# **GENERAL NOTES**

GOVERNING CODE: The "2015 International Building Code" shall govern design and construction except the "2015 International Residential Code" may be used where applicable.

REFERENCE STANDARDS: Standards, referred to herein, shall be incorporated in these documents in their entirety. The latest edition of the standard shall be used unless a specific date is indicated

NOTE PRIORITIES: Drawing notes shall govern over these requirements.

CONTRACTOR RESPONSIBILITIES: The contractor is responsible for the means and methods of construction, job related safety standards, and the strength and stability of the structure during construction. He shall provide temporary shoring, bracing and other elements required to maintain stability until the structure is complete. He shall be familiar with the work required in these documents and the requirements for executing it properly.

DISCREPANCIES: Discrepancies in these documents shall be brought to the attention of Stone River Engineering Co. prior to beginning the work in question.

SITE VERIFICATION: The contractor shall verify all dimensions and conditions at the site.

CONSTRUCTION LOADS: Loads on the structure during construction shall not exceed the capacity of partially completed construction.

ADJACENT UTILITIES. The contractor shall determine the location of all adjacent underground utilities prior to excavation and drilling. In Washington call 1-800-424-5555 for locate services.

# **TEST & INSPECTIONS**

INSPECTIONS: Construction is subject to inspection by the Building Official in accordance with IRC section R109 or IBC section 110 as applicable. The contractor shall make arrangements for these inspections.

REPORT SUBMITTALS: The contractor shall forward copies of inspection reports to Stone River Engineering Company.

STRUCTURAL OBSERVATION: When required by the building official, Structural Observation as defined by IBC chapter 2 shall be provided in accordance with IBC 1704.6. The owner shall employ Stone River Engineering Company to perform the structural observation.

# SOILS, FOUNDATIONS, AND SLABS

REFERENCE STANDARDS: Design and construction shall conform to IBC Chapter 18 "Soils and Foundations"

SOILS INSPECTION: The Building Official or a licensed Geotechnical Engineer shall inspect all prepared soil bearing surfaces prior to placement of concrete and reinforcing steel and shall verify the following **DESIGN SOIL VALUES.** 

Allowable bearing pressure 1500PSF Passive lateral pressure 250PCF e.f.p. Active lateral pressure - unrestrained 35PCF e.f.p. Active lateral pressure - restrained 50PCF e.f.p. Coefficient of sliding friction 0.35

FOOTING DEPTH: Exterior footings shall bear at least (24") below finish grade. Interior footings shall bear at least (12") below grade.

FOOTING CONSTRUCTION: Concrete footings shall be constructed as follows: Footings shall be cast on firm, unfrozen soil. Footings shall be reinforced with #4 bars spaced at 8" oc located between the bottom third and mid-depth of footings. Strip (continuous) footings require reinforcement in the long direction only. Spread footing shall be reinforced in both directions. Reinforcement shall be supported to remain in place during construction and curing. Vertical reinforcement for stem walls shall be cast in place extending to within 3" of footing bottom. Castin-place hardware such as threaded rods with nuts and washer may be required in footings - see plans.

CONCRETE STEM WALLS: Concrete stem walls shall be 8" wide and reinforced with #4 bars spaced at 12" oc in the vertical and horizontal direction. One horizontal bar shall be located 4" from the top of wall with the hook end of anchor bolts held below this bar. Vertical reinforcement shall be cast into the footing below extending to 3" from bottom of footing. See plan for spacing of anchor bolts and other hardware to be cast in stem walls such as holdown anchors.

WALL ANCHORAGE: Sill plates shall be anchored to the concrete foundation with L-shaped, A-307 anchor bolts embedded at least 7" and spaced per the shearwall schedule but not less than 1/2" diameter at 60" oc with 3" square x 1/4" thick steel plate washers and hex nuts. Washers shall extend to within 1/2" of the wall sheathing. MASA or MASAP mudsill anchors by Simpson Strong Ties may be used in lieu of anchor

CONCRETE SLABS-ON-GRADE: Concrete floor slabs shall be no less than 4" thick and shall be reinforced with W1.4 x W1.4 6x6 welded wire fabric (or #3 bars spaced at 18" oc in each orthogonal direction) supported to remain in place between mid-depth of the slab and the upper third. Slabs shall be cast on a 6 mil polyethylene vapor retarder with lapped joints at least 6" wide, over a prepared compacted sub-base of 4" thick clean gravel, or crushed stone passing a 2" sieve but < 10% passing a #4 sieve. For insulated slabs the vapor retarder shall be placed between the rigid foam and the slab. (A vapor retarder is not required for exterior slabs or slabs in unheated structures. A base course is not required over well-drained gravel or gravel/sand mixtures having a percolation rate not less than 4" per hour. (Refer to IRC section R506.2.2 exception, and IRC Table R405.1 Group I and footnote "a".)

# **CONCRETE**

REFERENCE STANDARDS: ACI 318-14 "Building Code Requirements for Concrete" IBC Chapter 19

MIX DESIGN:

2500 psi - concrete protected from weather 3000 psi - vertical concrete exposed to weather 3500 psi - flat concrete exposed to weather including garage floors

Strength: 28-day strength - Fc' design strength (psi) Maximum Aggregate Size shall be 1" W/C: Water/Cement Ratio shall not exceed .48 based on the total weight of cementitious materials

Air content of concrete exposed to weather shall be 6% measured at point of placement for severe exposure with 1" maximum aggregate size. See ACI for other conditions.

· Pozzolans may be used in accordance with ACI. Chloride content shall conform to ACI.

CONSTRUCTION JOINTS: See the plan for location and details.

SHRINKAGE: Concrete will shrink after initial placement. The contractor shall coordinate jointing and finishes to provide adequate tolerance for shrinkage.

TESTING FOR CONCRETE STRENGTH:

When required by the building official obtain samples and conduct tests in accordance with ACI. For each test mold and cure 3 cylinders. Test (1) at 7 days and (2) at 28 days. The strength is satisfactory if the averages of all sets of 3 consecutive tests equal or exceed the specified strength and no individual test falls below the specified strength by more than 500

REINFORCING STEEL: Reinforcing Bars - deformed ASTM A615, Grade 40 Smooth Welded Wire Fabric ASTM A185 Deformed Welded Wire Fabric ASTM A497 CRSI MSP-1, Chapter 3 Bar Supports Tie Wire - black annealed 16.5 gage or heavier

CONCRETE COVER: Conform to ACI Concrete cast against earth Concrete exposed to earth or weather 2" Bars in slabs and walls

BAR SPLICES: Conform to ACI for class "B" splices or 40 bar diameters, whichever is greater.

# **WOOD**

GRADING: All sawn lumber products shall be identified by a grade mark or a certificate of inspection by an approved agency complying with DOC PS20 or equivalent.

LUMBER and TIMBER: Except where noted otherwise the species and grade of lumber and timber shall be as follows:

Hem Fir No. 2 - Preservative-treated lumber and timber Douglas Fir No. 2 - All other lumber and timber

WOOD I-JOISTS: Conform to ASTM D 5055

STRUCTURAL GLUE-LAMINATED TIMBER: Conform to AITC 190.1 & ASTM D3737 2400F-V4 Glulam - simple span 2400F-V8 Glulam - cantilever or continuous 2 (DF-L2) Glulam - column Camber simple span beams to 2000' radius unless noted otherwise.

LVL - laminated veneer lumber 1.8 E

RECTANGULAR ENGINEERED WOOD: Conform to ASTM 5456 PSL - parallel strand lumber 2.0 E LSL - laminated strand lumber 1.5 E

WOOD STRUCTURAL PANELS (Sheathing): Conforming to DOC PS-1 or PS-2 according to type and shall be identified by the trademarks of an approved testing & inspection agency.

Exterior rating: for permanent exterior exposure (type CC). Exposure 1 rating: for temporary exterior exposure (type CDX). Exposure 2 rating: for areas subject to high humidity or short term leaks. Interior rating: for continuously dry interior applications only.

Unless noted otherwise horizontal panels shall be installed with the long dimension perpendicular to supporting framing with panels continuous over two or more spans with adjacent rows of sheathing having staggered joints.

