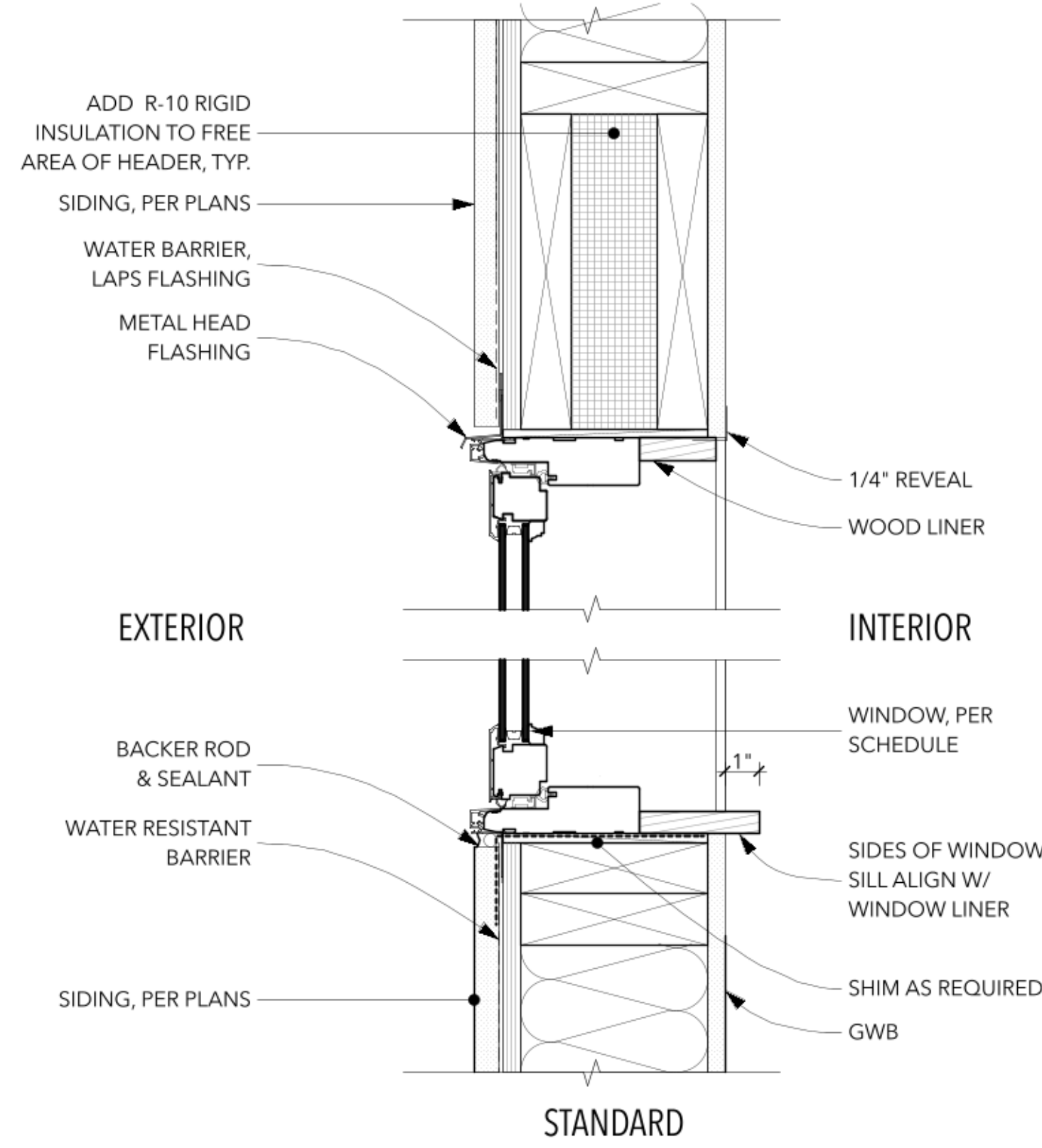




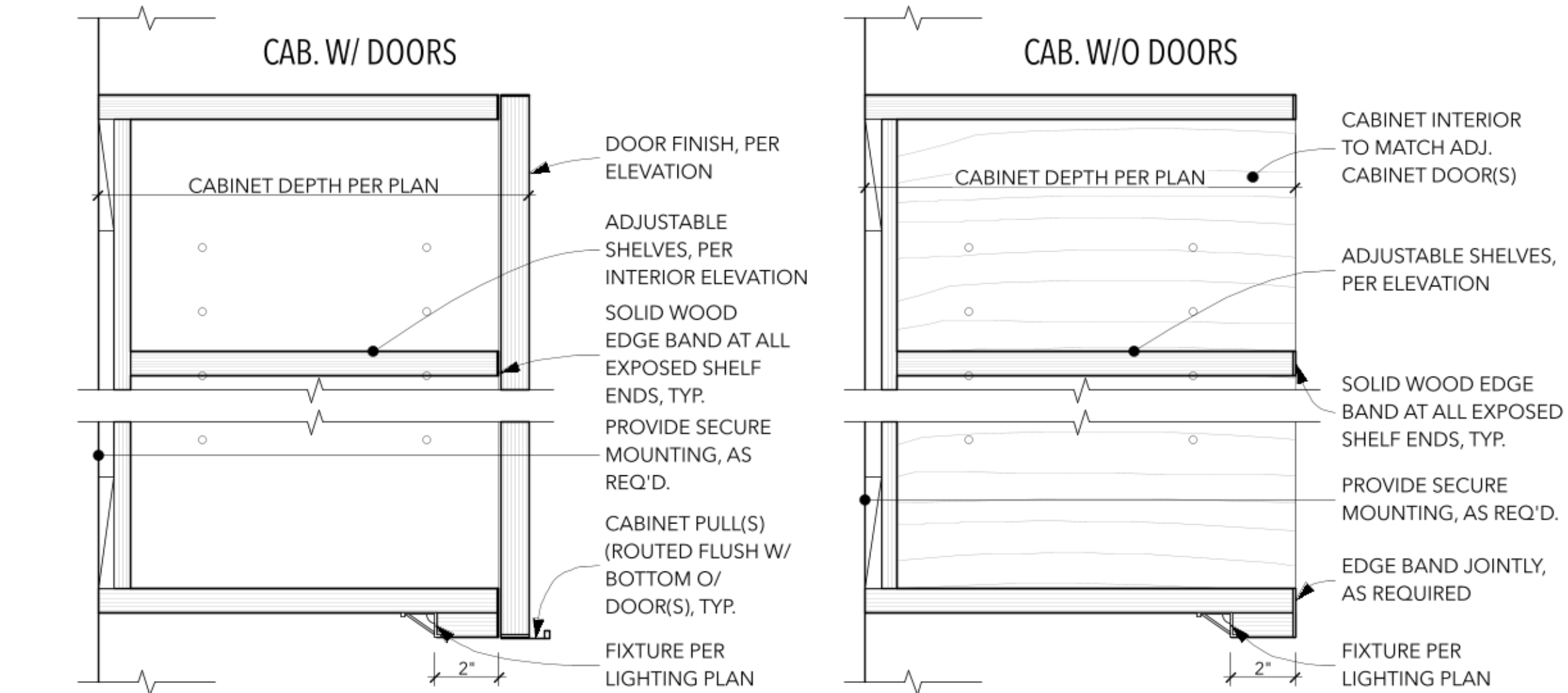
1 TYP. CLOSED TREAD DETAIL  
SCALE: 3" = 1'-0"



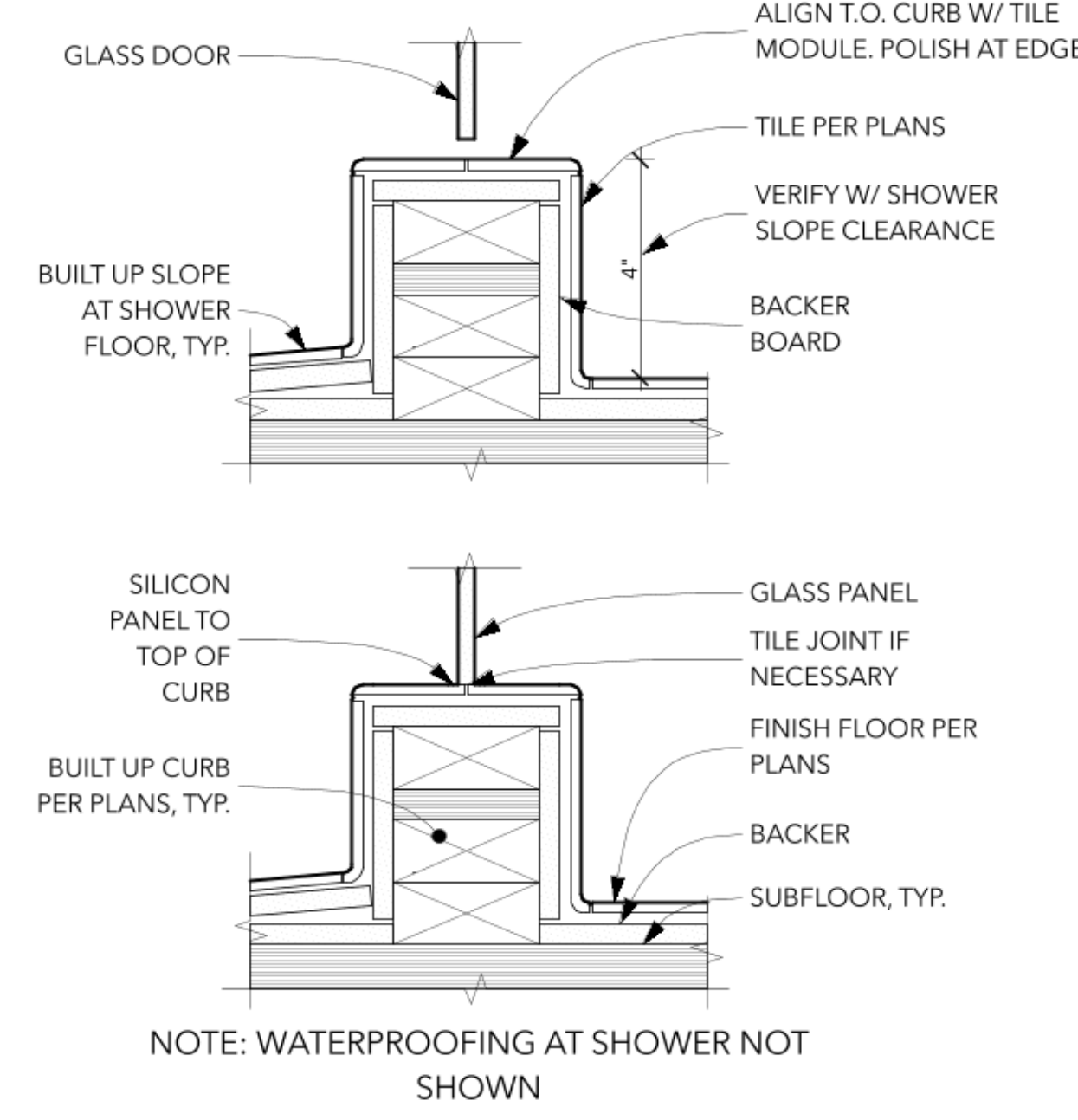
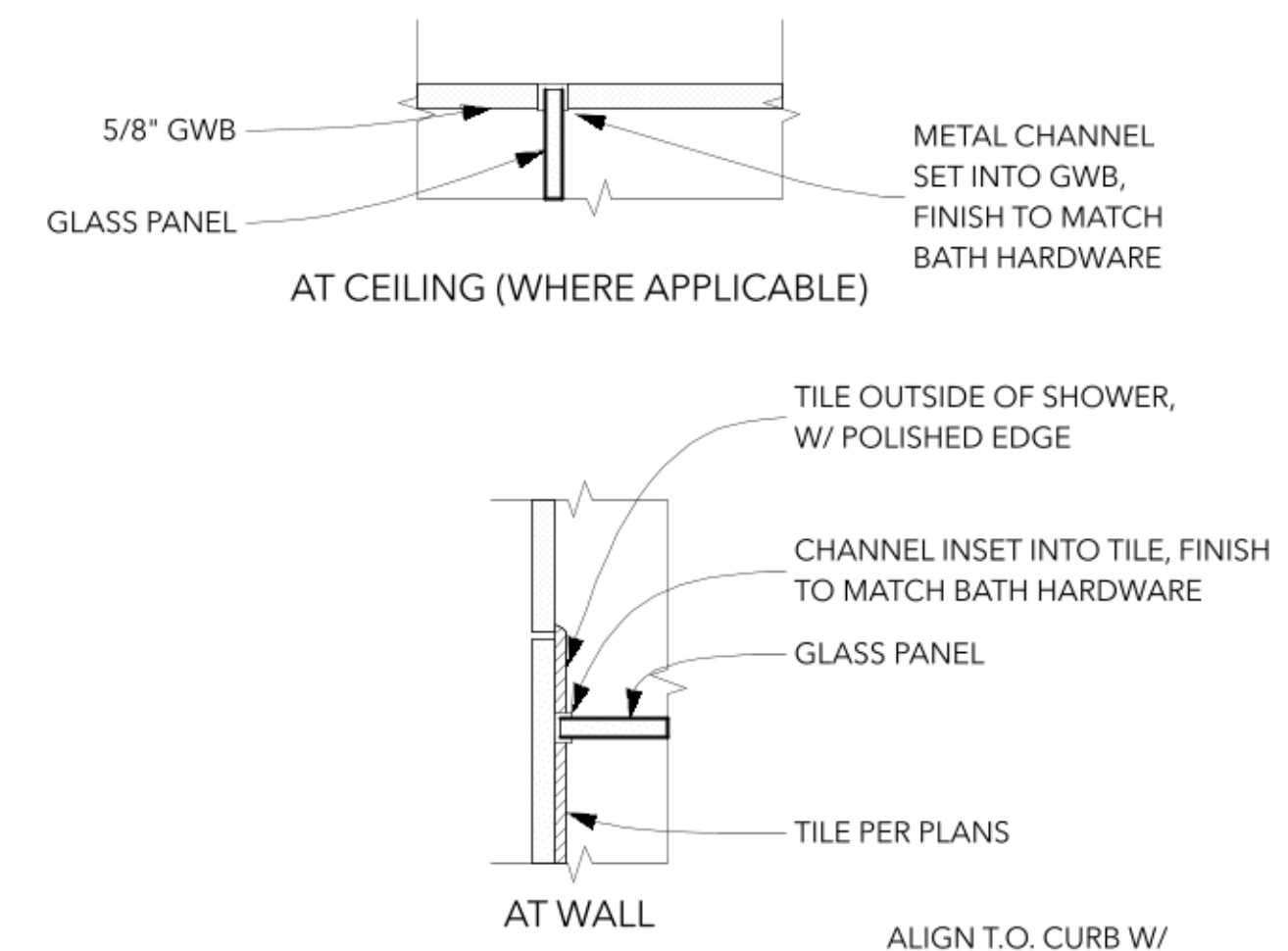
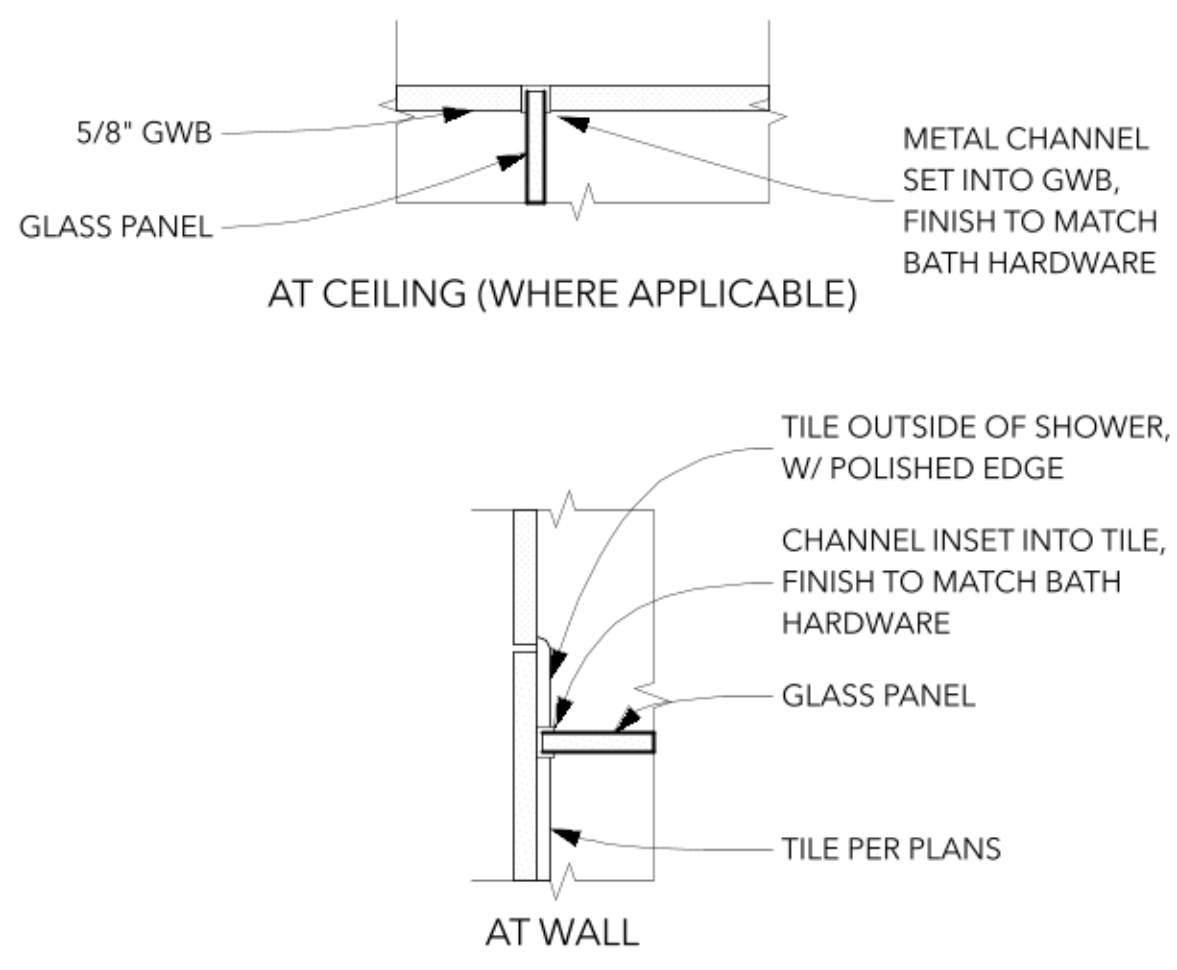
2 TYP. BASEBOARD DETAIL  
SCALE: 3" = 1'-0"



