

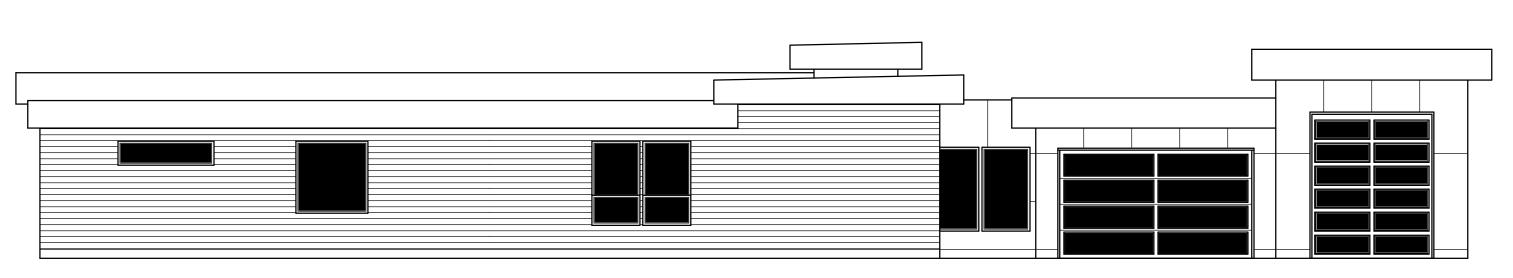
FRONT ELEVATION

SCALE 1/4"=1'0"



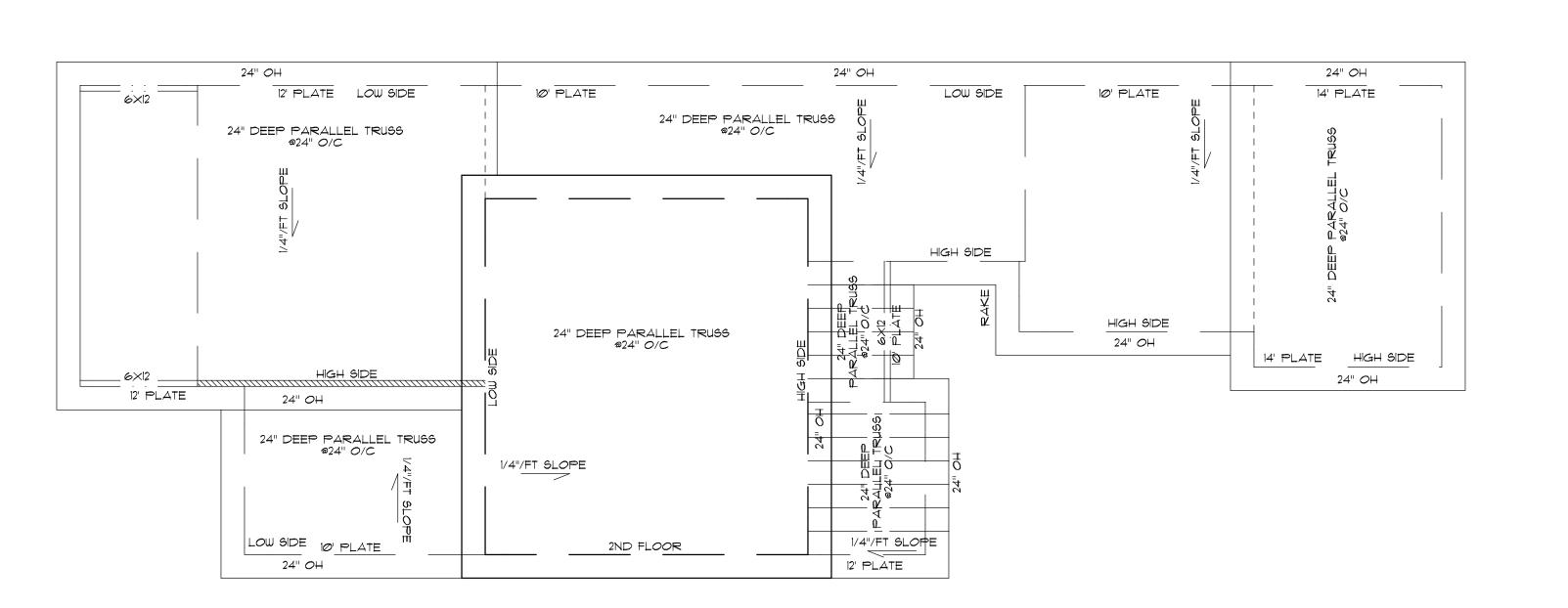
RIGHT SIDE ELEVATION

SCALE 1/8"=1"0"



LEFT SIDE ELEVATION

SCALE 1/8"=1/0"



SCALE 1/8"=1"0" SEE TRUSS ENGINEERING FOR LAYOUT AND DETAILS.