Floor - APA-rated Sturd-I-Floor 3/4" 24" span rating 7/8" 32" span rating 1-1/8" 48" span rating

Roof - APA-rated sheathing

24/0 span rating 30 psf @ 24" oc 100 psf @ 16" oc 7/16" 24/16 span rating 40 psf @ 24" oc 100 psf @ 16" oc 15/32" 32/16 span rating 70 psf @ 24" oc 180 psf @ 16" oc 19/32" 40/20 span rating 130 psf @ 24" oc 305 psf @ 16" oc 23/32" 48/24 span rating 175 psf @ 24" oc 7/8" 60/32 span rating 305 psf @ 24" oc

### Shearwall - APA-rated sheathing 7/16" minimum thickness

CONNECTORS: Prefabricated connectors shall be by the Simpson Strong-Tie Company as specified in their catalog No. C-C-2015. Connectors shall be installed per the manufacturer's instructions. Where connector straps connect two members, place one-half of the nails or bolts in each member. Provide washers under the heads and nuts of all bolts and lag screws bearing on wood. Unless noted otherwise all nails shall be common. For exterior applications connectors shall be protected with Z-max coating per ASTM A653, hot dipped galvanized (HDG) per ASTM A123, or type 316L stainless steel and fastened with "doublebarrier coating" SDS screws or HDG nails as required for that connector.

GALVANIZED FASTENERS: Conform to ASTM A653 designation G185.

FASTENERS MINIMUM REQUIREMENTS: The number and size of fasteners connecting wood members shall not be less than table 2304.10.1 IBC

LAG and MACHINE BOLTS: Conform to ASTM A307.

GENERAL WOOD CONSTRUCTION: Conform to IBC 2304. Unless noted otherwise, studs shall be spaced at 16" oc, exterior studs shall be 2x6. and interior studs shall be 2x4, interior headers shall be 4x8, exterior headers shall be 4x12. Provide two studs minimum at the end of all walls and at each side of all openings. Attach sill plates to concrete per "WALL ANCHORAGE" described under these general notes. Nail together individual members of built up posts with two rows of 16d @ 12" O.C. staggered. Refer to the plans and shearwall schedule for required sheathing and nailing. When not otherwise noted, provide 1/2" gypsum wallboard on interior surfaces.

PRESERVATIVE TREATMENT. Wood materials specified as "pressure treated" shall be "treated wood". "Decay and Termite Protection" shall conform to the appropriate standards of the American Wood-Preservers Association (AWPA) for sawn lumber, glued laminated timber, round poles, wood piles and marine piles. Follow American Lumber Standards Committee (ALSC) quality assurance procedures. Use hot dipped galvanized or stainless steel fasteners and connectors for preservative treated wood products.

NAILS: Conform to IBC 2304.10 "Connections and Fasteners". Unless noted otherwise all nails shall be common. Nails shall be driven flush and shall not fracture the surface of sheathing. Nail sizes specified on the drawings are based on the following specifications:

Length Common Sinker Box .113" .099 .131" .113 .148" .120 .128 3 1/4" .148" .135 .162" .148 .135 3 ½" 4" .192" .177 .148

14g stpl = 14 gage staple with 7/16" minimum crown

# **SAFETY**

EMERGENCY ESCAPE AND RESCUE OPENINGS: Basements with habitable space and every sleeping room shall have at least one operable emergency escape and rescue opening with a sill height of no more than 44" above the floor. The opening size shall be at least 5.7 square feet (5.0 at grade floors) with minimum height of 24" and minimum width of 20" and shall be operable without keys or tools from the inside.

TEMPERED GLAZING: Except as noted in IRC R308.4 tempered glass shall be required when installed in doors, within 24" of a door, in windows panes having an exposed area of more than 9 s.f. with a bottom edge < 18" above the floor, a top edge more than 36" above the floor and within 36" horizontal of a walking surface, guards and railing, enclosures for tubs, showers, pools, etc., adjacent to stairs and ramps, and adjacent to bottom stair landings when the bottom edge is less than 36" from the floor and within 60" horizontal from the bottom stair tread.

STAIRWAYS: Stairways serving an occupant load of 50 or less shall be at least 36" wide. Stair riser heights shall be between 4" and 7" and stair tread widths shall be at least 11" except that for one and two-family dwellings and town homes not more than 3-stories, maximum riser height shall be 7.75" and minimum tread width shall be 10". The greatest riser height in a single flight shall not exceed the least by more than 3/8". A single flight of stairs shall not have a total vertical rise of more that 147". Landings shall occur at the top and bottom of each flight with the minimum length equal to the stair width. Note: landing length need not exceed 48" for a straight run. Headroom shall not be less than 6'-8" in all parts of the stairway measured vertically from a line connecting the edges of nosings. Nosings shall be 3/4" - 1-1/4" thick with a radius of curvature not exceeding 9/16" or a chamfer not exceeding 1/2". Nosings are not required when the tread depth is at least 11". Enclosed accessible under stair spaces shall be sheathed with 1/2" gypsum board.

STAIR HANDRAILS: At least one handrail shall be installed on every flight with 4 or more risers. The top of handrails shall be 34" - 38" above a line connecting tread nosings. Handrails shall be continuous for the entire flight and terminate in newel posts or safety terminals. Handrails with a circular cross-section shall be 1.25" minimum to 2" maximum diameter. Other cross-sectional shapes are permitted in accordance with R311.7.8.3.

GUARDS: Porches, balconies or raised floors located more than 30" above the adjacent floor or grade shall be fitted with guards at least 36" tall. Opening in guards shall be such that a 4" diameter sphere cannot pass through.

WINDOW FALL PROTECTION per R312.2: Required when operable window openings in dwelling units are located less than 24" above the finished floor and more than 6' above finished grade or surface below and when the lowest edge of the clear opening is less than 24" above the

SMOKE ALARMS: Smoke alarms shall be listed in accordance with UL 217 and installed per IRC and NFPA 72 in dwelling units. Alarms shall be interconnected and shall be located in and just outside each bedroom, within 3' of bathroom doors when bathrooms contain a tub or shower. with no less than one on each dwelling story.

CARBON MONOXIDE ALARMS: In dwellings of new construction and where work requiring a permit occurs in existing buildings, when those buildings contain fuel-fired appliances or have an attached garage, carbon monoxide alarms shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms and within bedrooms that contain a fuel-burning appliance. Single station carbon monoxide alarms shall comply with UL2034.

# **MECHANICAL EXHAUST SYSTEMS**

Local Exhaust - Mechanical exhaust systems shall be installed in the following areas with the noted minimum exhaust rates. Toilet, Laundry, Spa, Pool 50 cfm intermittent or 20 continuous 100 cfm intermittent or 25 continuous

Whole House Ventilation - Every dwelling unit or guest room shall be equipped with one of the following whole-house ventilation systems complying with the noted code section of the Washington State amendments to the 2015 IRC section 1507

- exhaust fan 2. integrated with forced-air system
- 3. supply fan
- 4. heat recovery

MINIMUM CONTINUOUS VENTILATION RATES (cfm) table M1507.3.3(1) 2013 IRC					
FLOOR AREA [SQUARE FEET]	BEDROOMS				
	0-1	2-3	4-5	6-7	>7
<1500	30	45	60	75	90
1501-3000	45	60	75	90	105
3001-4500	60	75	90	105	120
4501-6000	75	90	105	120	135
6001-7500	90	105	120	135	150
>7500	105	120	135	150	165

# **PAGE INDEX**

GENERAL NOTES

SITE PLAN

AERIAL VIEW, SURVEY **ELEVATIONS** 

FOUNDATION PLAN, FLOOR FRAMING FLOOR PLAN, ROOF FRAMING, BUILDING SECTION

DETAILS

DETAILS

# **ROOF COVERINGS**

METAL ROOF COVERINGS

MINIMUM REQUIREMENTS: Install per manufacturer's written instructions. See also IRC section R905 or IBC section 1507 for flashing and other requirements.

DECKING: Metal roofing material shall be applied over solid roof sheathing per plan

MINIMUM SLOPE:

25% for lapped, non-soldered seam without sealant 4% for lapped, non-soldered seams with sealant 2% for standing seam roof systems

MATERIALS: Materials shall be naturally corrosion-resistant or treated to be so per Table R905.10.3 (1)

ATTACHMENT: Attach to supports per manufacturer's instruction with galvanized fasteners for steel roofing and 300-series stainless steel for copper and other metal roofing

FLASHING: Install base, cap, valley, and sidewall flashing per manufacturer's written instructions.

CRICKETS AND SADDLES: Install on uphill side of chimneys and other similar protrusions.

