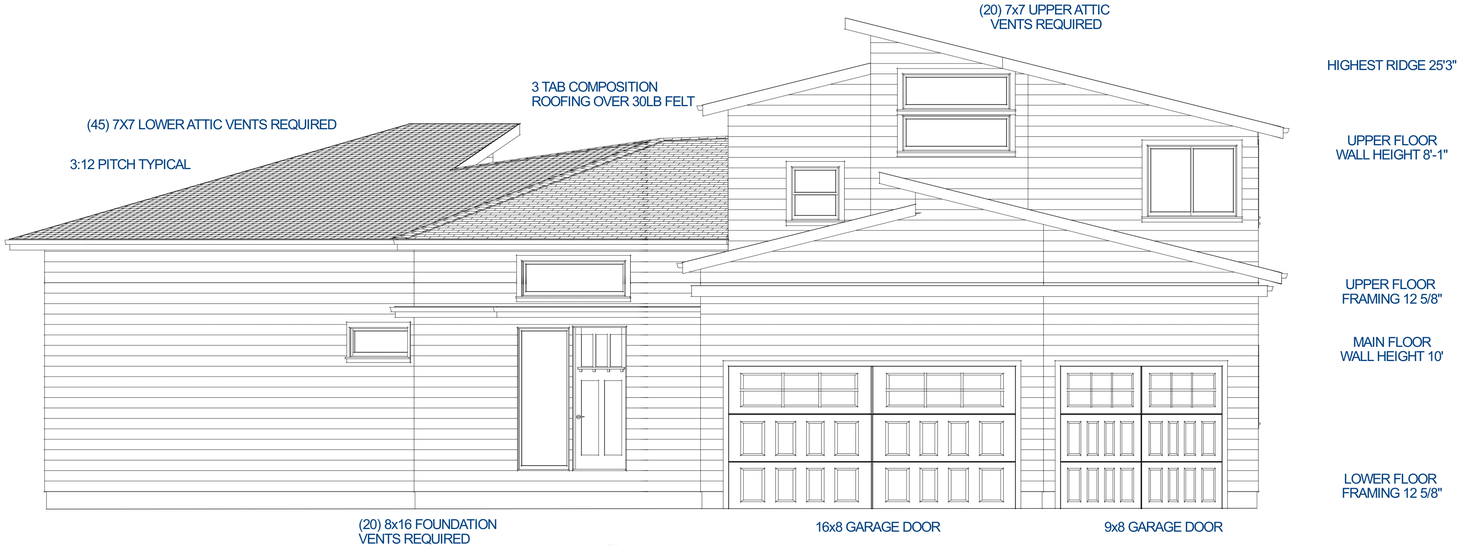
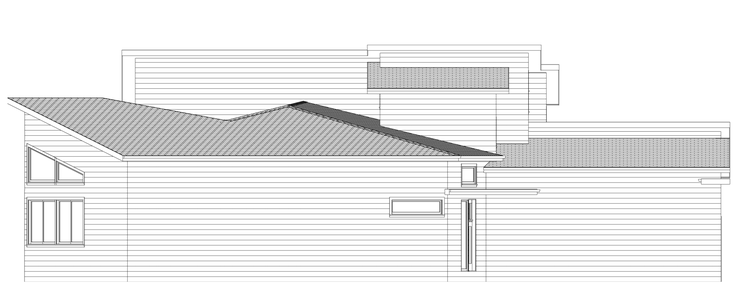


FRONT ELEVATION
SCALE: 1/4"=1'



LEFT ELEVATION
SCALE: 1/8"=1'

RIGHT ELEVATION
SCALE: 1/8"=1'

REAR ELEVATION
SCALE: 1/8"=1'

APPROXIMATE FOOTAGE SUMMARY

LOWER LEVEL LIVING	2572
UPPER LEVEL LIVING	901
TOTAL LIVING	3473
GARAGE	686
COVERED PORCHES	243

APPROVALS:

ADAIR ENTERPRISES LLC.
15922 EAST SHORE DR. LYNNWOOD, WA 98087
adairenterprises1@gmail.com (206) 799-6229

ELEVATIONS

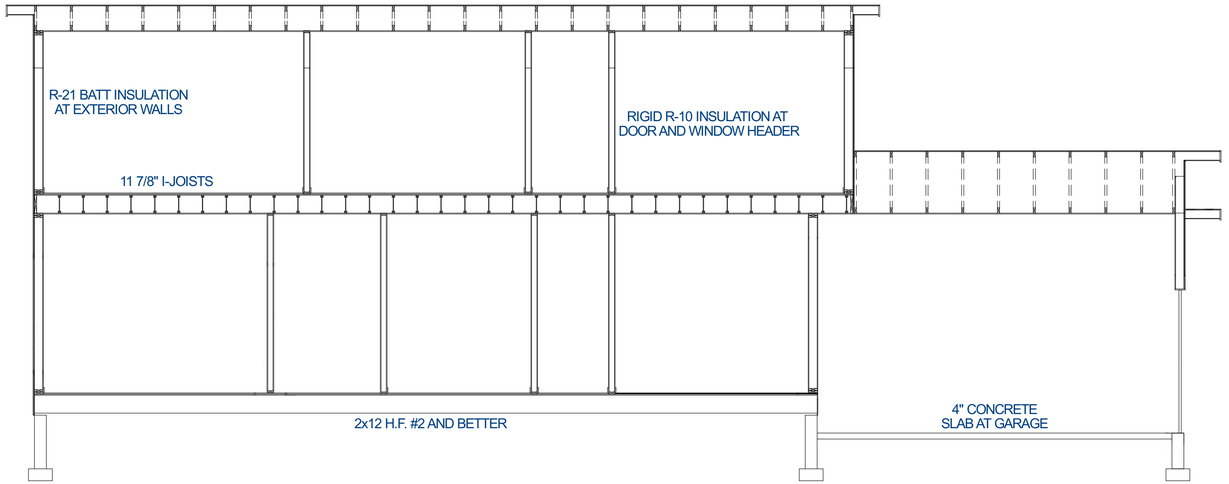
BUILDER: ADAIR ENTERPRISES LLC.
SITE ADDRESS: 10035 NE 196th PL
Bothell, WA 98011

DATE:
2/13/2024

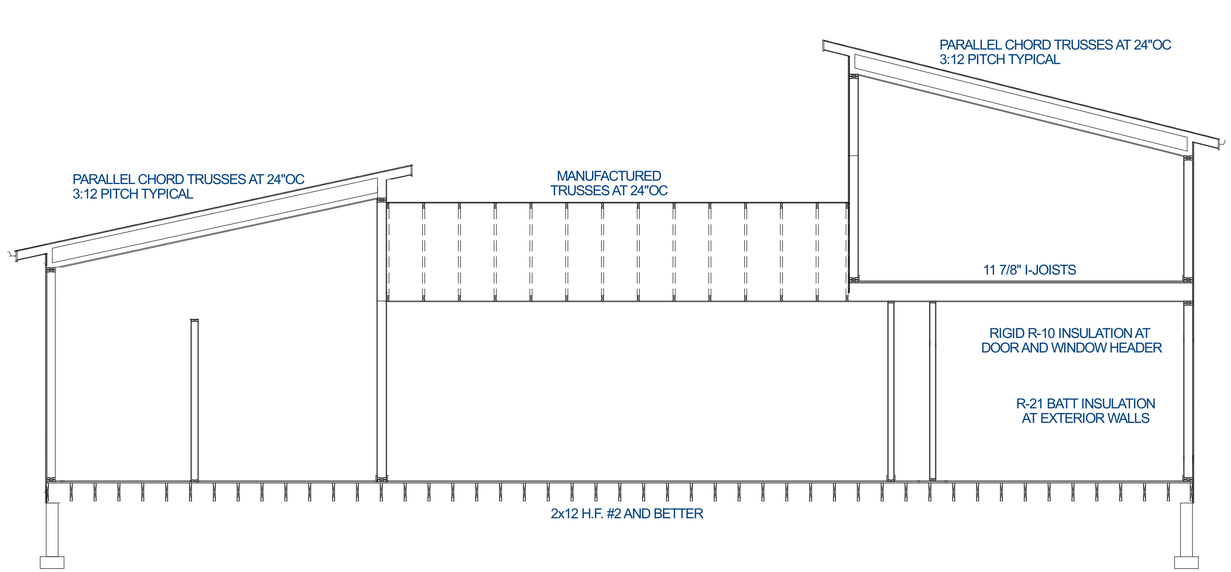
PLAN NAME:
ALCOVE

SHEET:
A1

APPROVALS:



SECTION A
SCALE: 1/4" = 1'



SECTION B
SCALE: 1/4" = 1'

ADAIR ENTERPRISES LLC.
15922 EAST SHORE DR. LYNNWOOD, WA 98087
adairenterprises1@gmail.com (206) 799-6229

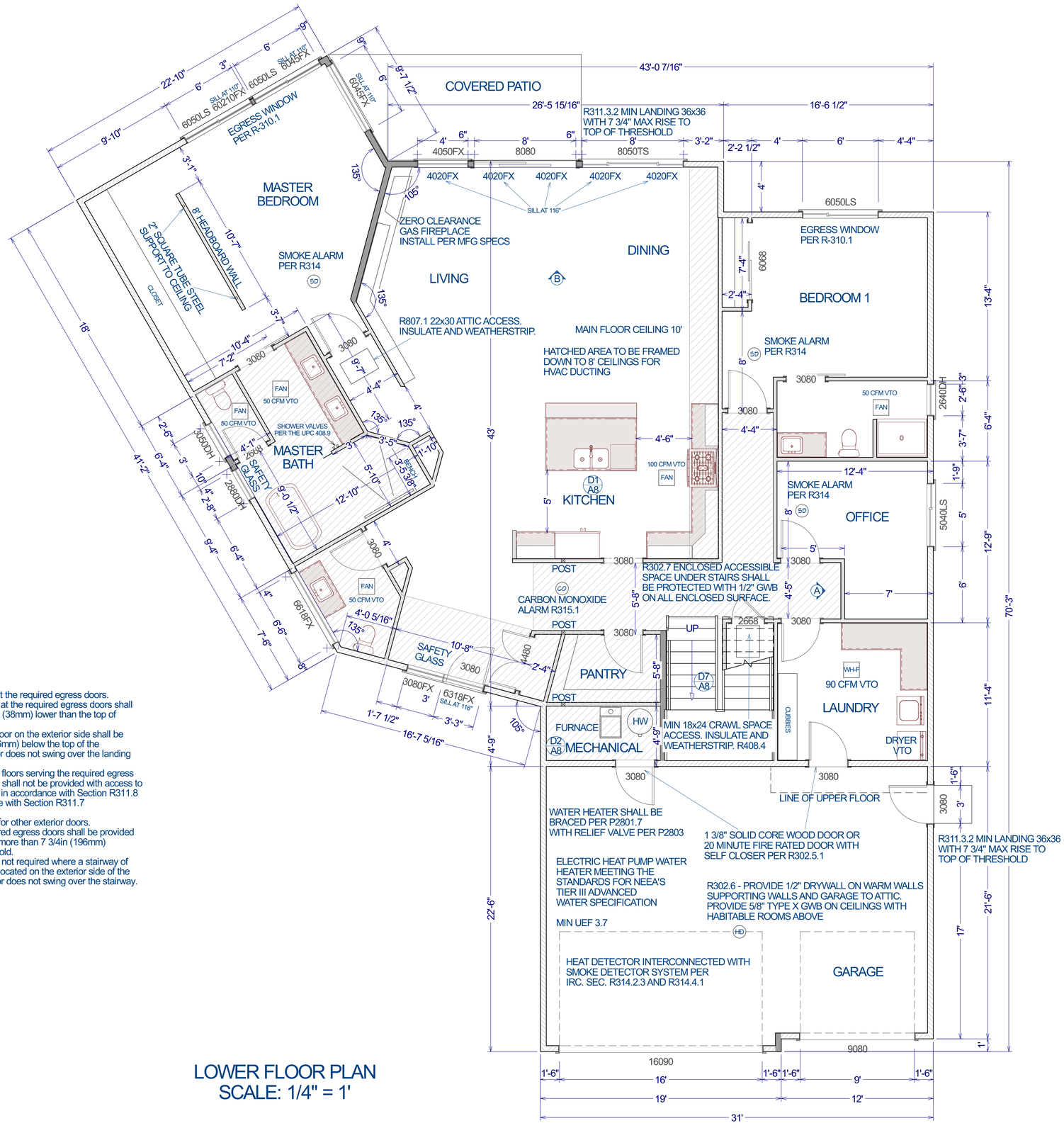
CROSS SECTIONS

BUILDER: ADAIR ENTERPRISES LLC.
SITE ADDRESS: 10035 NE 196th PL
Bothell, WA 98011

DATE:
2/13/2024

PLAN NAME:
ALCOVE

SHEET:
A2



- CEILING FRAMED DOWN FOR HVAC

LOWER FLOOR FRAMING NOTES:

WHOLE HOUSE FAN PER M1505.4.1.2 AND M1505.4.3(3) 4 BEDROOM 3,473 SQ.FT. HOME MIN 75 CFM WHOLE HOUSE FAN (WH-F)

ALL EXT WINDOWS AND DOOR HDRS TO BE 4X10 DF #2 U.N.O.

M1307.4.1.1 – (2) SCREENED COMBUSTION AIR DUCTS ARE REQUIRED IN FURNACE AND WH ROOM. ONE WITHIN 12" OF TOP PLATE AND ONE WITHIN 12" OF FLOOR.

WATER HEATERS SHALL BE BRACED PER P2801.7 WITH RELIEF VALVE PER P2803.

ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR NEEA'S TIER III ADVANCED WATER SPECIFICATION MIN UEF 3.7

SMOKE DETECTORS SHALL BE INSTALLED NOT LESS THAN 3FT HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A TUB OR SHOWER. R314

IONIZATION SMOKE ALARMS:
SHALL NOT BE INSTALLED LESS THAN 20FT HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCES.

IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10FT HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCES.

PHOTO ELECTRIC SMOKE ALARMS:
SHALL NOT BE INSTALLED LESS THAN 6FT HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

R311.3.1 floor elevations at the required egress doors. Landings or finished floors at the required egress doors shall be not more than ½ inches (38mm) lower than the top of the threshold.
Exception: the landing or floor on the exterior side shall be not more than 7 3/4 in (196mm) below the top of the threshold provided the door does not swing over the landing or floor.
Where exterior landings or floors serving the required egress door are not at grade, they shall not be provided with access to grade by means of a ramp in accordance with Section R311.8 or a stairway in accordance with Section R311.7

R311.3.2 Floor elevations for other exterior doors.
Doors other than the required egress doors shall be provided with landings or floors not more than 7 3/4in (196mm) below the top of the threshold.
Exception: A top landing is not required where a stairway of not more than two rises is located on the exterior side of the door, provided that the door does not swing over the stairway.

