

HEDSTROM POULSBO RESIDENCE

COVAL HOMES PLAN - ALDERWOOD

Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
GShapiro@co.kitsap.wa.us
05/20/2020

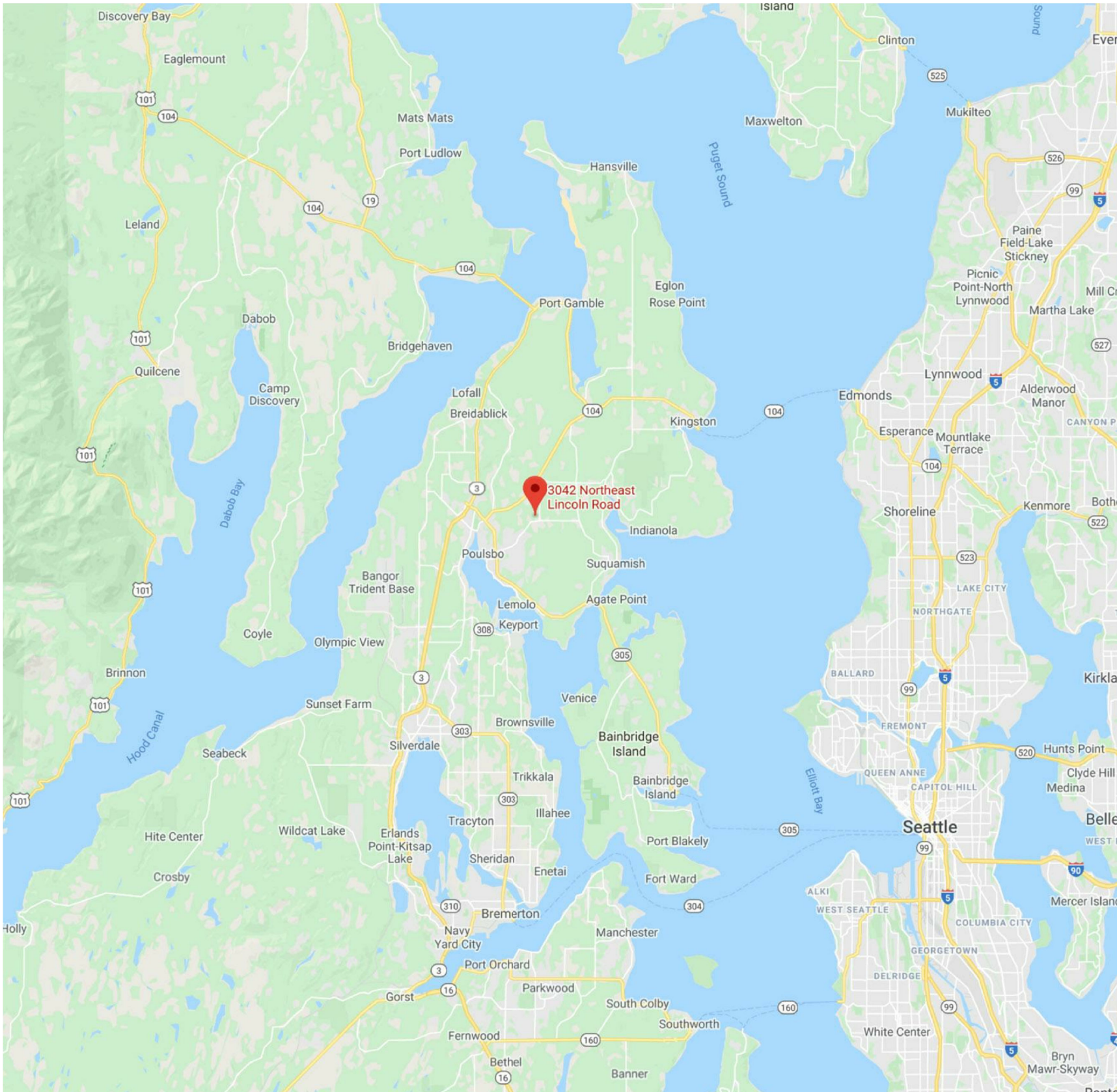
COVAL
H O M E S

Coval Homes, LLC.
2023 125th Street East
Tacoma, WA 98445
(253) 693-4446

CovalHomes.com
info@covalhomes.com

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VICINITY MAP



BUILDING CODE/ ENERGY COMPLIANCE

2015 (IRC) International Residential Code with Washington State Amendments
2015 (UPC) Uniform Plumbing Code (IAPMO)
2015 (WSEC) International Energy Code of Washington State, Residential Provisions

CHANGES
MUST Be Approved Prior
To Performing Work

PROJECT INFORMATION

PROJECT ADDRESS: xxxx NE Lincoln Rd
Poulsbo, WA 98370

PARCEL NUMBER: 122601-4-033-2004

LEGAL DESCRIPTION: THAT PORTION OF RESULTANT PARCEL 1 OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 200212060366, RECORDS OF KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: THE EAST 120 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON; EXCEPT THE SOUTH 30 FEET FOR LINCOLN ROAD N.E.

JURISDICTION: Kitsap County

PARCEL SIZE: 0.83 Acres (approx. 36,155 sq. ft.)