# **ABBREVIATIONS**

TYP

**Unless Noted Otherwise** center-to-center spacing or frequency GLB Glulam Beam Glulam Post Parallel Strand Lumber LVL Laminated Veneer Lumber LSL Laminated Strand Lumber

Typical

# **PROJECT SUMMARY**

Municipality:

Design Professional:

Zoning:

Remodel /Addition / Demo Description:

unheated sleeping room and laundry Kittitas County

Stone River Engineering Co.

**Deferred Submittals:** Special Inspections: Heating:

Water: existing private well existing on site septic Sewage Disposal: Occupancy Class: Residential R3 Type of Construction V-B wood - not rated

# **BUILDING AREAS**

Remodeled Bedroom: 80 sf Entry Porch: 91 sf Laundry addition:

# **APPLICABLE CODES**

Building: 2015 IBC and/or 2012 IRC 2015 IMC (International Mech. Code) Mechanical: 2015 UPC (Uniform Plumbing Code) Plumbing: Fuel Gas: 2015 IFGC (International Fuel Gas Code) 2015 IFC and NFPA 54 & 58 Fire: Energy: 2015 WSEC (Washington State Energy Code)

168 psf unbalanced load

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# **DESIGN PARAMETERS**

Snow - Pub

LIVE LOADS: Snow - Pg 123 psf - heated Snow - Pf Snow - Pf 134 psf - non heated

Floor WIND DESIGN: Basic wind speed Exposure

Importance factor 1.0 SEISMIC DESIGN: Site classification .650 .260 1.0 Importance factor Response modification

**DEFLECTION LIMITS:** Live





**BUILDING DESIGN SERVICES** CLE ELUM, WA 98922 509 674 5080 PHONE



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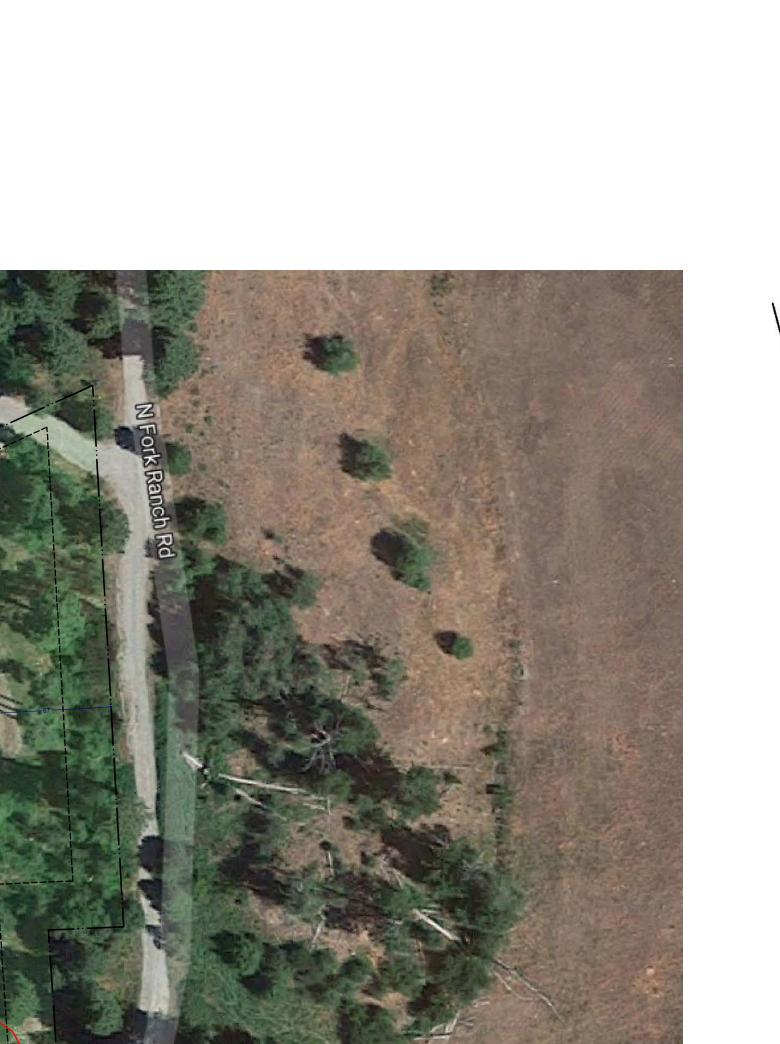
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> GENERAL NOTES PERSPECTIVE VIEW

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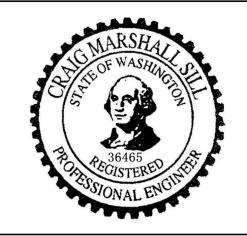


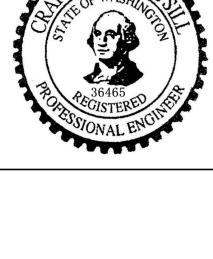




AERIAL VIEW - SCALE 1" ~ 50'







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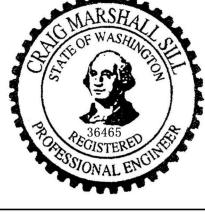
SITE PLAN

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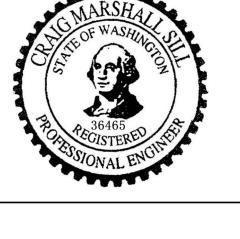


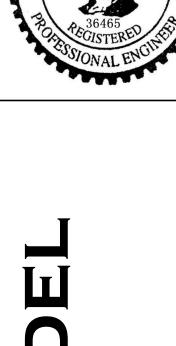
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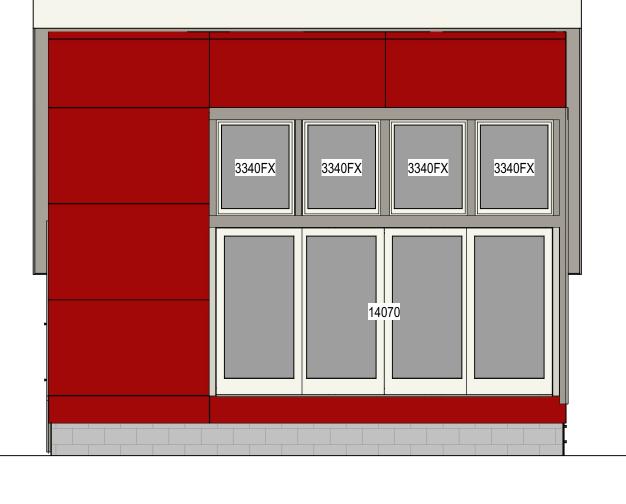
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**ELEVATIONS** 

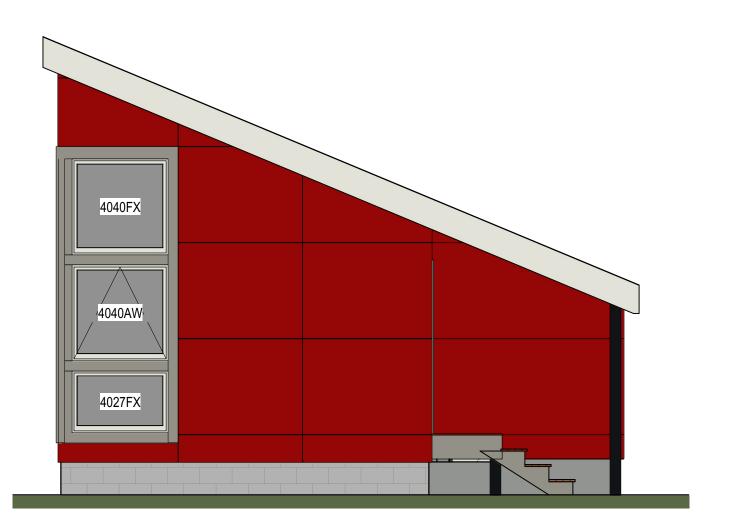
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NORTH ELEVATION - SCALE 1/4" = 1'-0"



WEST ELEVATION - SCALE 1/4" = 1'-0"



SOUTH ELEVATION - SCALE 1/4" = 1'-0"



EAST ELEVATION - SCALE 1/4" = 1'-0"

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SOUTHWEST PERSPECTIVE





NORTHWEST PERSPECTIVE

# INTERNATIONAL WILDLAND-URBAN INTERFACE CODE

## Class 1 ignition-resistant construction requirements

Roof covering- Roofs shall have at least a Class A roof covering, or an approved noncombustible roof covering.

Roof valleys- When provided shall be not less than 26 gauge of corrosion resistive materials metal installed over a minimum 36 inches wide underlayment consisting of one layer of 72-pound mineral surfaced, nonperforated cap sheet complying with ASTM D 3909 running the full length of the valley.