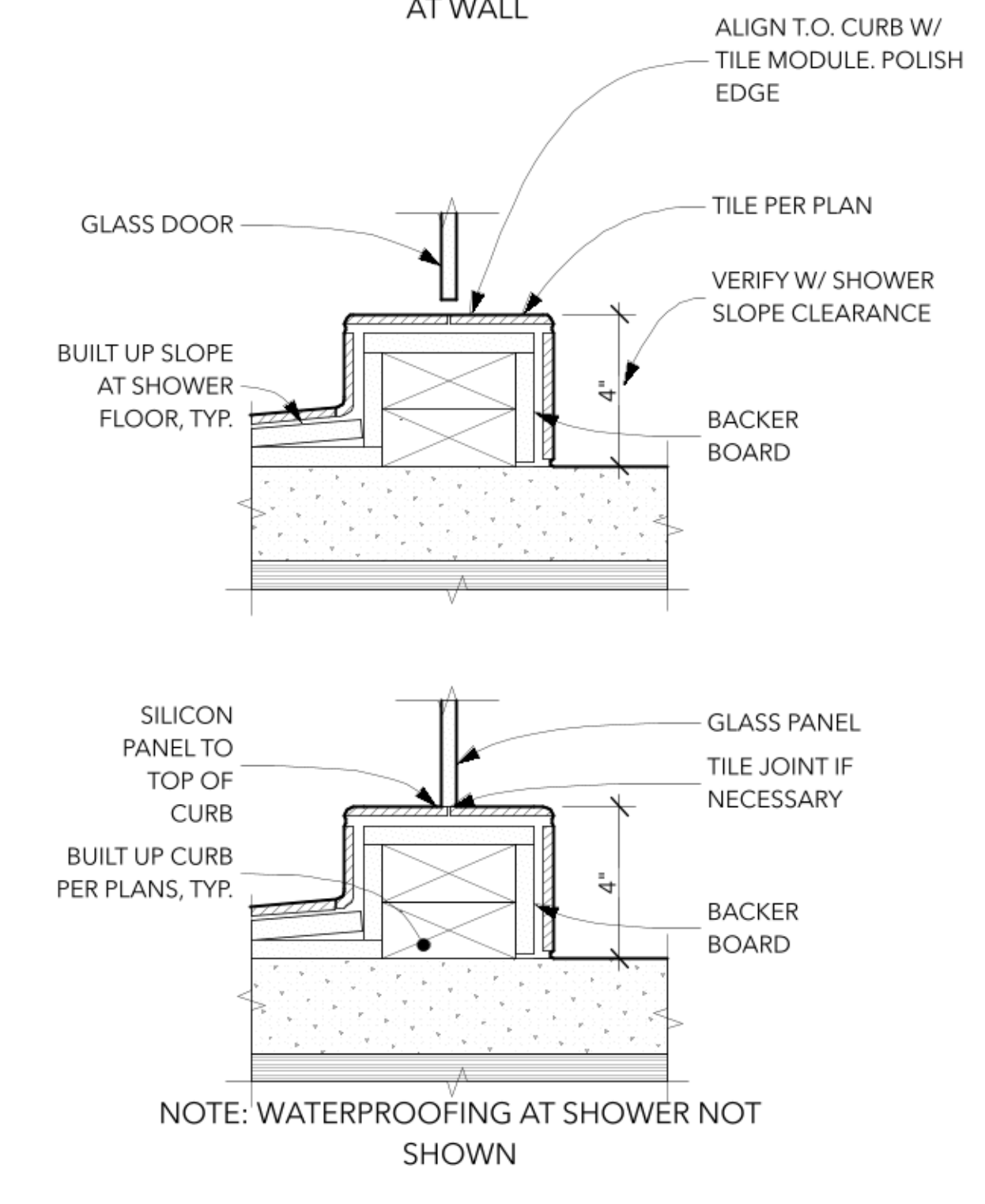
3 TYP. WINDOW DETAIL  
SCALE: 3" = 1'-0"



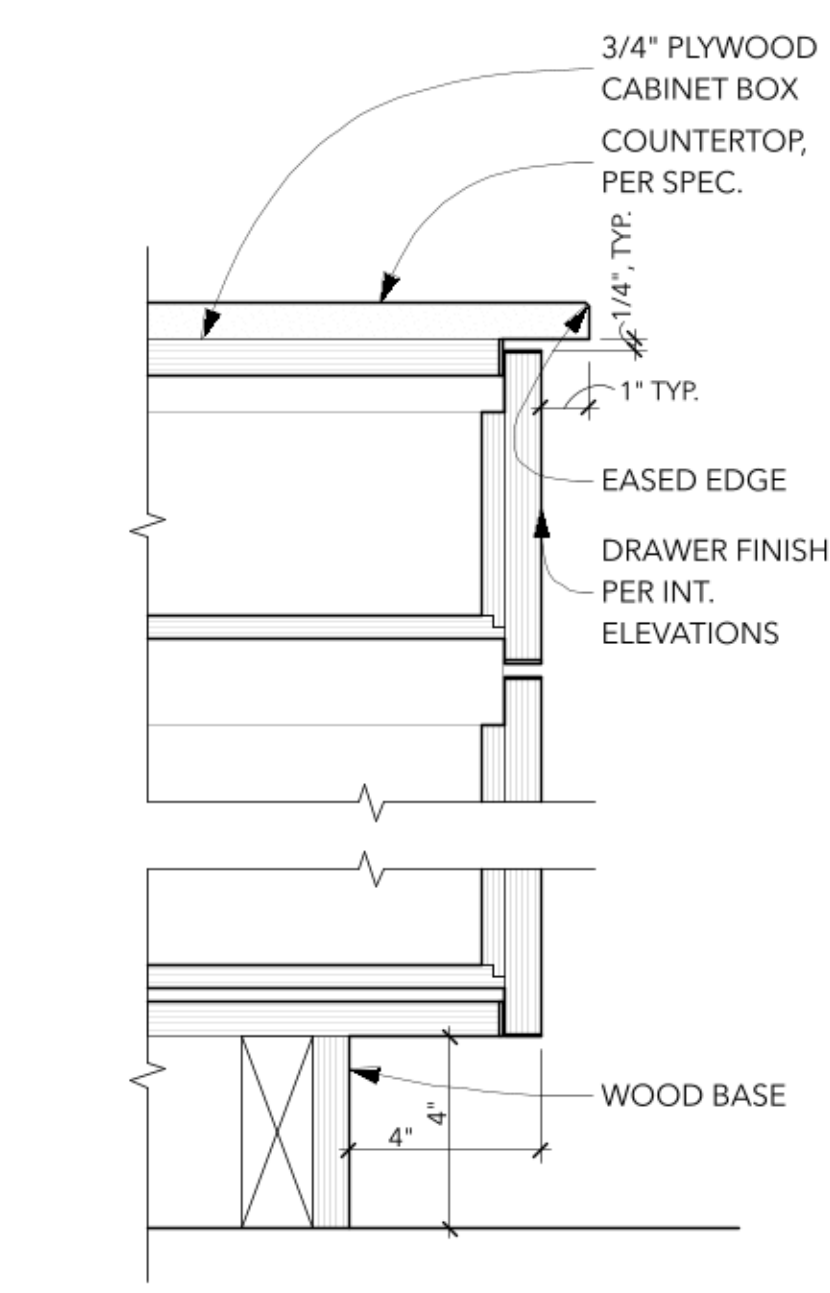
4 TYP. FLOATING UPPER CABINET  
SCALE: 3" = 1'-0"



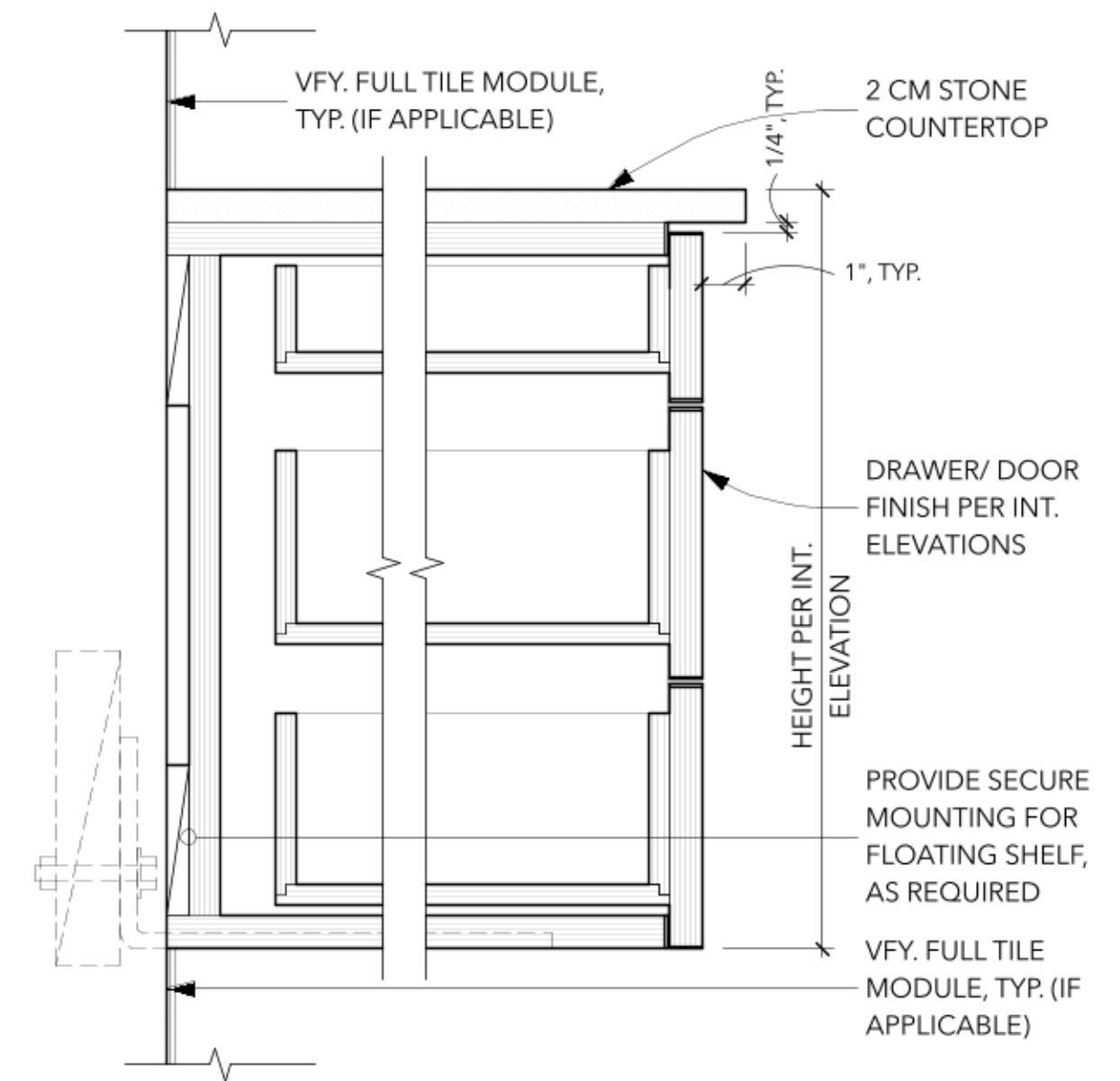
7 TYP. SHOWER CURB  
SCALE: 3" = 1'-0"



7 TYP. SHOWER CURB  
SCALE: 3" = 1'-0"



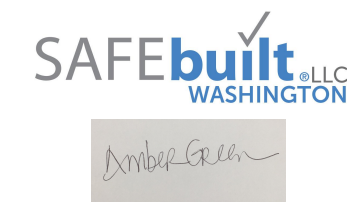
5 TYP. CABINET DETAIL  
SCALE: 3" = 1'-0"



6 TYP. FLOATING CABINET  
SCALE: 3" = 1'-0"

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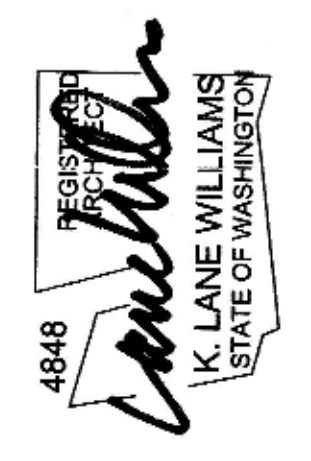
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LANE WILLIAMS ARCHITECTS  
2420 8TH AVE W  
SEATTLE, WA 98119  
206-284-8355



A13

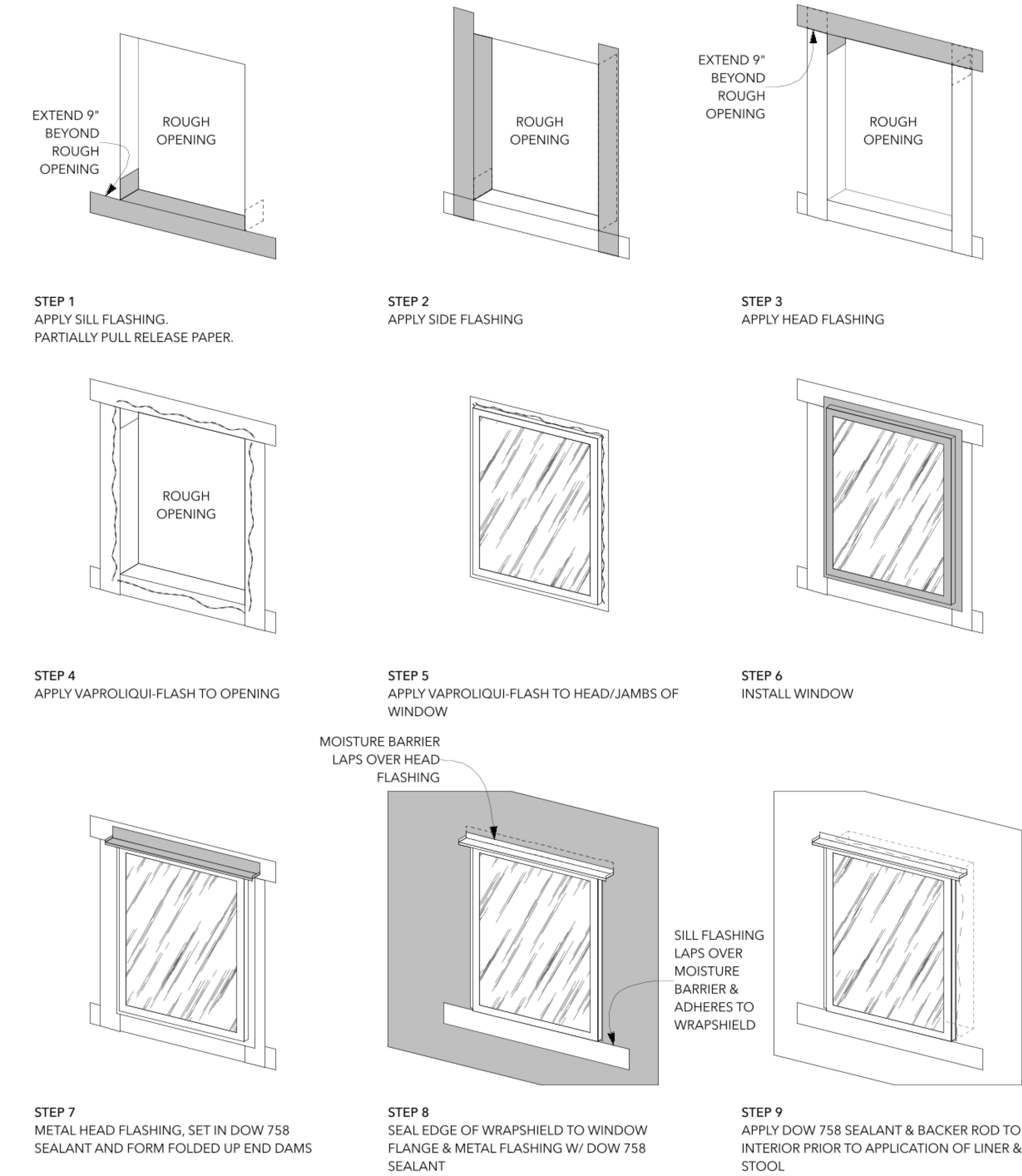
TYPICAL DETAILS  
PERMIT SET REV 02 10.01.21