PROPERTY OWNER(S): HEDSTROM ASHLEY NICOLE & JASON LEE

CONTACT:
Jason & Ashley Hedstrom
360-509-8795
jasonandashleyhedstrom@gmail.com
PO Box 573
Poulsbo, WA 98370

ENGINEER: **BEYLER CONSULTING**
5920 100TH St SW #25
Lakewood, WA 98499
(253)301-4157
Contact Person:

SURVEYOR: AS REQUIRED

SCOPE OF WORK: CONSTRUCT A NEW 2301 S.F. SINGLE FAMILY RESIDENCE

BIDDER DESIGN: MECHANICAL, PLUMBING, MFR TRUSS CONNECTIONS, EXTERIOR CLADDING TO BE DESIGNED/DEFERED SUBMITTAL (PER 106.3.4.2)

CONTRACTOR: COVAL HOMES LLC
1950 Pottery Ave.
Port Orchard, WA 98366

CONTACT:
construction@covalhomes.com
360-662-1520

Must Comply With
All Washington
State Codes

See Structural Sheets for
Engineer Stamp

Professional Engineer Stamp

STRUCTURAL ENGINEER

BEYLER CONSULTING
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Parcel#: 122601-4-033-2004

No.	Description	Date

Alderwood L

Cover Sheet

Project number CH2006
Date 2020-02-14
Drawn by TGC
Checked by TGC

A001

Scale 1/16" = 1'-0"



① 3D View 1



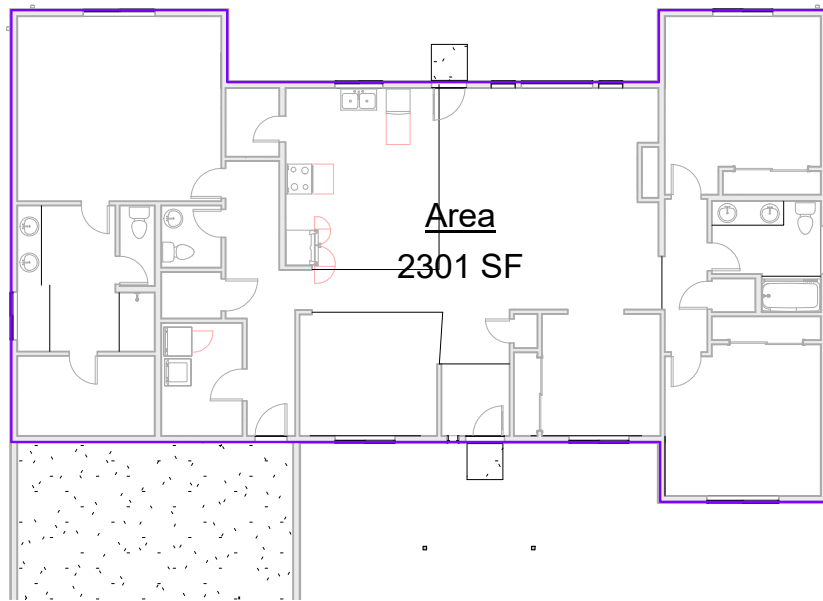
③ 3D View 2

OPTION	DESCRIPTION	CREDIT(S)
2a	AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION 2a: Compliance based on R402.4.1.2: Reduce the tested air leakage to 3.0 air changes per hour maximum and All whole house ventilation requirements as determined by Section M1507.3 of the <i>International Residential Code</i> shall be met with a high efficiency fan (maximum 0.35 wats/cfm), not interlocked with the furnace fan. Ventilation systems using a furnace including an ECM motor are allowed, provided that they are controlled to operate at low speed in ventilation only mode. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the maximum tested building air leakage and shall show the qualifying ventilation system.	0.5
3a ^b	HIGH EFFICIENCY HVAC EQUIPMENT 3a: Gas, propane or oil-fired furnace with minimum AFUE of 94%, or Gas, propane or oil-fired boiler with minimum AFUE of 92% To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and the minimum equipment efficiency.	1.0
3b ^b	HIGH EFFICIENCY HVAC EQUIPMENT 3b: Air-source heat pump with minimum HSPF of 9.0 To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and the minimum equipment efficiency.	1.0
5a	EFFICIENT WATER HEATING 5a: All showerhead and kitchen sink faucets installed in the house shall be rated at 1.75 GPM or less. All other lavatory faucets shall be rated at 1.0 GPM or less. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the maximum flow rates for all showerheads, kitchen sink faucets, and other lavatory faucets.	0.5
5c	EFFICIENT WATER HEATING 5c: Water heating system shall include one of the following: Gas, propane or oil water heater with a minimum EF of 0.91 or Solar water heating supplementing a minimum standard water heater. Solar water heating will provide a rated minimum savings of 85 therms or 2000 kWh based on the Solar Rating and Certification Corporation (SRCC) Annual Performance of OG-300 Certified Solar Water Heating Systems. or Electric heat pump water heater with a minimum EF of 2.0 and meeting the standards of NEEA's Northern Climate Specifications for Heat Pump Water Heaters. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the water heater equipment type and the minimum equipment efficiency and, for solar water heating systems, the calculation of the minimum energy savings.	1.5

TOTAL ENERGY CREDITS = 3.5

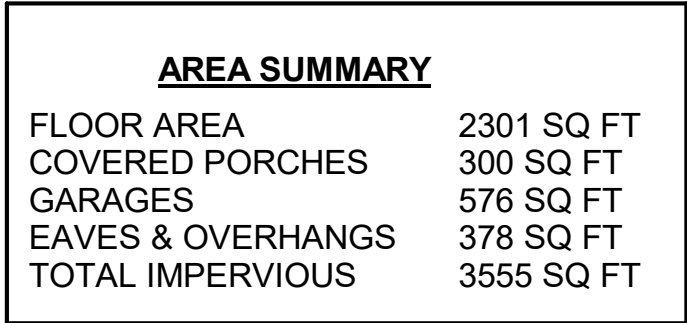
Area Schedule (Gross Building)	
Level	Area

Level 1	2301 SF
Grand total:	2301 SF
1	



② Level 1
1/16" = 1'-0"

Door Schedule		
Width	Height	Count
2' - 0"	6' - 8"	1
2' - 2"	6' - 8"	1
2' - 4"	6' - 8"	6
2' - 6"	6' - 8"	3
2' - 8"	6' - 8"	4
3' - 0"	6' - 8"	1
6' - 0"	6' - 8"	3
16' - 0"	8' - 0"	1
Grand total: 20		