GOVERNING DESIGN CODES:

2021 WSEC (WASHINGTON STATE ENERGY CODE)

2021 INTERNATIONAL RESIDENTIAL CODE

SEE NOTE IN 2021 WASHINGTON STATE ENERGY CODE DETAIL

FLAT ROOF CAVITIES: R-60 MIN. R-490 EXTERIOR PLATE TRUSS VAULTED CEILINGS: R-38 MIN. IF FULL INSULATION DEPTH EXTENDS OVER THE TOP PLATE OF THE WALL.

FLOOR FRAMING CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF THE SUBFLOOR DECKING. INSULATION SUPPORTS SHALL BE INSTALLED SO SPACING IS NO MORE THAN 24-INCHES O/C. FOUNDATION VENTS SHALL BE PLACED SO THAT THE TOP OF THE YENT IS BELOW THE LOWER SURFACE OF THE FLOOR INSULATION

UNDER SLAB: R-10 RIGID INS. 48" HORIZONTAL LENGTH MIN. ENERGY CREDITS 1.2, 1.3 \$ 1.4 REQUIRE PERIMETER AND UNDER ENTIRE SLAB TO BE INSULATED.

NOTICE: FASTENERS FOR PRESSURE PRESERVATIVE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED OR PER IRC R502

ALL EXTERIOR DECKS EXPOSED TO WEATHER MUST UTILIZE WEATHER-RESISTANT WOOD SUCH AS CEDAR, REDWOOD, MOHOGANY OR PRESSURE-TREATED WOOD

ALL BEAMS, RAFTERS, JOIST, HDR'S, POSTS AND STUDS ARE TO BE DF\*2 GRADE UNLESS OTHERWISE NOTED ON PLAN. ALL WOOD IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED PER 2021 IRC R502

GALVANIZED FLASHING REQUIRED ABOVE BELLY BANDS, WINDOW AND DOOR TRIM, DECKS AND ALL OTHER SIMILAR PROJECTIONS.

FIELD VERIFY DIMENSIONS ELEVATIONS RETALIATIVE TO THE EXISTING STRUCTURE PRIOR TO FABRICATION OF MATERIALS.

FOR FEATURE CONSTRUCTION, FIELD VERIFY DIMENSIONS ON LOT WITH SETBACKS AND ELEVATIONS RETALIATIVE TO HEIGHT LIMITS PER CCR'S OR PER LOCAL JURISDICTIONS,

APPLY, PLACE, ERECT OR INSTALL ALL PRODUCTS AND MATERIALS IN ACCORDANCE WITH THE MANUFACTURES INSTRUCTIONS. ADEQUATELY BRACING STRUCTURE AND ALL

STRUCTURAL COMPONENTS AGAINST WIND, LATERAL EARTH AND SEISMIC FORCES UNTIL THE THE PERMANENT LATERAL FORCE RESISTING SYSTEMS HAVE BEEN INSTALLED.

PROVIDE BLOCKING BETWEEN STUDS (OR OTHER MEANS OF BRACING) AT WOOD BEARING WALLS TO PREVENT STUD BUCKLING PRIOR TO INSTALLATION OF GYPSUM WALLBOARD.

■ = 4×6 POST OR 3× STUDS MEMBERS LIVE 40 PSF DEAD 10 PSF DEAD 10 PSF N PLEXS

POSITIVE CONNECTION AT POST BASE AND CAP REQUIRED

FOR 4X4 POST SIMPSON "EPB44" POST BASE OR EQU. SIMPSON "ACH4Z" POST CAP OR EQU.

FOR 6X6 POST SIMPSON "EPB66" POST BASE OR EQU. SIMPSON "ACH6Z" POST CAP OR EQU.

DESIGN LOADS GROUND SNOW LOAD TO BE DETERMINED BY 2021 IRC FIGURE R301.2(3). CS=SITE SPECIFIC CASE

THE MINIMUM WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 3 FT.

EGRESS DOOR (R31.2)
AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32 INCHES WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP.

THE MINIMUM CLEAR HEIGHT OF THE DOOR OPENING SHALL NOT BE LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP

OF THE THRESHOLD TO THE BOTTOM OF THE STOP, EGRESS DOORS SHALL BE READILY OPERABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE

THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR, THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED, EVERY LANDING SHALL HAVE A

MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 1/4 UNIT VERTICAL IN 12 UNITS

BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND

RESCUE OPENING. WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.
R3I0.2.1 MINIMUM OPENING AREA. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.1 SQUARE FEET. I-STORY MAY BE REDUCED TO 5.0 SQUARE FEET.