Protection of eaves- Eaves and soffits shall be protected on the exposed underside by ignition resistant materials or by materials approved for a minimum of 1-hour fire-resistance-rated construction, 2-inch nominal dimension lumber, or 1-inch nominal fire-retardant-treated lumber or 3/4inch nominal fire retardant-treated plywood, identified for exterior use and meeting the requirements of the International Building Code. Fascias are required and shall be protected on the backside by ignition resistant materials or by materials approved for a minimum of 1-hour fireresistance-rated construction or 2-inch nominal dimension lumber.

Gutters and downspouts- Gutters and downspouts shall be constructed of noncombustible material. Gutters shall be provided with an approved means to prevent the accumulation of leaves and debris in the gutter.

Exterior walls- Exterior walls of buildings or structures shall be constructed with one of the following methods and materials (Such material shall extend from the top of the foundation to the underside of the roof sheathing):

- 1. Materials approved for a minimum of 1-hour fire-resistance-rated construction on the exterior side.
- 2. Constructed with approved noncombustible materials.
- 3. Heavy timber or log wall construction.
- 4. Fire-retardant treated wood on the exterior side.
- 5. Ignition-resistant materials on the exterior side.

Unenclosed under-floor protection- Buildings or structures shall have all under-floor areas enclosed to the ground with exterior walls. Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction.

Appendages and projections- Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be a minimum of 1-hour fire resistance-rated construction, heavy timber construction or constructed of one of the following:

- 1. Approved noncombustible materials.
- 2. Fire retardant-treated wood identified for exterior use and meeting the requirements of the International Building Code, or
- 3. Ignition-resistant building materials.

Exterior window glazing- Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels, glass block or have a fire protection rating of not less than 20 minutes (many vinyl windows meet this requirement).

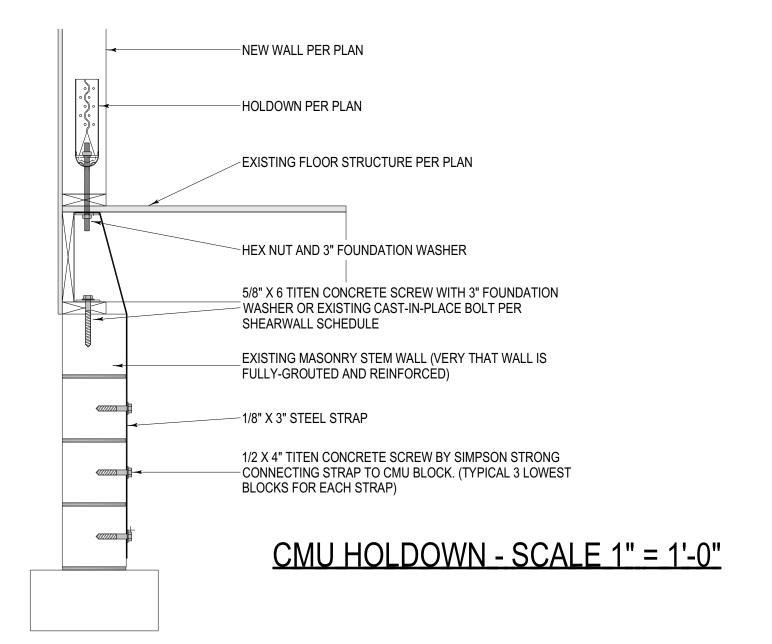
Exterior doors- Exterior doors shall be approved noncombustible construction, solid core wood not less than 1 3/4 inches thick or have a fire protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with exterior window glazing

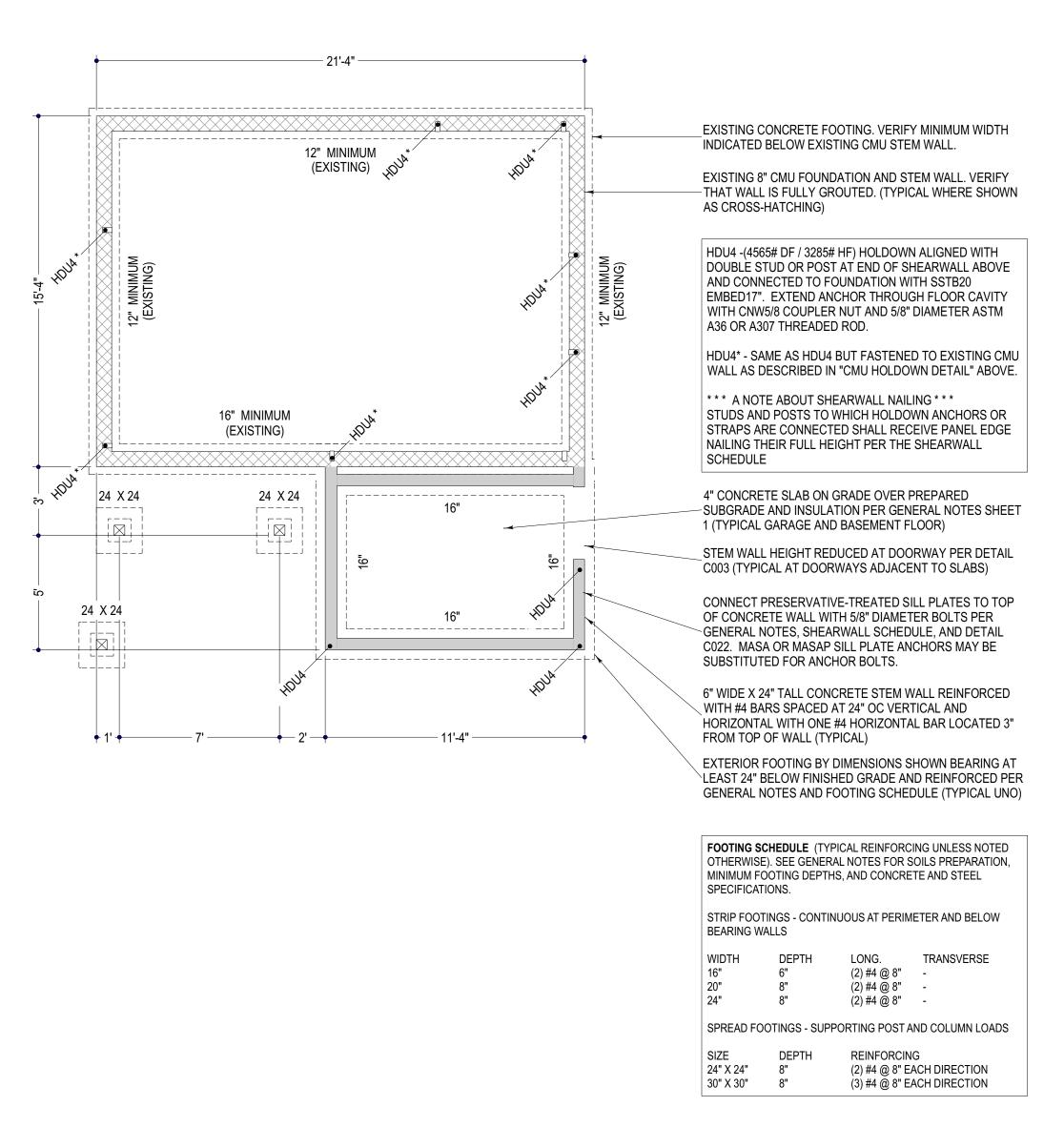
Exception: Vehicle access doors.