LOWER FLOOR PLAN
SCALE: 1/4" = 1'

APPROVALS:

Adair ENTERPRISES

ADAIR ENTERPRISES LLC.
15922 EAST SHORE DR. LYNNWOOD, WA 98087
adairenterprises1@gmail.com (206) 799-6229

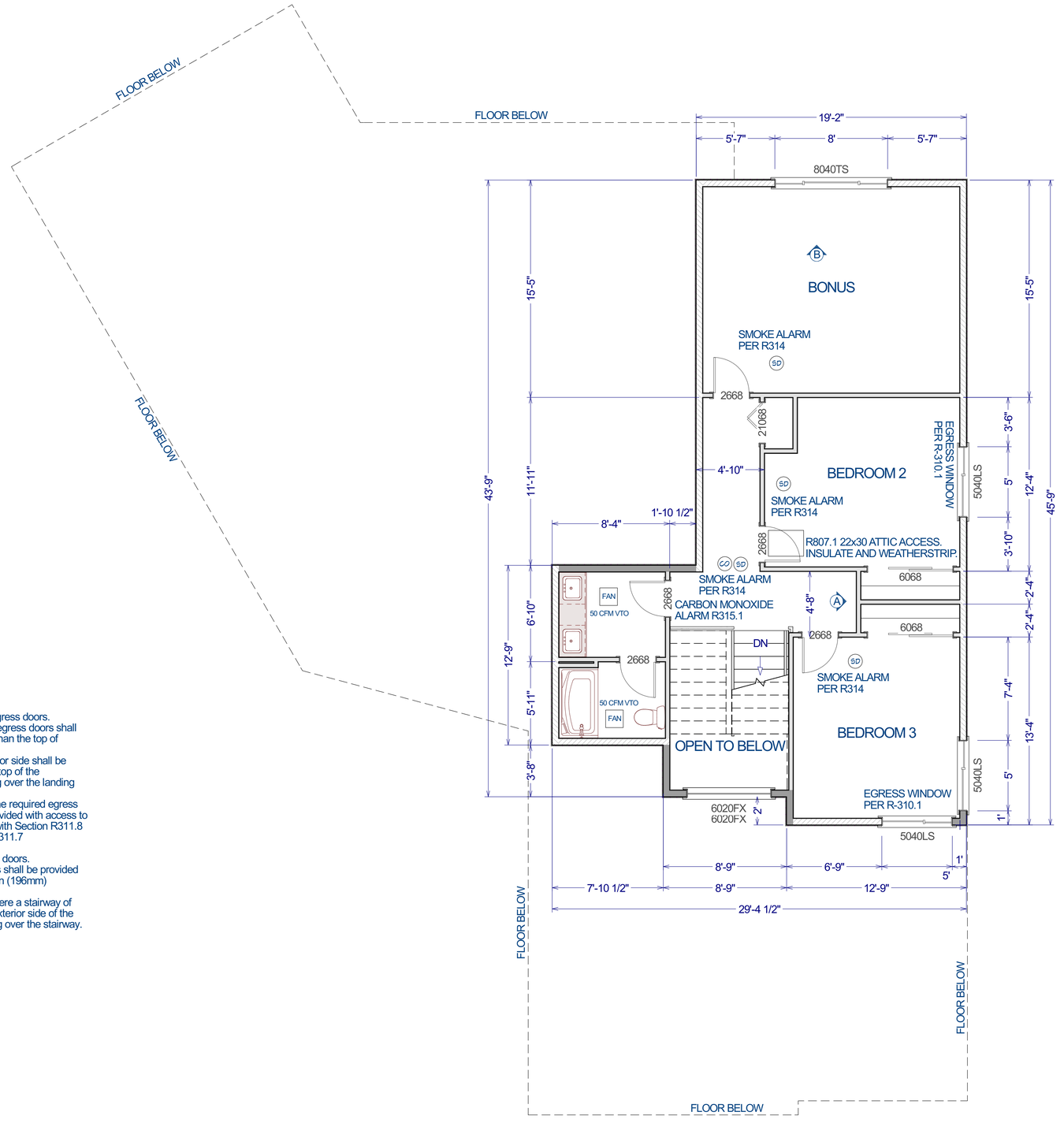
LOWER FLOOR PLAN

BUILDER: ADAIR ENTERPRISES LLC.
SITE ADDRESS: 10035 NE 196th PL
Bothell, WA 98011

DATE:
2/13/2024

PLAN NAME:
ALCOVE

SHEET:
A3



UPPER FLOOR FRAMING NOTES:

ALL EXT WINDOWS AND DOOR
HDRS TO BE 4X10 DF #2 U.N.O.

M1307.4.1.1 – (2) SCREENED COMBUSTION
AIR DUCTS ARE REQUIRED IN FURNACE
AND WH ROOM. ONE WITHIN 12" OF TOP
PLATE AND ONE WITHIN 12" OF FLOOR.

WATER HEATERS SHALL BE BRACED
PER P2801.7 WITH RELIEF VALVE PER P2803.

SMOKE DETECTORS SHALL BE INSTALLED NOT LESS THAN 3FT HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A TUB OR SHOWER. R314

IONIZATION SMOKE ALARMS:
SHALL NOT BE INSTALLED LESS THAN 20FT
HORIZONTALLY FROM A PERMANENTLY INSTALLED
COOKING APPLIANCES.

IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING
SWITCH SHALL NOT BE INSTALLED LESS THAN 10FT
HORIZONTALLY FROM A PERMANENTLY INSTALLED
COOKING APPLIANCES.

PHOTO ELECTRIC SMOKE ALARMS:
SHALL NOT BE INSTALLED LESS THAN 6FT
HORIZONTALLY FROM A PERMANENTLY INSTALLED
COOKING APPLIANCE.

R311.3.1 floor elevations at the required egress doors. Landings or finished floors at the required egress doors shall be not more than ½ inches (38mm) lower than the top of the threshold.
Exception: the landing or floor on the exterior side shall be not more than 7 3/4 in (196mm) below the top of the threshold provided the door does not swing over the landing or floor.
Where exterior landings or floors serving the required egress door are not at grade, they shall not be provided with access to grade by means of a ramp in accordance with Section R311.8 or a stairway in accordance with Section R311.7

R311.3.2 Floor elevations for other exterior doors. Doors other than the required egress doors shall be provided with landings or floors not more than 7 3/4in (196mm) below the top of the threshold.
Exception: A top landing is not required where a stairway of not more than two rises is located on the exterior side of the door, provided that the door does not swing over the stairway.

UPPER FLOOR PLAN
SCALE: 1/4" = 1'

APPROVALS:

ADAIR ENTERPRISES LLC.
15922 EAST SHORE DR. LYNNWOOD, WA 98087
adairenterprises1@gmail.com (206) 799-6229

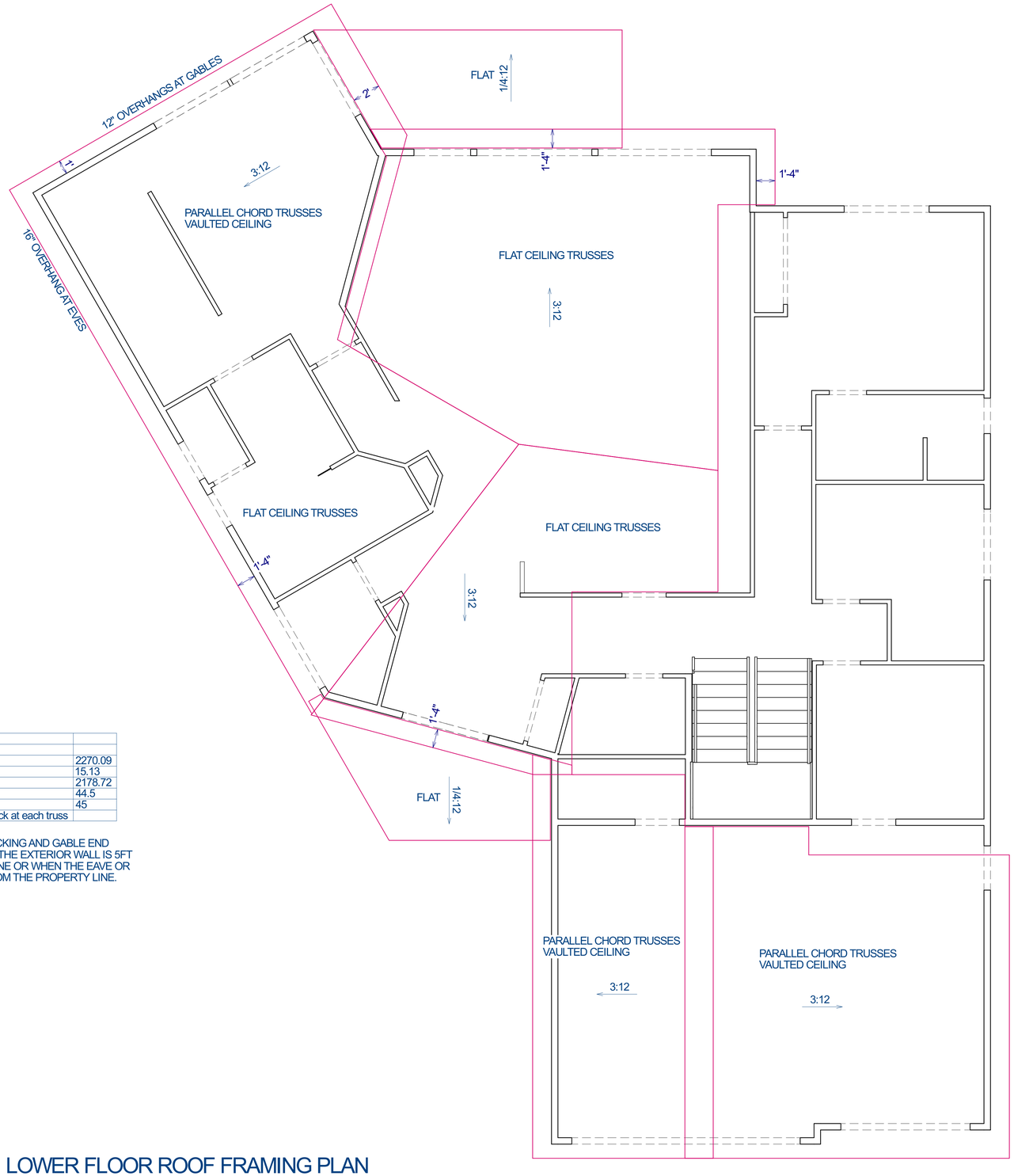
UPPER FLOOR PLAN

BUILDER: ADAIR ENTERPRISES LLC.
SITE ADDRESS: 10035 NE 196th PL
Bothell, WA 98011

DATE:
2/13/2024

PLAN NAME:
ALCOVE

SHEET:
A4



ROOF DETAIL NOTES:

- ALL HEADERS TO BE 4x8 DF#2, UNO

- ALL HEADERS/BEAMS TO BE SUPPORTED AT EACH END BY DBL 2x POSTS MINIMUM, UNO

- PRE-FABRICATED TRUSSES TO BE DESIGNED AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS

- LUMBER EXPOSED TO WEATHER TO BE PRESSURE-TREATED OR OTHER APPROVED MATERIALS

- MANUFACTURED PARALLEL CHORD TRUSSES AT 24" OC. DESIGNED AND ENGINEERED BY TRUSSES MANUFACTURER. INSTALL PER MFG SPECS.

- TRUSSES MANUFACTURED TO SUPPLY DETAILED PLAN AND ENGINEERING FOR ROOF TRUSSES.

- 3:12 PITCH TYPICAL

Lower Attic ventilation per R806.2	
Attic Area SQFT	2270.09
Attic Area SQFT/150	15.13
Vent Area SQFT x 144	2178.72
Vent Area SQIN/49	44.5
Number of Typ 7x7 Vents	45
Lower Area to be provided by vented block at each truss	

ATTIC VENTILATION: VENTED BLOCKING AND GABLE END VENTING IS NOT ALLOWED WHEN THE EXTERIOR WALL IS 5FT OR LESS FROM THE PROPERTY LINE OR WHEN THE EAVE OR OVERHANG IS LESS THAN 5FT FROM THE PROPERTY LINE.

LOWER FLOOR ROOF FRAMING PLAN
SCALE: 1/4" = 1'

APPROVALS:

ADAIR ENTERPRISES LLC.
15922 EAST SHORE DR. LYNNWOOD, WA 98087
adairenterprises1@gmail.com (206) 799-6229

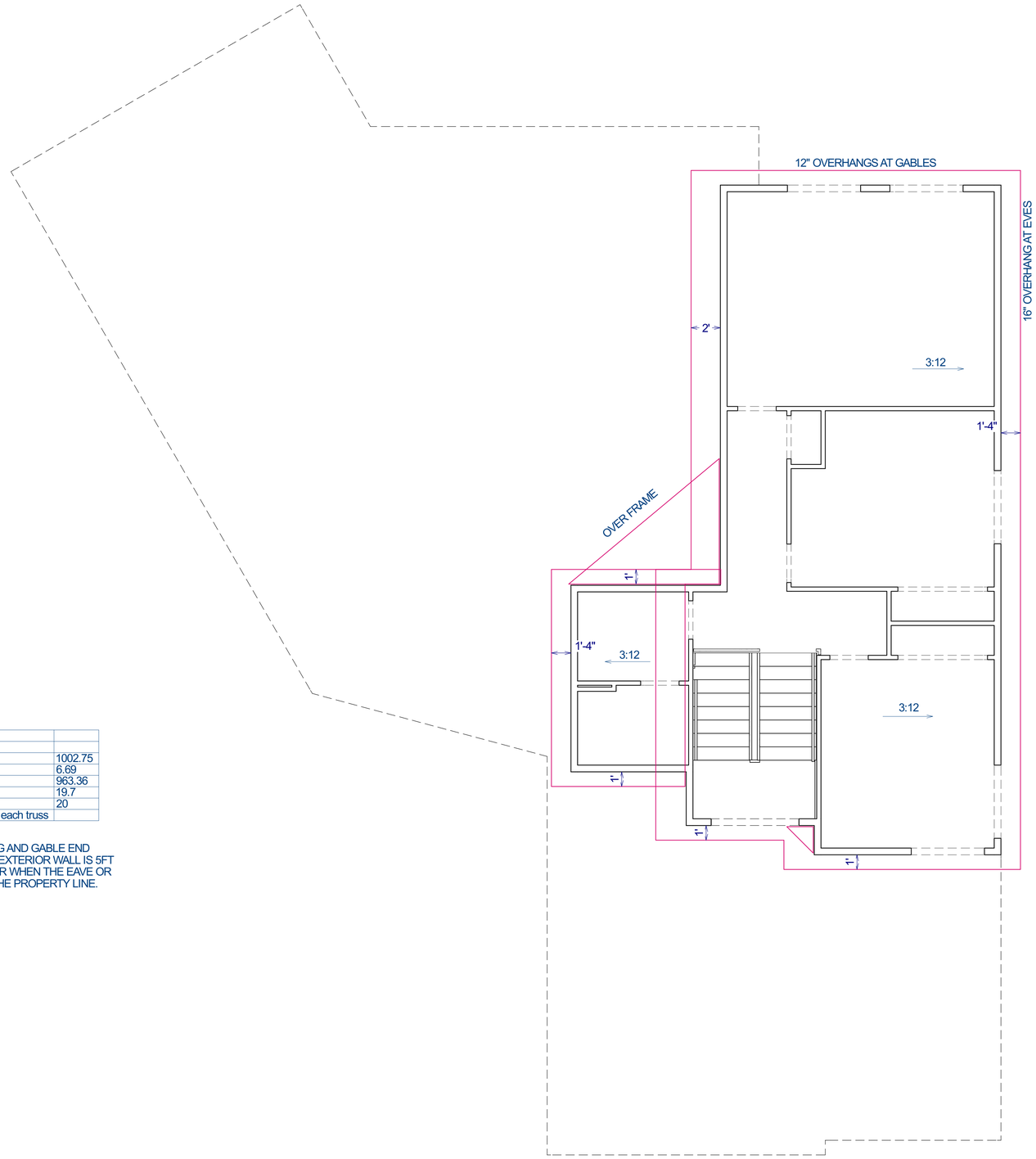
LOWER FLOOR
ROOF PLAN

BUILDER: ADAIR ENTERPRISES LLC.
SITE ADDRESS: 10035 NE 196th PL
Bothell, WA 98011

DATE:
2/13/2024

PLAN NAME:
ALCOVE

SHEET:
A5



ROOF DETAIL NOTES:

- ALL HEADERS TO BE 4x8 DF#2, UNO

- ALL HEADERS/BEAMS TO BE SUPPORTED AT EACH END BY DBL 2x POSTS MINIMUM, UNO

- PRE-FABRICATED TRUSSES TO BE DESIGNED AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS

- LUMBER EXPOSED TO WEATHER TO BE PRESSURE-TREATED OR OTHER APPROVED MATERIALS

- MANUFACTURED PARALLEL CHORD TRUSSES AT 24" OC. DESIGNED AND ENGINEERED BY TRUSSES MANUFACTURER. INSTALL PER MFG SPECS.

- TRUSSES MANUFACTURED TO SUPPLY DETAILED PLAN AND ENGINEERING FOR ROOF TRUSSES.

- 3:12 PITCH TYPICAL

Upper Attic ventilation per R806.2	
Attic Area SQFT	1002.75
Attic Area SQFT/150	6.69
Vent Area SQFT x 144	963.36
Vent Area SQIN/49	19.7
Number of Typ 7x7 Vents	20
Upper Area to be provided by vented block at each truss	

ATTIC VENTILATION: VENTED BLOCKING AND GABLE END VENTING IS NOT ALLOWED WHEN THE EXTERIOR WALL IS 5FT OR LESS FROM THE PROPERTY LINE OR WHEN THE EAVE OR OVERHANG IS LESS THAN 5FT FROM THE PROPERTY LINE.