- NOTES:
1. PER CONTRACTOR BASE FLOOR PLAN, ALL KITCHENS, BATHROOMS, LAUNDRY/UTILITY ROOMS AND ENTRIES ARE VINYL - ALL OTHER ROOMS ARE CARPET - TRANSITIONS ARE SHOWN AS GRAY LINES IN PLANS - HOME OWNER TO COORDINATE AND FLOORING UPGRAD E WITH SALES CONSULTANT
 2. ALL WINDOWS LABELED AS ROUGH OPENINGS. DOORS LABELED AS DOOR WIDTH, CONTRACTOR TO CONFIRM ROUGH DOOR OPENINGS BEFORE FRAMING BEGINS.
 3. ALL DIMENSIONS ARE MEASURED FROM EDGE OF FRAMING.
 4. DOORS WITHOUT DIMENSIONS ARE 3" FROM PERPENDICULAR WALL OR CORNER.

See Structural Sheets for
Engineer Stamp

Professional Engineer Stamp

STRUCTURAL ENGINEER

B
BEYLER CONSULTING
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1	Per County Comment	5/4/2020

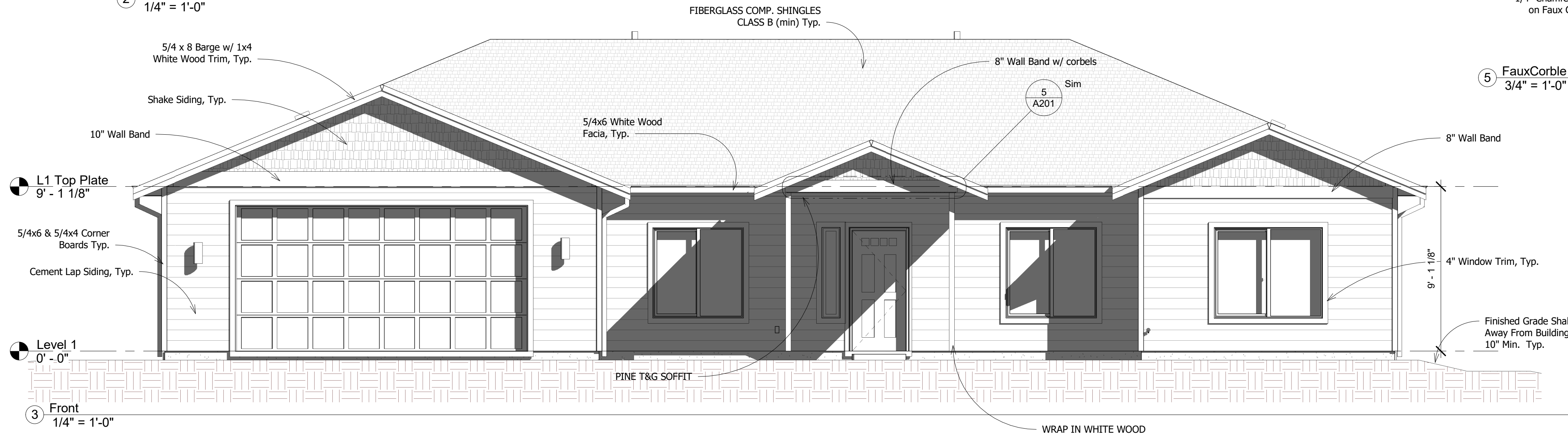
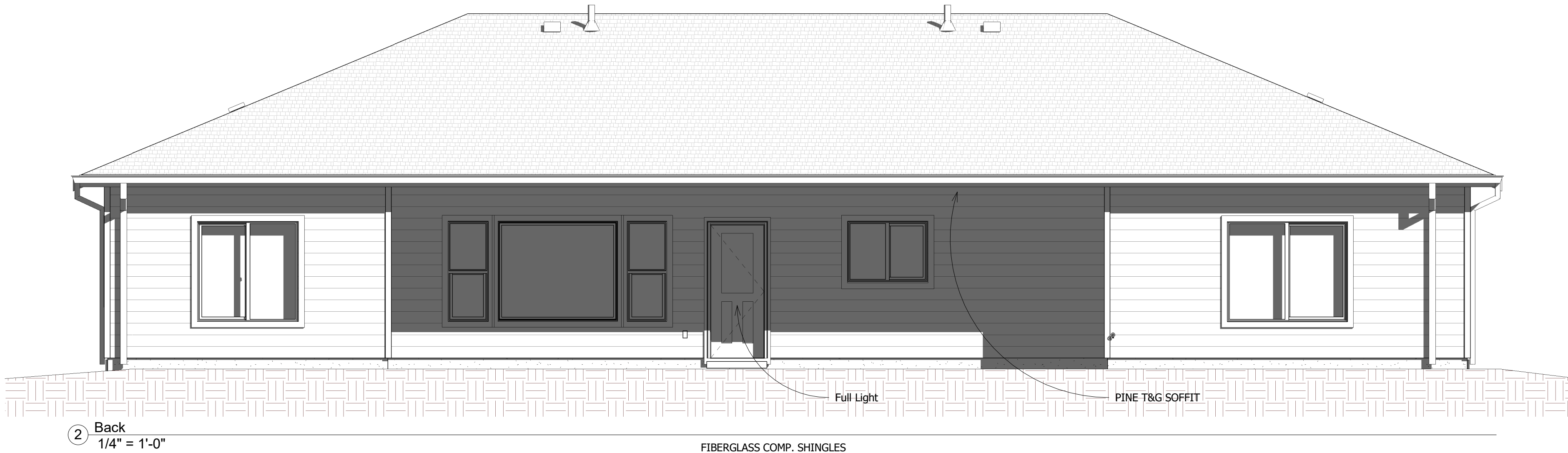
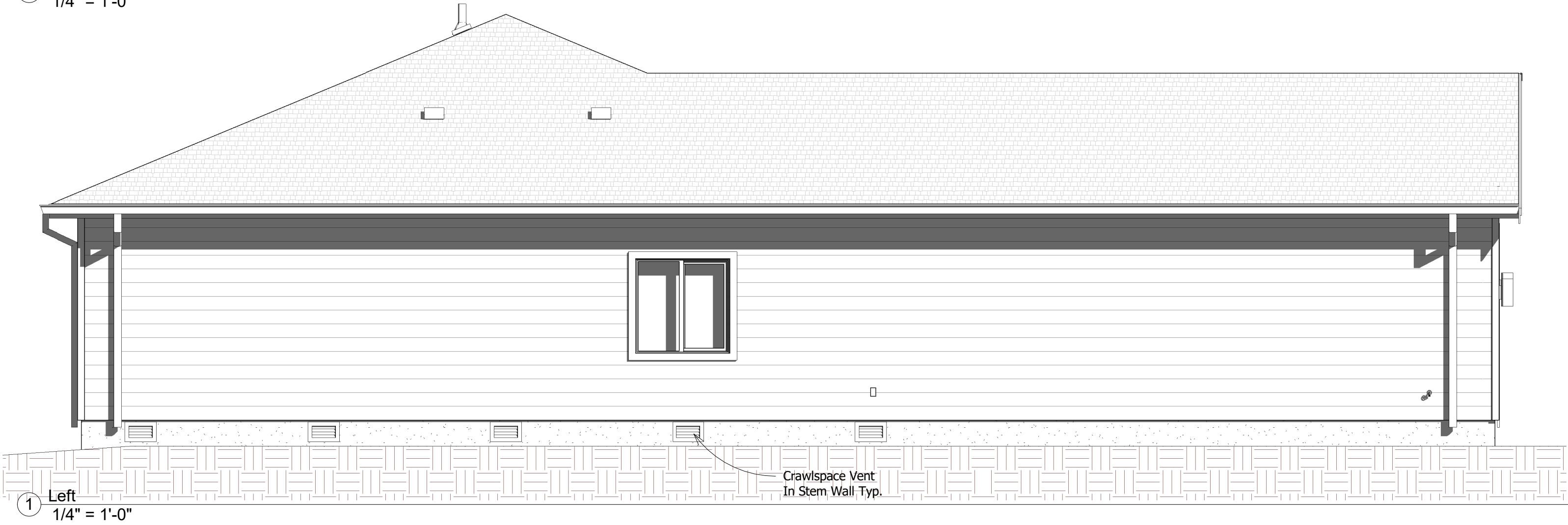
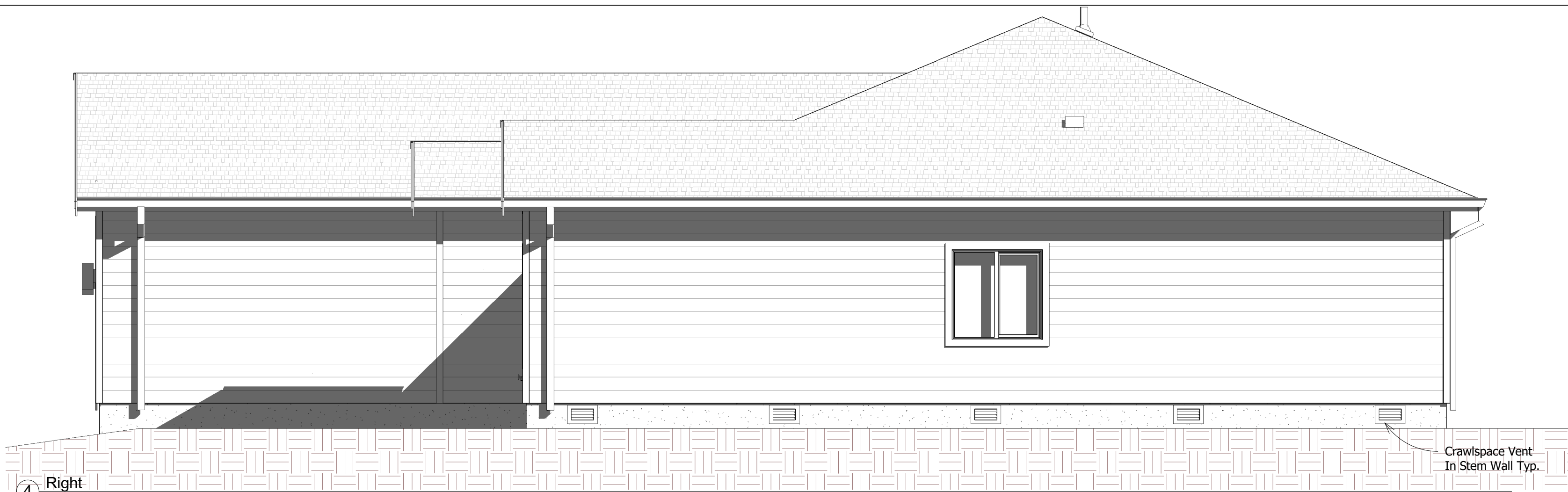
Alderwood L