R3102.1 MINIMUM OPENING HEIGHT, THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES. R310.2.1 MINIMUM OPENING WIDTH. THE MINIMUM NET CLEAR OPENING

WIDTH SHALL BE 20 INCHES.
R310.2 EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE
OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF
KEYS, TOOLS OR SPECIAL KNOWLEDGE.

SMOKE ALARMS 2021 IRC (R314 AND NFPA 72) 2021 IFC (R907)

R314.3 LOCATION - SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: I. IN EACH SLEEPING ROOM.

2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE

2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, 3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS, IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL 4. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FT (914 MM)

ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FT (914 MM)
HORIZONTALLY FROM THE DOOR OR OPENING OF A
BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS
THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM
REQUIRED BY THIS SECTION.

R314.4 INTERCONNECTION. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R314.3, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE

ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE

CARBON MONOXIDE ALARMS: 2021 IRC R315
R315.2.1 NEW CONSTRUCTION. FOR NEW CONSTRUCTION, CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN DWELLING UNITS WHERE EITHER OR BOTH OF THE FOLLOWING CONDITIONS EXIST.

I THE DWELLING UNIT CONTAINS A FUEL-FIRED APPLIANCE. 2. THE DWELLING UNIT HAS AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT. R315.2.2 ALTERATIONS, REPAIRS AND ADDITIONS. WHERE ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMI'

OCCUR, OR WHERE ONE OR MORE SLEEPING ROOMS ARE

ADDED OR CREATED IN EXISTING DWELLINGS, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH CARBON MONOXIDE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS.

FLOORS AND LANDINGS AT EXTERIOR DOORS (R311.3)

EMERGENCY ESCAPE AND RESCUE REQUIRED (R310.1)

LIVE 60 PSF

= 6×6 POST OR 3× STUDS SOLID

TYPICAL HDR \*UNLESS SPECIFIED BY E.O.R.

4×10 HDR MIN. 8'-0" CEILINGS W/ R-10 INS

4×10 HDR MIN. 9'-0" CEILINGS W/ R-10 INS

4XIØ HDR MIN. 10'-0" CEILINGS W/ R-10 INS

STUDY NEEDED BY LOCAL COUNTY CODES.

HALLWAYS (R311.6)

HORIZONTAL (2%).

GUTTER AND DOWNSPOUTS TO APPROVED DRAINAGE RAIN AND LOW POINT DRAINS TO BE SCHEDULE 40 PVC OR ABS WITH DWY FITTINGS

IN ACCORDANCE WITH IRC SECTION R502.1.1.1/R317.2

2021 WASHINGTON STATE ENERGY CODE:

WALL INSULATION INSTALLATION TABLE R402.4.1.1

2×6 WALLS: R-20+R5 CONTINUOUS

FLOORS 2021 WSEC R402.2.7

FLASHING REQUIREMENTS: R703.4

FLOOR: R-30 MIN.

INSULATION R-YALUES: 2021 WSEC TABLE R402.1.3

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ISLAND SINK VENTING

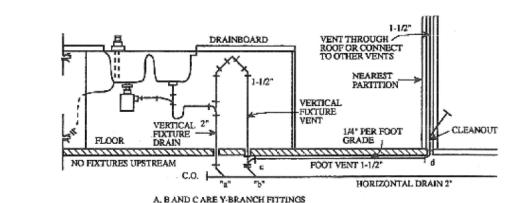
The following is a list of the general requirements for special venting for island fixtures This handout is intended to provide only general information.