UPPER FLOOR ROOF FRAMING PLAN
SCALE: 1/4" = 1'

APPROVALS:

ADAIR ENTERPRISES LLC.
15922 EAST SHORE DR. LYNNWOOD, WA 98087
adairenterprises1@gmail.com (206) 799-6229

UPPER FLOOR
ROOF PLAN

BUILDER: ADAIR ENTERPRISES LLC.
SITE ADDRESS: 10035 NE 196th PL
Bothell, WA 98011

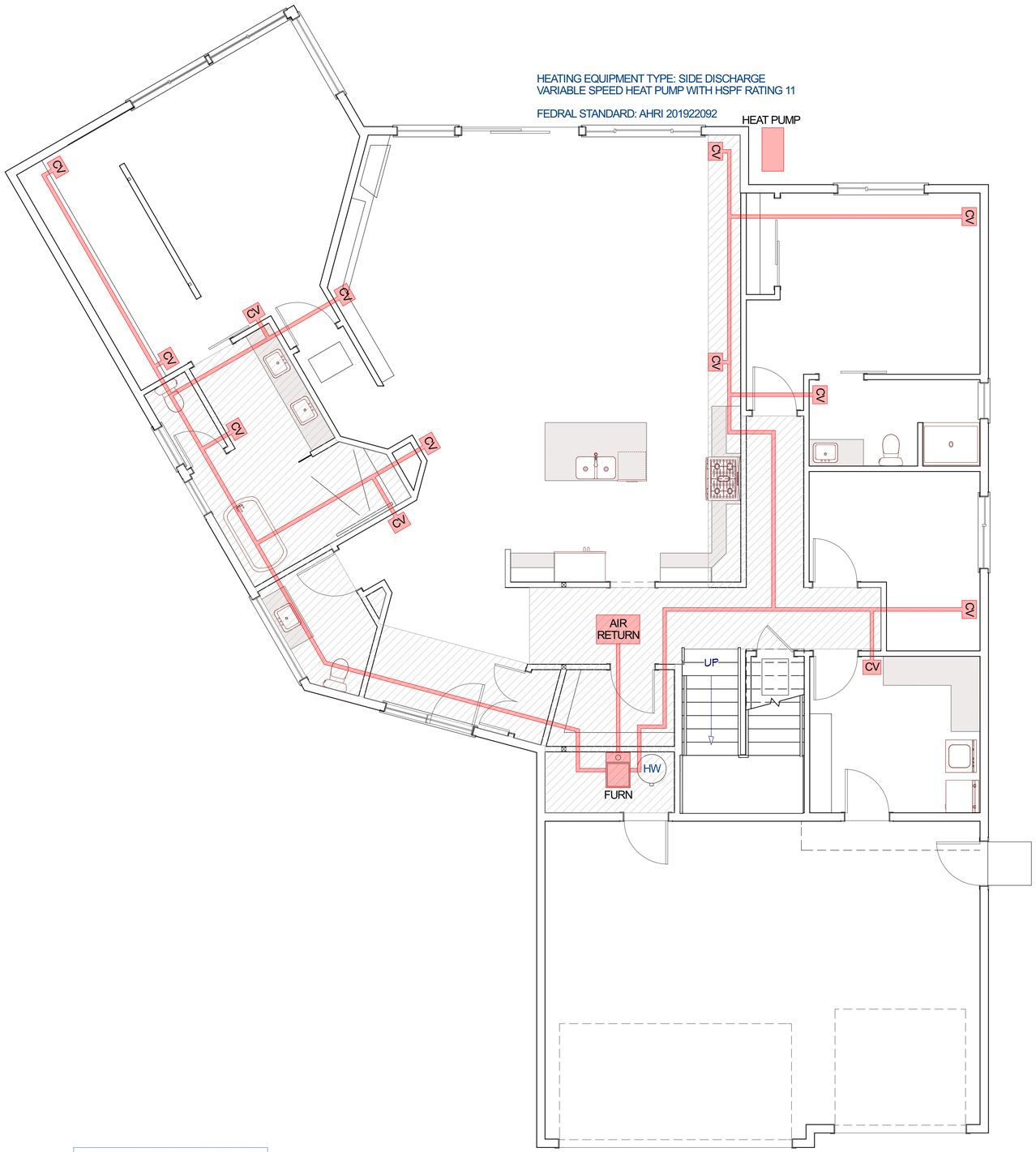
DATE:
2/13/2024

PLAN NAME:
ALCOVE

SHEET:
A6

HEATING EQUIPMENT TYPE: SIDE DISCHARGE
VARIABLE SPEED HEAT PUMP WITH HSPF RATING 11

FEDRAL STANDARD: AHRI 201922092

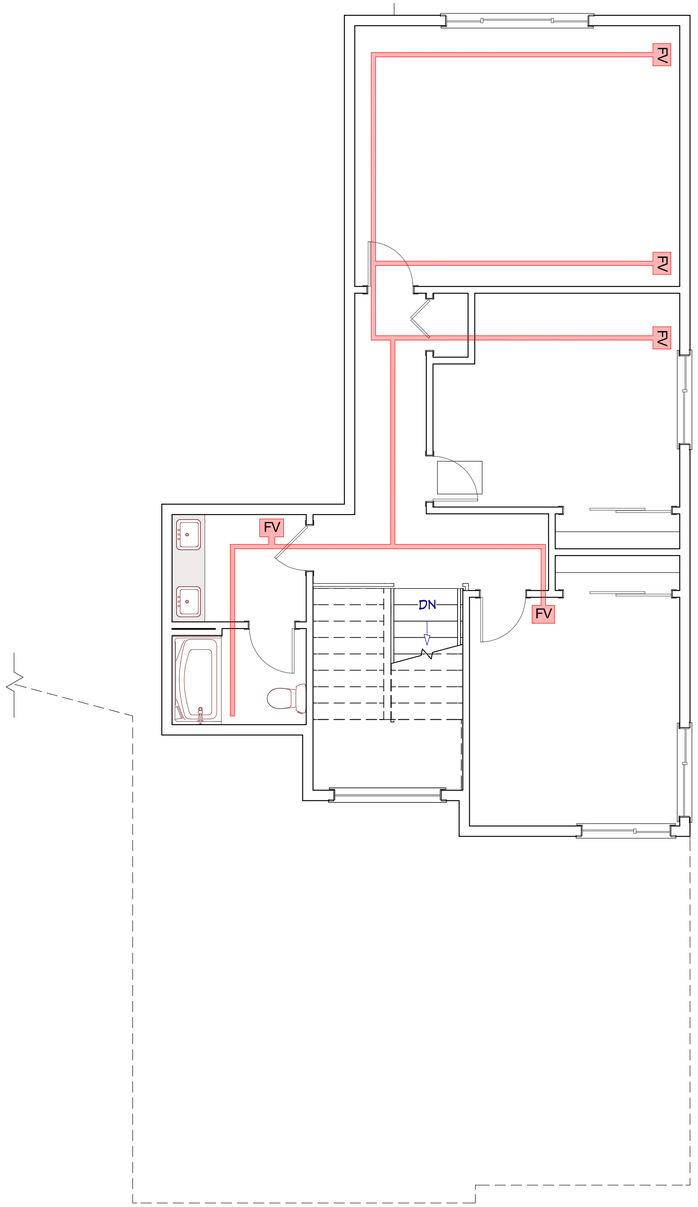


WV - WALL VENT
CV - CEILING VENT
FV - FLOOR VENT

LOWER FLOOR CEILING DUCT WORK
SCALE: 1/4" = 1'

HEATING EQUIPMENT TYPE: SIDE DISCHARGE
VARIABLE SPEED HEAT PUMP WITH HSPF RATING 11

FEDRAL STANDARD: AHRI 201922092



UPPER FLOOR DUCT WORK
SCALE: 1/4" = 1'

APPROVALS:

Adair ENTERPRISES

ADAIR ENTERPRISES LLC.
15922 EAST SHORE DR. LYNNWOOD, WA 98087
adairenterprises1@gmail.com (206) 799-6229

DUCT WORK LAYOUT PLAN

BUILDER: ADAIR ENTERPRISES LLC.
SITE ADDRESS: 10035 NE 196th PL
Bothell, WA 980111

DATE:
2/13/2024

PLAN NAME:
ALCOVE

SHEET:
A7

R-408.2 (WAV 51-51) UNDERFLOOR VENTILATION REQUIRES 1SQFT OF NET FREE CROSS VENTILATION FOR EACH 300SQFT OF UNDERFLOOR AREA COVERED.

R408.4 UNDERFLOOR ACCESS MINIMUM 18"X24" CLEAR ACCESS THROUGH FLOOR, MIN 16"X24" THROUGH EXT WALL.

R-317.1 WOOD FLOOR JOIST CLOSER THAN 18" AND WOOD GIRDERS CLOSER THAN 12" FORM THE EXPOSED GROUND MUST BE PRESSURE TREATED.

FASTENERS INTO OR IN CONTACT WITH PRESSURE TREATED OR FIRE RETARDANT TREATED WOOD SHALL BE OF HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. EXCEPTION: ½ IN DIAMETER OR GREATER STEEL BOLTS.

R-806.2 ATTIC VENTILATION REQUIRES NET FREE CROSS VENTILATION 1/150 OF ATTIC AREA OR 1/300 IF 40-50 PERCENT IS UPPER VENTILATION. VENTED BLOCKING AND GABLE END VENTING IS NOT ALLOWED WHEN THE EXTERIOR WALL IS 5FT OR LESS FROM THE PROPERTY LINE OR WHEN THE EAVE OR OVERHANG IN LESS THAN 5FT FROM THE PROPERTY LINE. WHEN APPLICABLE SEE D2

R-807 ATTIC ACCESS REQUIRES 20" X 30" MIN CLEARANCE IN READILY ACCESSIBLE AREA. 30" MIN HEADROOM, INSULATE AND WEATHERSTRIP.

R-314.3 INTERCONNECTED SMOKE ALARMS SHALL BE INSTALLED IN IN EACH SLEEPING ROOM, IN THE IMMEDIATE VICINITY OUTSIDE EACH SLEEPING ROOM AND ON EACH STORY.

SMOKE DETECTORS SHALL BE INSTALLED NOT LESS THAN 3 FT HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A TUB OR SHOWER. R314

IONIZATION SMOKE ALARMS: SHALL NOT BE INSTALLED LESS THAN 20 FT HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

IONIZED SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10FT ABOVE HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE

PHOTO ELECTRIC SMOKE ALARMS: SHALL NOT BE INSTALLED LESS THAT 6 FT HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

R315.1 CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.

R-308.4 SAFETY GLAZING IS REQUIRED AT ENCLOSURES FOR TUBS AND SHOWERS AND WHEN PLACED WITHIN 24" ARC OF EITHER VERTICAL EDGE OF DOOR AND GLAZING IS LESS THAN 60" ABOVE FLOOR.

M-1503 RANGE HOOD SHALL DISCHARGE TO THE OUTSIDE THROUGH A SINGLE WALL DUCT THE DUCT SERVING THE HOOD SHALL HAVE A SMOOTH INTERIOR SURFACE, SHALL BE AIRTIGHT AND SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER.

R319.1 BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS. MIN SIZE 4 IN WITH ½ IN STROKE AND CONTRASTING BACKGROUND AND VISIBLE FROM STREET.

DESIGN CRITERIA

ROOF LIVE LOAD	25	ROOF DEAD LOAD	15
FLOOR LIVE LOAD	40	FLOOR DEAD LOAD	10
DECK LIVE LOAD	60	DECK DEAD LOAD	10

WIND SPEED BASIC / ULTIMATE 85/100
SEISMIC CAT. D

Mechanical ventilation to comply with M1505.4.1.2

This Project Floor Area 3473
This Number of Bedrooms 4
This Project Requires 75 CFM

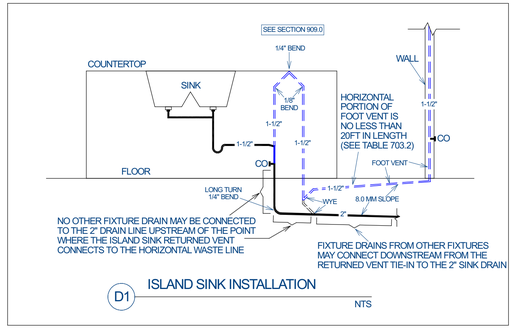
Whole House Ventilation fresh air supply to be provided by exhaust fans

Table 1505.4.3(1)
Whole-House Mechanical Ventilation Airflow Rate

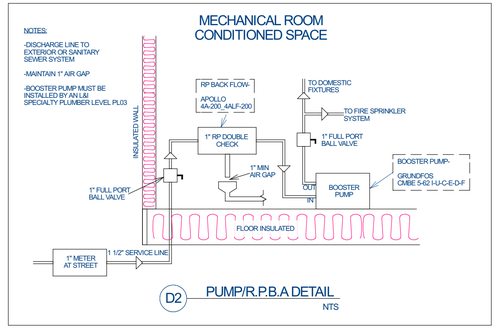
	Number of bedrooms				
Dwelling Unit Floor Area (square feet)	0 - 1	2	3	4	5 or more
	Airflow in cfm				
< 500	30	30	35	45	50
501 - 1,000	30	35	40	50	55
1,001 - 1,500	30	40	45	55	60
1,501 - 2,000	35	45	50	60	65
2,001 - 2,500	40	50	55	65	70
2,501 - 3,000	45	55	60	70	75
3,001 - 3,500	50	60	65	75	80
3,501 - 4,000	55	65	70	80	85
4,001 - 4,500	60	70	75	85	90
4,501 - 5,000	65	75	80	90	95

Table m1505.4.3(3)
Intermittent Off Whole-House Mechanical Ventilation Rate Factor

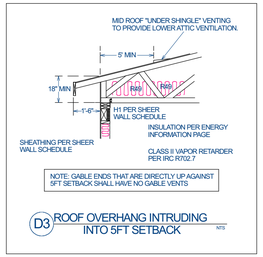
Run-time % in Each 4hr Segment	50%	66%	75%	100%
Factor	2	1.5	1.3	1



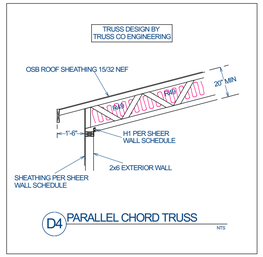
D1 ISLAND SINK INSTALLATION NTS



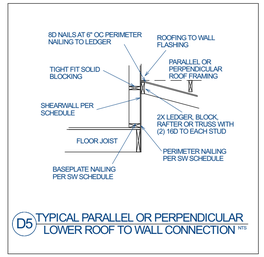
D2 PUMP/R.P.B.A DETAIL NTS



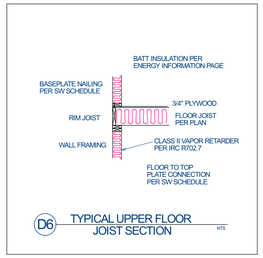
D3 ROOF OVERHANG INTRUDING INTO 5FT SETBACK NTS



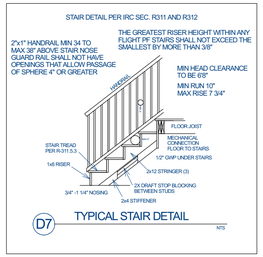
D4 PARALLEL CHORD TRUSS NTS



D5 TYPICAL PARALLEL OR PERPENDICULAR LOWER ROOF TO WALL CONNECTION NTS



D6 TYPICAL UPPER FLOOR JOIST SECTION NTS



D7 TYPICAL STAIR DETAIL NTS

FOUNDATION NOTES:

LUMBER IN CONTACT WITH CONCRETE OR EXPOSED TO WEATHER TO BE PRESSURE-TREATED

HARDWARE AND FASTENERS IN CONTACT WITH CONCRETE, IN USE WITH PRESSURE-TREATED LUMBER, AND/OR EXPOSED TO WEATHER SHALL BE HOT-DIPPED GALVANIZED OR OTHERS APPROVED MATERIAL

SEE TYPICAL FOUNDATION DETAILS ON SHEET S2

ADDITIONAL DIMENSIONS TO BE DETERMINED FROM ARCHITECTURAL PLANS

EMBEDDED HOLD DOWNS TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS

Under-Floor Ventilation per R408.2 (WAC 51-51-0400)	
Crawl Space Area SQFT	2572
Crawl Space Area SQFT/150	17.15
Vent Area SQFT x 144	2469.6
Vent Area SQIN/128	19.3
Number of Typ 8x16 Vents	20

LOWER FLOOR FRAMING NOTES:

ALL CRAWLSPACE POSTS TO BE 4X4 (4X6 @SPLICES), UNO

LUMBER IN CONTACT WITH CONCRETE OR EXPOSED TO WEATHER TO BE PRESSURE-TREATED

HARDWARE AND FASTENERS IN CONTACT WITH CONCRETE, IN USE WITH PRESSURE-TREATED LUMBER AND/OR EXPOSED TO WEATHER SHALL BE HOT-DIPPED GALVANIZED OR OTHER APPROVED MATERIAL

SEE TYPICAL FOUNDATION DETAILS ON SHEET S2

DIMENSIONS TO BE DETERMINED FROM ARCHITECTURAL PLANS

SEE FOUNDATION PLAN FOR HOLD DOWN LOCATIONS AND ADDITIONAL INFORMATION

ALL FLOOR JOIST TO BE 11 7/8" PWI @ 16"OC

UPPER FLOOR FRAMING NOTES:

ALL BEAMS /HEADERS TO BE 4X8 DF#2 MINIMUM, UNO

ALL BEAMS/HEADERS TO BE SUPPORTED WITH DBL 2X POST EA END, UNO

LUMBER IN CONTACT WITH OR EXPOSED TO WEATHER TO BE PRESSURE TREATED

HARDWARE AND FASTENERS IN CONTACT WITH CONCRETE, IN USE WITH PRESSURE- TREATED

HARDWARE AND FASTENERS IN CONTACT WITH WEATHER SHALL BE HOT-DIPPED GALVANIZED OR OTHER APPROVED MATERIAL

ALL FLOOR JOISTS TO BE 11 7/8" PWI @ 16"OC, UNO

APPROVALS:

Adair ENTERPRISES

ADAIR ENTERPRISES LLC.
15922 EAST SHORE DR. LYNNWOOD, WA 98087
adairenterprises1@gmail.com (206) 799-6229

DETAILS

BUILDER: ADAIR ENTERPRISES LLC.
SITE ADDRESS: 10035 NE 196th PL
Bothell, WA 98011

DATE:
2/13/2024

PLAN NAME:
ALCOVE

SHEET:
A8

Project Information
Adair Enterprises
Alcove: 10053 NE 196th Pl

Contact Information

Messages / Results

UA Reduction = 28.87, Proposed UA is better than baseline by 5%
UA-reduction meets selected Option 1.3

Whole House Mechanical Ventilation Airflow Rate: 150 CFM with Run Time Percent of 50%, Balanced, Distributed

ANALYSIS SET UP

What code compliance pathway are you using?	Prescriptive Path Compliance with Option 1 (preferred)
Project Building Type?	New Construction
Occupancy Type?	R3 Single family homes and duplexes
Code Version?	WSEC 2018
Classification:	Medium Dwelling Unit – 3473 sq. ft.
Baseline Description:	Code Baseline - Baseline and proposed window areas are equal.
About Your Selection:	Up to 15 sf exempt window and 24 sf exempt door allowable

RESULTS - Comparison of Baseline and Proposed Design

Component Performance, R occupancies	Baseline U	Baseline Area	Baseline UA	Proposed Design U	Proposed Design Area	Proposed Design UA
Doors U =	0.300	136	40.8	0.300	136	40.8
Overhead Glazing U =	0.500	0	0.0		0	0.0
Vertical Glazing U =	0.300	511	153.3	0.280	511	143.1
Flat/Vaulted Ceilings U =	0.027	2,617	70.7	0.027	2,617	70.7
Wall (above grade) U =	0.056	4,102	229.7	0.054	4,102	221.5
Floors over Crawlspace U =	0.029	2,610	75.7	0.025	2,610	65.3
Slab on Grade F =	0.540	0	0.0		0	0.0
Below Grade Wall U =	0.042	0	0.0		0	0.0
Below Grade Slab F =	0.570	0	0.0		0	0.0
Baseline UA Total			570.2	**Proposed UA Total**		541.3
Required Credits			6.0	**Proposed Credits**		6.0 from Tables 406.2 and 406.3
				UA Percent Reduction		5.1%
				UA Reduction		28.9

If the Proposed UA ≤ the Target UA, and the Proposed Credits from Table 406 are ≥ those required in Section R406, then the home meets the WSEC.

Table R406.2 Fuel Normalization Credits

System No.	Full Description	Select System Type	Fuel Normalization Credits (406.2)	Energy Credits (406.3)	Total Credits (406.2 & 406.3)
2	For an initial heating system using a heat pump that meets federal standards for the equipment listed in Table C403.3.2(1)C or C403.3.2(2) OR Air to water heat pump units that are configured to provide both heating and cooling and are rated in accordance with AHRI 550/590. Heat pump with electric resistance or fossil-fuel supplemental heat requires compliance with WSEC 403.1.2 "Heat Pump Supplementary Heat". Packaged Terminal Heat Pumps (PTAC-HP) requires an HSPF tested value (See SBC Interpretation dated December 2020).	Heat Pump, air-to-air or air to water	1.0	5.0	6.0

Table R406.3 Energy Credits

Option No.	Category		Select Options	Energy Credits	Brief Description of Selected Options*
1	Efficient Building Envelope		Option 1.3	0.5	U 0.28 Windows / R-38 floors or R-10 Fully insulated slab. Or 5% reduction in UA
2	Air Leakage Control and Efficient Ventilation		Not Selected	0.0	-
3	High Efficiency HVAC		Option 3.5	1.5	Heat Pump: Air Source with min HSPF of 11
4	High Efficiency HVAC Distribution System		Option 4.2	1.0	Ducts/distribution system in conditioned space per R403.3.7
5.1	Efficient Water Heating		Not Selected	0.0	-
5.2-5.6	Efficient Water Heating		Option 5.5	2.0	NEEA Tier 3 heat pump water heater
6	Renewable Electric Energy	kWh	Not Selected	0.0	
7	Appliance Package		Not Selected	0.0	-
			Energy Credits	**5.0**	

THERMAL ENVELOPE DETAILS - Proposed Design

Conditioned Floor Area_Proposed Design	3,473 sq. ft
Classification	Medium Dwelling Unit
Notes	

Exterior Doors

Plan ID	Component Description	Ref.	Door U	Qt.	Width Feet	Width Inch	Height Feet	Height Inch	Area	UA
Exempt			-						0	0.0
	Code Baseline, U=0.30	-	0.30	3	3	0	8	0	72	21.6
	Code Baseline, U=0.30	-	0.30	1	8	0	8	0	64	19.2
									0	0.0
									0	0.0
									0	0.0
									0	0.0
									0	0.0
									0	0.0
									0	0.0
									0	0.0
				Sum of Area and UA					**136**	**40.8**
				Exterior Doors Area Weighted U						**0.300**

Overhead Glazing

Plan ID	Component Description	Ref.	Glazing U	Qt.	Width Feet	Width Inch	Height Feet	Height Inch	Area	UA
									0	
									0	
									0	
									0	
									0	
				Sum of Area and UA					**0**	**0**
				Overhead Glazing Area Weighted U						

Vertical Glazing Schedule — Rows to Show: 16

Plan ID	Component Description	Ref.	Glazing U	Qt.	Width Feet	Width Inch	Height Feet	Height Inch	Area	UA
Exempt			-						-	-
1	U=0.28 (Options 1a, 1.3, 1.7)	Table 406.2	0.28	1	2	0	4	0	10.0	2.80
2	U=0.28 (Options 1a, 1.3, 1.7)	Table 406.2	0.28	1	2	0	8	0	21.3	5.97
3	U=0.28 (Options 1a, 1.3, 1.7)	Table 406.2	0.28	1	3	0	5	0	15.0	4.20
4	U=0.28 (Options 1a, 1.3, 1.7)	Table 406.2	0.28	1	3	0	8	0	24.0	6.72
5	U=0.28 (Options 1a, 1.3, 1.7)	Table 406.2	0.28	5	4	0	2	0	40.0	11.20
6	U=0.28 (Options 1a, 1.3, 1.7)	Table 406.2	0.28	1	4	0	5	0	20.0	5.60
7	U=0.28 (Options 1a, 1.3, 1.7)	Table 406.2	0.28	6	5	0	4	0	120.0	33.60
8	U=0.28 (Options 1a, 1.3, 1.7)	Table 406.2	0.28	2	6	0	2	0	24.0	6.72
9	U=0.28 (Options 1a, 1.3, 1.7)	Table 406.2	0.28	1	6	0	3	0	19.5	5.46
10	U=0.28 (Options 1a, 1.3, 1.7)	Table 406.2	0.28	1	6	0	1	0	10.0	2.80
11	U=0.28 (Options 1a, 1.3, 1.7)	Table 406.2	0.28	1	6	0	4	0	24.0	6.72
12	U=0.28 (Options 1a, 1.3, 1.7)	Table 406.2	0.28	3	6	0	5	0	90.0	25.20
13	U=0.28 (Options 1a, 1.3, 1.7)	Table 406.2	0.28	1	6	0	1	0	10.4	2.92
14	U=0.28 (Options 1a, 1.3, 1.7)	Table 406.2	0.28	1	6	0	1	0	10.8	3.03
15	U=0.28 (Options 1a, 1.3, 1.7)	Table 406.2	0.28	1	8	0	5	0	40.0	11.20
16	U=0.28 (Options 1a, 1.3, 1.7)	Table 406.2	0.28	1	8	0	4	0	32.0	8.96
								Sum of Area and UA	**511.1**	**143.1**
								Vertical Glazing Area Weighted U		**0.280**
								Vertical Glazing and Doors Area Weighted U		**0.284**

Flat/Vaulted Ceilings

Plan ID	Component Description	Ref.	Attic U	Area	UA
	R49 blown Attic STD baffled (Code Baseline, Option 1.1-1.4)	10-7	0.027	682	18.4
	R38 batt Vault vented 2x14 16oc (Code Baseline)	10-7	0.027	1,935	52.2
			Sum of Area and UA	**2,617**	**70.7**

Walls (Above Grade)

Plan ID	Component Description	Ref.	Wall U	Net Area	UA
	R21 cavity+R0 foam INT 2X6W Lap (Code Baseline)	10-5	0.054	4,102	222
			Sum of Area and UA	**4,102**	**222**

Floor (over crawl or exterior)

Plan ID	Component Description	Ref.	Floor U	Area	UA
	R38 vented Joist 16oc (Options 1a-1c, 1.3-1.5)	10-3	0.025	2,610	65
			Sum of Area and UA	**2,610**	**65**

Slab on Grade (less than 2 feet below grade)

Plan ID	Component Description	Ref.	Slab F	Slab Perim	FP
			Sum of Perimeter and FP	**0**	**0**

Below Grade Walls and Slabs

Plan ID	Component Description	Ref.	Wall U	Wall Area	Wall UA	Slab F	Slab Perim	Slab UA
			Sum of Area, Length and UA	**0**	**0.0**		**0**	**0**

Ventilation Requirements

Number of Bedrooms	4	
Run-Time Percent in Each 4-Hour Segment	50%	
Is the system Balanced?	Balanced	Verify system meets definition of 'Balanced Whole-House Ventilation'
Is the system Distributed?	Distributed	Verify system meets definition of 'Distributed Whole-House Ventilation'
Ventilation Code Section	IRC, Chapter 15	
Whole House Mechanical Ventilation Airflow Rate	**150**	**CFM**

Heating System Sizing - Proposed Design — Try Out NEEA's SpecPro: https://betterbuthow.com/resources/hvac-sizing-tool

Nearest Weather Station	Seattle: Sea-Tac AP	
Indoor Design Temperature	70	F
Outdoor Design Temperature	24	F
Design Temperature Difference (ΔT)	46	F
Conditioned Floor Area	3,473	ft2
Conditioned Volume (Leave blank to use default of 8.5 ft. ceiling height)	31,257	ft3
HVAC System Type	Heat Pump	
Location of HVAC Distribution System	Conditioned Space	
Sum of UA, including exempt door and window	541	
Envelope Heat Load (Sum of UA X dT)	24,901	Btu / Hour
Air Leakage Heat Load (Volume X 0.62 X dT) X .018)	15,528	Btu / Hour
Building Design Heat Load Air Leakage + Envelope Heat Load	40,429	Btu / Hour
Building and Duct Heat Load For ducts located in unconditioned space: Sum of Building Heat Loss X 1.1	40,429	Btu / Hour
For ducts located in conditioned space or ductless: Sum of Building Heat Loss X 1		
Maximum Heat Equipment Output Building and Duct Heat Loss X 1.25 for heat pumps	50,537	Btu / Hour
Building and Duct Heat Loss X 1.43 for all other systems		

APPROVALS:

Adair ENTERPRISES

ADAIR ENTERPRISES LLC.
15922 EAST SHORE DR. LYNNWOOD, WA 98087
adairenterprises1@gmail.com (206) 799-6229

ENERGY

BUILDER: ADAIR ENTERPRISES LLC.
SITE ADDRESS: 10035 NE 196th PL
Bothell, WA 98011

DATE:
2/13/2024

PLAN NAME:
ALCOVE

SHEET:
A9

GENERAL STRUCTURAL NOTES

GENERAL

ALL CONSTRUCTION SHALL CONFORM TO THE 2018 INTERNATIONAL BUILDING CODE (IBC), THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) AND/OR OTHER GOVERNING CODE, AS REQUIRED BY LOCAL JURISDICTION.

STRUCTURAL DRAWINGS INDICATE TYPICAL AND GENERAL CONSTRUCTION DETAILS. WHERE DETAILS ARE NOT REFERENCED AT LOCATIONS OF SIMILAR CONFIGURATION TO DETAILS PROVIDED, SIMILAR DETAILS SHALL BE EMPLOYED. NOTES ON THE FOLLOWING INDIVIDUAL STRUCTURAL SHEETS SHALL TAKE PRECEDENCE OVER THESE GENERAL STRUCTURAL NOTES. ANY SPECIFICATION CONFLICTS THAT MAY OCCUR WITHIN THIS PLAN SET, THE CONTRACTOR SHALL DEFAULT TO THE MORE STRINGENT/ CONSERVATIVE SPECIFICATION.

THE CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS IN FULL FOR ACCURACY AND ADEQUACY AS RELATED TO SITE CONDITIONS. ANY DISCREPENCIES SHALL BE SUBMITTED TO THE EOR BEFORE PROCEEDING.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DESIGN, PERMITTING AND CONSTRUCTION OF ALL UTILITIES INCLUDING PLUMBING, ELECTRICAL AND HVAC. ANY STRUCTURAL MODIFICATIONS SHALL BE SUBMITTED TO THE EOR BEFORE PROCEEDING.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SUPERCEDE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND SHALL REVIEW ALL DIMENSIONS AND THEIR ACCURACY IN ACCORDANCE WITH ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION.

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE, INCLUDING SOIL CONDITIONS (UNLESS SOILS REPORT EXISTS), AND CONDITIONS RELATED TO EXISTING UTILITIES, EASEMENTS, AND/OR RIGHTS OF WAY.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION, WORKMANSHIP AND JOBSITE SAFETY. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE STRENGTH AND STABILITY OF THE STRUCTURE DURING CONSTRUCTION AND SHALL PROVIDE TEMPORARY BRACING AS REQUIRED UNTIL ALL PERMANENT CONNECTIONS AND STIFFENINGS HAVE BEEN INSTALLED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED INSPECTIONS WITH THE BUILDING DEPARTMENT.

ANY AND ALL DISCREPANCIES BETWEEN THE STRUCTURAL DRAWINGS AND ANY OTHER JOB-RELATED DRAWINGS, INCLUDING ARCHITECTURAL, CIVIL OR ANY OTHER CONSULTANT DRAWINGS SHALL BE PROVIDED TO THE EOR BEFORE PROCEEDING.

SOILS

SEE DESIGN CRITERIA FOR SOILS REPORT INFORMATION, IF APPLICABLE.

WHERE SOILS REPORT NOT PROVIDED, 2000 PSF SOIL BEARING ASSUMED. ASSUMED ALLOWABLE SOIL BEARING AND LATERAL PRESSURES SHALL BE FIELD-VERIFIED. BEARING SOIL SHALL BE FREE OF ORGANIC MATERIAL. EOR SHALL BE NOTIFIED OF ANY SOILS FOUND TO BE INADEQUATE TO REVIEW FOUNDATION ADEQUACY. SEE ADDITIONAL SOILS NOTES ON RETAINING WALL DETAILS, IF APPLICABLE.

FOUNDATION CONDITIONS

FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED SOIL (OR CONTROLLED, COMPACTED STRUCTURAL FILL) AT LEAST 18" BELOW EXISTING GRADE. ACTUAL ELEVATIONS OF FOOTINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. OVEREXCAVATION SHALL BE BACKFILLED USING LEAN CONCRETE (f'_c = 2000 PSI) OR STRUCTURAL BACKFILL.

STRUCTURAL FILL

STRUCTURAL FILL SHOULD CONSIST OF PREDOMINATELY WELL-GRADED, GRANULAR SOIL, FREE OF ORGANIC MATERIAL AND DEBRIS. FILL SHOULD BE PLACED IN MAXIMUM 8" LOOSE LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT DETERMINED BY ASTM D-1557 TEST PROCEDURES. INFORMATION FOUND WITHIN SOILS REPORT, IF PROVIDED, SHALL TAKE PRECEDENCE. ANY SIGNIFICANT CONSTRUCTION FOUNDED ON STRUCTURAL FILL SHALL BE REVIEWED BY A GEOTECHNICAL ENGINEER LICENSED IN THE STATE OF WASHINGTON.