RAVENSDALE  
XXXX 310TH AVENUE SE  
RAVENSDALE WA 98051

(18371)

BUILDING DEPT STAMPS





WINDOW FLASHING ASSEMBLY

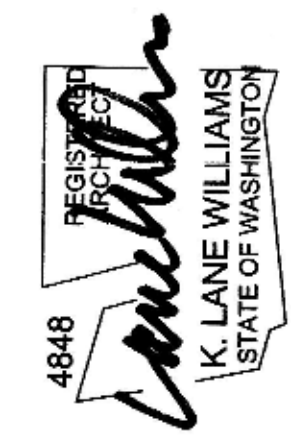
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WASHINGTON  
*Amber Green*  
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206-284-8355



A14

TYPICAL DETAILS  
PERMIT SET REV 02 10.01.21

RAVENSDALE  
XXXX 310TH AVENUE SE  
RAVENSDALE WA 98051

(18371)

BUILDING DEPT STAMPS



1

BASEMENT

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

PROVIDE RECEPTACLES PER CODE IN ADDITION TO THOSE SHOWN IN PLAN:

SWITCHES, DIMMERS, RECEPTACLES, AND COMMUNICATION OUTLETS:  
LUTRON MAESTRO SWITCHES + DIMMERS. PROVIDE MATCHING DEVICE, FRAME COVER, AND SCREWLESS COVER PLATE FOR ALL SWITCHES AND DIMMERS. PROVIDE COVER PLATE W/ SCREWS FOR ALL RECEPTACLES. COLOR TO BE SELECTED BY ARCHITECT WHEN INTERIOR PAINT COLORS ARE SELECTED. STANDARD WALL RECEPTACLES NOT SHOWN, PROVIDE PER UEC AND VERIFY LOCATIONS W/ ARCHITECT. POWER SUPPLY FOR APPLIANCES AND MECHANICAL EQUIPMENT NOT SHOWN, PROVIDE PER UEC AND ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

HIGH EFFICACY LUMINAIRES:  
MINIMUM 75% OF ALL INTERIOR LUMINAIRES SHALL BE HIGH EFFICACY PER WSEC R404.1

RCP KEY

SMOKE DETECTOR

COMBINED SMOKE & CARBON MONOXIDE DETECTOR

EXHAUST FAN (SIZE PER PROJECT MANUAL)

RECEPTACLE

RECEPTACLE (SEE INTERIOR ELEVATIONS FOR DETAILS)

LEGRAND. USB PLUGMOLD.  
BK20GB606TRUSB (VERIFY LENGTH PER PLANS)

WATERPROOF RECEPTACLE

FLOOR RECEPTACLE

SINGLE SWITCH

DIMMER SWITCH

TIMER SWITCH

REMOTE TRANSFORMER

MOTION SWITCH

spOre. TRUE DOORBELL. AMBER.  
TDB-A-A (VERIFY HT W/ OWNER)

TECHPORT (VERIFY LOCATION W/ OWNER)

TV OUTLET (VERIFY LOCATION W/ OWNER)

LIGHT LIST

ID	MANUFACTURER	NAME	PRODUCT NUMBER	LAMP	LUMENS	TEMP
1	JUNO	JUNO 2" LED ADJUSTABLE, GEN2	2LEDDRIVER GSC 10LM 120 FRPC   2LEDTRIM-G2-ADJ-27K-90CRI-FL-SN   W/ 2NCMF	(1) JUNO 11W LED	1000 LM	2700K
2	PABLO	CIELO	COLOR: SATIN ALUMINUM/ GRAY CORD	(1) 8W INTEGRATED LED	380 LM	3000K
3	JUNO	JUNO 2" LED ROUND DOWNLIGHT, GEN2	2LEDDRIVER GSC 10LM 120 FRPC   2LEDTRIM-G2-DB-27K-90CRI-FL-SNSN   W/ 2NCMF	(1) JUNO 11W LED	1000 LM	2700K
4	WAC LIGHTING	PRECISION MULTIPLE SPOTS	MT-4LD216TL-WT MT4LD211NE-F-27-BK (HOUSING)	11.5W LED	765 LM	2700K
5	LITHONIA LIGHTING	(4') LED DRY STRIP LOCATION STRIP LIGHT	MNSL L46 1LL MVOLT GZN 40K 80CRI M6	(1) 25W LED	2300 LM	4000K
6	LITHONIA LIGHTING	(2') LED DRY STRIP LOCATION STRIP LIGHT	MNSL L23 1LL 120V GZN 40K 80CRI M6	(1) 25W LED	1150 LM	4000K
7	TBD	CEILING FAN W/ DIMMABLE LED LIGHT				
8	KELVIX	45 DG UNDERCABINET LED EXTRUSION (TRANSFORMER LOCATION ON PLAN)	006-I-(LENGTH PER PLAN)-PQ-3000-WH-CP-SV-ULV	(1) 4.5W/FT LED STRIP	508 LM / FT	2700K
9	WAC LIGHTING	WL-LED101 STEP AND WALL LIGHT	WL-LED101-120VAC-2700-90-WT	(1) 3.9W LED	68 LM	2700K
10	PANASONIC	PANASONIC FAN/ LIGHT COMBO	FV-08-VRE2	(1) 18.5W LED		

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LANE WILLIAMS ARCHITECTS  
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206-284-8355

A15  
BASEMENT RCP  
PERMIT SET REV 02 10.01.21

RAVENSDALE  
XXXX 310TH AVENUE SE.  
RAVENSDALE WA 98051

(18371)

BUILDING DEPT STAMPS

DWEL21-0051 APPROVED BUILDING Plans Page 17 of 26



1 1ST FLOOR  
SCALE: 1/4" = 1'-0"

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RCP KEY

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⊙	COMBINED SMOKE & CARBON MONOXIDE DETECTOR	⌚	DIMMER SWITCH
⊙	EXHAUST FAN (SIZE PER PROJECT MANUAL)	⌚	TIMER SWITCH
⊙	RECEPTACLE	T	REMOTE TRANSFORMER
*⊙	RECEPTACLE (SEE INTERIOR ELEVATIONS FOR DETAILS)	M	MOTION SWITCH
xx⊙	LEGRAND. USB PLUGMOLD. BK20GB606TRUSB (VERIFY LENGTH PER PLANS)	DB	spOre. TRUE DOORBELL. AMBER. TDB-A-A (VERIFY HT W/ OWNER)
WP⊙	WATERPROOF RECEPTACLE	⌚	TECHPORT (VERIFY LOCATION W/ OWNER)
⌚	FLOOR RECEPTACLE	⌚	TV OUTLET (VERIFY LOCATION W/ OWNER)

LIGHT LIST

ID	MANUFACTURER	NAME	PRODUCT NUMBER	LAMP	LUMENS	TEMP
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⊙ 2	PABLO	CIELO	COLOR: SATIN ALUMINUM/ GRAY CORD	(1) 8W INTEGRATED LED	380 LM	3000K
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⊙ 4	WAC LIGHTING	PRECISION MULTIPLE SPOTS	MT-4LD216TL-WT MT4LD211NE-F-27-BK (HOUSING)	11.5W LED	765 LM	2700K
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LANE WILLIAMS ARCHITECTS  
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206-284-8355



A16

MAIN FLOOR RCP  
PERMIT SET REV 02 10.01.21

RAVENSDALE  
XXXX 310TH AVENUE SE  
RAVENSDALE WA 98051

(18371)

BUILDING DEPT STAMPS



GENERAL STRUCTURAL NOTES

(THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE PLANS)

CRITERIA

ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (IBC), 2015 EDITION. THE PUBLICATIONS LISTED BELOW ARE THE GOVERNING CODES AND STANDARDS REFERENCED BY THE BUILDING CODE. IN CASE OF CONFLICTING REQUIREMENTS, THE BUILDING CODE SHALL GOVERN.

APPLICABLE CODES AND STANDARDS:

ACI 318-11	AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
ASCE 7-10	AMERICAN SOCIETY OF CIVIL ENGINEERS MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS.
DESIGN LOADING CRITERIA	
LIVE LOADS: ROOF FLOOR	38 PSF (SNOW) 40 PSF
SNOW LOAD:	45 PSF GROUND SNOW LOAD SNOW LOADS PER IBC SECTION 1608 AND ASCE 7-10
WIND LOAD:	BASIC WIND SPEED 110 MPH, EXPOSURE C, IMPORTANCE FACTOR 1.0 WIND LOADS PER IBC SECTION 1609 AND ASCE 7-10
WIND UPLIFT (ON ROOF):	10 PSF
SEISMIC LOADS:	EQUIVALENT LATERAL FORCE METHOD PER ASCE 7-10 SEISMIC DESIGN CATEGORY D, SITE CLASS D

LATERAL LOADS ARE TRANSFERRED BY THE ROOF AND FLOOR DIAPHRAGMS TO THE SHEAR WALLS. FORCES BASED ON THE TRIBUTARY AREA FOR EACH SHEAR WALL ARE CARRIED BY THE SHEAR WALLS TO THE FOUNDATION.

CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION SITE SAFETY AND THE METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED TO PERFORM THE WORK. CONTRACTOR SHALL DETERMINE AND PROVIDE TEMPORARY BRACING FOR SAFETY AND STABILITY OF THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

GEOTECHNICAL

FOUNDATION NOTES: ALLOWABLE SOIL PRESSURE AND LATERAL EARTH PRESSURE ARE ASSUMED AND THEREFORE SHOULD BE VERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER. IF SOILS ARE FOUND TO BE OTHER THAN ASSUMED, NOTIFY THE STRUCTURAL ENGINEER FOR POSSIBLE FOUNDATION REDESIGN. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH) AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. UNLESS NOTED OTHERWISE, FOOTINGS SHALL BE CENTERED BELOW COLUMNS OR WALLS ABOVE.

BACKFILL BEHIND RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE AS NOTED IN THE GEOTECHNICAL REPORT.

ALLOWABLE SOIL PRESSURE	2000 PSF
LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED)	55 PCF/35 PCF
PASSIVE EARTH PRESSURE	200 PCF
COEFFICIENT OF FRICTION	0.30

CONCRETE

CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 318. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF f'c=2500 PSI AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS.

CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C 260, AIR-ENTRAINING ADMIXTURES FOR CONCRETE. TOTAL AIR CONTENT SHALL BE IN ACCORDANCE WITH IBC SECTION 1904.

REINFORCING STEEL SHALL BE NEW BILLET STOCK ASTM A 615, GRADE 60, fy=60,000 PSI (GRADE 40, fy=40,000 PSI IS ACCEPTABLE FOR #4 AND #5 BARS). BARS SHALL BE SECURELY TIED IN PLACE WITH #16 DOUBLE-ANNEALED IRON WIRE. BARS SHALL BE SUPPORTED ON ACCEPTABLE CHAIRS.

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185.

REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 318. PROVIDE (2) #5 BARS AROUND ALL WINDOW AND DOOR OPENINGS. THESE BARS SHALL EXTEND 2'-0" MINIMUM BEYOND THE EDGE OF THE OPENINGS. LAP ALL CONTINUOUS REINFORCEMENT 30 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS 30 BAR DIAMETERS OR 2'-0" MINIMUM. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.

ANCHOR BOLTS AND HOLDDOWNS SHALL BE SECURED IN PLACE PRIOR TO THE CONCRETE POUR. "WET SETTING" OR "WET STICKING" DURING OR AFTER THE CONCRETE POUR IS NOT ACCEPTABLE.

CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES, EARTH FACE	3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#6 BARS OR LARGER)	2"
(#5 BARS OR SMALLER)	1-1/2"
SLABS AND WALLS (INTERIOR FACE)	3/4"

EPOXY-GROUT SHALL BE SIMPSON SET-XP ADHESIVE OR APPROVED EQUAL. DRILLED AND GROUTED REINFORCING BARS OR BOLTS SHALL BE EPOXY GROUTED UNLESS OTHERWISE NOTED. EPOXY SHALL BE MIXED, APPLIED AND CURED IN STRICT ACCORDANCE WITH ICC-ES REPORT ESR-2508. PLACEMENT AND CURING SHALL BE CONDUCTED WITH CONCRETE AND AIR TEMPERATURES ABOVE 50 DEGREES. APPLY EPOXY ONLY TO CLEAN, DRY CONCRETE. HOLE SIZE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS. PROVIDE POSITIVE PROTECTION SO DOWELS ARE NOT DISTURBED DURING THE CURING PERIOD. NO REINFORCEMENT SHALL BE CUT TO INSTALL DOWELS.

GROUTING REINFORCING BARS AND BOLTS INTO EXISTING CONCRETE SHALL BE ACCOMPLISHED BY DRILLING HOLES INTO EXISTING CONCRETE. HOLES MAY BE CUT BY EITHER ROTARY PERCUSSION DRILLING FOLLOWED BY AIR BLOWOUT WITH OIL-FREE COMPRESSED AIR OR DIAMOND CORE BORING FOLLOWED BY WATER FLUSH. THE CONTRACTOR SHALL CHIP AWAY A SUFFICIENT QUANTITY OF CONCRETE COVER OVER EXISTING REINFORCING TO ASSURE HOLE LOCATIONS CLEAR EXISTING REINFORCING.

EXPANSION BOLTS SHALL BE ICC APPROVED AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. BOLT SPACING AND EMBEDMENTS SHALL BE AS DESIGNATED ON THE DRAWINGS. WHERE THE REQUIRED EMBEDMENT IS OMITTED, THE BOLT SHALL HAVE SUFFICIENT LENGTH TO PROVIDE AT LEAST THE EMBEDMENT SHOWN IN THE FOLLOWING SCHEDULE. UNLESS OTHERWISE SPECIFIED, BOLTS SHALL BE CARBON STEEL AND MAY BE INSTALLED WITHOUT SPECIAL INSPECTION.

EXPANSION BOLTS IN CONCRETE SHALL BE HILTI KWIK BOLT TZ EXPANSION ANCHORS PER ICC-ES REPORT ESR-1917 OR A PREAPPROVED EQUAL, UNLESS NOTED OTHERWISE.

MINIMUM EMBEDMENT IN CONCRETE (UNO)	
BOLT SIZE	MIN. EMBEDMENT
1/2"	3"
5/8"	4"
3/4"	5"

MECHANICAL AND ADHESIVE ANCHORS SHALL NOT BE INSTALLED IN CONCRETE LESS THAN SEVEN DAYS OLD.

WOOD

SAWN LUMBER SHALL BE KILN-DRIED OR MC-15, AND GRADED AND MARKED IN CONFORMANCE WITH WCLUB STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 17, LATEST EDITION. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

WALL STUDS AND PLATES	HF OR DF-LARCH	NO. 2
JOISTS AND RAFTERS	HF OR DF-LARCH	NO. 2
BEAMS AND STRINGERS	DF-LARCH NO. 1	Fb = 1300 PSI
POSTS AND TIMBERS	DF-LARCH NO. 1	Fb = 1200 PSI Fc = 1000 PSI
BOLTED STUDS, LEDGERS, MISC.	HF OR DF-LARCH	NO. 2

GLUED-LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ANSI/AITC A190.1-07, ASTM D-3737-03, AITC 117-04 AND AITC 119-96. EACH MEMBER SHALL BEAR AN A.I.T.C. IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY A.I.T.C. CERTIFICATE OF CONFORMANCE. SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb=2400 PSI, Fv=165 PSI. CANTILEVERED AND MULTI-SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb=2400 PSI, Fv=165 PSI. CAMBER ALL GLULAM BEAMS TO 3500 FOOT RADIUS, UNLESS SHOWN OTHERWISE ON THE PLANS.

LAMINATED VENEER LUMBER (LVL) SHALL BE MANUFACTURED IN A PLANT UNDER A PROCESS APPROVED BY THE NATIONAL RESEARCH BOARD. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD NUMBER, AND THE QUALITY CONTROL AGENCY. Fb=2600 PSI, E=1.9x10<sup>6</sup> PSI, Fv=285 PSI.

DESIGN SHOWN ON PLANS IS BASED ON MICROLAM LVL PRODUCTS MANUFACTURED BY WEYERHAEUSER. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER.

PARALLEL STRAND LUMBER (PSL) SHALL BE MANUFACTURED IN A PLANT UNDER A PROCESS APPROVED BY THE NATIONAL RESEARCH BOARD. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD NUMBER, AND THE QUALITY CONTROL AGENCY. Fb=2900 PSI, E=2.0x10<sup>6</sup> PSI, Fv=290 PSI.

DESIGN SHOWN ON PLANS IS BASED ON PARALLAM PSL PRODUCTS MANUFACTURED BY WEYERHAEUSER. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER.

PREFABRICATED PLYWOOD WEB JOISTS SHALL BE DESIGNED BY THE MANUFACTURER FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS AND SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S PUBLISHED SPECIFICATIONS. BRIDGING, BLOCKING, BLOCKING PANELS, STIFFENERS, ETC., SHALL BE DETERMINED, DETAILED AND FURNISHED BY THE MANUFACTURER. PERMANENT AND TEMPORARY BRIDGING SHALL BE INSTALLED IN CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS.