Floor Plan

Project number	CH2006
Date	2020-02-14
Drawn by	TGC
Checked by	TGC

A101

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

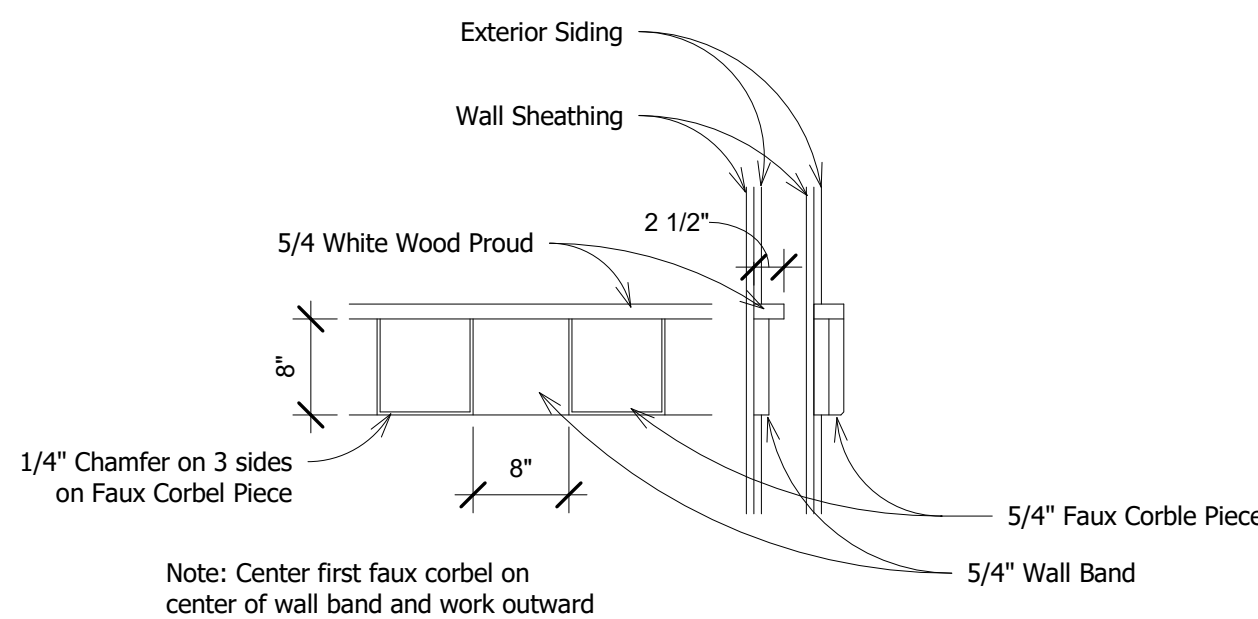


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05/20/2020

Subject To Field Inspection

CHANGES
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Gutters and downspouts are required.
All roof and yard drains shall be directed to splash blocks at a minimum,
or to an infiltration system if required. All surface drainage shall have a
minimum 2% grade away from the foundation.



5 FauxCorble
3/4" = 1'-0"

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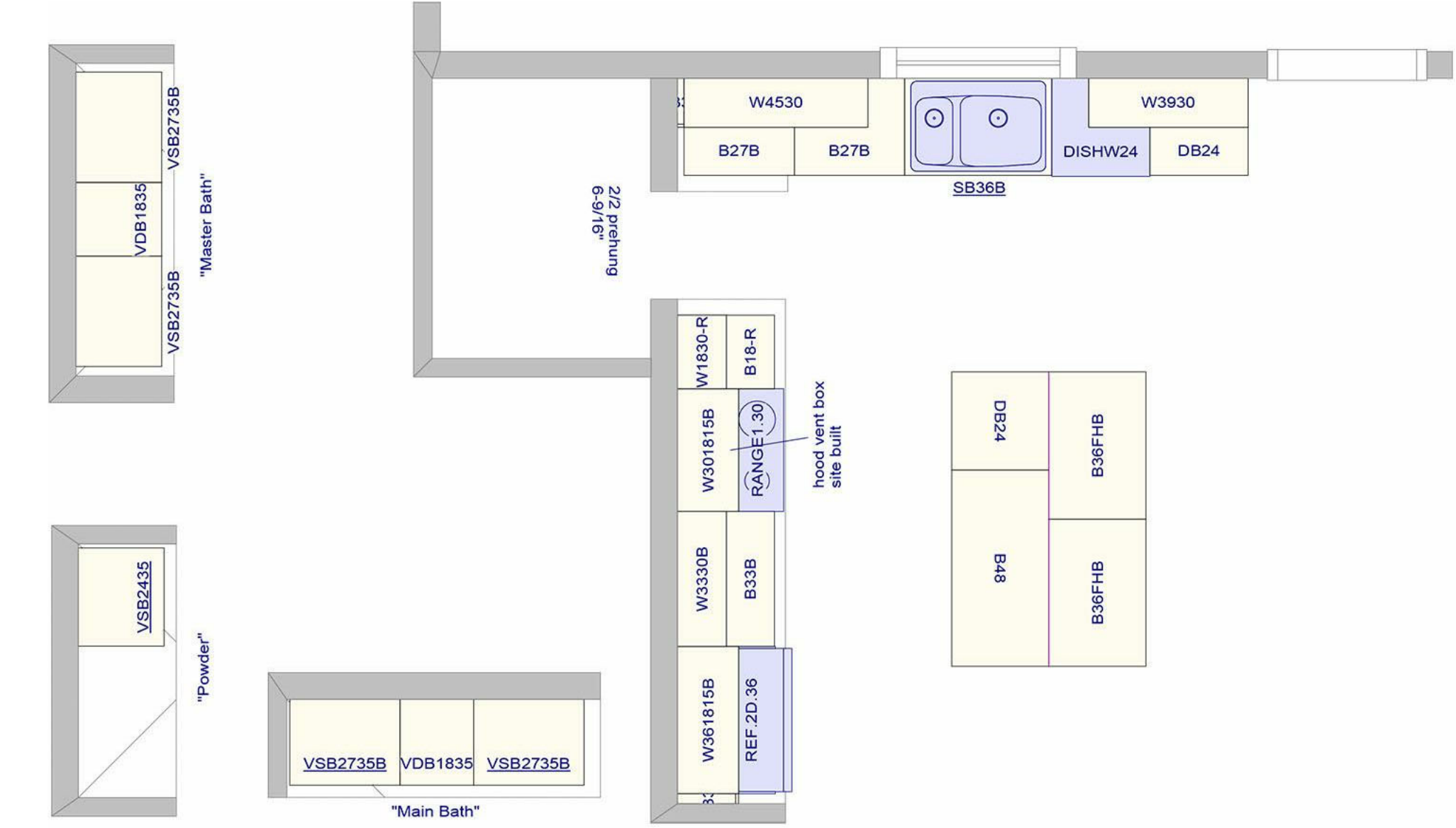
Alderwood L