SPECIAL INSPECTIONS

SPECIAL INSPECTIONS SHALL BE PROVIDED AS REQUIRED BY THE BUILDING DEPARTMENT AND IBC SECTION 1704. THE OWNER SHALL BE RESPONSIBLE FOR RETAINING ANY SPECIAL INSPECTORS REQUIRED. ALL SPECIAL INSPECTION REPORTS SHALL BE PROVIDED TO THE EOR AS APPLICABLE. SEE CONCRETE SECTION FOR MORE ON SPECIAL INSPECTIONS.

SPECIAL INSPECTIONS AND TESTS OF SOILS (IBC 1705.6)

VERIFICATION AND INSPECTION	FREQUENCY		REFERENCES
	CONTINUOUS	PERIODIC	
VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHEIVE THE DESIGN BEARING CAPACITY		X	
VERIFY EXCAVATIONS EXTEND TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL		X	
PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS		X	
VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL	X		
PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.		X	

WOOD FRAMING NOTES

GENERAL REQUIREMENTS

PROVIDE MINIMUM NAILING PER 2018 IBC TABLE 2304.10.1 (PROVIDED BELOW), UNLESS NOTED OTHERWISE. ALL WOOD IN CONTACT WITH CONCRETE AND/OR EXPOSED TO WEATHER SHALL BE PRESERVATIVE-TREATED BY AN APPROVED METHOD. ALL CUTS, NOTCHES AND EXPOSED ENDS TO BE RE-TREATED. DO NOT NOTCH, BEVEL OR DRILL STRUCTURAL MEMBERS, EXCEPT AS ALLOWED BY SECTIONS 2308.4.2.4 AND 2308.7.4, OR AS ALLOWED ELSEWHERE WITHIN THIS PLAN SET.

FRAMING LUMBER

STRUCTURAL LUMBER SHALL ADHERE TO THE FOLLOWING TABLE:

MEMBER	GRADING	f'_b (PSI)	f'_v (PSI)	f'_{ci} (PSI)	$f'_{c,i}$ (PSI)
STUDS, SAWN FLOOR JOISTS, SAWN RAFTERS (2x LUMBER)	HF#2 OR BETTER (HEM FIR #2)	850	150	1300	405
POSTS, BEAMS, HEADERS (4x LUMBER AND GREATER)	DF#2 OR BETTER (DOUG FIR #2)	900	180	1350	625
LVL- LAMINATED VENEER LUMBER (FLUSH BEAMS, COLLECTORS, RAFTERS)	VERSA-LAM 3100 OR EQUIV	3100	285	3000	750
GLB - GLUED-LAMINATED BEAMS (DROPPED, EXPOSED, EXTERIOR, HEADERS)	24F-V4 - TYPICAL 24F-V8 - CANTILEVERED	2400/ 1850(-) 2400/ 2400(-)	265	1650	650
PSL - PARALLEL STRAND LUMBER (FLUSH BEAMS, HEADERS)	2.0E	2900	290	2900	750

2x_ TIMBER SHALL BE KILN DRIED. GRADES SHALL CONFORM TO "WWPA GRADING RULES FOR WESTERN LUMBER", LATEST EDITION.

ROOF DIAPHRAGMS

INSTALL MINIMUM 1/2" CDX PLYWOOD (32/16) OR 7/16" OSB SHEATHING. NAIL ALL SUPPORTED EDGES AND BOUNDARIES WITH 8d AT 6" O.C, AND INTERIOR SUPPORTS WITH 8d AT 12" O.C.; BLOCKING NOT REQUIRED, UNO. SEE ROOF FRAMING PLAN(S) FOR ADDITIONAL INFORMATION.

FLOOR DIAPHRAGMS

INSTALL MINIMUM 23/32" T&G STURD-I-FLOOR SHEATHING. GLUE AND NAIL ALL SUPPORTED EDGES AND BOUNDARIES WITH 10d AT 6" O.C., AND INTERIOR SUPPORTS WITH 10d AT 12" O.C.; BLOCKING NOT REQUIRED, UNO. SEE FLOOR FRAMING PLAN(S) FOR ADDITIONAL INFORMATION.

WOOD TRUSSES (IBC 2303.4)

PRE-FABRICATED WOOD TRUSSES TO BE DESIGNED PER IBC 2303.4.1.1 TO CARRY LOADS LISTED IN THE DESIGN CRITERIA SECTION AND ANY ADDITIONAL POINT LOADS, UNIFORM LOADS OR DRAG STRUT FORCES PROVIDED ON THE ROOF FRAMING PLAN(S).

TRUSS DESIGN DRAWINGS AND DOCUMENT SUBMITTAL SHALL INCLUDE STRESS ANLYSIS AND DEPICTION OF EACH TRUSS TYPE, AND SHALL INCLUDE A TRUSS LAYOUT. TRUSS ANALYSIS, LAYOUT AND INSTALLATION DOCUMENTS SHALL BEAR THE SEAL AND SIGNATURE OF AN ENGINEER LICENSED IN THE STATE OF WASHINGTON. APPROVED TRUSS DOCUMENTS SHALL REMAIN ON THE JOB SITE THROUGHOUT CONSTRUCTION.

PRE-FABRICATED TRUSSES SHALL NOT BE NOTCHED, DRILLED, CUT, SPLICED OR OTHERWISE ALTERED WITHOUT WRITTEN APPROVAL FROM THE TRUSS DESIGN ENGINEER. ALTERATIONS RESULTING IN THE ADDITION OF LOADS TO ANY MEMBER (E.G. HVAC EQUIPMENT, PIPING, ETC.) SHALL NOT BE PROHIBITED WITHOUT WRITTEN APPROVAL FROM THE TRUSS DESIGN ENGINEER.

UNLESS NOTED OTHERWISE, ALL TRUSSES SHALL BE SPACED AT 24" O.C. AND HAVE SIMPSON H1 CLIPS AT EXTERIOR WALLS. GABLE TRUSSES SHALL HAVE A35 CLIPS @ 24" O.C., UNO.

THE GENERAL CONTRACTOR SHALL PROVIDE THE EOR WITH A COPY OF THE APPROVED TRUSS DOCUMENTS FOR REVIEW. IF THE TRUSS DOCUMENTS WERE DEVELOPED SUBSEQUENT TO THE ISSUANCE OF THIS PLAN SET, THE TRUSS ANALYSES MAY RESULT IN REVISIONS TO THE BEAM CALCULATIONS ASSOCIATED WITH THIS PLAN SET.

FASTENERS

THE LATEST SIMPSON STRONG-TIE COMPANY, INC. PRODUCTS WERE USED AS A BASIS FOR THIS PROJECT. CONNECTORS BY ALTERNATE MANUFACTURERS MAY BE SUBSTITED PROVIDED THEY HAVE CURRENT ICC-ESR/IAPMO-ER APPROVAL FOR EQUIVALENT OR GREATER LOAD CAPACITIES. ALL FASTENERS AND CONNECTORS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS.

NAILS AND STAPLES TO CONFORM TO IBC 2303.6 "NAILS AND STAPLES." ALL NAILING TO BE PROVIDED PER TABLE 2304.10.1 (PROVIDED BELOW). ALL NAILS SPECIFIED SHALL BE COMMON, UNO.

COMMON NAILS		
SIZE	LENGTH	DIAMETER
8d	$2^1/_2$"	0.131"
10d	3"	0.148"
16d	$3^1/_2$"	0.162"
16d SINKER	$3^1/_4$"	0.148"

CONCRETE NOTES

CONCRETE SHALL CONSIST OF PORTLAND CEMENT ASTM C-150 TYPE II OR TYPE I AND SHALL BE READY-MIXED PER ASTM C-94, MAXIMUM SLUMP 5". MINIMUM $5^1/_2$ SACKS OF CEMENT PER CUBIC YARD OF CONCRETE. SEGREGATION OF MATERIALS TO BE PREVENTED.

MINIMUM SPECIFIED COMPRESSIVE STRENGTH (f'_C AT 28 DAYS) ACI 318-14		
LOCATION/USE	f'_c (PSI)	SPECIAL INSPECTION & TESTING REQUIRED
FOOTING PADS & FOUNDATIONS NOT EXPOSED TO WEATHER	2500	NOT REQUIRED
PORCHES, PATIOS, DRIVEWAYS GARAGE SLABS	3000	NOT REQUIRED
FOUNDATION STEM WALLS AND INTERIOR SLABS ON GRADE	2500	NOT REQUIRED

REINFORCEMENT STEEL

REINFORCING STEEL #5 BARS AND LARGER SHALL BE GRADE 60 DEFORMED BARS, AND #3 AND #4 BARS SHALL BE GRADE 40, IN ACCORDANCE WITH ASTM A-615. LAP SPLICES 32 BAR DIAMETERS OR 18" MIN. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185 AND SHALL BE 6X6 – W1.4 X W1.4. LAP ONE FULL MESH AT SPLICES. SEE CONCRETE DETAILS FOR MORE INFORMATION.

CONCRETE COVER REQUIREMENTS	
REINFORCING BAR LOCATION	MIN CONCRETE COVER
UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#6 BARS AND LARGER)	2"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#5 BARS AND SMALLER)	11/2"
COLUMNS AND BEAMS WITH BARS ENCLOSED IN STIRRUPS, TIES OR SPIRAL REINFORCEMENT	11/2"
SLABS, JOISTS AND INTERIOR FACES OF WALLS (#5 BARS AND SMALLER)	3/4"

SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION (IBC 1705.3)

VERIFICATION AND INSPECTION	FREQUENCY		REFERENCES
	CONTINUOUS	PERIODIC	
INSPECT REINFORCEMENT AND VERIFY PLACEMENT		X	IBC 1908.4 ACI 318: CH. 20, 25.2-3, 26.6.1-3
INSPECT ANCHORS CAST IN CONCRETE		X	ACI 318: 17.8.2
VERIFY REQUIRED DESIGN MIX		X	IBC 1904.1-2, 1908.2-3 ACI 318: CH. 19, 26.4.3-4
PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS AND DETERMINE TEMPERATURE OF CONCRETE	X		IBC 1908.10 ASTM C172, C31 ACI 318: 26.5, 26.12
INSPECT CONCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	X		IBC 1905.6-8 ACI 318: 26.5
VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES		X	IBC 1908.9 ACI 318: 26.5.3-5
INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE BEING POURED		X	ACI 318: 26.11.1.2(b)

MINIMUM FASTENING SCHEDULE (UNO) (PER 2018 IBC TABLE 2304.10.1

NO.	CONNECTION	NAILING, LOCATION (UNO)
1	BLOCKING BETWEEN JOIST/RAFTER OR TRUSSES TO TOP PLATE OR OTHER FRAMING ABOVE	(3) 8d, TOENAIL EACH END
2	BLOCKING BETWEEN JOIST/RAFTER OR TRUSSES NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS	(2) 8d, TOENAIL EACH END
3	FLAT BLOCKING TO TRUSS AND WEB FILLER	16d FACE NAIL
4	JOISTS TO TOP PLATE OR GIRDER	(3) 8d, TOENAIL
5	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (NO THRUST)	(3) 16d
6	COLLAR TIE TO JOIST/RAFTER	(3) 10d
7	ROOF TRUSS TO TOP PLATE	(3) 10d, TOENAIL
8	ROOF JOIST/RAFTER TO RIDGE VALLEY OR HIP RAFTERS; OR ROOF RAFTER TO 2" RIDGE BEAM	(2) 16d, END NAIL
9	STUD TO STUD (NOT AT SHEAR WALLS)	16d @ 24" O.C., FACE NAIL
10	CONTINUOUS HEADER TO STUD	(4) 8d, TOENAIL
11	TOP PLATE TO TOP PLATE, AT END JOINTS	(8) 16d, EACH SIDE OF END JOINT, FACE NAIL (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
12	SILL PLATE TO JOIST, RIM JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d @ 16" O.C., FACE NAIL
13	SILL PLATE TO JOIST, RIM JOIST OR BLOCKING AT BRACED WALL PANELS	(3) 16d @ 16" O.C., FACE NAIL
14	STUD TO SILL PLATE	(4) 8d, TOENAIL OR (2) 16d, END NAIL*
15	TOP PLATE TO STUD	(2) 16d, END NAIL
16	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	(2) 16d, FACE NAIL
17	1" BRACE TO EACH STUD AND PLATE	(2) 8d, FACE NAIL
18	1" x 6" SHEATHING OR LESS TO EACH BEARING	(2) 8d, FACE NAIL
19	1" x 8" AND WIDER SHEATHING TO EACH BEARING	(3) 8d, FACE NAIL
20	JOIST TO SILL, TOP PLATE OR GIRDER	(3) 8d, TOENAIL
21	RIM JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER FRAMING BELOW	8d @ 6" O.C., TOENAIL
22	1" x 6" SUBFLOOR OR LESS TO EACH JOIST	(2) 8d, FACE NAIL
23	2" SUBFLOOR TO JOIST OR GIRDER	(2) 16d, BLIND AND FACE NAIL
24	2" PLANKS (PLANK & BEAM - FLOOR & ROOF)	(2) 16d, EACH BEARING, FACE NAIL
25	BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20d @ 32" O.C., FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES AND (2) 20d AT ENDS OF EACH SPLICE
26	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	(3) 16d, EACH JOIST OR RAFTER, FACE NAIL
27	JOIST TO RIM JOIST	(3) 16d, END NAIL
28	BRIDGING OR BLOCKING TO JOIST	(2) 8d, EACH END, TOENAIL
	*USE (4) 16d END NAIL STUDS TO TOP AND SILL PLATES AT 2x10 STUDS	

DESIGN CRITERIA

WIND:
NOMINAL WIND SPEED – 85 MPH — RISK CATEGORY II
ULTIMATE WIND SPEED – 110 MPH — IMPORTANCE, I = 1.0
WIND EXPOSURE, B — K_{zt} = 1.00

SEISIMIC:
EQUIVALENT LATERAL FORCE PROCEDURE
IMPORTANCE, Ie = 1.0 — S_s = 1.43
SITE CLASS, D — S_1 = 0.55
SEISMIC DESIGN CAT., D — S_{DS} = 1.07
SEIS. FORCE RES. SYS, A.15. — S_{D1} = NA
DESIGN BASE SHEAR = 15500 lbs — C_s = 0.16
RISK CATEGORY II — R = 6.5

LIVE LOADS:
ROOF 25 (SNOW)
FLOOR 40 PSF
DECKS 60 PSF

INSPECTIONS NO SPECIAL INSPECTIONS ARE REQUIRED. VERIFY INSPECTIONS REQUIRED WITH AUTHORITY HAVING JURISDICTION.

SOILS

GEOTECH EOR: **NA**
REPORT #: **NA**
WHERE SOILS REPORT NOT PROVIDED, 2000 PSF SOIL BEARING ASSUMED.