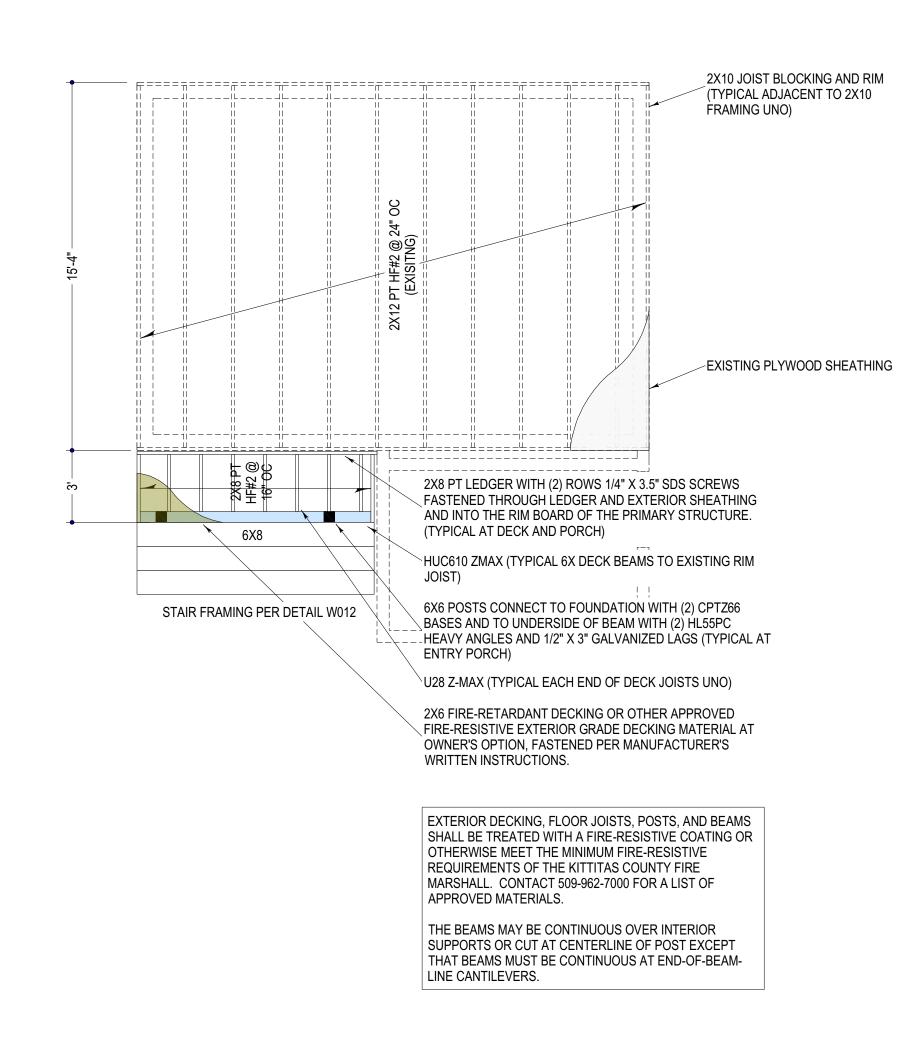
Vents- Attic ventilation openings, foundation or under-floor vents shall not exceed 144 square inches each. Such vents shall be covered with noncombustible corrosion-resistant mesh with openings not to exceed 1/4 inch. Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas unless approved by the Fire Code Official. Gable end and dormer vents shall be located at least 10 feet from property lines. Under-floor ventilation openings shall be located as close to grade as practical.

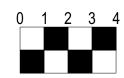
Detached accessory structures- Detached accessory structures located less than 50 feet from a building containing habitable space shall have exterior walls constructed with materials approved for a minimum of 1hour fire resistance-rated construction, heavy timber, log wall construction or constructed with approved noncombustible materials on the exterior side. When the detached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all under-floor areas enclosed to within 6 inches of the ground, with exterior wall construction. Exception: The enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy-timber construction.

Automatic sprinkler system- an approved automatic sprinkler system shall be installed in all occupancies in new buildings required to meet the requirements for Class I Ignition-Resistant Construction. The installation of the automatic sprinkler system shall be in accordance with nationally recognized standards.



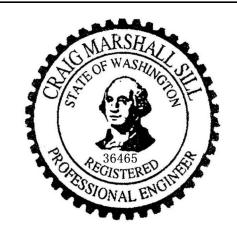






FLOOR FRAMING PLAN - SCALE 1/4" = 1'-0"





North arcel # 150 l ax P

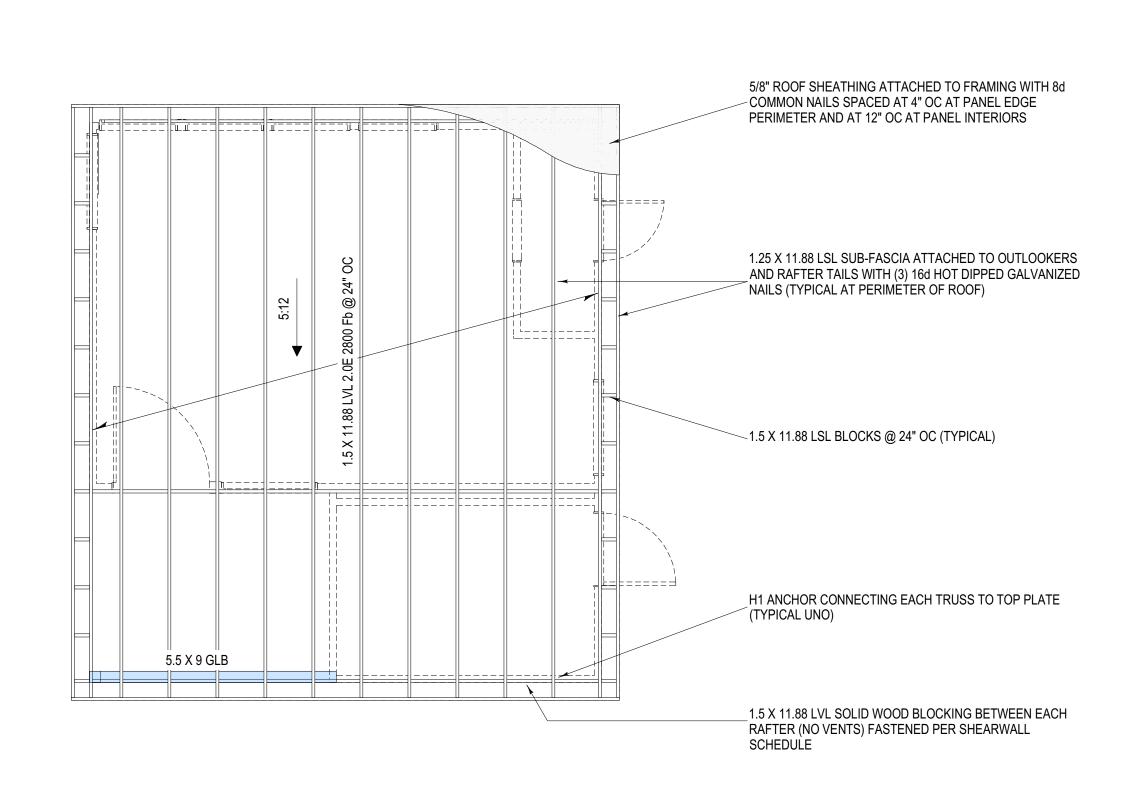
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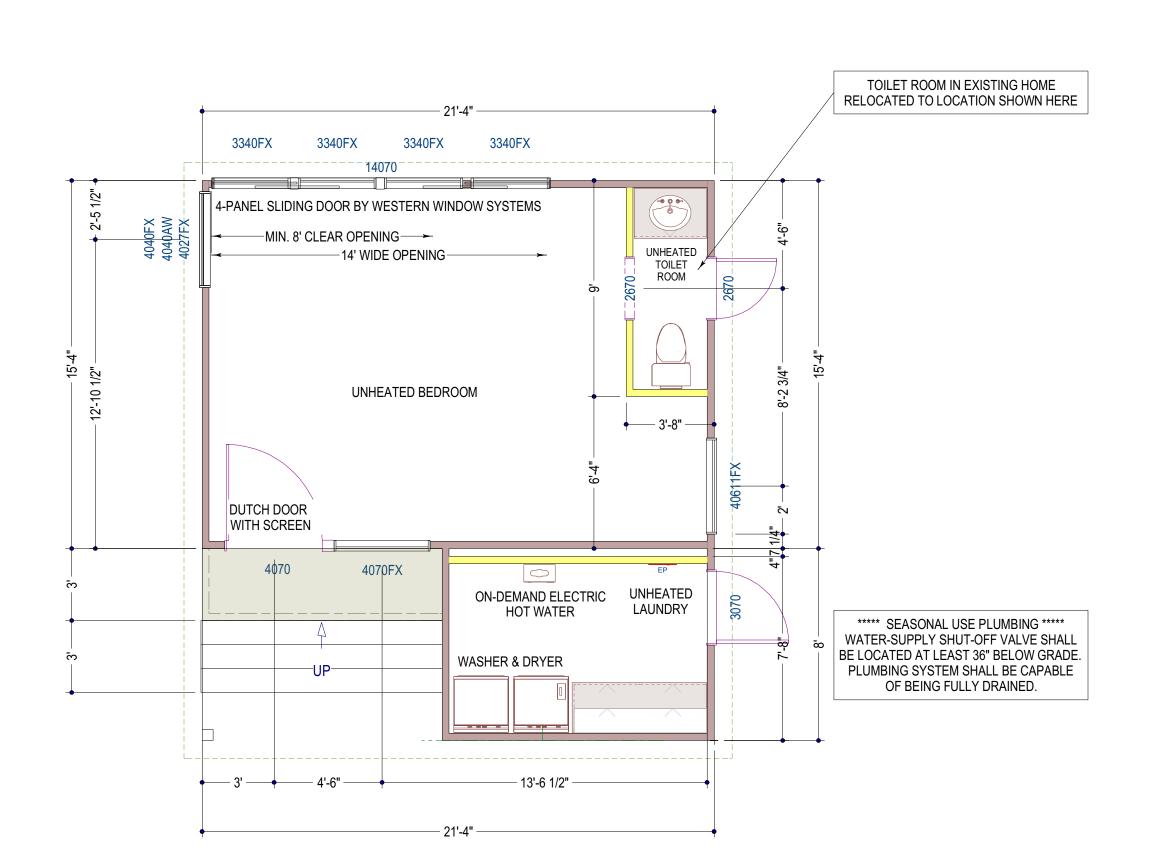
> FOUNDATION PLAN FLOOR FRAMING