## Island Sink Venting.

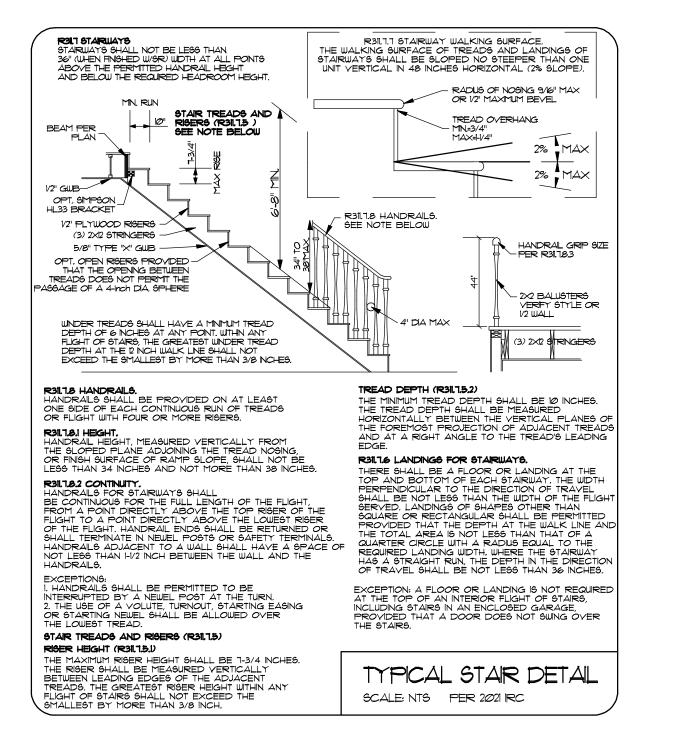
- Traps for island sinks and similar equipment shall be roughed in above the floor and shall be permitted to be vented by extending the vent as high as possible, but not less than the drain board height and then returning it downward and connecting it to the horizontal sink drain immediately downstream from the vertical sink fixture drain.
- · The return vent shall be connected to the horizontal drain through a wye-branch fitting and shall, in addition, be provided with a foot vent taken off the vertical fixture vent by means of a wye branch immediately below the floor and extending to the nearest partition and then through the roof to the open air, or shall be permitted to be connected to other vents at a point not less than 6 inches above the floor-level rim of the fixtures served.
- Drainage fittings shall be used on the vent below the floor level, and a slope of not less than ¼ inch per foot back to the drain shall be maintained.
- · The return bend used under the drain board shall be a one piece fitting or an assembly of a 45 degree, a 90 degree, and a 45 degree elbow in the order named.
- Pipe sizing shall be as elsewhere required in this code.

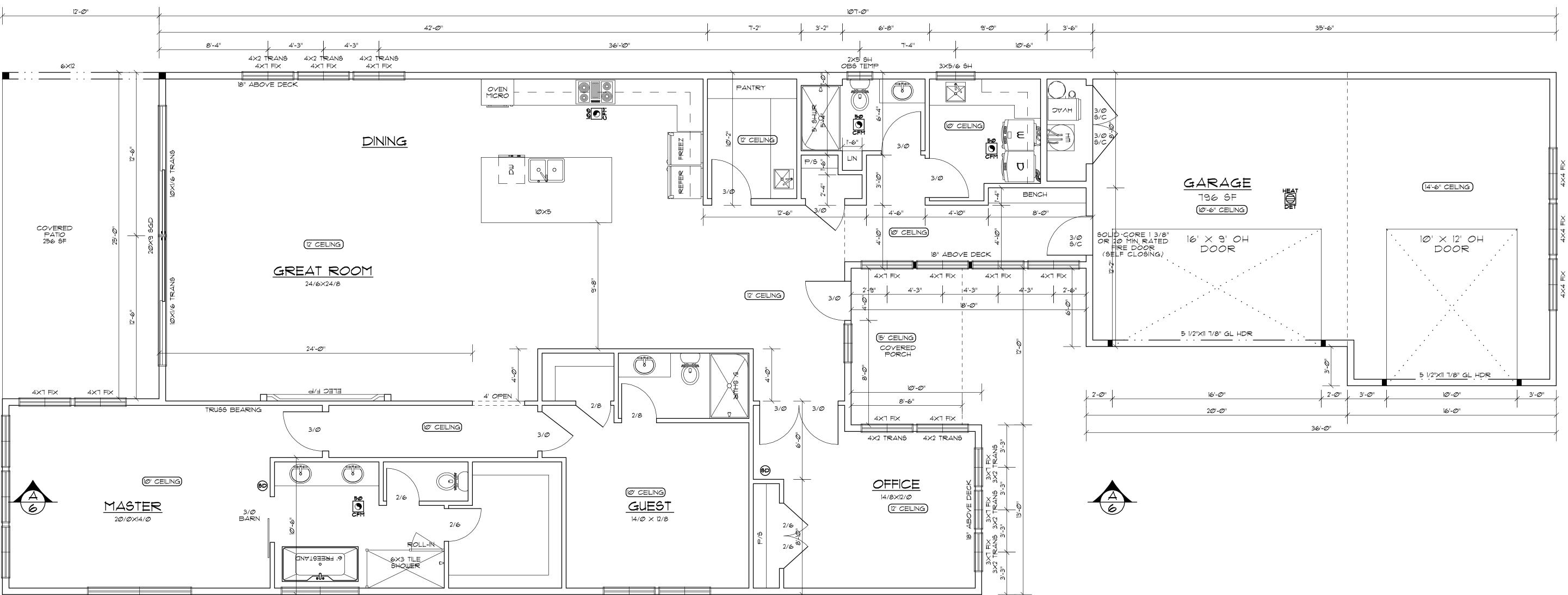
6×6 FIX TEMP

- The island sink drain, upstream of the returned vent, shall serve no other fixtures.
- An accessible cleanout shall be installed in the vertical portion of the foot vent.











1ST FLOOR PLAN

AREA 2708 SF