SCOPE OF STRUCTURAL WORK

- SEISMIC AND WIND ANALYSIS (LATERAL DESIGN)
- VERTICAL LOAD ANALYSIS (GRAVITY DESIGN)
- FOUNDATION DESIGN/VERIFICATION
- STRUCTURAL DRAFTING
- STRUCTURAL DETAILING

UPSTATE engineering, inc.
22002 64TH AVE W. - SUITE 2C, MOUNTLAKE TERRACE WA 98043
TEL: (425)354-4105 SERVICES@UPST8.COM

UPSTATE STAMP

STRUCTURAL DESIGN
TYPICAL DETAILS
STRUCTURAL NOTES
MIN CONNECTIONS

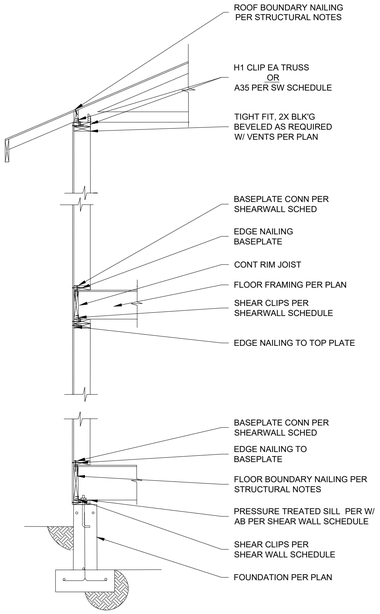
ADAIR ENTERPRISES LLC
MAYWOOD HEIGHTS LOT 8
10035 NE 196th PLACE
BOTHELL, WA 98011

UPSTATE JOB #	1778
DRAWN BY: JBG	CHECKED BY: amg

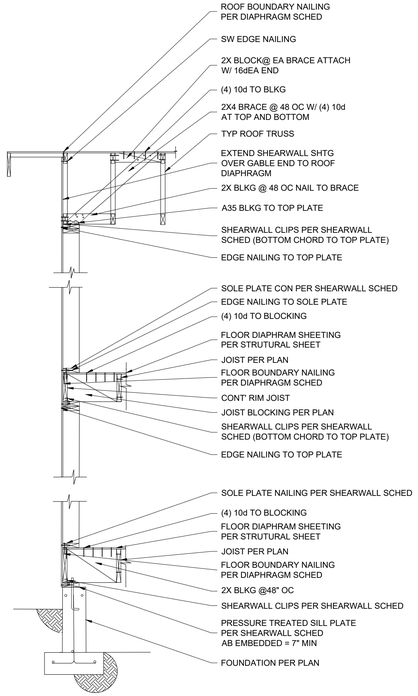
REVISION DATE:	DESCRIPTION:
1/6/2024	VERSION 1

APPROVALS

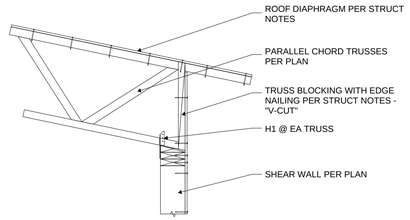
S0



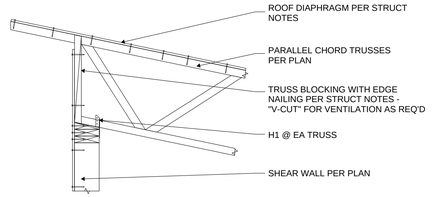
1 S1 TYPICAL SHEAR FLOW FRAMING PERP NTS



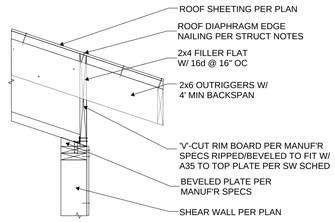
2 S1 TYPICAL SHEAR FLOW FRAMING PRLL NTS



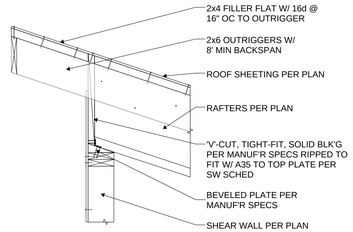
3 S1 SHEAR FLOW PRLL CHORD TRUSS TO SW - LOW NTS



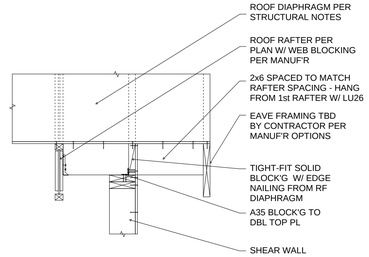
4 S1 SHEAR FLOW PRLL CHORD TRUSS TO SW - HIGH NTS



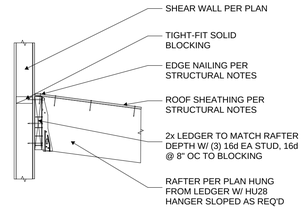
5 S1 SHEAR FLOW TJI RAFTER PERP - LOW END NTS



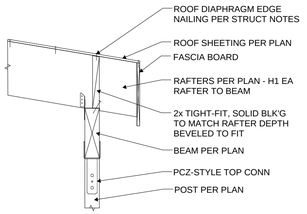
6 S1 SHEAR FLOW TJI RAFTER PERP - HIGH END NTS



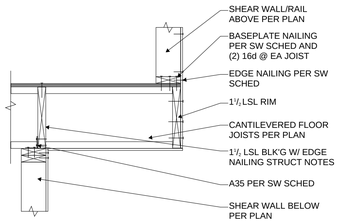
7 S1 SHEAR FLOW TJI RAFTER PRLL TO SW NTS



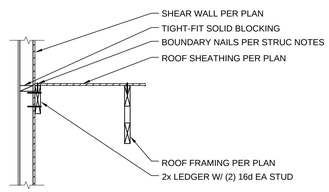
8 S1 CONNECTION LOW RF RAFTER PERP NTS



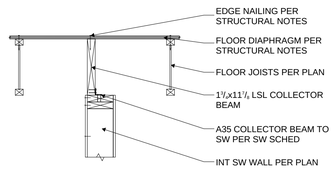
9 S1 CONNECTION RAFTER PERP TO BEAM NTS



10 S1 SHEAR FLOW RF TRUSS PRLL TO INT SW NTS

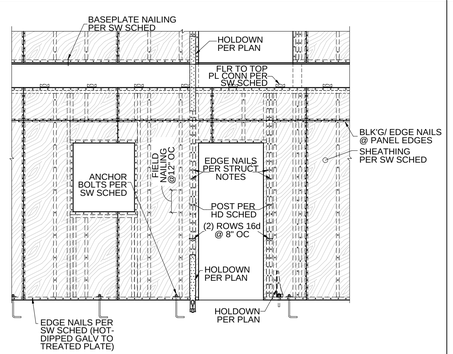


11 S1 SHEAR FLOW RAFTER/TRUSS PRLL TO SW NTS

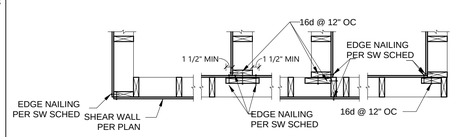


12 S1 FRAMING SECTION @ ROOF TRANSITION NTS

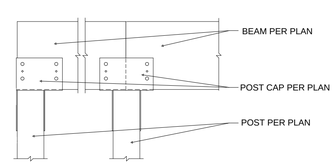
13 S1 UNUSED NTS



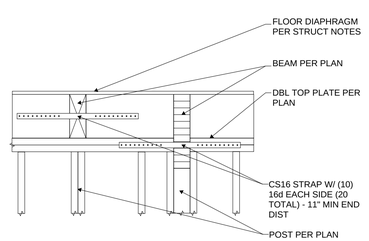
14 S1 TYPICAL FRAMING SHEAR WALL NTS



15 S1 TYPICAL FRAMING SW INTERSECTIONS NTS

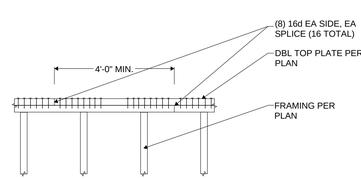


16 S1 TYPICAL FRAMING POST & BEAM @ ISO POST NTS



17 S1 TYPICAL FRAMING POST & BEAM @ WALL NTS

TYPICAL DETAILS 14-18 ARE NOT REFERENCED WITHIN THE PLAN SET BUT SHALL BE UTILIZED WHEREVER APPLICABLE, UNLESS NOTED OTHERWISE



18 S1 TYPICAL FRAMING MIN TOP PLATE SPLICE NTS

UPSTATE engineering, inc.
22002 64TH AVE W. - SUITE 2C, MOUNTLAKE TERRACE WA 98043
TEL: (425)354-4105 SERVICES@UPST8.COM

UPSTATE STAMP

STATE OF WASHINGTON 44276 REGISTERED PROFESSIONAL ENGINEER
1/15/2024

LATERAL DESIGN
TYPICAL SHEAR FLOW DETAILS

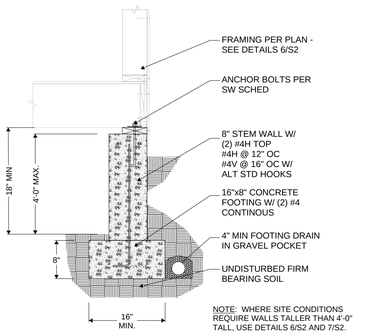
ADAIR ENTERPRISES LLC
MAYWOOD HEIGHTS LOT 8
10035 NE 196th PLACE
BOTHELL, WA 98011

UPSTATE JOB #	1778
DRAWN BY: JBG	CHECKED BY: amg

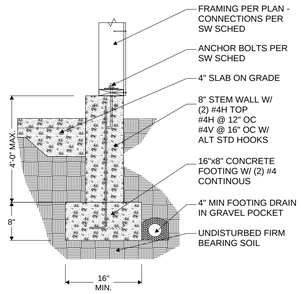
REVISION DATE:	DESCRIPTION:
1/6/2024	VERSION 1
1/15/2024	VERSION 2

APPROVALS

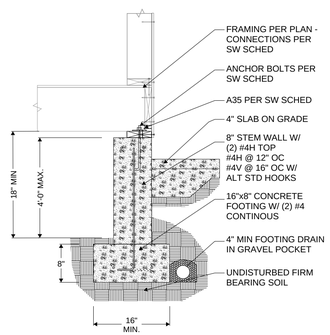
S1



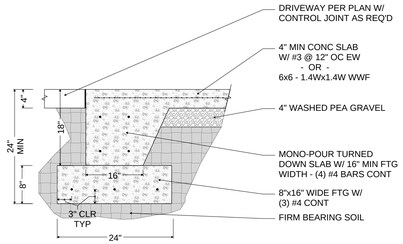
1 S2 TYPICAL FOUNDATION @ CRAWLSPACE NTS



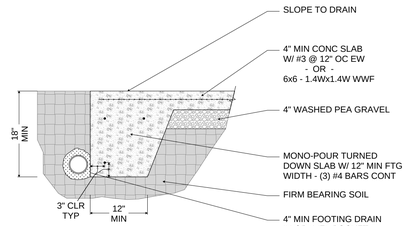
2 S2 TYPICAL FOUNDATION @ SLAB ON GRADE NTS



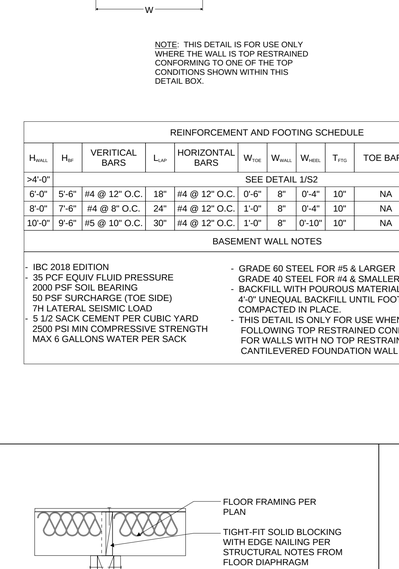
3 S2 FOUNDATION @ GARAGE/CRAWL INTERFACE NTS



4 S2 FOUNDATION @ GARAGE DOOR OPENINGS NTS



5 S2 FOUNDATION @ EXTERIOR PATO SLABS NTS



NOTE: THIS DETAIL IS FOR USE ONLY WHERE THE WALL IS TOP RESTRAINED CONFORMING TO ONE OF THE TOP CONDITIONS SHOWN WITHIN THIS DETAIL BOX.

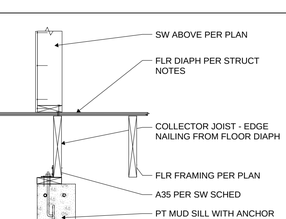
REINFORCEMENT AND FOOTING SCHEDULE

H_{WALL}	H_{BF}	VERITICAL BARS	L_{LAP}	HORIZONTAL BARS	W_{TOE}	W_{WALL}	W_{HEEL}	T_{FTG}	TOE BARS	HEEL BARS	D_{FF} IF NO SLAB
>4'-0"				SEE DETAIL 1/S2							
6'-0"	5'-6"	#4 @ 12" O.C.	18"	#4 @ 12" O.C.	0'-6"	8"	0'-4"	10"	NA	NA	8"
8'-0"	7'-6"	#4 @ 8" O.C.	24"	#4 @ 12" O.C.	1'-0"	8"	0'-4"	10"	NA	NA	14"
10'-0"	9'-6"	#5 @ 10" O.C.	30"	#4 @ 12" O.C.	1'-0"	8"	0'-10"	10"	NA	NA	24"

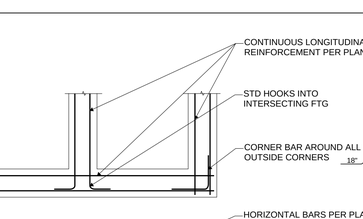
BASEMENT WALL NOTES

- IBC 2018 EDITION
- 35 PCF EQUIV FLUID PRESSURE 2000 PSF SOIL BEARING 50 PSF SURCHARGE (TOE SIDE) 7H LATERAL SEISMIC LOAD
- 5 1/2 SACK CEMENT PER CUBIC YARD 2500 PSI MIN COMPRESSIVE STRENGTH MAX 6 GALLONS WATER PER SACK
- GRADE 60 STEEL FOR #5 & LARGER GRADE 40 STEEL FOR #4 & SMALLER
- BACKFILL WITH POUROUS MATERIAL. NO MORE THAN 4'-0" UNEQUAL BACKFILL UNTIL FOOTING BACKFILL IS COMPACTED IN PLACE.
- THIS DETAIL IS ONLY FOR USE WHEN ONE OF THE FOLLOWING TOP RESTRAINED CONDITIONS APPLIES. FOR WALLS WITH NO TOP RESTRAINT, USE CANTILEVERED FOUNDATION WALL DETAIL.

6 S2 TYPICAL FOUNDATION @ TOP-RESTR'D WALLS > 4' TALL NTS



JOISTS PERPENDICULAR



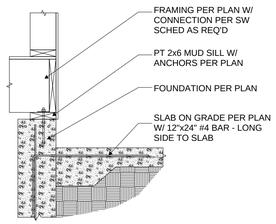
JOISTS PARALLEL

JOISTS HUNG PERPENDICULAR

JOISTS TOP-FLUSH PARALLEL

TOP CONNECTIONS PROVIDED HERE SHOULD BE EMPLOYED AS APPLICABLE.

FOUNDATION DETAILS TO BE USED AS REQUIRED FOR SLOPED LOT, BEARING > 4' DEEP, ETC.

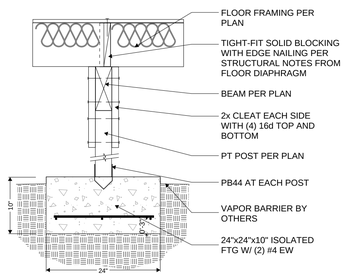


STRUCTURAL SLAB @ TOP

7 S2 SHEAR FLOW RAISED SHEAR WALL (RSW) NTS

SECTION

TYPICAL DETAILS 10 THROUGH 12 ARE NOT REFERENCED WITHIN THE PLAN SET BUT SHALL BE UTILIZED WHEREVER APPLICABLE, UNLESS NOTED OTHERWISE



8 S2 FRAMING POST & BEAM @ CRAWLSPACE NTS

9 S2 FOUNDATION @ INT SW NTS

10 S2 TYP CORNER REINFORCEMENT NTS

NOTES:
1. SAWED JOINTS SHALL BE MADE AS SOON AS THE JOINT CAN BE CUT WITHOUT EDGES RAVELING AND WITHIN 24 HOURS OF SLAB PLACEMENT.
2. SAWED JOINTS SHALL BE FITTED WITH SEALENT AS COORDINATED WITH THE ARCHITECT.