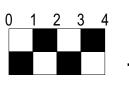
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# BUILDING SECTION - SCALE 1/4" = 1'-0"











150 North Fork Ranch F Tax Parcel #707635 - Ta

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**BUILDING DESIGN SERVICES** 

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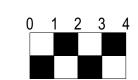
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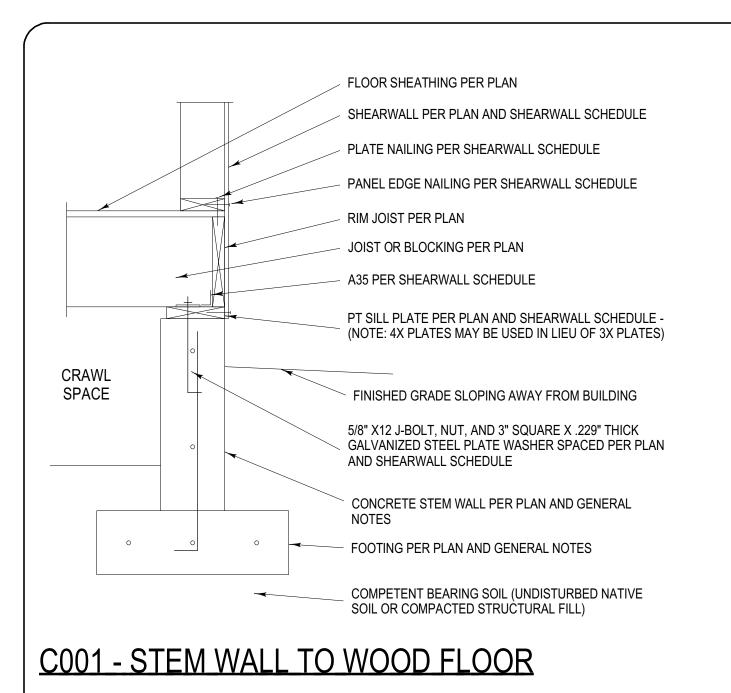
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FLOOR PLAN ROOF FRAMING

**BUILDING SECTION** 

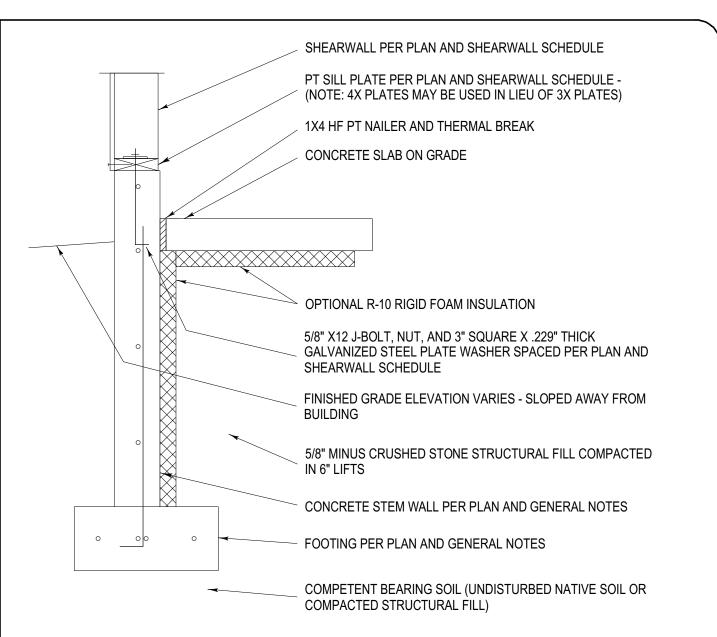
2017-031





# CONCRETE SLAB REINFORCED PER PLAN FINISHED GRADE SLOPING AWAY FROM BUILDING #4 CONTINUOUS BAR (TYPICAL UNO) #4 BENT BAR WITH 18" LEGS SPACED AT 18" OC COMPACTED (TYPICAL UNO) SOIL PER GENERAL NOTES CONCRETE STEM WALL PER PLAN AND GENERAL FOOTING PER PLAN AND GENERAL NOTES COMPETENT BEARING SOIL (UNDISTURBED NATIVE SOIL OR COMPACTED STRUCTURAL FILL)

# CONCRETE SLAB ON GRADE SHEARWALL PER PLAN AND SHEARWALL SCHEDULE PANEL EDGE NAILING PER SHEARWALL SCHEDULE PT SILL PLATE PER PLAN AND SHEARWALL SCHEDULE (4X PLATES MAY BE USED IN LIEU OF 3X PLATES) FINISHED GRADE SLOPING AWAY FROM BUILDING 5/8" X12 J-BOLT, NUT, AND 3" SQUARE X .229" THICK GALVANIZED STEEL PLATE WASHER SPACED PER PLAN AND SHEARWALL SCHEDULE CONCRETE STEM WALL PER PLAN AND GENERAL FOOTING PER PLAN AND GENERAL NOTES COMPETENT BEARING SOIL (UNDISTURBED NATIVE SOIL OR COMPACTED STRUCTURAL FILL)



# CLE ELUM, WA 98922 509 674 5080 PHONE

**BUILDING DESIGN SERVICES** 

STONE RIVER

# C006 b - INSULATED SLAB TO STEM

# C005 - RAISED STEM AT SLAB C003 - STEM TO SLAB AT DOOR

CIRCULAR OR SQUARE CONCRETE PLINTH PER PLAN		WOOD POST AND BASE PER PLAN
FINISHED GRADE (VARIES)		
		<u></u>
#3 ROUND OR SQUARE TIES AT 6" OC		12"
2" CONCRETE COVER	•	
(4) EQUALLY SPACED #4 VERTICAL BARS	0 0	ie
CONCRETE FOOTING AND REINFORCEMENT PER PLAN		24" min
3" CONCRETE COVER		

				•	•
SOIL GROUP	USCS SYMBOL	SOIL DESCRIPTION	DRAINAGE CHARACT- ERISTICS	FROST HEAVE POTENTIAL	VOLUME CHANGE POTENTIA
	GW	Well-graded gravels, gravel sand mixtures, little or no fines	GOOD	LOW	LOW
	GP	Poorly-graded gravels or gravel sand mixtures, little or no fines	GOOD	LOW	LOW
Group I	SW	Well-graded sands, gravelly sands, little or no fines	GOOD	LOW	LOW
	SP	Well-grade gravels, gravel sand mixtures, little or no fines	GOOD	LOW	LOW
	GM	Silty gravels, gravel-sand-silt mixtures	GOOD	MEDIUM	LOW
	SM	Silty-sand, sand-silt mixtures	GOOD	MEDIUM	LOW
	GC	Clayey gravels, gravel-sand-clay mixtures	MEDIUM	MEDIUM	LOW
	SC	Clayey sands, sand-clay mixture	MEDIUM	MEDIUM	LOW
Group II ML CL	ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity	MEDIUM	HIGH	LOW
	CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays	MEDIUM	MEDIUM	MEDIUM TO LOW
	СН	Inorganic clays of high plasticity, fat clays	POOR	MEDIUM	HIGH
Group III MH	MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts	POOR	HIGH	HIGH
	OL	Organic silts and organic silty clays of low plasticity	POOR	MEDIUM	MEDIUM
Group IV	OH	Organic clays of medium to high plasticity, organic silts	unsatisfactory	MEDIUM	HIGH
	Pt	Peat and other highly organic soils	unsatisfactory	MEDIUM	HIGH