DESIGN SHOWN ON PLANS IS BASED ON TRUS-JOIST PRODUCTS MANUFACTURED BY WEYERHAEUSER. ALTERNATE PLYWOOD WEB JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER.

PREFABRICATED METAL PLATE CONNECTED WOOD ROOF TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE "NATIONAL DESIGN STANDARDS FOR METAL-PLATE CONNECTED WOOD TRUSS CONSTRUCTION", TPI 1-2007. FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS. LOADING SHALL BE AS FOLLOWS:

TOP CHORD LIVE LOAD	25 PSF
TOP CHORD DEAD LOAD	10 PSF
BOTTOM CHORD DEAD LOAD	5 PSF
TOTAL LOAD	40 PSF
WIND UPLIFT (TOP CHORD)	10 PSF

WOOD TRUSSES SHALL UTILIZE APPROVED CONNECTOR PLATES (GANGNAIL OR EQUAL). SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. SUBMITTED DOCUMENTS SHALL BEAR THE STAMP AND SIGNATURE OF A REGISTERED PROFESSIONAL ENGINEER, STATE OF WASHINGTON. PROVIDE FOR SHAPES, BEARING POINTS, INTERSECTIONS, HIPS, VALLEYS, ETC., SHOWN ON THE DRAWINGS. EXACT COMPOSITION OF SPECIAL HIP, VALLEY, AND INTERSECTION AREAS (USE OF GIRDER TRUSSES, JACK TRUSSES, STEP-DOWN TRUSSES, ETC.) SHALL BE DETERMINED BY THE MANUFACTURER UNLESS SPECIFICALLY INDICATED ON THE PLANS. PROVIDE TRUSS TO TRUSS AND TRUSS TO GIRDER TRUSS CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS. PROVIDE FOR TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING.

PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH APA PDS-04. PROTECT SHEATHING FROM WATER DAMAGE WHILE STORED AT JOB SITE. REFER TO WOOD FRAMING NOTES FOR TYPICAL NAILING. UNLESS NOTED OTHERWISE ON DRAWINGS, TYPICAL PLYWOOD SHEATHING SHALL BE AS FOLLOWS:

ROOF SHEATHING SHALL BE 5/8" WITH SPAN RATING 24/0.  
FLOOR SHEATHING SHALL BE 3/4" WITH SPAN RATING 32/16.  
WALL SHEATHING SHALL BE 1/2" WITH SPAN RATING 24/0.

ALL WOOD PLATES IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE. PROVIDE TWO LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER BETWEEN UNTREATED LEDGERS, BLOCKING, ETC., AND CONCRETE.

WOOD CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NO. C-C-2017, (OR LATEST EDITION). EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. INSTALL CONNECTORS ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. UNLESS NOTED OTHERWISE ON PLANS, USE TYPE LU OR HU HANGERS.

CONNECTION HARDWARE AND FASTENERS TO PRESSURE TREATED (P.T.) WOOD SHALL BE EITHER: A) SIMPSON ZMAX COATED WITH HOT-DIP GALVANIZED FASTENERS, OR B) STAINLESS STEEL WITH STAINLESS STEEL FASTENERS.

ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE IBC. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304.9.1 OF THE IBC. UNLESS NOTED OTHERWISE, NAILS SHALL BE COMMON. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.

WALL FRAMING - STUDS SHOWN SHALL BE 2x4 STUDS @ 16" O.C. AT INTERIOR WALLS AND 2x6 @ 16" O.C. AT EXTERIOR WALLS. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 8'-0" IN HEIGHT. STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16d NAILS AT 16" O.C. STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS @ 6'-0" O.C. UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH 10d @ 6" O.C. STAGGERED. REFER TO THE PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING.

FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS. PROVIDE BRIDGING AT 8'-0" O.C. AND SOLID BLOCKING AT ALL BEARING POINTS.

TOENAIL JOISTS TO SUPPORTS WITH TWO 16d NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH 16d @ 12" O.C. STAGGERED.

LAY PLYWOOD ROOF AND FLOOR SHEATHING WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED WITH 10d NAILS @ 6" O.C. TO FRAMED PANEL EDGES AND OVER STUD WALLS AS SHOWN ON PLANS AND AT 12" O.C. TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOIST/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. GLUE SHEATHING TO FRAMING AT PANEL EDGES AND INTERMEDIATE SUPPORTS. TOENAIL BLOCKING TO SUPPORTS WITH 16d @ 12" O.C. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS. PROVIDE FLAT 2x BLOCKING AT ALL UNFRAMED PANEL EDGES AND NAIL WITH EDGE NAILING SPECIFIED.

PROVIDE HURRICANE TIES AT ROOF OVERHANGS AS SHOWN ON DRAWINGS. IF NOT INDICATED OTHERWISE, PROVIDE SIMPSON H1 OR H3 TIES AT 48" O.C. BETWEEN TRUSSES OR JOISTS AND WALL TOP PLATE.

STEEL

STEEL REFERENCE SPECIFICATIONS:

STRUCTURAL STEEL	AISC 360-10 SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, JUNE 22, 2010 EDITION
HIGH STRENGTH BOLTS	AISC SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS, DECEMBER 31, 2009 EDITION
WELDING	AMERICAN WELDING SOCIETY (AWS) D1.1/D1.1M-2010 STRUCTURAL WELDING CODE - STEEL AWS PREQUALIFIED JOINT DETAILS
WELDER CERTIFICATION	AMERICAN WELDING SOCIETY (AWS) WASHINGTON ASSOCIATION OF BUILDING OFFICIALS (WABO)

STRUCTURAL STEEL MATERIALS:

STRUCTURAL STEEL, UNO	ASTM A992, GRADE 50, Fy = 50 KSI
CONNECTION MATERIAL, EMBEDDED ITEMS, BASE PLATES, AND MISC. STEEL	ASTM A36, Fy = 36 KSI
HOLLOW STRUCTURAL SECTIONS	ASTM A500, GRADE C, Fy = 50 KSI
STRUCTURAL BOLTS	ASTM A-325
ANCHOR BOLTS	ASTM A-307
WOOD CONNECTION BOLTS	ASTM A-307
THREADED RODS	ASTM A-36
WELDING ELECTRODES	E70XX

STRUCTURAL STEEL: STRUCTURAL STEEL DESIGN, FABRICATION AND ERECTION SHALL CONFORM TO THE REQUIREMENTS OF IBC CHAPTER 22.

WELDING: WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS AND SHALL BE PERFORMED BY AWS/WABO CERTIFIED WELDERS, WHO ARE QUALIFIED FOR THE WELD TYPE THEY PERFORM, USING E70XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED. WELDS SHOWN ON THE DRAWINGS ARE THE MINIMUM SIZE. INCREASE WELD SIZE TO AWS MINIMUM SIZES BASED ON PLATE THICKNESS. MINIMUM WELDING SHALL BE 3/16 INCH. SHOP DRAWINGS SHALL SHOW ALL WELDING WITH AWS A2.4 SYMBOLS. ALL FIELD WELDING REQUIRES SPECIAL INSPECTION BY A QUALIFIED SPECIAL INSPECTOR.

SHOP DRAWINGS: SUBMIT STEEL SHOP DRAWINGS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION.

ABBREVIATIONS

AB	ANCHOR BOLT	LVL	LAMINATED VENEER LUMBER
ARCH	ARCHITECT, ARCHITECTURAL	MAX	MAXIMUM
B/	BOTTOM OF	PSL	PARALLEL STRAND LUMBER
CONT	CONTINUOUS	PT	PRESSURE TREATED
EF	EACH FACE	SIM	SIMILAR
EXIST	EXISTING	SOG	SLAB ON GRADE
EW	EACH WAY	T/	TOP OF
FTG	FOOTING	TYP	TYPICAL
GL	GLULAM	UND	UNLESS NOTED OTHERWISE
HORIZ	HORIZONTAL, HORIZONTALLY	VERT	VERTICAL, VERTICALLY
HSS	HOLLOW STRUCTURAL SECTION	WWF	WELDED WIRE FABRIC

LEGEND:

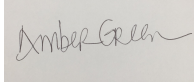
☒	POST BELOW
☒	POST STARTING AT OR CONTINUING THROUGH THIS LEVEL
▬▬▬	BEARING WALL STARTING AT OR CONTINUING THROUGH THIS LEVEL
▬▬▬	BEARING WALL BELOW
▬▬▬	SHEAR WALL STARTING AT OR CONTINUING THROUGH THIS LEVEL
↔	INDICATES FRAMING DIRECTION
▬▬▬	SHEATHING
☒	SOLID WOOD, CONTINUOUS
☒	SOLID WOOD, DISCONTINUOUS

DRAWING INDEX

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S3.1	SECTIONS & DETAILS
S3.2	SECTIONS & DETAILS
S3.3	SECTIONS & DETAILS

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.


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Reviewed By: Amber Green  
Date: 10/7/2021  
Permit #: DWEL21-0051

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2018.19

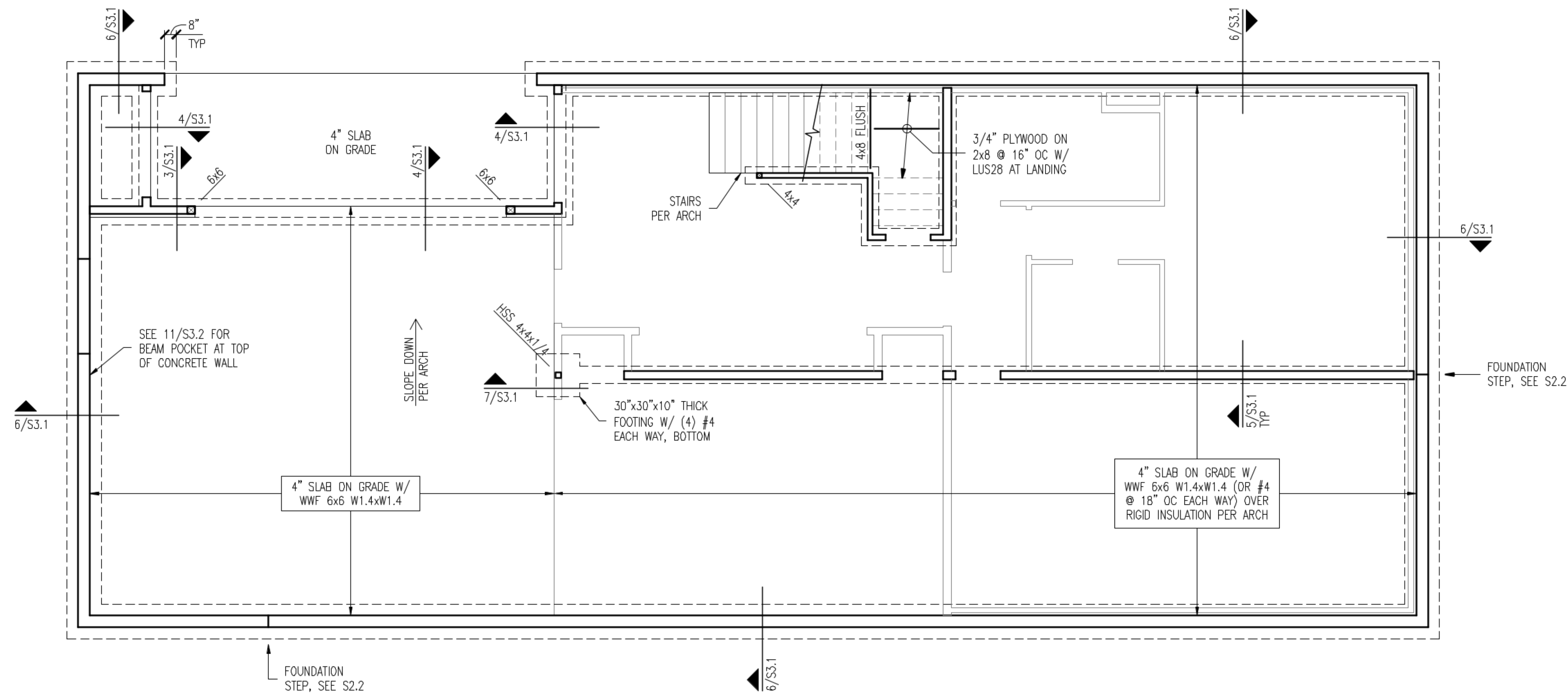
RAVENSDALE RESIDENCE  
3101E AVENUE 88, RAVENSDALE, WA 98051

STRUCTURAL NOTES

S1.0

10.21.19 PERMIT SET  
DATE NOTE



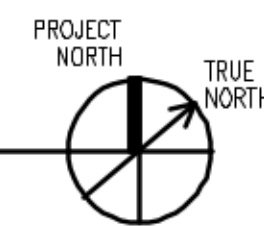


## FOUNDATION/BASEMENT PLAN

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

### PLAN NOTES:

1. SEE STRUCTURAL NOTES FOR TYPICAL INFORMATION. SEE ARCHITECTURAL FOR INFORMATION NOT SHOWN.
2. BOTTOM OF ALL FOOTINGS SHALL BE 18" MINIMUM BELOW FINISHED GRADE. FOOTINGS MAY BE STEPPED PER 2/S3.1 AT CONTRACTOR'S OPTION.
3. INSTALL SLAB ON GRADE OVER 6" MINIMUM OF FREE DRAINING SAND AND GRAVEL. SEE 1/S3.1 FOR ADDITIONAL INFORMATION. COORDINATE SAW CUT LOCATIONS WITH ARCHITECT.
4. CONNECTION HARDWARE TO PRESSURE TREATED (P.T.) WOOD SHALL BE EITHER A) SIMPSON ZMAX COATED WITH HOT-DIP GALVANIZED FASTENERS, OR B) STAINLESS STEEL WITH STAINLESS STEEL FASTENERS.
5. EXTERIOR SLAB ON GRADE SHALL HAVE A DOWN-TURNED EDGE 12" THICK BY 6" WIDE WITH (2) #4 CONTINUOUS TOP AND BOTTOM AT EDGES.



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*Amber Green*

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RAVENSDALE RESIDENCE  
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FOUNDATION/BASEMENT PLAN



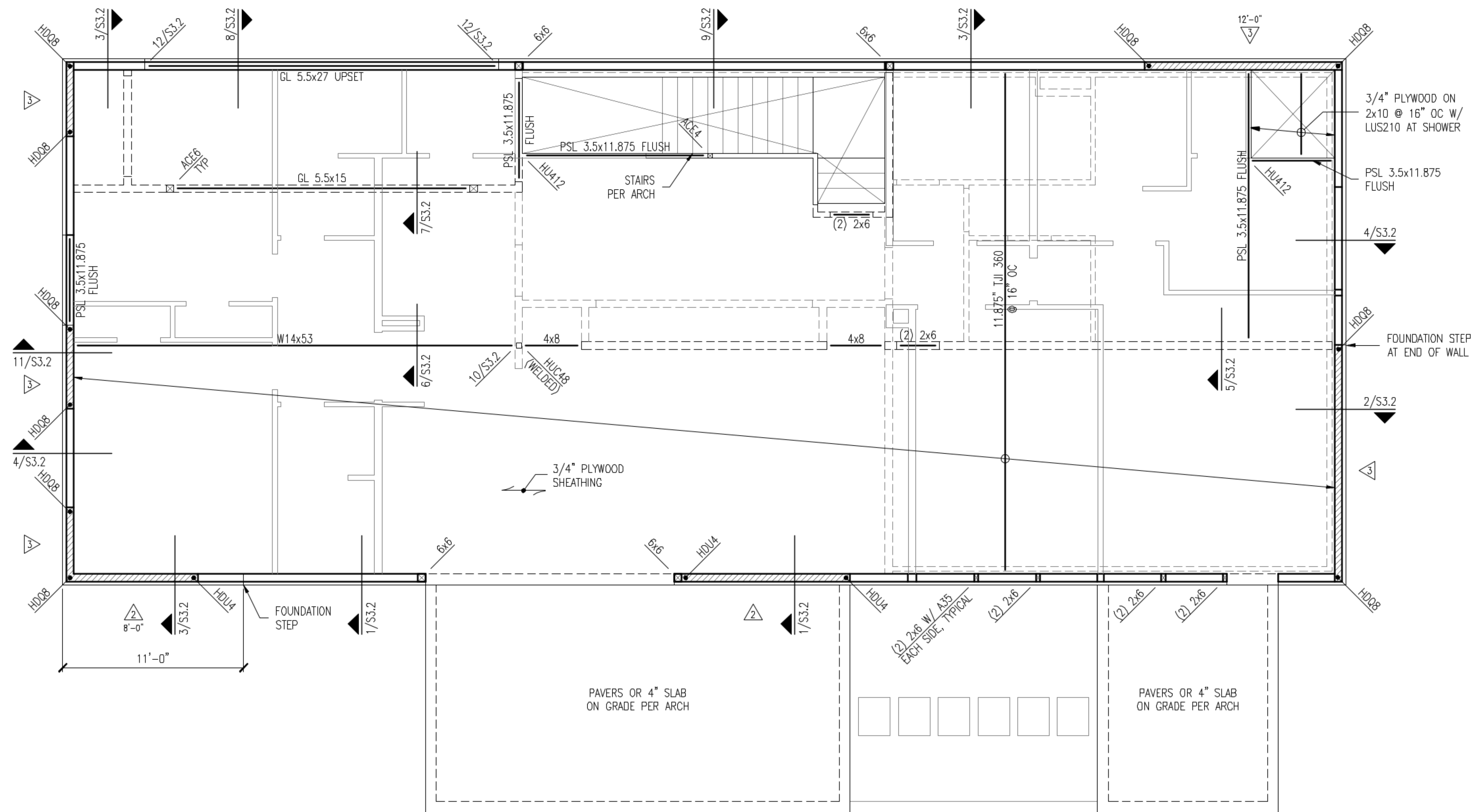
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10.21.19	PERMIT SET
DATE	NOTE

# S2.1




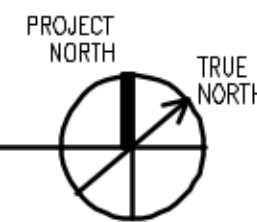


### FIRST FLOOR FRAMING PLAN

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

#### PLAN NOTES:

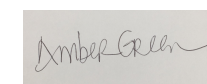
1. SEE STRUCTURAL NOTES FOR TYPICAL INFORMATION. SEE ARCHITECTURAL FOR INFORMATION NOT SHOWN.
2.  INDICATES SHEAR WALL TYPE, SEE SCHEDULE ON 7/S3.0.
3. "HDU" INDICATES SIMPSON HOLDOWN TYPE, SEE SCHEDULE ON 8/S3.0.
4. CONNECTION HARDWARE TO PRESSURE TREATED (P.T.) WOOD SHALL BE EITHER A) SIMPSON ZMAX COATED WITH HOT-DIP GALVANIZED FASTENERS, OR B) STAINLESS STEEL WITH STAINLESS STEEL FASTENERS.
5. ALL TJI'S ARE TJI 360 SERIES BY TRUS JOIST, UNO.
6. EXTERIOR SLAB ON GRADE SHALL HAVE A DOWN-TURNED EDGE 12" THICK BY 6" WIDE WITH (2) #4 CONTINUOUS TOP AND BOTTOM AT EDGES.