11 S2 TYP SLAB CONSTRUCTION NTS

NOTES:
1. FOR EXCAVATION INFORMATION, SEE TYPICAL FOOTING EXCAVATION DETAIL

12 S2 TYP FND STEP NTS

UPSTATE engineering, inc.
22002 64TH AVE W. - SUITE 2C, MOUNTLAKE TERRACE WA 98043
TEL: (425)354-4105 SERVICES@UPST8.COM

UPSTATE STAMP

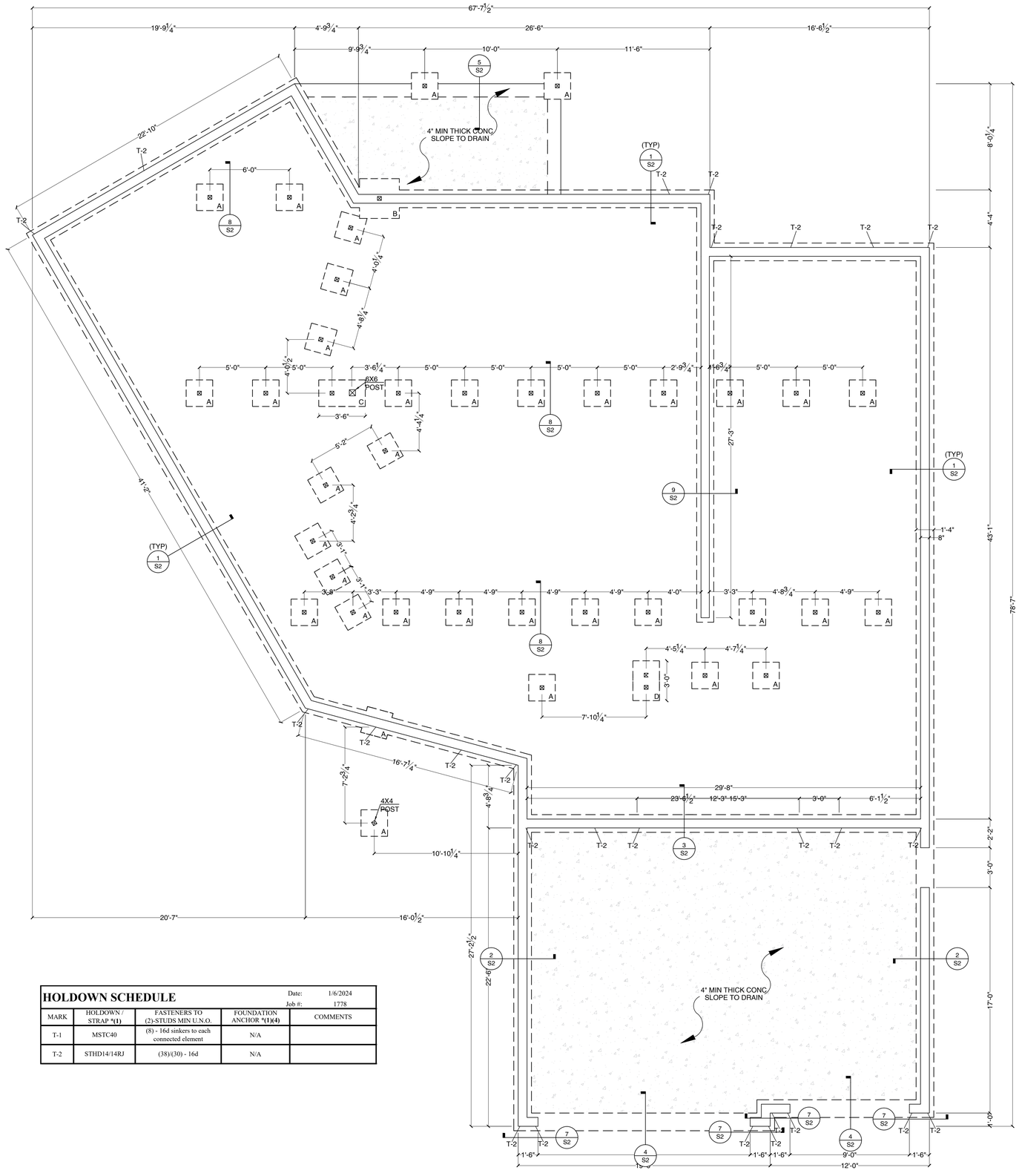
STRUCTURAL DESIGN
FOUNDATION DETAILS
CONCRETE DETAILS

ADAIR ENTERPRISES LLC
MAYWOOD HEIGHTS LOT 8
10035 NE 196th PLACE
BOTHELL, WA 98011

UPSTATE JOB #	1778
DRAWN BY:	CHECKED BY:
JBG	amg
REVISION DATE:	DESCRIPTION:
1/6/2024	VERSION 1

APPROVALS

S2



FOUNDATION NOTES

- LUMBER IN CONTACT WITH CONCRETE OR EXPOSED TO WEATHER TO BE PRESSURE - TREATED
- HARDWARE AND FASTENERS IN CONTACT WITH CONCRETE, IN USE WITH PRESSURE-TREATED LUMBER, AND/OR EXPOSED TO WEATHER SHALL BE HOT-DIPPED GALVANIZED OR OTHER APPROVED MATERIAL
- EMBEDDED HOLD DOWNS TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS

FOOTING SCHEDULE

FOOTING 'A':
2'-0"X2'-0"X10" THICK CONC FTG
W/ (3) #4 EA WAY

FOOTING 'B':
3'-0"X3'-0"X10" THICK CONC FTG
W/ (3) #4 EA WAY

FOOTING 'C':
3'-6"X2'-0"X10" THICK CONC FTG
W/ (3) #4 EA WAY

FOOTING 'D':
3'-0"X2'-0"X10" THICK CONC FTG
W/ (3) #4 EA WAY

HOLDOWN SCHEDULE

Date: 1/6/2024
Job #: 1778

MARK	HOLDOWN / STRAP *(1)	FASTENERS TO (2)-STUDS MIN U.N.O.	FOUNDATION ANCHOR *(1)(4)	COMMENTS
T-1	MSTC40	(8) - 16d sinkers to each connected element	N/A	
T-2	STHD14/14RJ	(38)/(30) - 16d	N/A	

FOUNDATION

¼" = 1'-0"

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22002 64TH AVE W - SUITE 2C, MOUNTLAKE TERRACE WA 98043
TEL: (425)354-4105 SERVICES@UPST8.COM

UPSTATE STAMP

STRUCTURAL DESIGN
FOUNDATION

ADAIR ENTERPRISES LLC
MAYWOOD HEIGHTS LOT 8
10035 NE 196th PLACE
BOTHELL, WA 98011

UPSTATE JOB #	1778
DRAWN BY: JBG	CHECKED BY: AMG
REVISION DATE:	DESCRIPTION:
01/16/2024	VERSION 1

APPROVALS

S3

MAIN FLOOR LATERAL

1/4" = 1'-0"

LATERAL NOTES

SW-X SHEAR WALL TO BE BUILT PER OR VERIFIED TO COMPLY WITH SHEAR WALL SCHEDULE

T-X HOLDOWN TO BE INSTALLED PER HOLDOWN SCHEDULE

- CONSTRUCTION OF EACH DIAPHRAGM TO BE PER THE STRUCTURAL NOTES ON SHEET S0
- ALL SHEAR WALL CONNECTIONS TO BE PER THE SHEAR WALL SCHEDULE
- PLEASE NOTIFY UPSTATE ENGINEERING OF ANY STRUCTURAL PLAN REVISIONS, INCLUDING WINDOW /DOOR LOCATIONS, PRIOR TO INSPECTION

SHEAR WALL AND HOLDOWN NOTES

(1) HOLDOWNS TO BE SIMPSON OR EQUIVALENT WHERE EQUIVALENT IS PERMITTED. LOCATE HOLDOWNS AT ENDS OF SHEARWALLS, UNO. INSTALL PER MANUFACTURER RECOMMENDATIONS FOR FOUNDATION MINIMUM END DISTANCE AND EMBEDMENT. EXTEND, THICKEN, DEEPEN, ETC. FOUNDATION TO MEET THE MANUFACTURER'S SPECIFICATIONS.

(2) CONSTRUCT CRIPPLE WALLS AND PONY WALLS TO MATCH SPECIFICATIONS OF THE SHEAR WALL ABOVE. CONSTRUCT GABLE END WALLS TO MATCH SPECIFICATIONS OF THE SHEAR WALL BELOW. CONSTRUCT CLERESTORY WALLS PER SW-1, UNO. ALL EXTERIOR WALLS TO BE CONSTRUCTED PER SW-1, UNO.

(3) 3X OR DBL 2X SILL PLATE REQUIRED.

(4) USE THREADED ROD AND COUPLER AS REQUIRED.

(5) COMMON NAILS, UNO: 8d = 0.131" x 2½"
10d = 0.148" x 3"
12d = 0.148" x 3½"
16d = 0.148" x 3½"

(6) INSTALL H1 CLIPS AT EACH TRUSS/RAFTER END. INSTALL A35 @ 24" OC AT EACH GABLE END AND RIM JOIST (OR SOLID BLOCKING) TO TOP PLATE AND MUDSILL CONNECTION, UNO. WHERE SPACING TIGHTER THAN 24" OC IS SPECIFIED, INSTALL A35 CLIPS FROM SOLID BLOCKING TO DBL TOP PLATE, AND INSTALL H1 OR H2.5 CLIPS TO EACH TRUSS/RAFTER END. LTP4, LTP5 OR LS50 CAN BE SUBSTITUTED FOR A35 CLIPS PER SIMPSON.

(7) MINIMUM 3X OR DBL 2X STUDS REQUIRED AT ABUTTING PANEL EDGES. DBL STUDS TO BE LAMINATED W/ (2) 16d @ 6" OC.

(8) ANCHOR BOLTS SHALL BE EMBEDDED 7" MINIMUM INTO CONCRETE. MIN (2) BOLTS PER PIECE WITH ONE BOLT LOCATED NOT MORE THAN 2" OR LESS THAN (7) BOLT DIAMETERS FROM EACH END OF THE PIECE. MUD SILL TO BE 2X MINIMUM AND PRESSURE-TREATED.

(9) ALL SHEATHING TO BE APA RATED. SEE GENERAL STRUCTURAL NOTES.

HOLDOWN SCHEDULE

Date: 1/6/2024
Job #: 1778

MARK	HOLDOWN / STRAP *(1))	FASTENERS TO (2)-STUDS MIN U.N.O.	FOUNDATION ANCHOR *(1)&(8)	COMMENTS
T-1	MSTC40	(8) - 16d sinkers to each connected element	N/A	
T-2	STHD14/14RJ	(38)/(30) - 16d	N/A	

SHEARWALL SCHEDULE

Date: 1/6/2024
Job #: 1778

MARK *(2)	SHEATHING - APPLY TO 2x HF STUDS @ 16"o/c U.N.O. BELOW *(9)	SHEATHING EDGE NAILS *(5) ALL EDGES BLOCKED (do not penetrate past flush)	BASE PLATE NAILS *(5)	ROOF TO TOP PLATE, FLOOR TO TOP PLATE & SILL PLATE *(6)	SILL PLATE ANCHORS w/ 3" x 3" x 1/4" WASHERS *(8)
SW-1	7/16" OSB	8d @ 6" o/c (12" o/c field)	16d @ 12 " o/c	H1 @ 24 " o/c or A35 @ 24 " o/c	5/8"Øx10" AB′s @ 60 " o/c
SW-2	7/16" OSB	8d @ 4" o/c (12" o/c field)	16d @ 6 " o/c	A35 @ 20 " o/c	5/8"Øx10" AB′s @ 48 " o/c
RSW	7/16" OSB *(7)	8d @ 3" o/c (12" o/c field)	SEE DETAIL 6/S3		

UPSTATE engineering, inc.
22002 64TH AVE W - SUITE 2C, MOUNTLAKE TERRACE WA 98043
TEL: (425)354-4105 SERVICES@UPST8.COM

UPSTATE STAMP

STRUCTURAL DESIGN
MAIN FLOOR LATERAL

ADAIR ENTERPRISES LLC
MAYWOOD HEIGHTS LOT 8
10035 NE 196th PLACE
BOTHELL, WA 98011

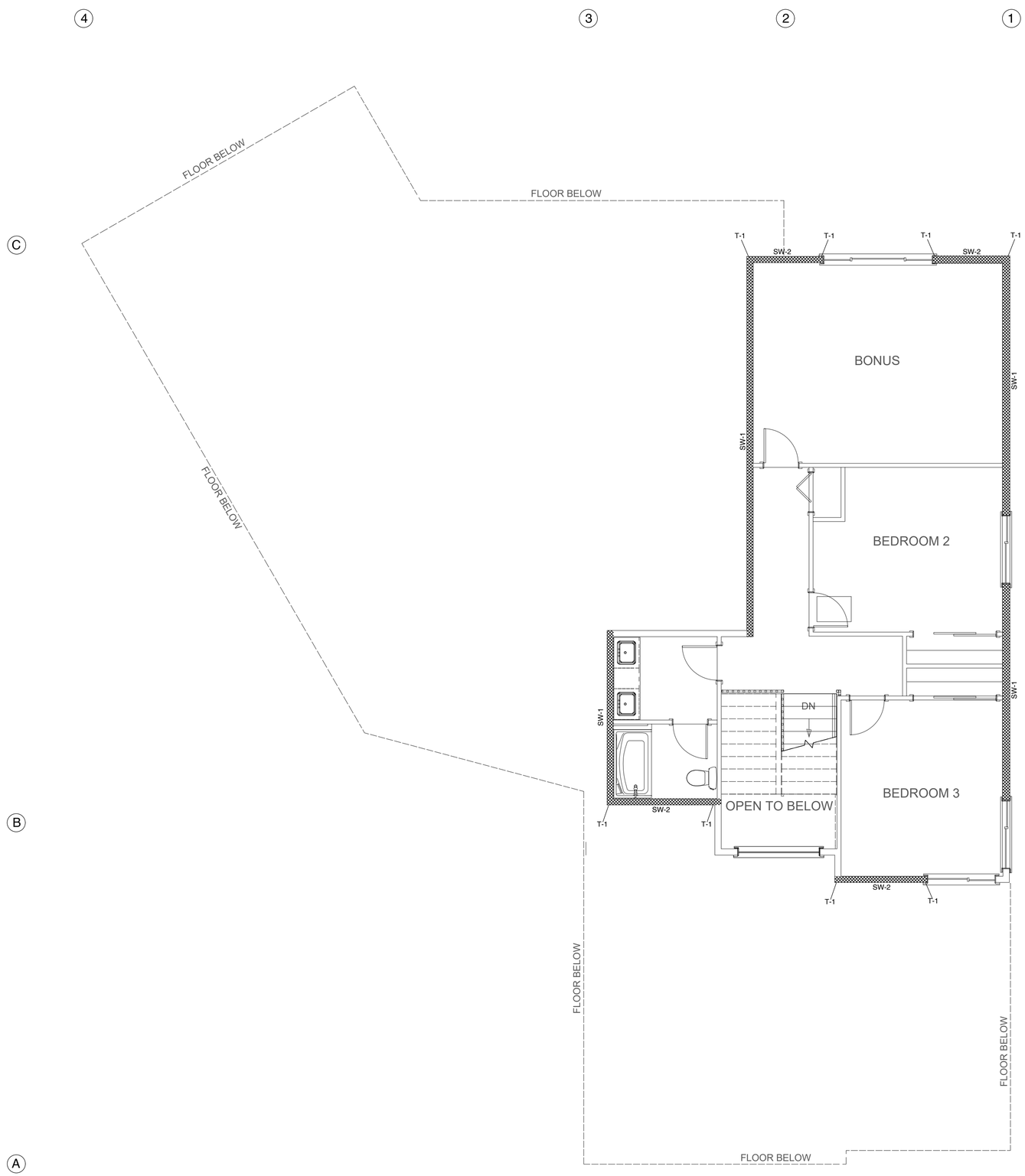
UPSTATE JOB # 1778

DRAWN BY:	CHECKED BY:
JBG	AMG

REVISION DATE:	DESCRIPTION:
01/16/2024	VERSION 1

APPROVALS

S4



UPPER FLOOR LATERAL

¼" = 1'-0"

LATERAL NOTES

SW-X SHEAR WALL TO BE BUILT PER OR VERIFIED TO COMPLY WITH SHEAR WALL SCHEDULE

T-X HOLDOWN TO BE INSTALLED PER HOLDOWN SCHEDULE

- CONSTRUCTION OF EACH DIAPHRAGM TO BE PER THE STRUCTURAL NOTES ON SHEET S0
- ALL SHEAR WALL CONNECTIONS TO BE PER THE SHEAR WALL SCHEDULE
- PLEASE NOTIFY UPSTATE ENGINEERING OF ANY STRUCTURAL PLAN REVISIONS, INCLUDING WINDOW /DOOR LOCATIONS, PRIOR TO INSPECTION

SHEAR WALL AND HOLDOWN NOTES

(1) HOLDOWNS TO BE SIMPSON OR EQUIVALENT WHERE EQUIVALENT IS PERMITTED. LOCATE HOLDOWNS AT ENDS OF SHEARWALLS, UNO. INSTALL PER MANUFACTURER RECOMMENDATIONS FOR FOUNDATION MINIMUM END DISTANCE AND EMBEDMENT. EXTEND, THICKEN, DEEPEN, ETC. FOUNDATION TO MEET THE MANUFACTURER'S SPECIFICATIONS.

(2) CONSTRUCT CRIPPLE WALLS AND PONY WALLS TO MATCH SPECIFICATIONS OF THE SHEAR WALL ABOVE. CONSTRUCT GABLE END WALLS TO MATCH SPECIFICATIONS OF THE SHEAR WALL BELOW. CONSTRUCT CLERESTORY WALLS PER SW-1, UNO. ALL EXTERIOR WALLS TO BE CONSTRUCTED PER SW-1, UNO.

(3) 3X OR DBL 2X SILL PLATE REQUIRED.

(4) USE THREADED ROD AND COUPLER AS REQUIRED.

(5) COMMON NAILS, UNO: 8d = 0.131" x 2½"
10d = 0.148" x 3"
12d = 0.148" x 3½"
16d = 0.148" x 3½"

(6) INSTALL H1 CLIPS AT EACH TRUSS/RAFTER END. INSTALL A35 @ 24" OC AT EACH GABLE END AND RIM JOIST (OR SOLID BLOCKING) TO TOP PLATE AND MUDSILL CONNECTION, UNO. WHERE SPACING TIGHTER THAN 24" OC IS SPECIFIED, INSTALL A35 CLIPS FROM SOLID BLOCKING TO DBL TOP PLATE, AND INSTALL H1 OR H2.5 CLIPS TO EACH TRUSS/RAFTER END. LTP4, LTP5 OR LS50 CAN BE SUBSTITUTED FOR A35 CLIPS PER SIMPSON.