PROPERTIES OF SOILS CLASSIFIED ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM [IRC TABLE R405.1]

CLASS OF MATERIALS	Sv	S	mu	cohesion
Crystaline bedrock	12,000	1,200	.70	-
Sedimentary and foliated rock	4,000	400	.35	-
Sandy gravel and/or gravel (GW and GP)	3,000	200	.35	-
Sand, silty and clayey sand, silty and clayey gravels (SW, SP, SM, SC, GM and GC)	2,000	150	.25	-
Clay, sandy clay, silty clay, clayey silts, silt, and sandy silt (CL, ML, MH and CH)	1,500	100	-	130

# C023 - SOIL CHARACTERISTICS

ROOF SHEATHING PER PLAN ATTACHED WITH PANEL EDGE NAILING TO BLOCKING AND FRAMING ELEMENTS THAT ARE ALIGNED WITH SHEARWALLS.		SWS = SHEARWALL SCHEDUL	E	3X STUD AT ABBUTTING PANEL EDGES WHEN REQUIRED PER
ROOF FRAMING  A35 CONNECTING BLOCKING TO TOP PLATE OR H1 CONNECTING ROOF FRAMING TO PLATE SPACED PER SWS  BLOCKING PER PLAN ATTACHED TO ROOF SHEATHING WITH				
PANEL EDGE NAILS AND TO TOP PLATE WITH A35 ANCHORS		KING AND JACK STUDS PER PLAN		2-STUD MINIMUM AT SHEARWALL END (UNO)
DOUBLE TOP PLATE SPLICE PER DETAIL  WALL STUD PER PLAN AND GENERAL NOTES		NOTES. MAY BE INSTALLED		2X AT ABUTTING PANELS WHEN REQUIRED PER SWS. NAILS SHALL BE LOCATED 3/8" FROM
ON OCCASSION PAIRS OF HOLDOWNS MAY BE REQUIRED AT UPPER LEVELS AS SHOWN HERE. THEY SHALL BE		WALL STUD (UNO)		FLOOR-TO-FLOOR STRAP - PANEL  EDGE NAILING REQURIE FULL-  HEIGHT OF STUDS ABOVE AND  BELOW
CONNECTED WITH A307 THREADED RODS AND LOCKING NUTS AT EACH END.  BOTTOM PLATE OF WALL  CRIPPLES IN FLOOR CA ENDS AND H	VITY AT SHEARWALL OLDOWNS (TYPICAL)			CONNECTED TO OUTSIDE FACE OF SHEATHING WITH NAILS PER MANUFACTURER EXCEPT THAT MINIMUM PENETRATION INTO
FLOOR SHEATHING ATTACHED WITH PANEL EDGE NAILING TO BLOCKING AND FRAMING THAT ALIGN WITH SHEARWALLS FLOOR JOIST				FRAMING SHALL BE 10 NAIL DIAMETERS. SHEATHING MAY BE DISCONTINUOUS AT RIM BOARD AS SHOWN
A35 FRAMING PER SWS CONNECTING BLOCKING TO TOP PLATE  HEADER PEI	NAILS S	HALL BE DRIVEN SO THE THE NAIL IS FLUSH WITH SHEATHING SURFACE. IF		FIELD NAILING PER SWS (PANEL TO INTERMEDIATE FRAMING)
POST OR MUTLIPLE STUDS AT HOLDOWN AS MAY BE REQUIRED JACK STUD PE	MORE NAILS A P.	THAN 20% OF THE EDGE ANEL ARE OVER-DRIVEN MORE, CONSULT STONE		BLOCKING PER SWS REQUIRED AT HORIZONTAL PANEL JOINTS
HOLDOWN MANUFACTURER'S INSTRUCTIONS. WHEN MULTIPLE STUDS ARE CALLED FOR THEY SHALL BE CONNECTED WITH		IVER ENGINEERING FOR EVALUATION.		INDIVUAL OPENING UP TO 6" IN DIAMETER OK WITH ROUNDED CORNERS. DO NOT OVERCUT.  PLATE NAILING PER SWS
PLATE NAILING PER THE SWS.  HOLDOWN PER PLAN INSTALLED  DED MANUFACTURE BIG WOLTTEN				CONNECTING BOTTOM PLATE TO RIM JOIST OR BLOCKING (TYP)
PER MANUFACTURER'S WRITTEN INSTRUCTIONS A307 THREADED ROD PER PLAN				FLOOR JOIST OR BLOCKING PER PLAN (DIRECTION VARIES)
FLOOR JOIST PER PLAN COUPLER NUT PER PLAN				RIM JOIST PER PLAN CONNECTED TO TOP PLATE WITH A35 FRAMING ANCHORS PER SWS (TYP)
PRESERVATIVE-TREATED SILL PLATE PER PLAN AND THE SWS.				FLOOR-TO-FLOOR STRAP AS DESCRIBED ABOVE
A 3X PLATE MAY BE REQUIRED.  DOUBLE 2X PLATES MAY BE  USED IN LIEU OF 3X PLATES				WALL FRAMING AT STEPPED FOUNDATION
WHEN FASTENED TOGETHER WITH GALVANIZED PLATE NAILING PER THE SWS.				AT STEPPED FOUNDATION WALLS, ANCHOR EXTENSIONS MAY BE USED TO CONNECT TO HOLDOWNS PLACED ON THE UPPER SHEARWALL PROVIDED THE EXTENSION LENGTH DOES
SST-STYLE HOLDOWN ANCHOR PER PLAN INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS				NOT EXCEED 36"  CRIPPLES TO MATCH STUDS OR POSTS ABOVE (TYPICAL FROM
A35 FRAMING ANCHOR PER SWS CONNECTING BLOCKING TO SILL PLATE				SHEARWALL ENDS TO FOUNDATION)
"L-STYLE" ANCHOR BOLT SIZE AND SPACING PER SWS				
W003 - SHEARWALL & HOLDOWN (	CONCEPTS (TYF	PICAL UNO)	D D	REINFORCED CONCRETE FOUNDATION PLER PLAN

# UD AT ABBUTTING PANEL

یا ا ا اه		DISTRIBUTE NAILING AT MULTIPLE END STUDS AND DOUBLE TOP PLATE AS SHOWN.
٠١ ١° ١٠	-	_2-STUD MINIMUM AT SHEARWALL END (UNO)
,   - 		3X STUD OR ALTERNATE DOUBLE 2X AT ABUTTING PANELS WHEN REQUIRED PER SWS. NAILS SHALL BE LOCATED 3/8" FROM PANEL EDGES.

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n Fork Ranch #707635 - Ta

150 North | ax Parcel #

2017-031

Issue Date Purpose

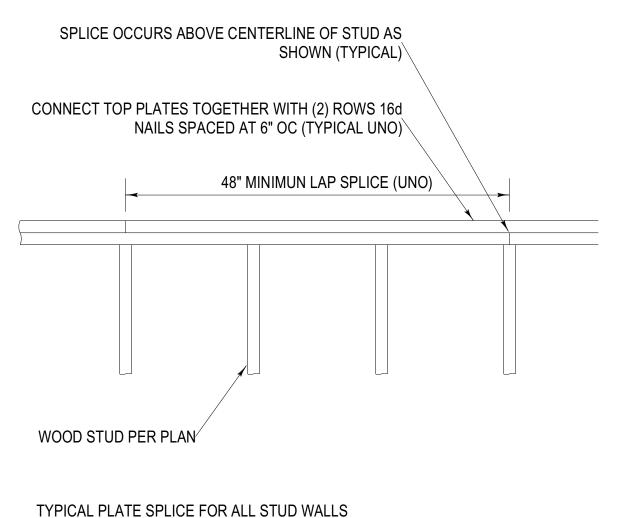
2018-05-08 Flood Permit Appl.