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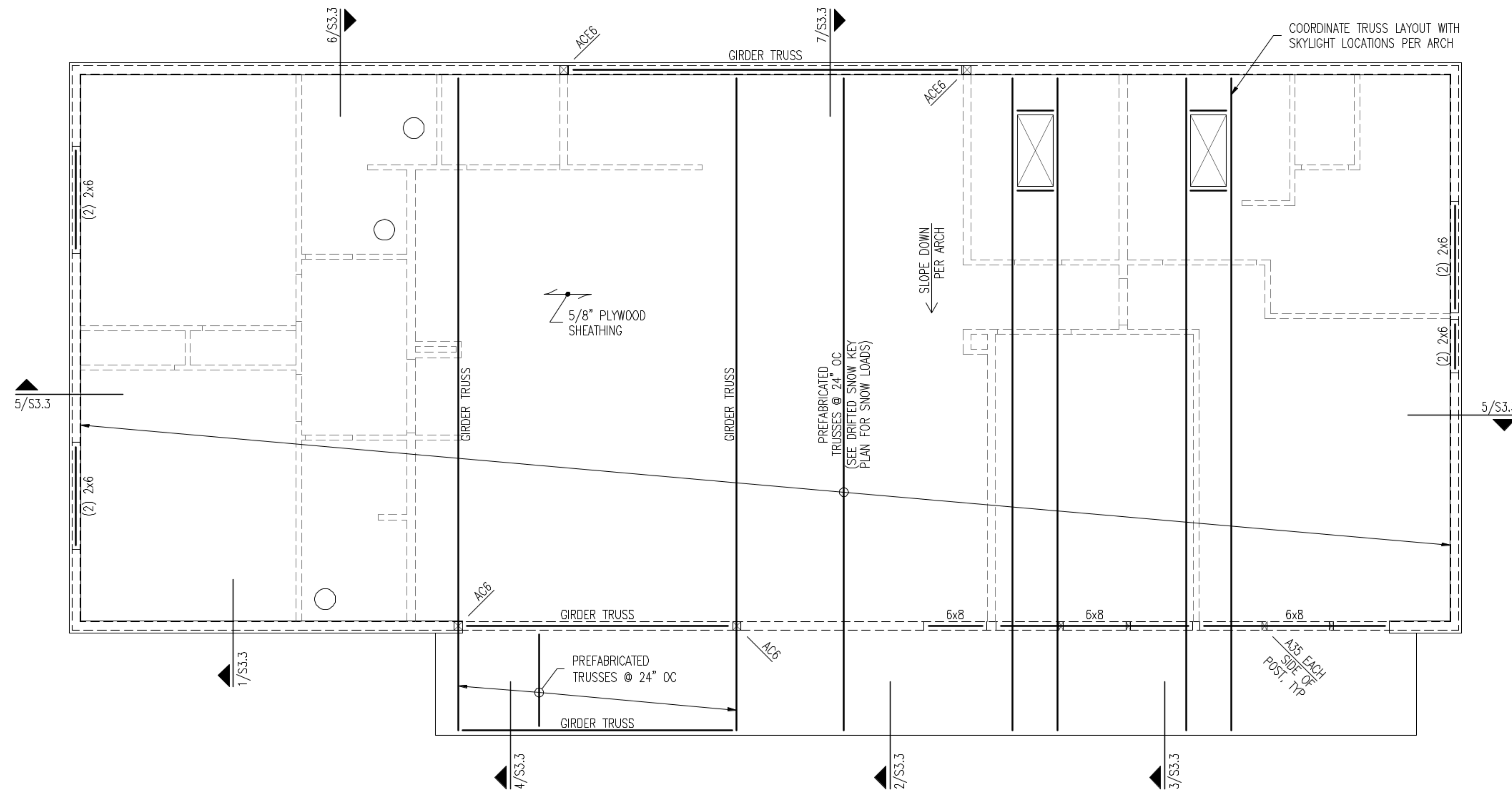
**RAVENSDALE RESIDENCE**  
310TH AVENUE SE, RAVENSDALE, WA 98051

**FIRST FLOOR FRAMING PLAN**

DATE	NOTE
10.21.19	PERMIT SET

**S2.2**



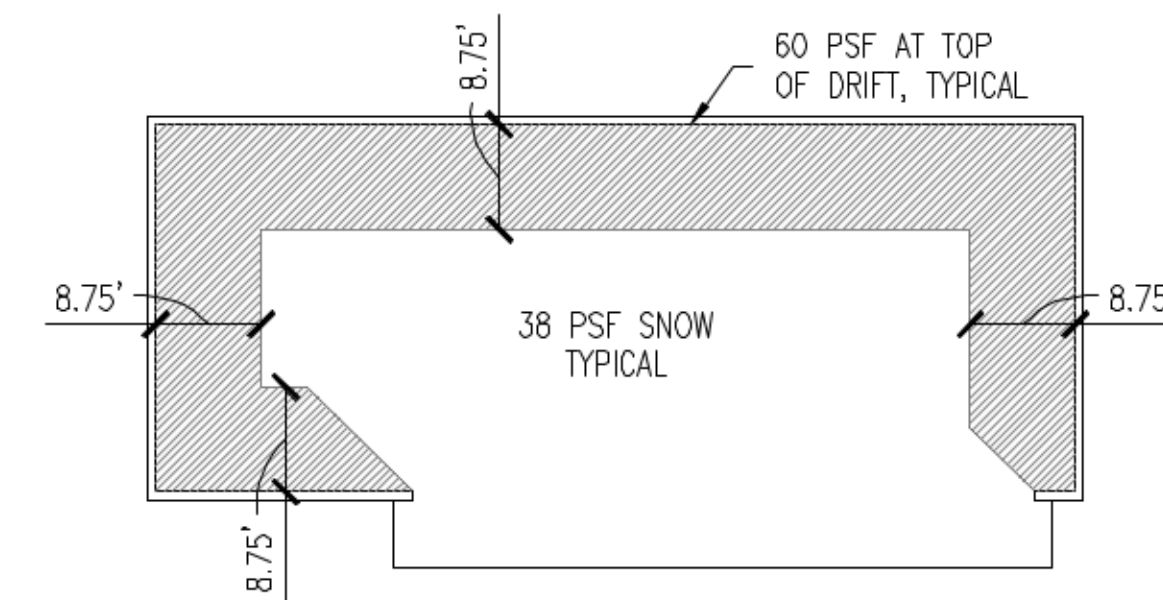
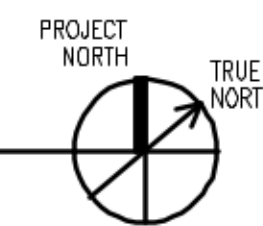


## ROOF FRAMING PLAN

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

### PLAN NOTES:

1. SEE STRUCTURAL NOTES FOR TYPICAL INFORMATION. SEE ARCHITECTURAL FOR INFORMATION NOT SHOWN.
2. ALLOW FOR TRUSS DEFLECTION AT NON-BEARING WALLS WITH SIMPSON STC ROOF TRUSS CLIPS.
3. SUBMIT PREFABRICATED TRUSS SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. SEE STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.



## DRIFTED SNOW KEY PLAN

NO SCALE

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**SAFEbuilt** LLC  
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*Amber Green*

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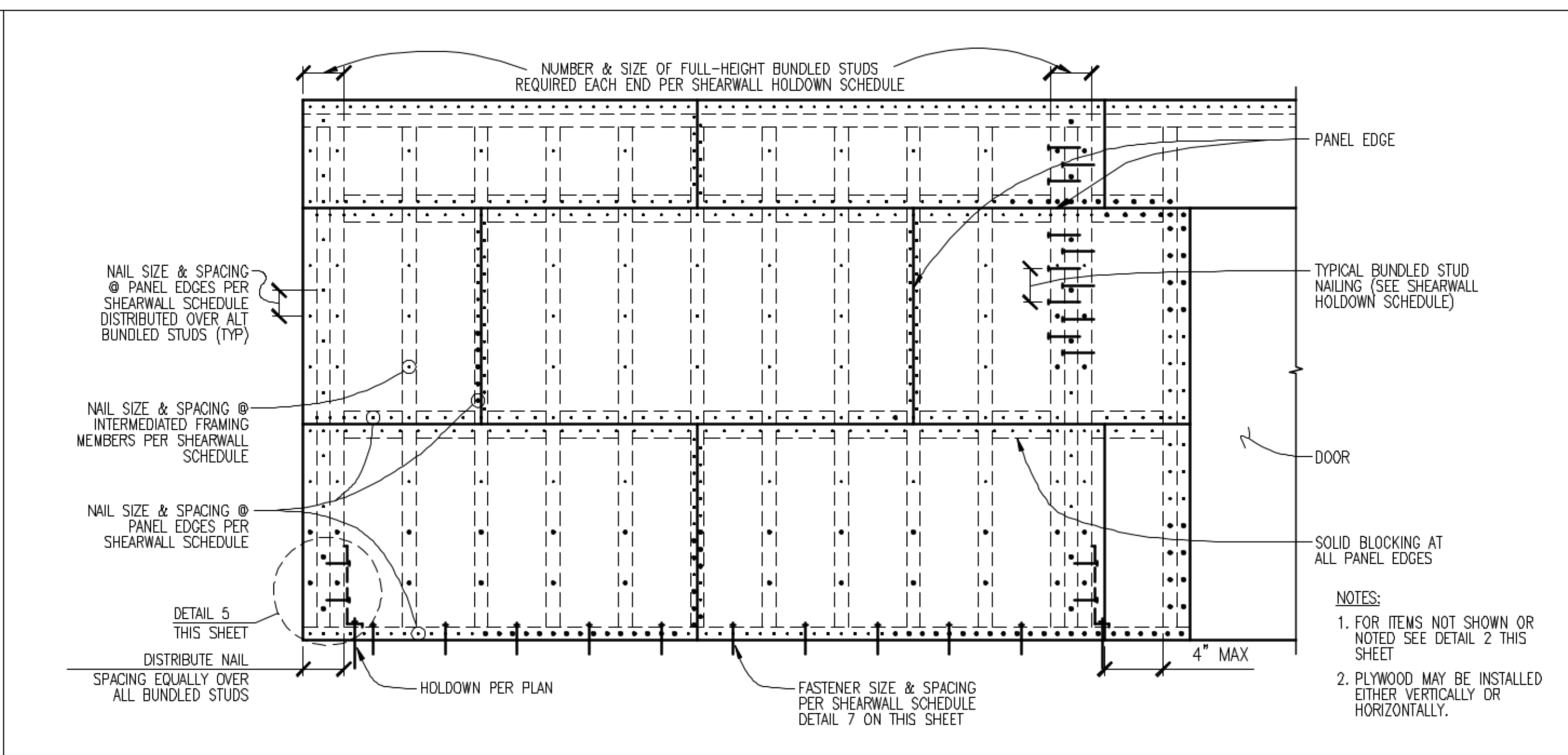
**RAVENSDALE RESIDENCE**  
310TH AVENUE SE, RAVENSDALE, WA 98051

**ROOF FRAMING PLAN**

10.21.19 PERMIT SET  
DATE NOTE

**S2.3**





SHEARWALL HOLDOWN SCHEDULE						
HOLDOWN TYPE (NOTE 1)	CAST-IN-PLACE		EPOXY-GROUTED		MIN. NUMBER OF FULL-HEIGHT BUNDLED STUDS (NOTES 2 & 3)	FACE NAILING FOR BUNDLED STUDS (NOTES 2 & 3)
	ANCHOR BOLT	REQ. EMBEDMENT INTO CONCRETE (NOTE 4)	THREADED ROD DIAMETER	REQ. EMBEDMENT INTO CONCRETE (NOTE 5)		
HDU4	SSTB16	12 5/8"	5/8"	10"	2	10d@6"OC STAGGERED ALTERNATE FACE
HDQ8	SSTB28	24 7/8"	7/8"	15"	3	10d@6"OC STAGGERED ALTERNATE FACE

NOTES:

- SEE PLAN FOR HOLDOWN SIZE.
- BUNDLED STUDS TO MATCH TYPICAL WALL STUD SIZE. SEE DETAIL 12 FOR BUNDLED STUD DETAILS.
- FOR BUNDLES OF 3 OR MORE, STUDS SHALL BE BUNDLED PER 2 STUDS WITH 10d @ 6" OC STAGGERED FOR EACH ADDITIONAL STUD.
- ALL SIMPSON SSTB AND SB ANCHOR BOLTS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- SPECIAL INSPECTION MAY BE REQUIRED BY LOCAL JURISDICTIONS FOR EPOXY-GROUTED HOLDOWNS.