Elevations

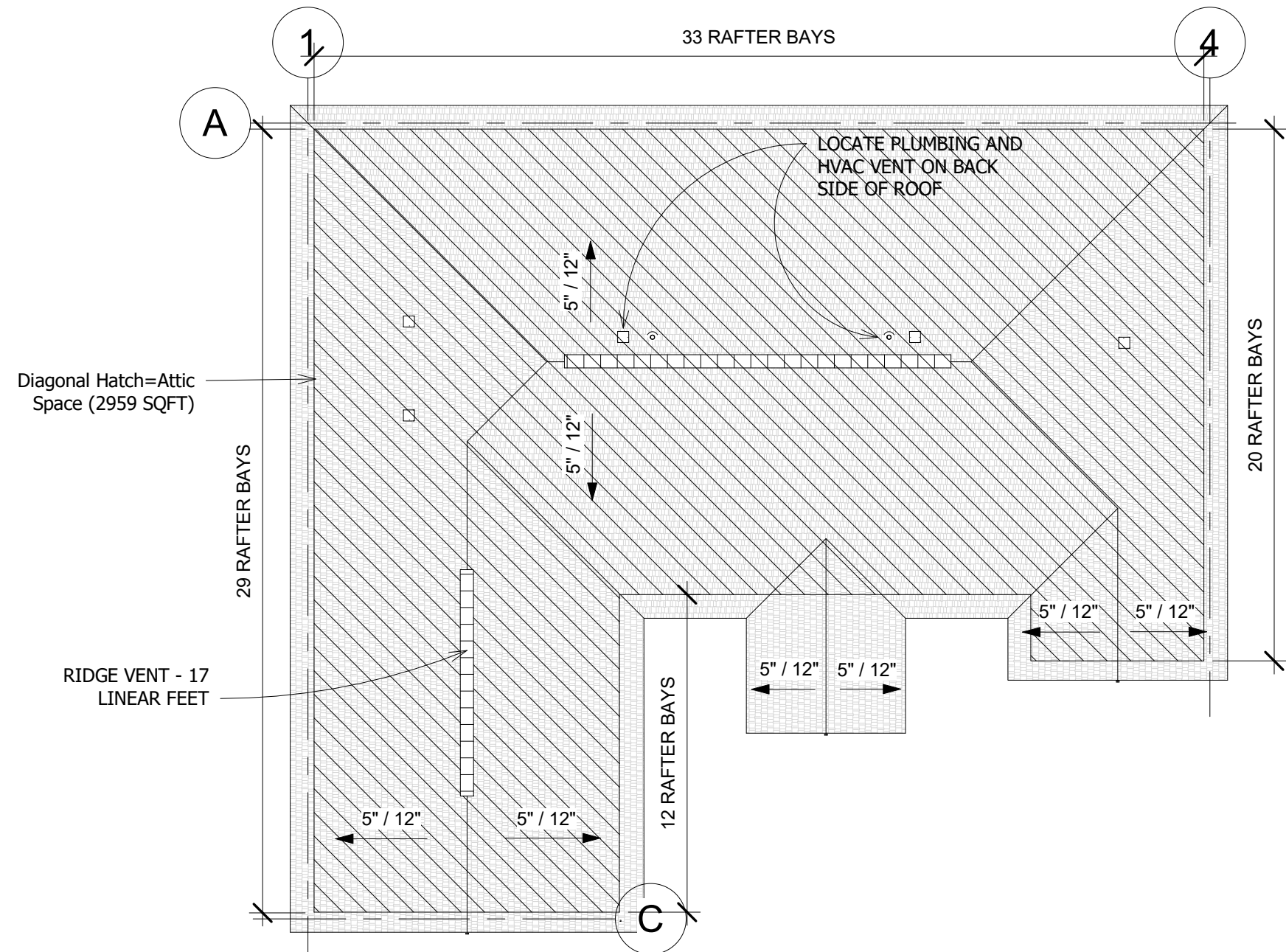
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Date	2020-02-14
Drawn by	TGC
Checked by	TGC