(7) MINIMUM 3X OR DBL 2X STUDS REQUIRED AT ABUTTING PANEL EDGES. DBL STUDS TO BE LAMINATED W/ (2) 16d @ 6" OC.

(8) ANCHOR BOLTS SHALL BE EMBEDDED 7" MINIMUM INTO CONCRETE. MIN (2) BOLTS PER PIECE WITH ONE BOLT LOCATED NOT MORE THAN 2" OR LESS THAN (7) BOLT DIAMETERS FROM EACH END OF THE PIECE. MUD SILL TO BE 2X MINIMUM AND PRESSURE-TREATED.

(9) ALL SHEATHING TO BE APA RATED. SEE GENERAL STRUCTURAL NOTES.

HOLDOWN SCHEDULE Date: 1/6/2024 Job #: 1778

MARK	HOLDOWN / STRAP *(1)	FASTENERS TO (2)-STUDS MIN U.N.O.	FOUNDATION ANCHOR *(1)(4)	COMMENTS
T-1	MSTC40	(8) - 16d sinkers to each connected element	N/A	
T-2	STHD14/14RJ	(38)(30) - 16d	N/A	

SHEARWALL SCHEDULE Date: 1/6/2024 Job #: 1778

MARK *(2)	SHEATHING - APPLY TO 2x HF STUDS @ 16"o/c U.N.O. BELOW *(9)	SHEATHING EDGE NAILS *(5) ALL EDGES BLOCKED (do not penetrate past flush)	BASE PLATE NAILS *(5)	ROOF TO TOP PLATE, FLOOR TO TOP PLATE & SILL PLATE *(6)	SILL PLATE ANCHORS w/ 3" x 3" x 1/4" WASHERS *(8)
SW-1	7/16" OSB	8d @ 6" o/c (12" o/c field)	16d @ 12 " o/c	H1 @ 24 " o/c or A35 @ 24 " o/c	5/8"Øx10" AB's @ 60 " o/c
SW-2	7/16" OSB	8d @ 4" o/c (12" o/c field)	16d @ 6 " o/c	A35 @ 20 " o/c	5/8"Øx10" AB's @ 48 " o/c
RSW	7/16" OSB *(7)	8d @ 3" o/c (12" o/c field)	SEE DETAIL 6/S3		

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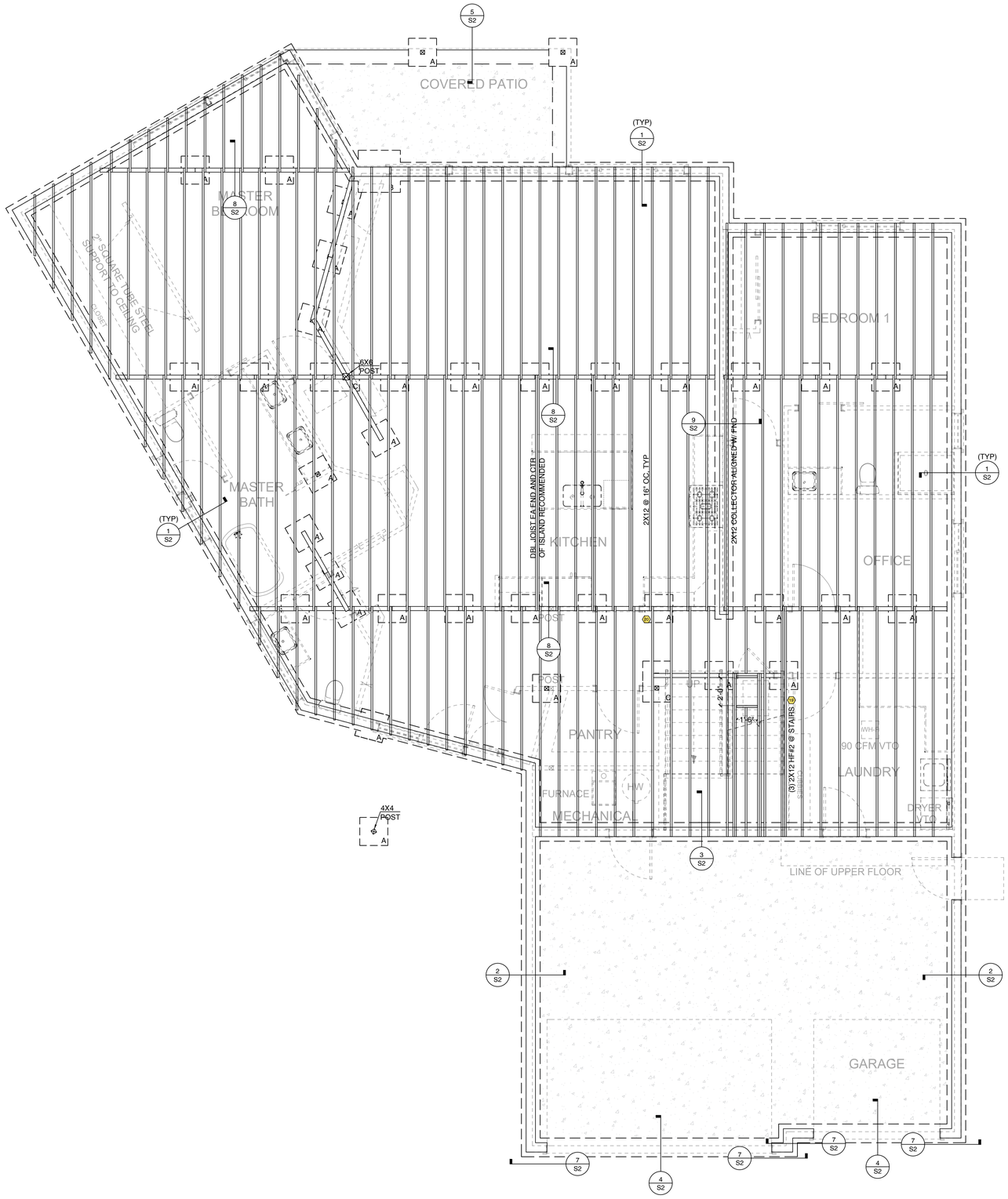

LOWER FLOOR FRAMING

1/4" = 1'-0"

LOWER FLOOR FRAMING NOTES

- INTERIOR BEARING WALL
- (X) - BEAM NUMBER
- ALL CRAWLSPACE POSTS TO BE 4X4 (4X6 @ SPLICES), UNO
- LUMBER IN CONTACT WITH CONCRETE OR EXPOSED TO WEATHER TO BE PRESSURE-TREATED
- HARDWARE AND FASTENERS IN CONTACT WITH CONCRETE, IN USE WITH PRESSURE-TREATED LUMBER AND/OR EXPOSED TO WEATHER SHALL BE HOT-DIPPED GALVANIZED OR OTHER APPROVED MATERIAL
- SEE FOUNDATION PLAN FOR HOLD DOWN LOCATIONS AND ADDITIONAL INFORMATION
- FLOOR FRAMING:
  - 2X12 HF#2 @ 16" OC. TYP (OR EQUIVALENT)

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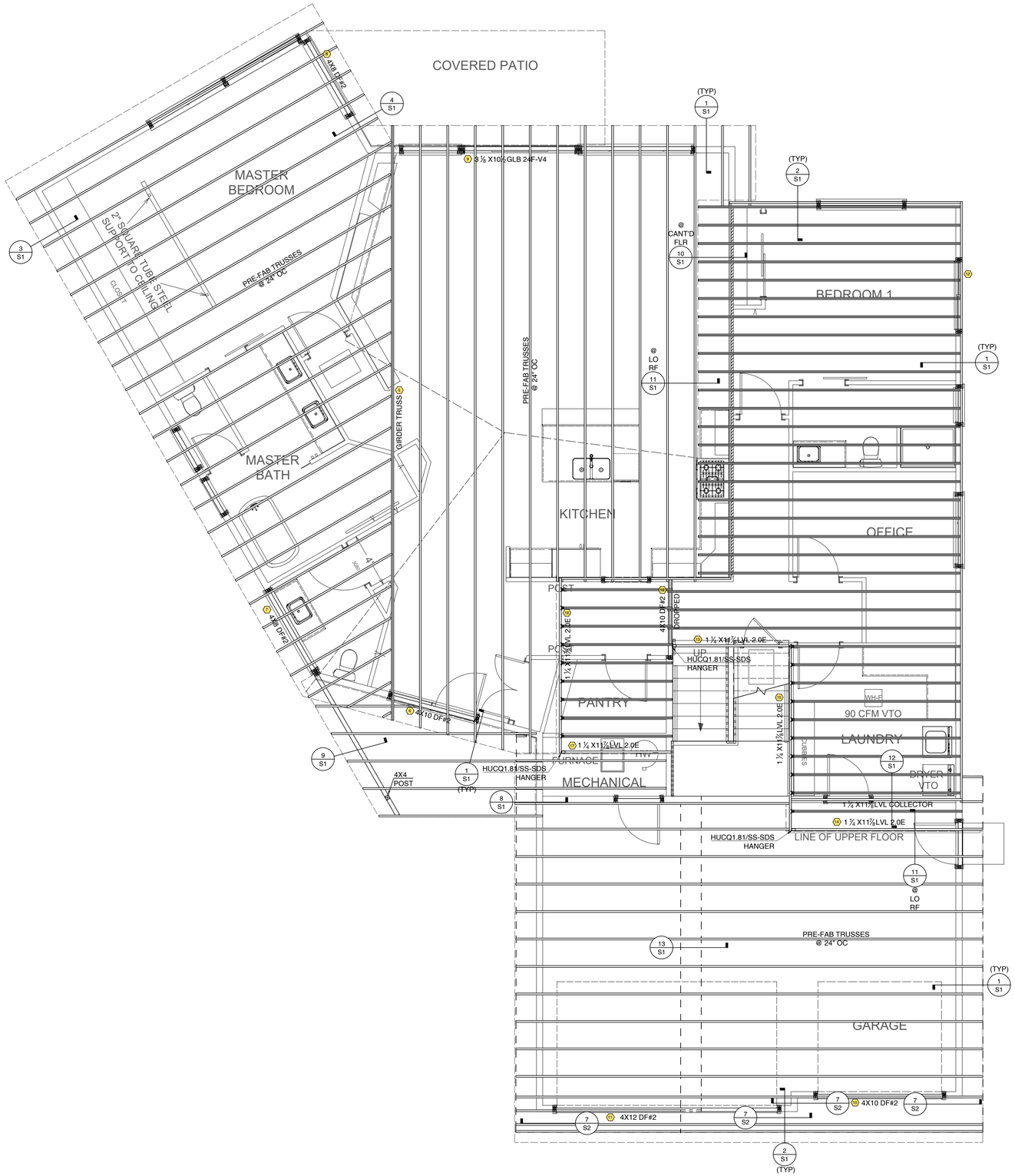

MAIN FLOOR FRAMING

¼" = 1'-0"

MAIN FLOOR FRAMING NOTES

- INTERIOR BEARING WALL
- BEAM NUMBER
- ALL BEAMS/HEADERS TO BE 4X8 DF#2 MINIMUM, UNO
- ALL BEAMS/HEADERS TO BE SUPPORTED WITH DBL 2X POST EA END, UNO
- LUMBER IN CONTACT WITH OR EXPOSED TO WEATHER TO BE PRESSURE-TREATED
- HARDWARE AND FASTENERS IN CONTACT WITH CONCRETE, IN USE WITH PRESSURE - TREATED LUMBER, AND/OR EXPOSED TO THE WEATHER SHALL BE HOT DIPPED GALVANIZED OR OTHER APPROVED MATERIAL
- FLOOR JOISTS
  - 11 7/8 " TJI 110 SERIES@16"OC, UNO
  - IUS1.81/11.88 HANGERS, UNO

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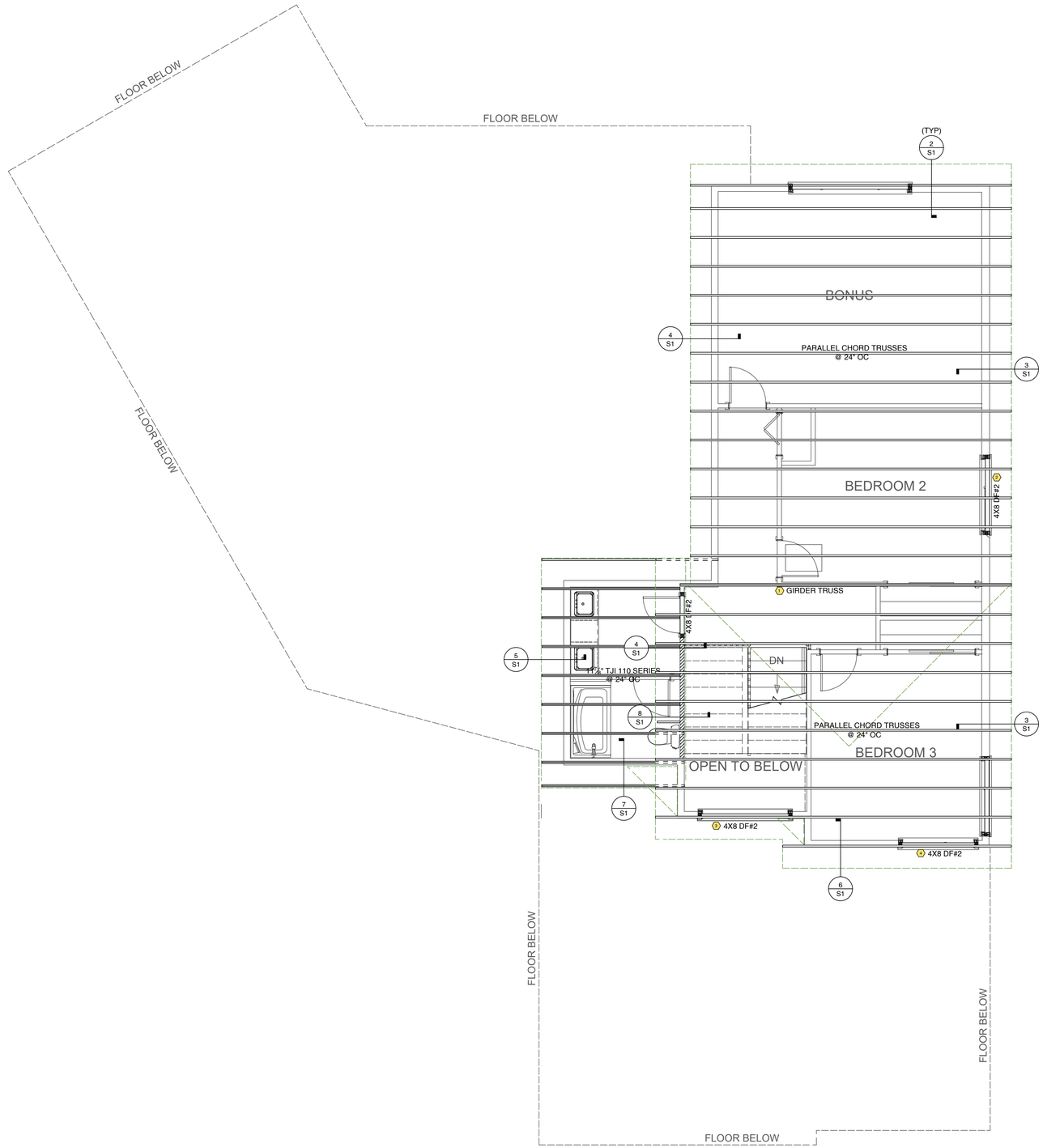

ROOF FRAMING
1/4" = 1'-0"

ROOF FRAMING NOTES

- X - BEAM NUMBERS (SEE CALCULATIONS)
- ALL BEAMS/HEADERS TO BE 4X8 DF#2 MINIMUM, UNO
- ALL BEAMS/HEADERS TO BE SUPPORTED WITH DBL 2X POST EA END, UNO
- ALL POSTS TO BE SUPPORTED WITH LIKE POSTS TO FOUNDATION, UNO
- ENGINEERED TRUSS LAYOUT TO BE APPROVED BY MANUFACTURER. ANY CHANGES RESULTING FROM THAT LAYOUT, TO BE PROVIDED TO UPSTATE ENGINEERING, INC BEFORE PROCEEDING.
- ROOF FRAMING:
  - MANUFACTURED TRUSSEES

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