10d NAIL, TYPICAL

10d NAIL, TYPICAL

6" OC

6" OC

NAILING FOR TWO BUNDLED STUDS

6" OC AT EACH ADDITIONAL STUD

2 STUDS

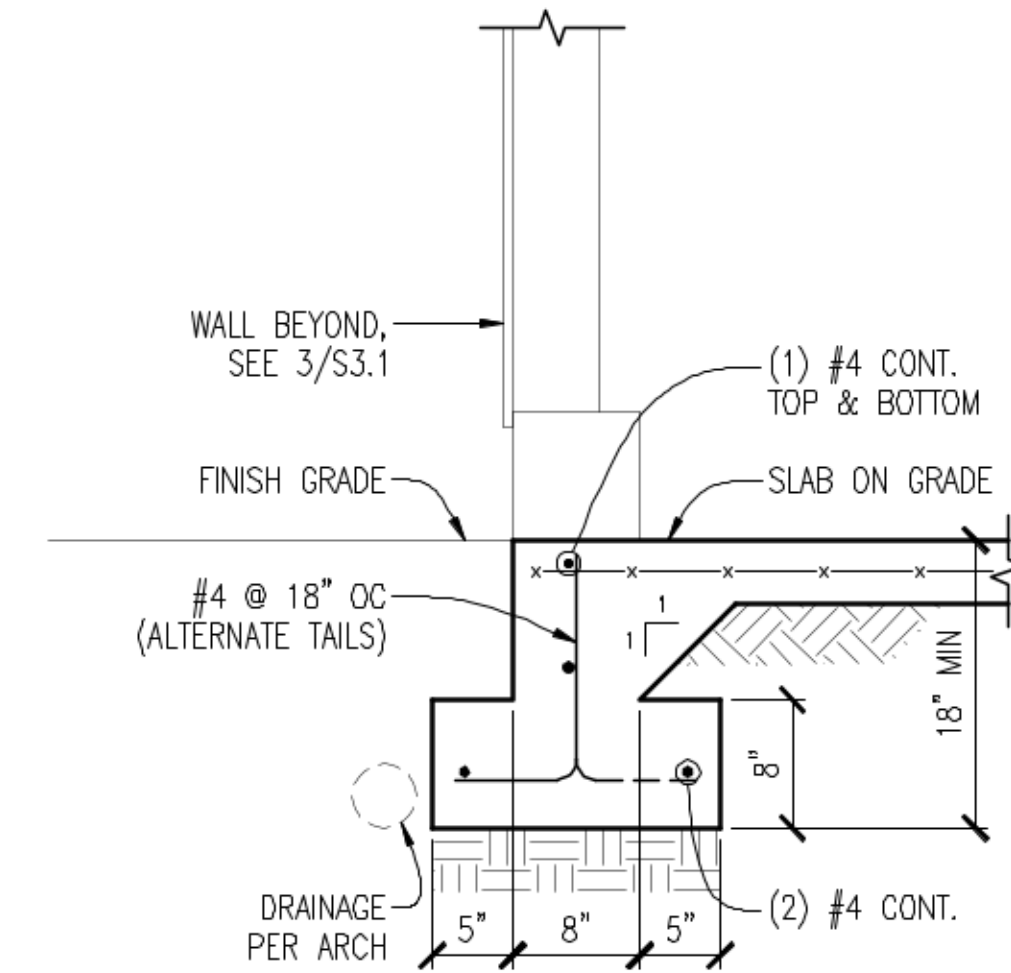
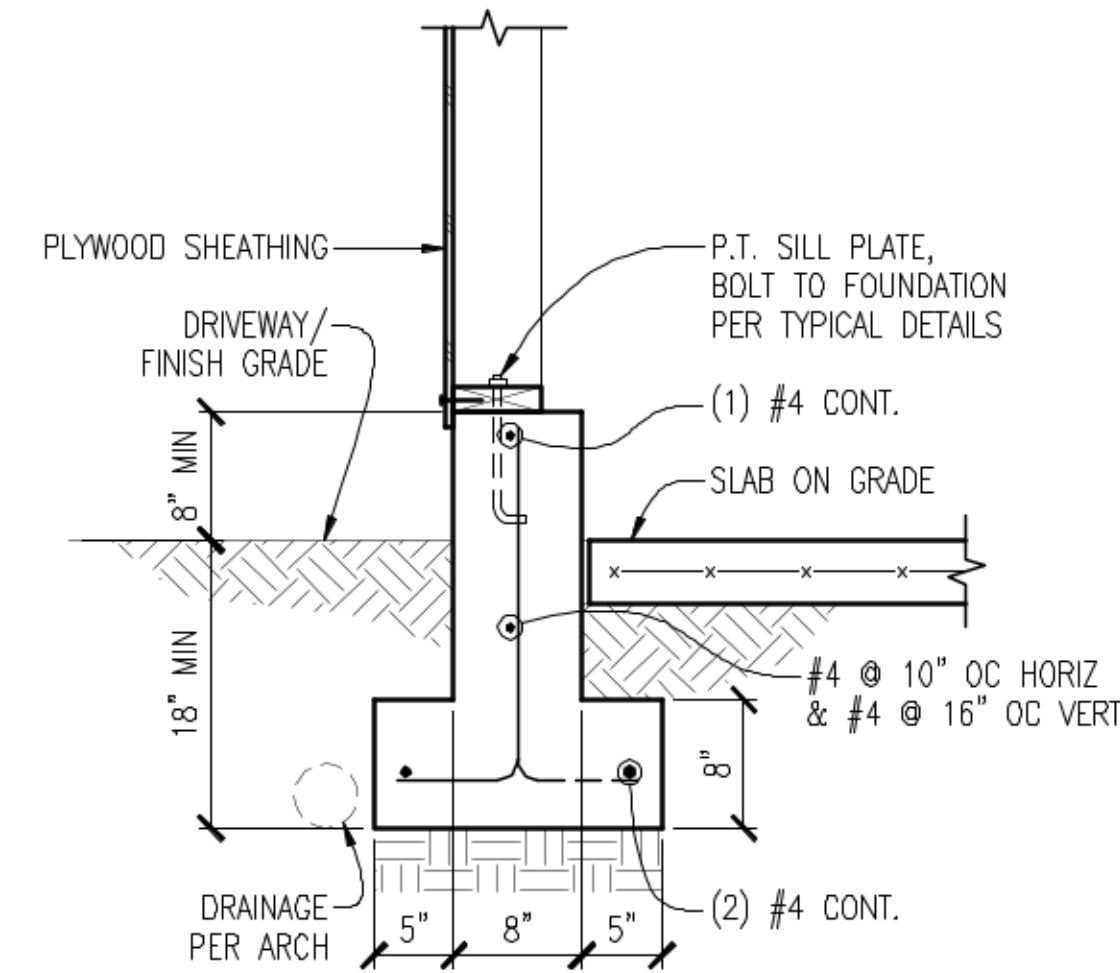
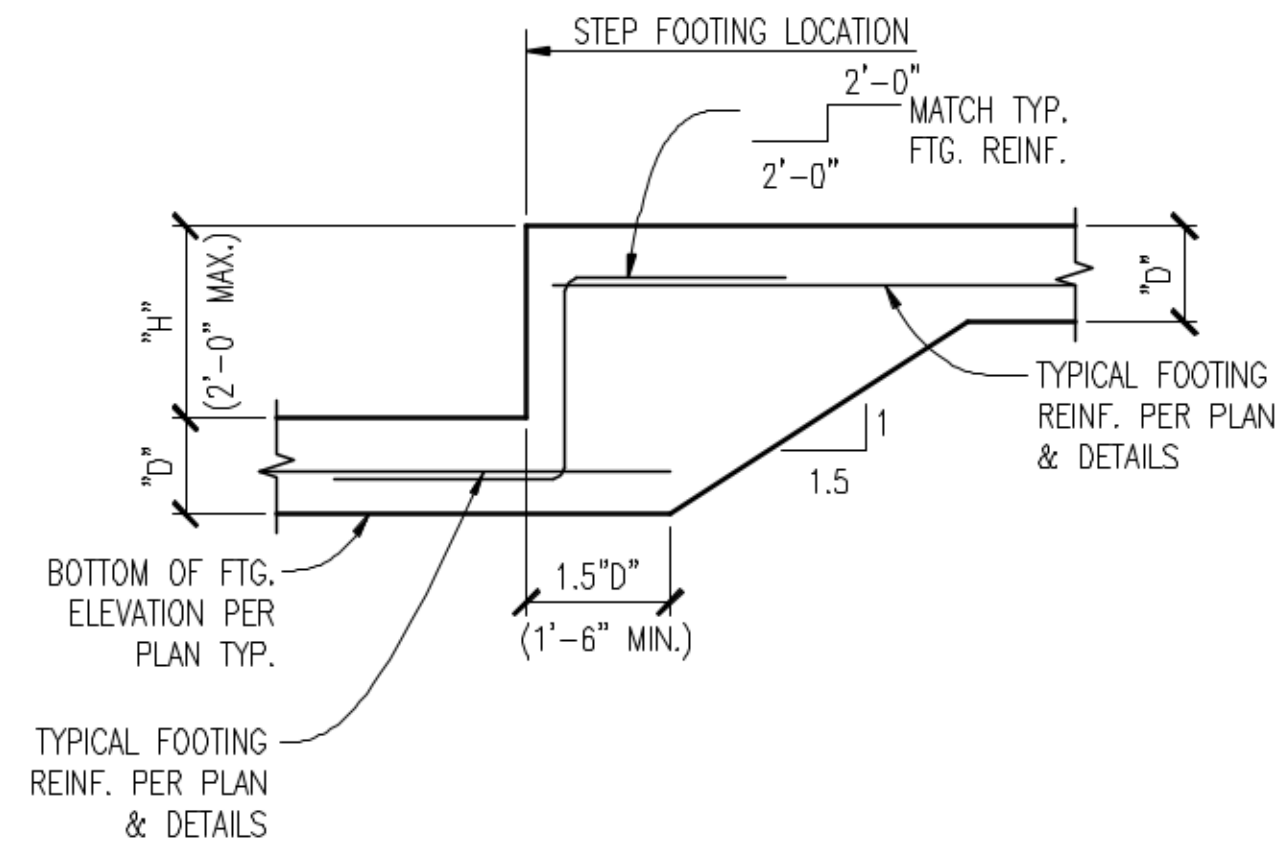
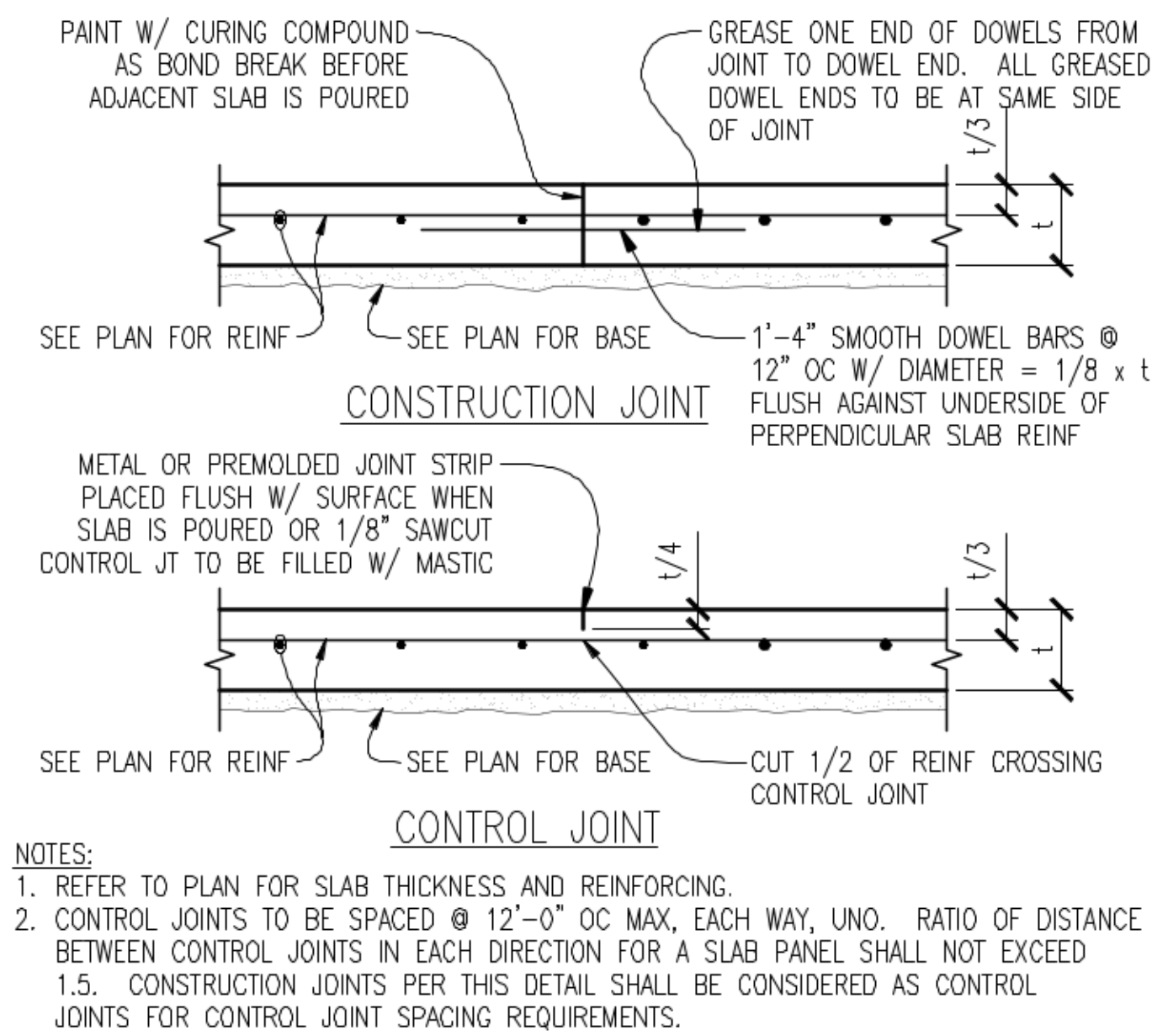
3 OR MORE STUDS

TYPICAL BUNDLED STUD DETAILS

NO SCALE

12



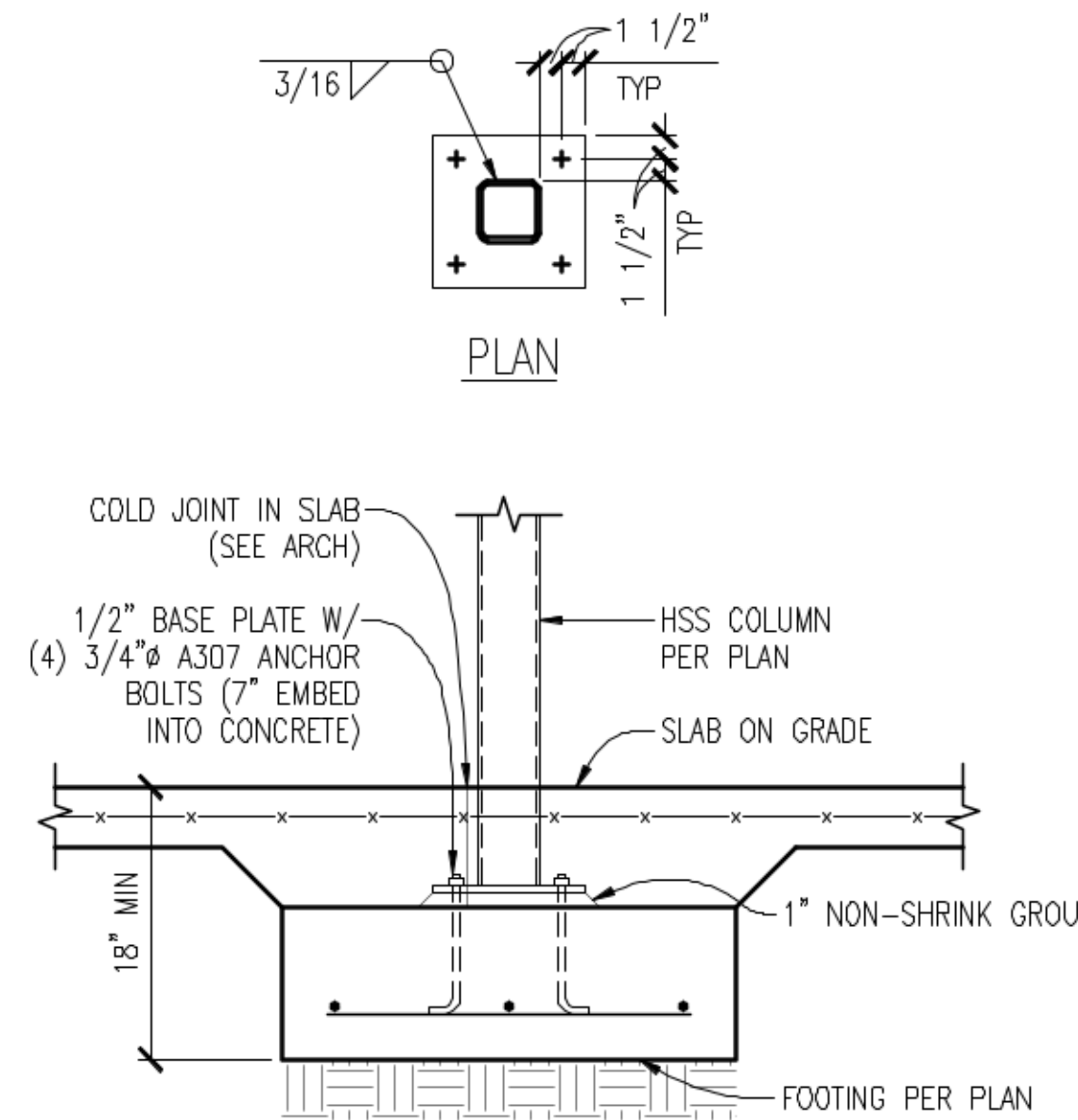
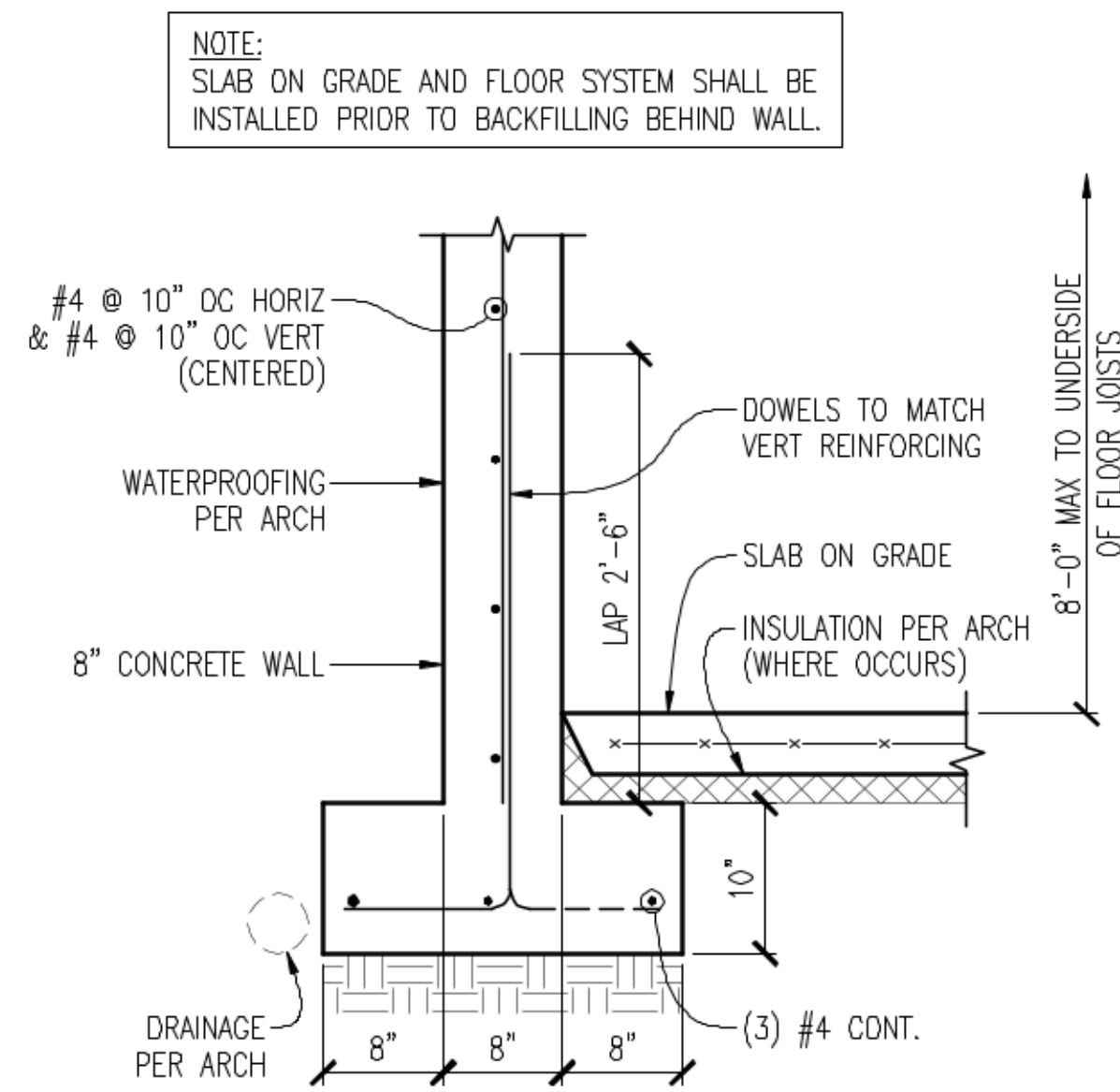
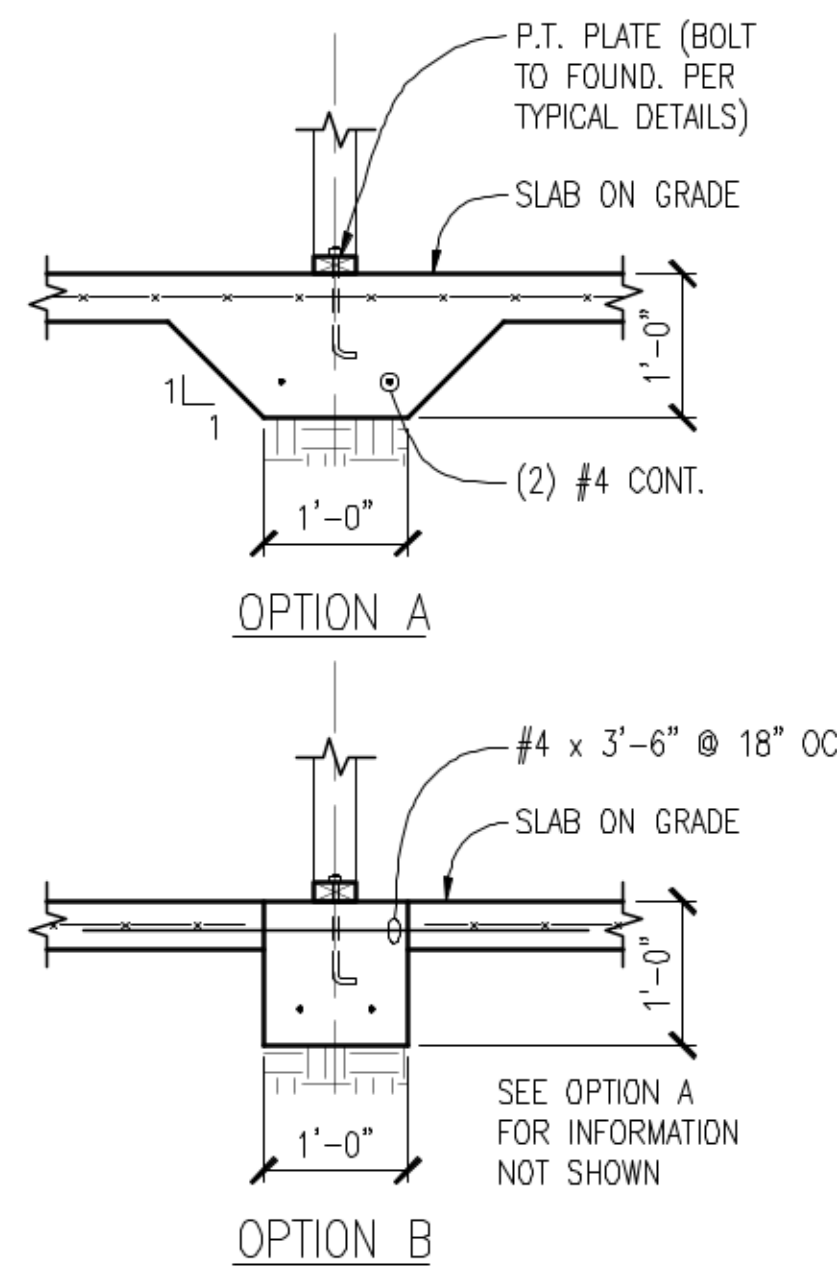