A201

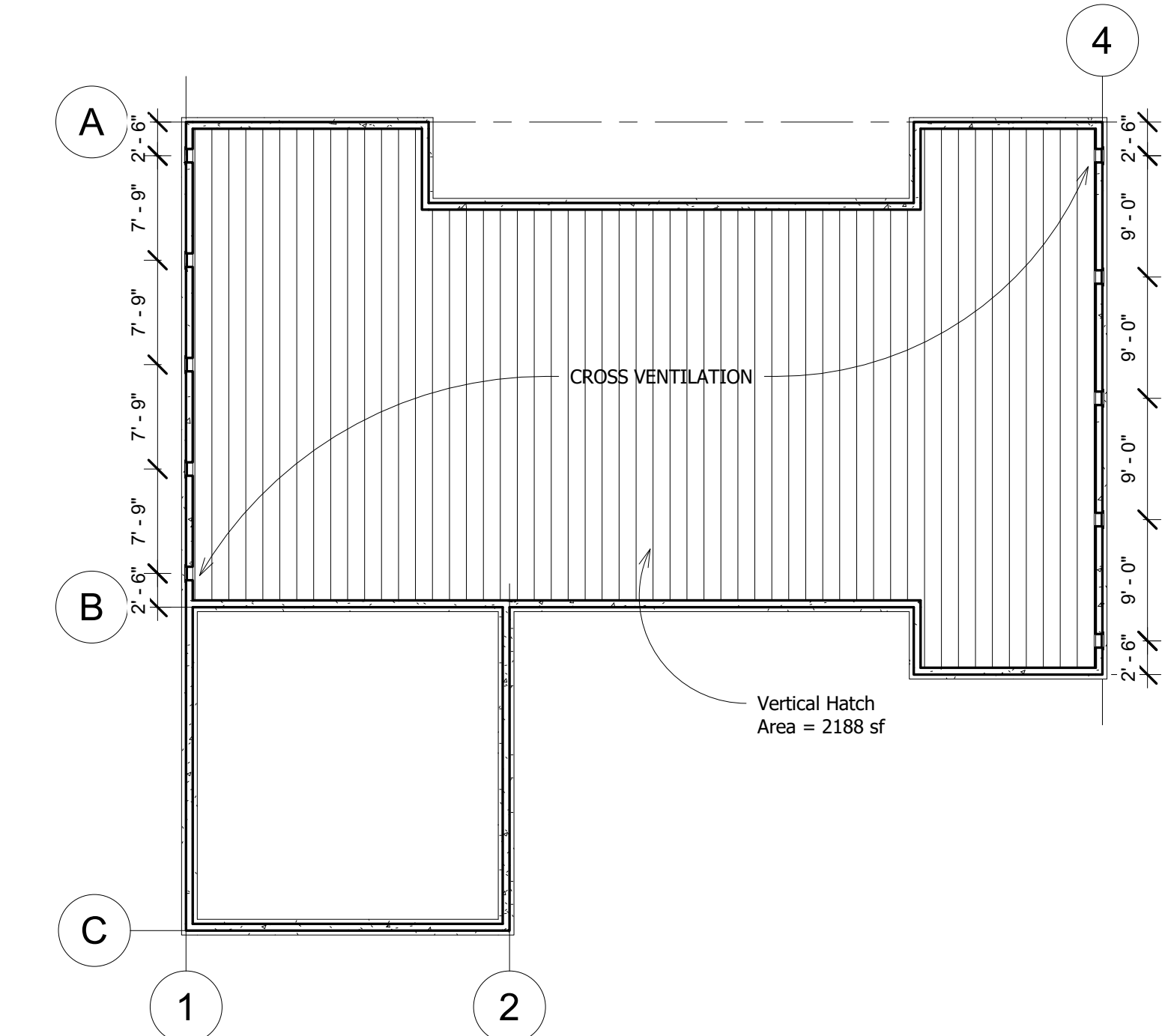
Scale As indicated



6 Cabinet Layout
1/8" = 1'-0"



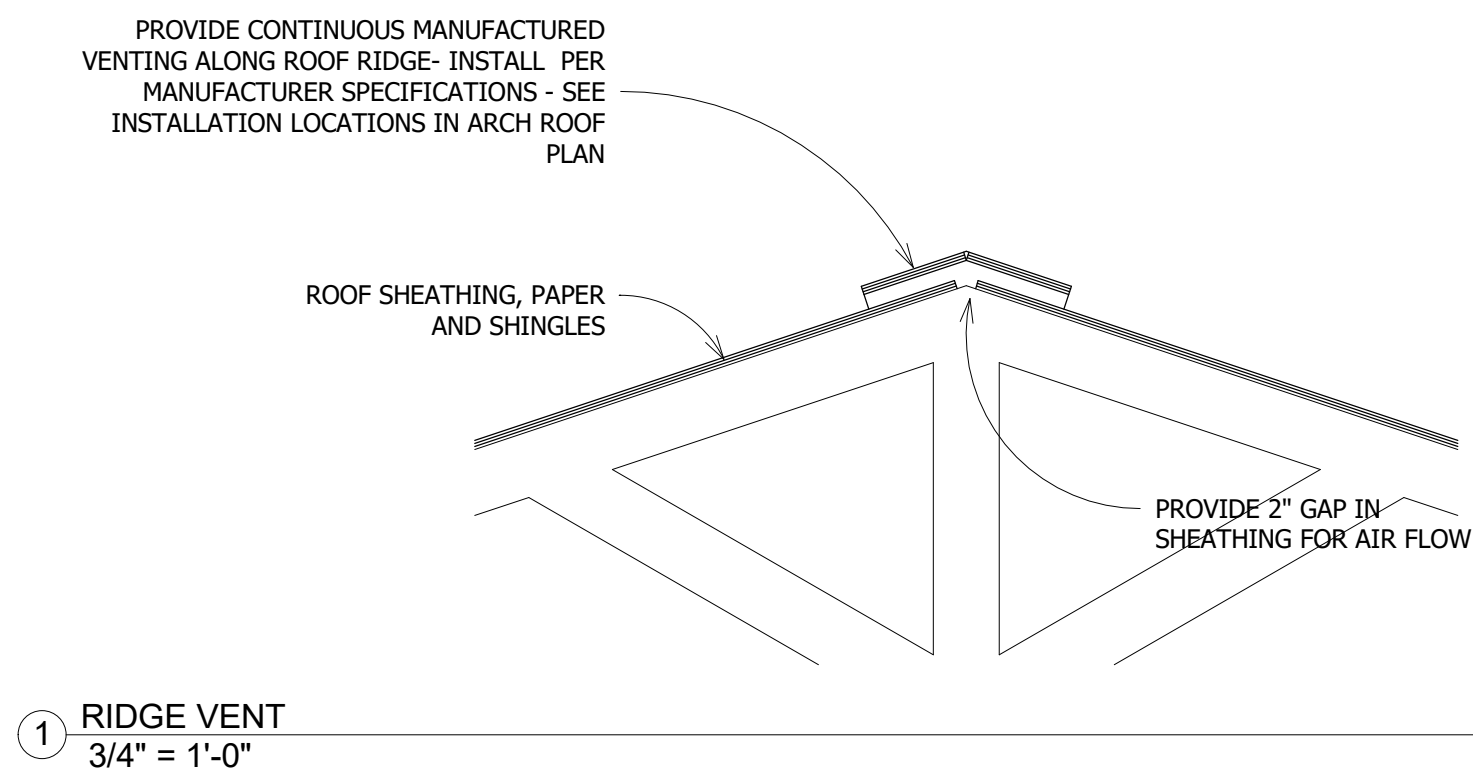
4 Roof Plan
3/32" = 1'-0"