2018-08-11 removed future bldg

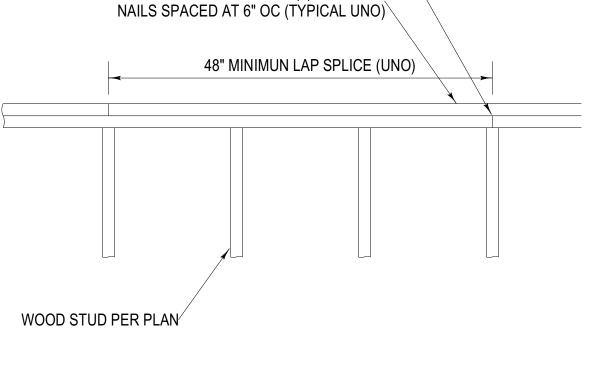
**DETAILS** 

2018-07-19 Building Permit

2018-07-27 Building Permit



C013 - EXTERIOR POST FOOTING



W002 - DOUBLE TOP PLATE SPLICE

UNLESS NOTED OTHERWISE

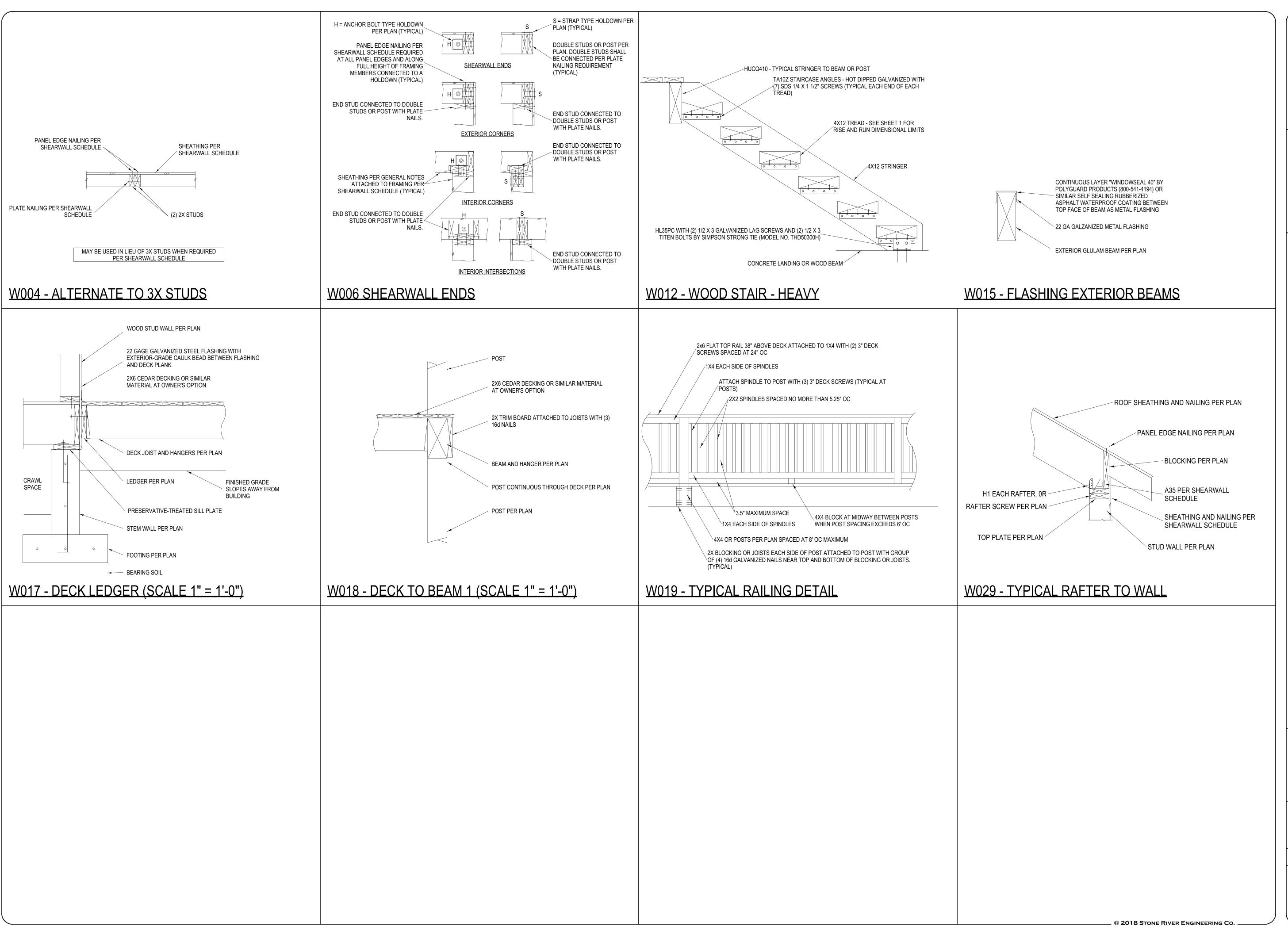
### **SHEARWALL TYPE - refer to plans for locations** PANEL THICKNESS (minimum) 7/16" conforming to DOC PS 1 or DOC PS 2 (note 1) (note 2) | (note 2) | (note 2) | (note 14) .131 x 2.5 = 8d 8d @ 6" 8d @ 4" 8d @ 3" 8d @ 2" ---PANEL EDGE NAILING - to framing .148 x 3.0 =10d --- | 10d @ 4" | 10d @ 3" | 10d @ 2" nail size and maximum spacing staple 16G x 1.5 | staple @ 3" | staple@1.5" --- ---(notes 3, 13 & 15) PANEL FIELD NAILING - to intermediate framing .131 x 2.5 = 8d | 8d @ 6" | 8d @ 6" | 8d @ 6" | 8d @ 6" .148 x 3.0 =10d --- | 10d @ 6" | 10d @ 6" | 10d @ 6" nail size & spacing staple 16G x 1.5 | staple @ 6" | staple @ 6" | --- | ---(notes 4 & 15) .162 x 3.5 = 16d | 16d @ 13" | 16d @ 9" | 16d @ 7" | 16d @ 5" | 16d @ 4" PLATE NAILING - to blocking .148 x 3.0 = 10d | 10d @ 11" | 10d @ 7" | 10d @ 6" | 10d @ 4" | 10d @ 3" nail options & spacing .131 x 3.0 | .131 @ 9" | .131 @ 6" | .131 @ 5" | .131 @ 3" | .131 @ 2" DIAPHRAGM BOUNDARY CONNECTORS H1 415# ea. clip options and maximum spacing (note 6) or A35 600# ea. FRAMING THICKNESS - minimum nominal (notes 7 & 13) studs and panel edge blocking at abutting panel edges ANCHOR BOLTS 2x plate 5/8" Ø maximum spacing in inches 2x plate (notes 8,9,10,11 & 12) 1/2" Ø 60 3x plate 43 3x plate 5/8" Ø 38 29 CAPACITY (PLF)

- 1 Panels shall not be less than 4' x 8' except at boundaries and changes in framing. Framing or blocking is required at all panel edges. 2 3/8" Thick sheathing OK when studs are 16" oc or less or when the panels are placed with long direction perpendicular to studs. 3 Edge nails shall be located at least 3/8" from panel edges.
- 4 Interior panel nail spacing may be increased to 12" when studs are spaced < 24" oc or when panels are thicker than 7/16"
- 5 If 3x plates are used replace16d plate nails with 6" spikes and increase spacing by 1.5x
- 6 Hardware by Simpson Strong Tie see catalog C-C-2015 7 Sheathing shall not be used to splice boundary elements. 8 Anchor bolts shall be embedded in concrete at least 6" below any cold joint.
- 9 Preservative-treated sill plates shall fasten to the foundation with anchor bolts and 3" x 3" x 1/4" thick steel plate washers. 10 Plate washers shall extend to within 1/2" of the edge of the sill plate on the sheathed side.
- 11 Locate one anchor bolt between 6" and 12" from each end of each sill plate. 12 For double-sided shear walls, decrease spacing of anchor bolts and diaphragm boundary connectors by half. 13 2" Nominal or wider framing shall be used at all adjoining panels edges except that 3x nominal or wider framing and staggered nailing are

required when edge nails are spaced at 2", where 10d edge nails penetrate framing more than 1.5" and are spaced 3" or less, or where the

shear capacity exceeds 700 plf in seismic design category D,E,F. 14 At shearwall type 5 use (2) rows of blocking/parallel joists & distribute blocking nails evenly.

# 15 Staples crowns shall be 7/16" minimum and shall be installed parallel to framing members. W001 HF/SPF - SHEARWALL SCHEDULE







PEGISTERED THE STONAL ENGINEER

150 North Fork Ranch Road, Washington 98922 Tax Parcel #707635 - Tax Map #21-16-31040-0001

Issue Date Purpose
2018-05-08 Flood Permit Appl.
2018-07-19 Building Permit
2018-07-27 Building Permit
2018-08-11 removed future bldg

DETAILS

2017-031

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