TYP SLAB ON GRADE JOINT DETAIL	NO SCALE	1
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TYPICAL STEPPED FOOTING DETAIL	NO SCALE	2
--------------------------------	----------	---

FOUNDATION DETAIL	1" = 1'-0"	3
-------------------	------------	---

FOUNDATION DETAIL	1" = 1'-0"	4
-------------------	------------	---



FOUNDATION DETAIL	1" = 1'-0"	5
-------------------	------------	---

FOUNDATION DETAIL	1" = 1'-0"	6
-------------------	------------	---

FOUNDATION DETAIL	1" = 1'-0"	7
-------------------	------------	---

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.



SAFEbuilt<sup>®</sup> LLC  
WASHINGTON

Reviewed By: Amber Green  
Date: 10/7/2021  
Permit #: DWEL21-0051

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



2018.19

**RAVENSDALE RESIDENCE**  
310TH AVENUE SE, RAVENSDALE, WA 98051

## SECTIONS & DETAILS

10.21.19	PERMIT SET
DATE	NOTE

### S3.1



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

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SAFEbuilt LLC  
WASHINGTON

Reviewed By: Amber Green  
Date: 10/7/2021  
Permit #: DWEL21-0051

	FRAMING DETAIL	1" = 1'-0"	1		FRAMING DETAIL	1" = 1'-0"	2		FRAMING DETAIL	1" = 1'-0"	3		FRAMING DETAIL	1" = 1'-0"	4
	FRAMING DETAIL	1" = 1'-0"	5		FRAMING DETAIL	1" = 1'-0"	6		FRAMING DETAIL	1" = 1'-0"	7		FRAMING DETAIL	1" = 1'-0"	8
	FRAMING DETAIL	1" = 1'-0"	9		FRAMING DETAIL	1" = 1'-0"	10		FRAMING DETAIL	1" = 1'-0"	11		FRAMING DETAIL	1" = 1'-0"	12



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2018.19

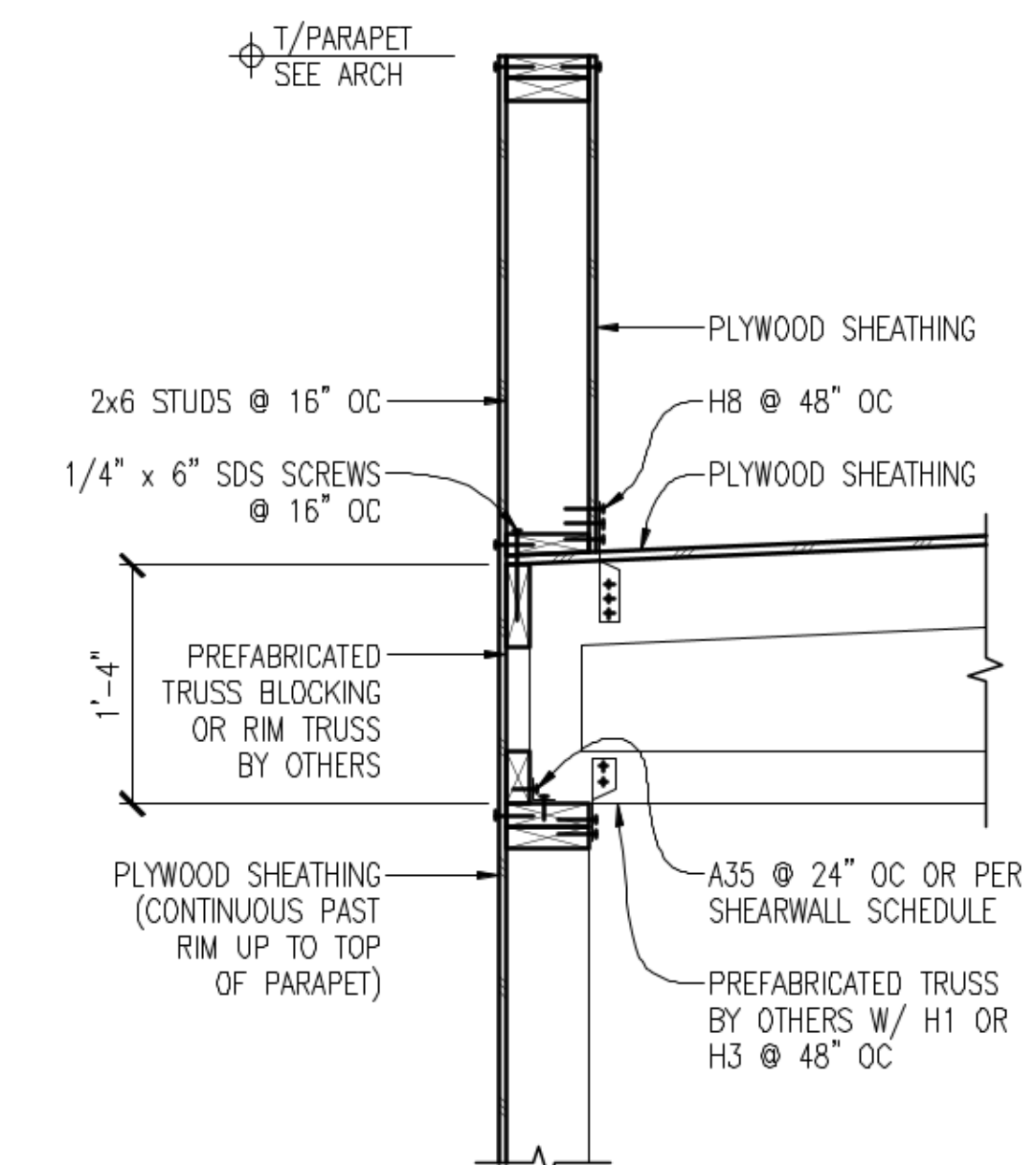
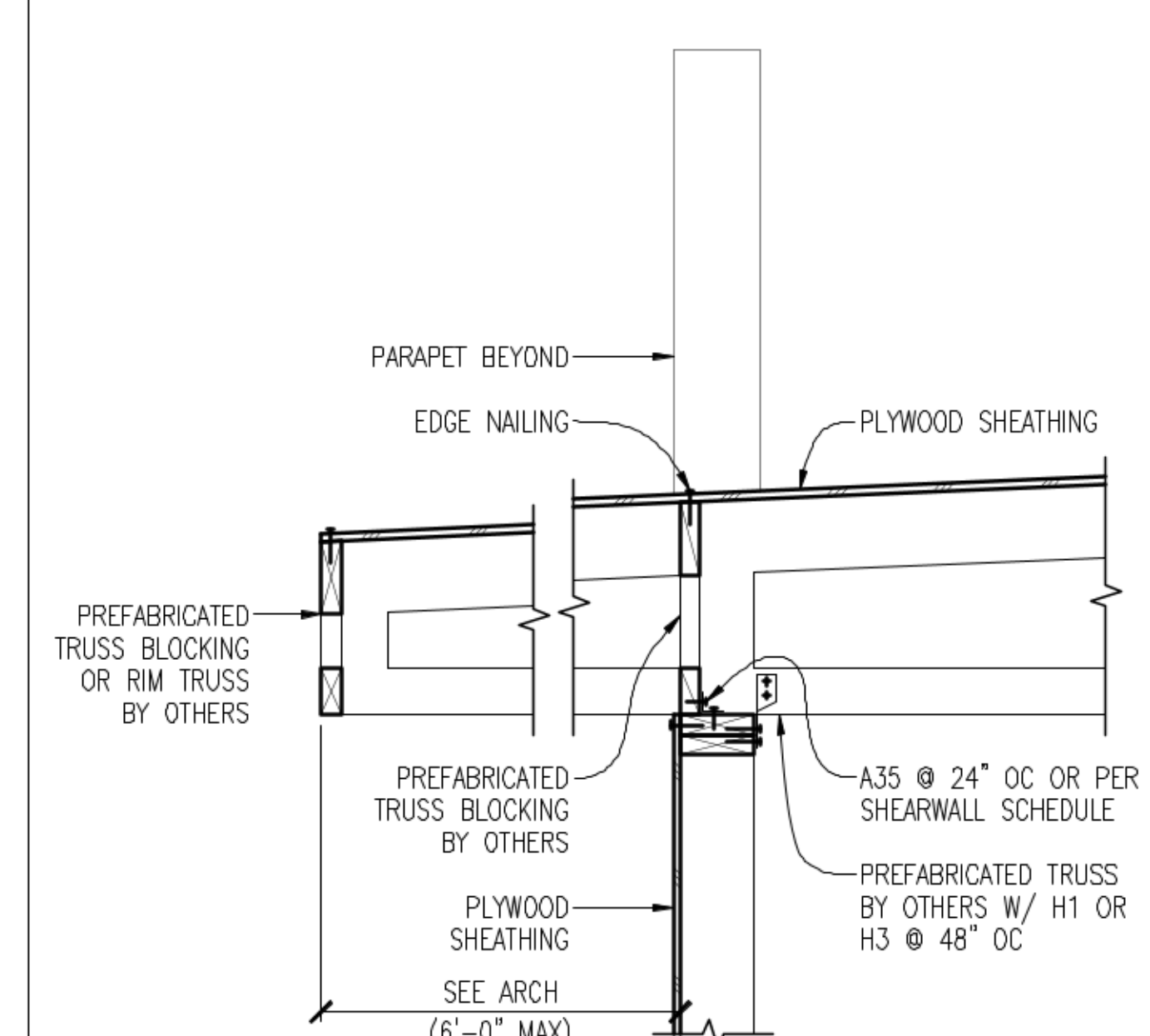
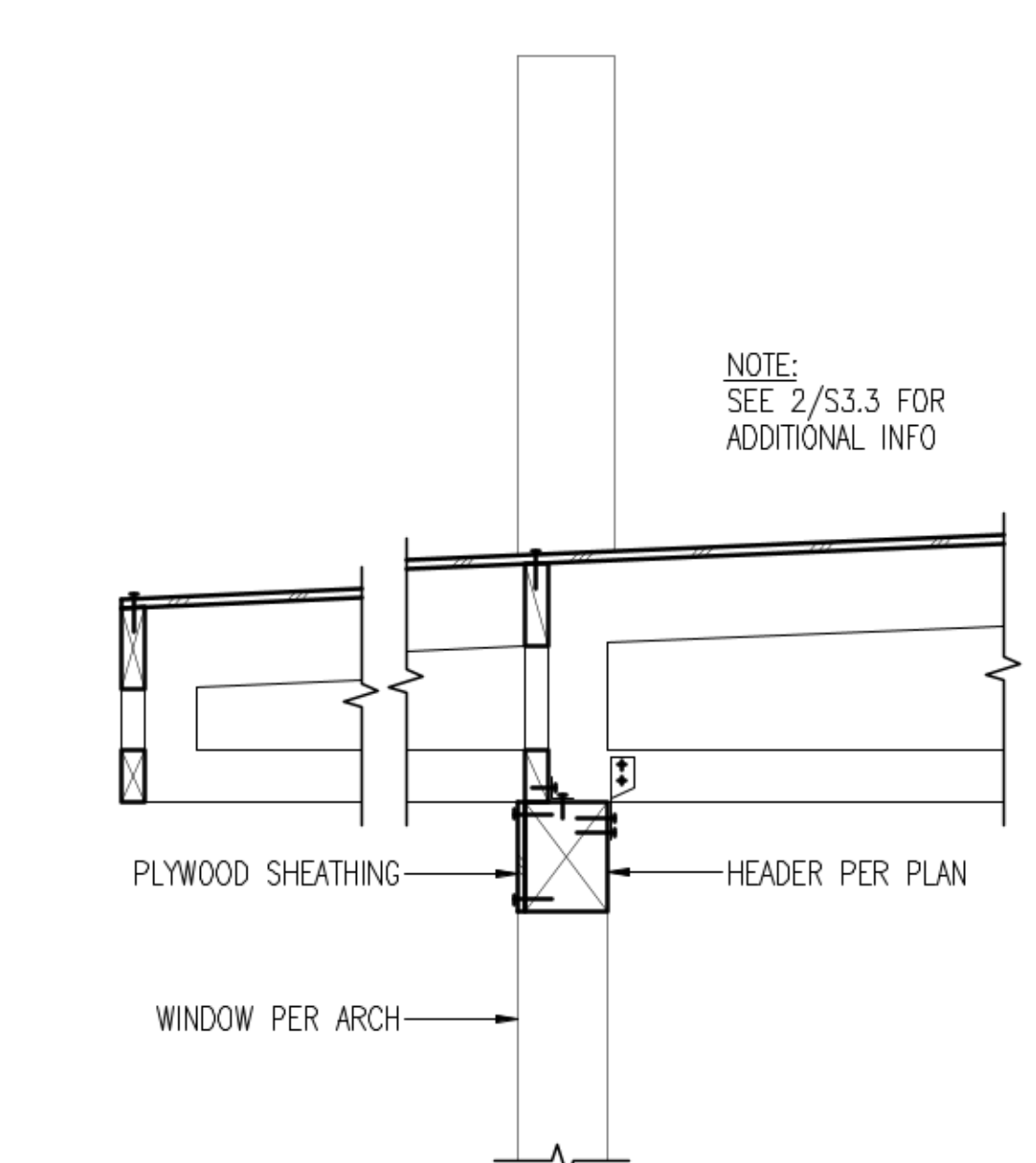
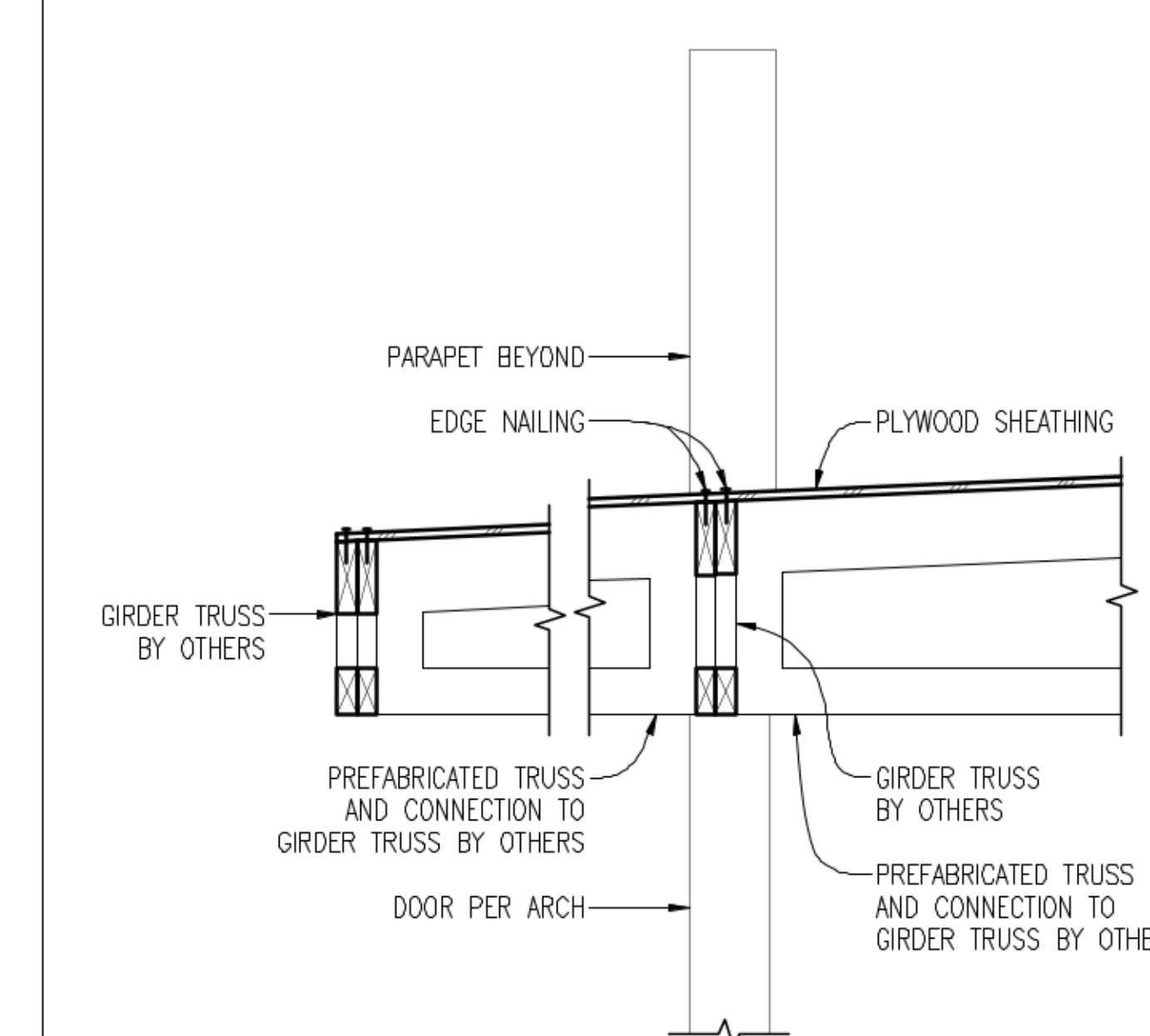
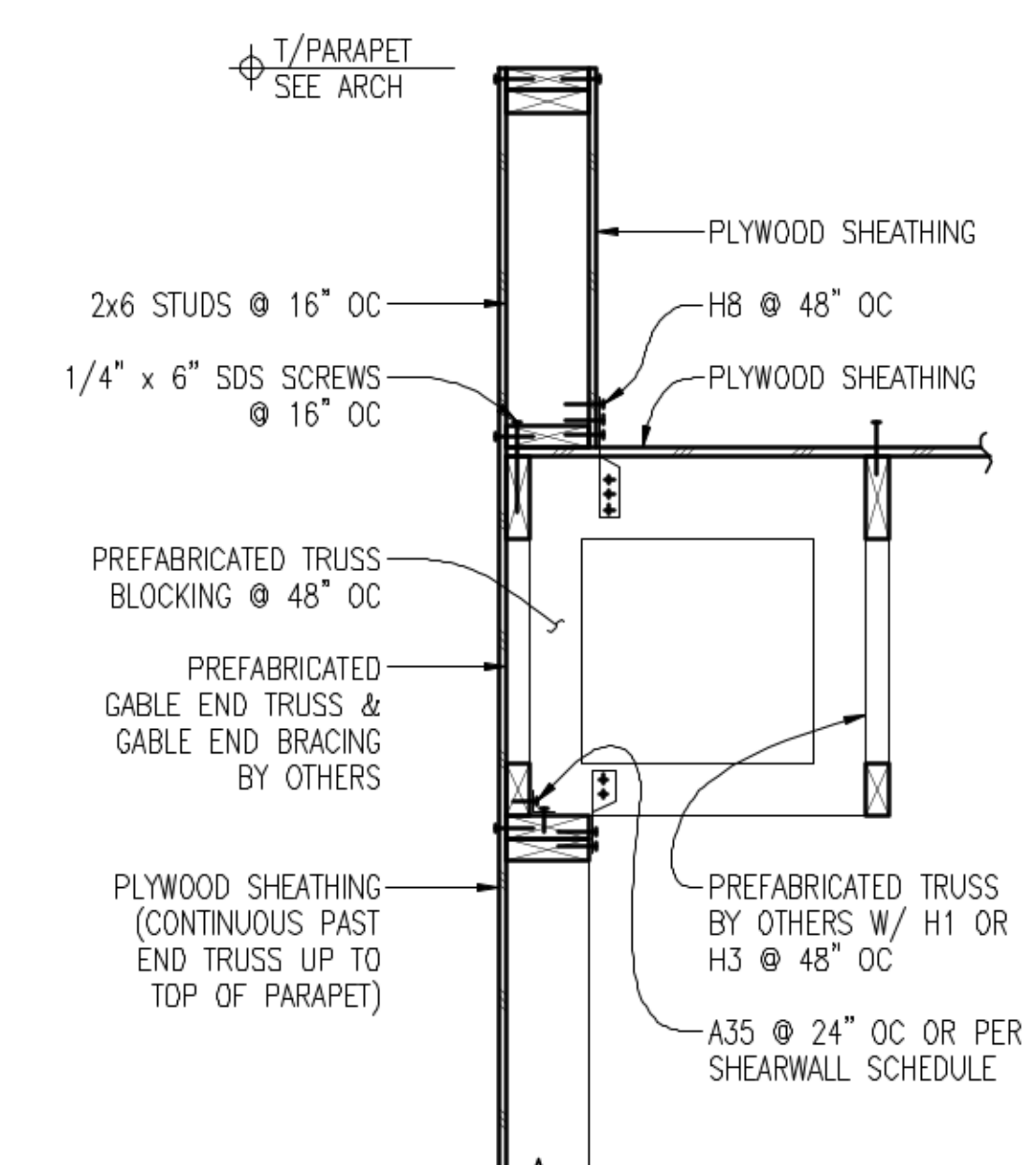
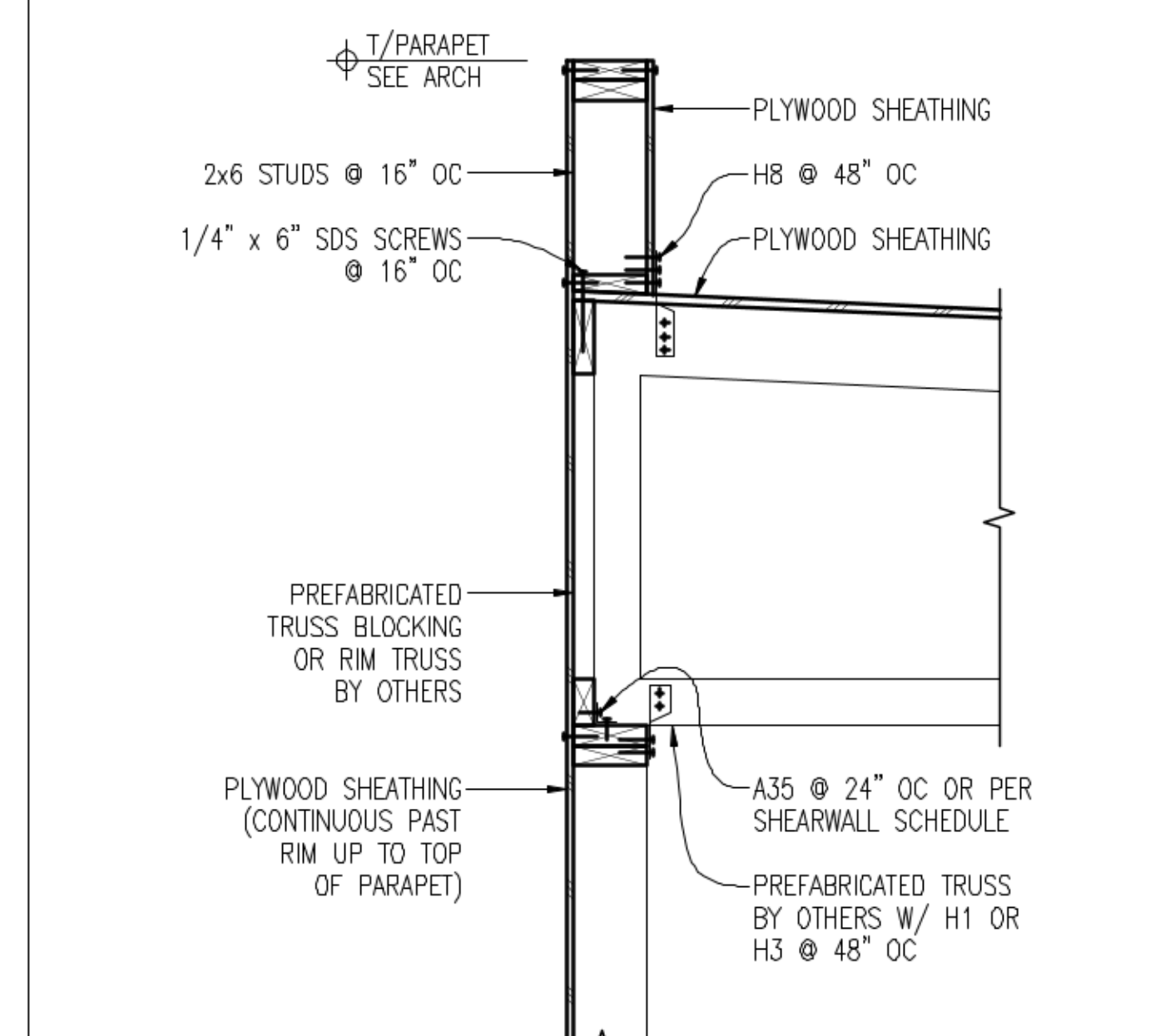
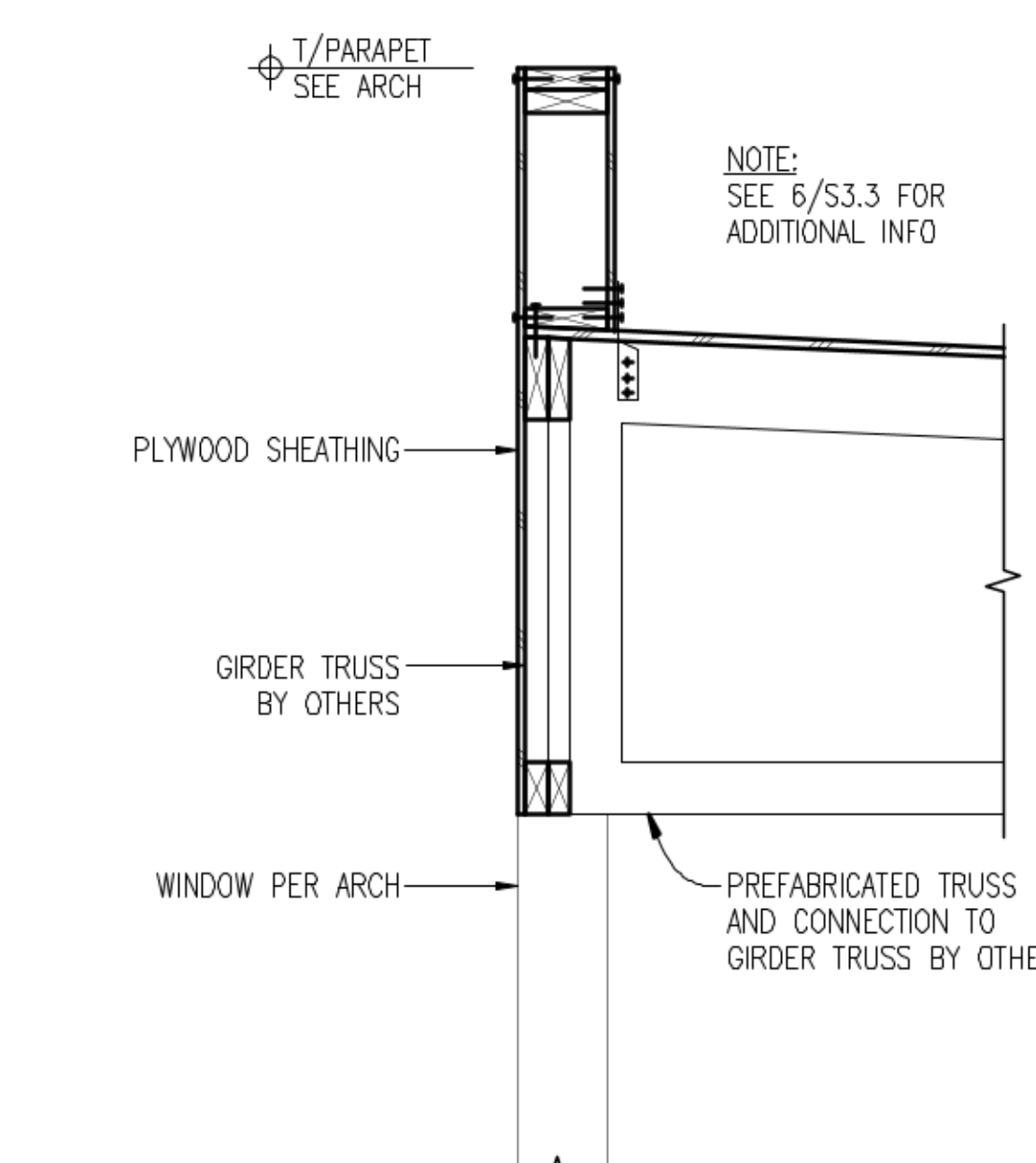
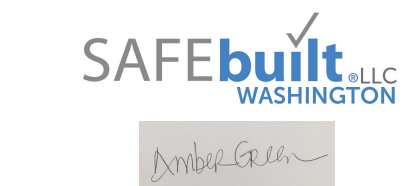
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SECTIONS & DETAILS

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10.21.19 PERMIT SET  
DATE NOTE

S3.2



	1" = 1'-0"	1		1" = 1'-0"	2		1" = 1'-0"	3		1" = 1'-0"	4
	1" = 1'-0"	5		1" = 1'-0"	6		1" = 1'-0"	7			
<div>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.</div> <div> Reviewed By: Amber Green Date: 10/7/2021 Permit #: DWEL21-0051</div> <div>Plans reviewed for compliance. Issuance of permit or plans, specifications, and computations shall not be construed to be a permit for, or an approval of any violation of any of the provisions of the International Building Codes, Washington State Code, King County Code, or any other ordinance of King County.</div>											

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2018.19

RAVENSDALE RESIDENCE  
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SECTIONS & DETAILS

10.21.19 PERMIT SET  
DATE NOTE

S3.3

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