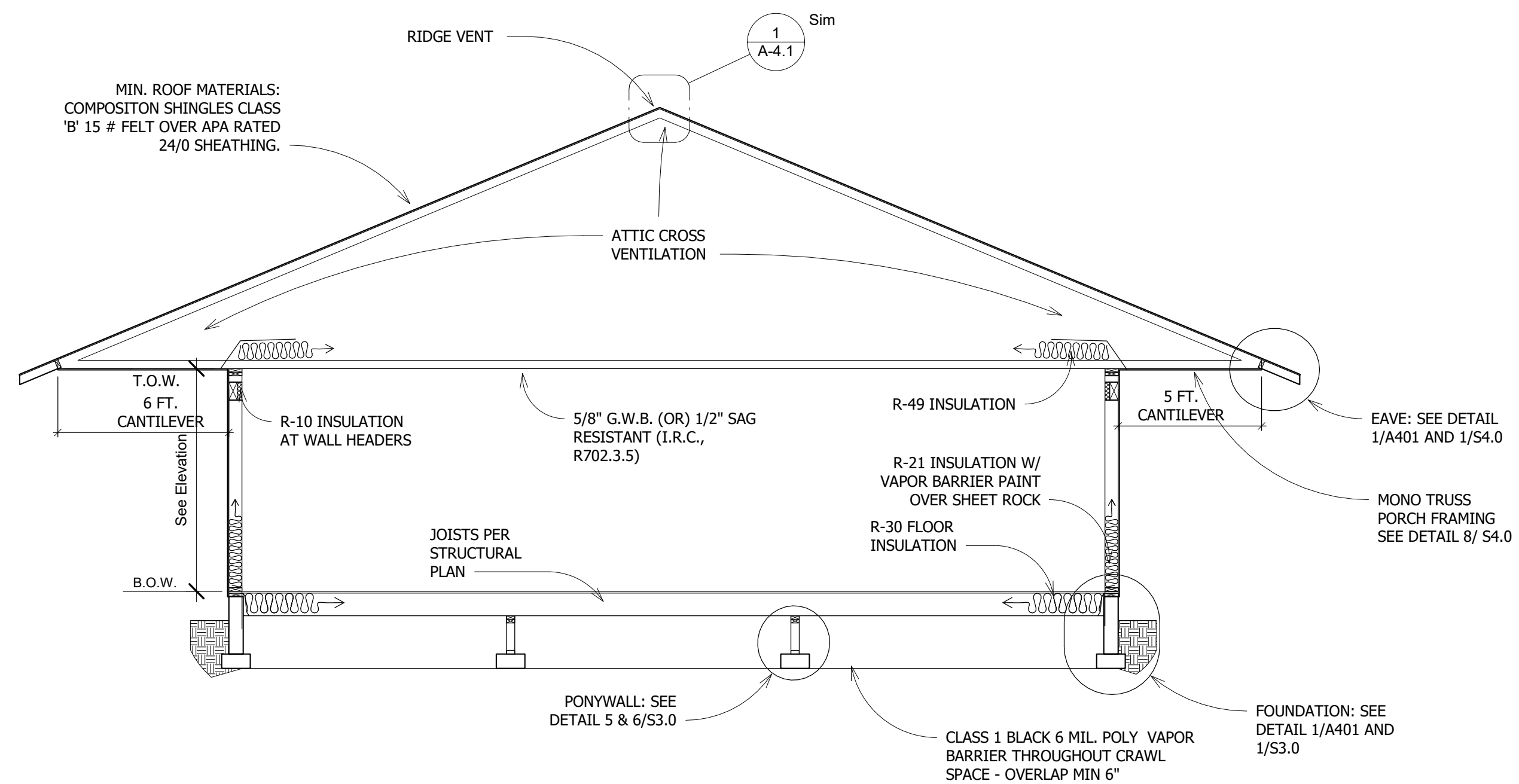
3 Under Floor Ventilation Plan
3/32" = 1'-0"

ATTIC VENTILATION CALCULATIONS
ATTIC VENTILATION IS 1/300 SQ. FT.
ATTIC AREA ABOVE CONDITIONED SPACE 2,959 SQFT
TRUSS BAY(3) 2" DIA HOLES=.065 SQFT EA) 95X.065=6.2 Low
LINEAR PER FOOT RIDGE VENT(.125 SQFT) 44= 5.5 High(47%)
PASSIVE ATTIC VENTS(.44 SQFT EA) 0
VENT AREA REQUIRED 9.9 SQFT
TOTAL VENT AREA PROVIDED **11.7 SQFT**

UNDER FLOOR VENTILATION CALCULATIONS
MINIMUM VENT AREA RATIO (With class 1 vapor retarder material): 1/1,500
AREA UNDER FLOOR: 2188 S.F.
VENT AREA REQUIRED: 1.46 S.F.
Each Vent is .5 square feet
Number Of Vents Required: 3
Number Of Vents Provided: 10



1 RIDGE VENT
3/4" = 1'-0"

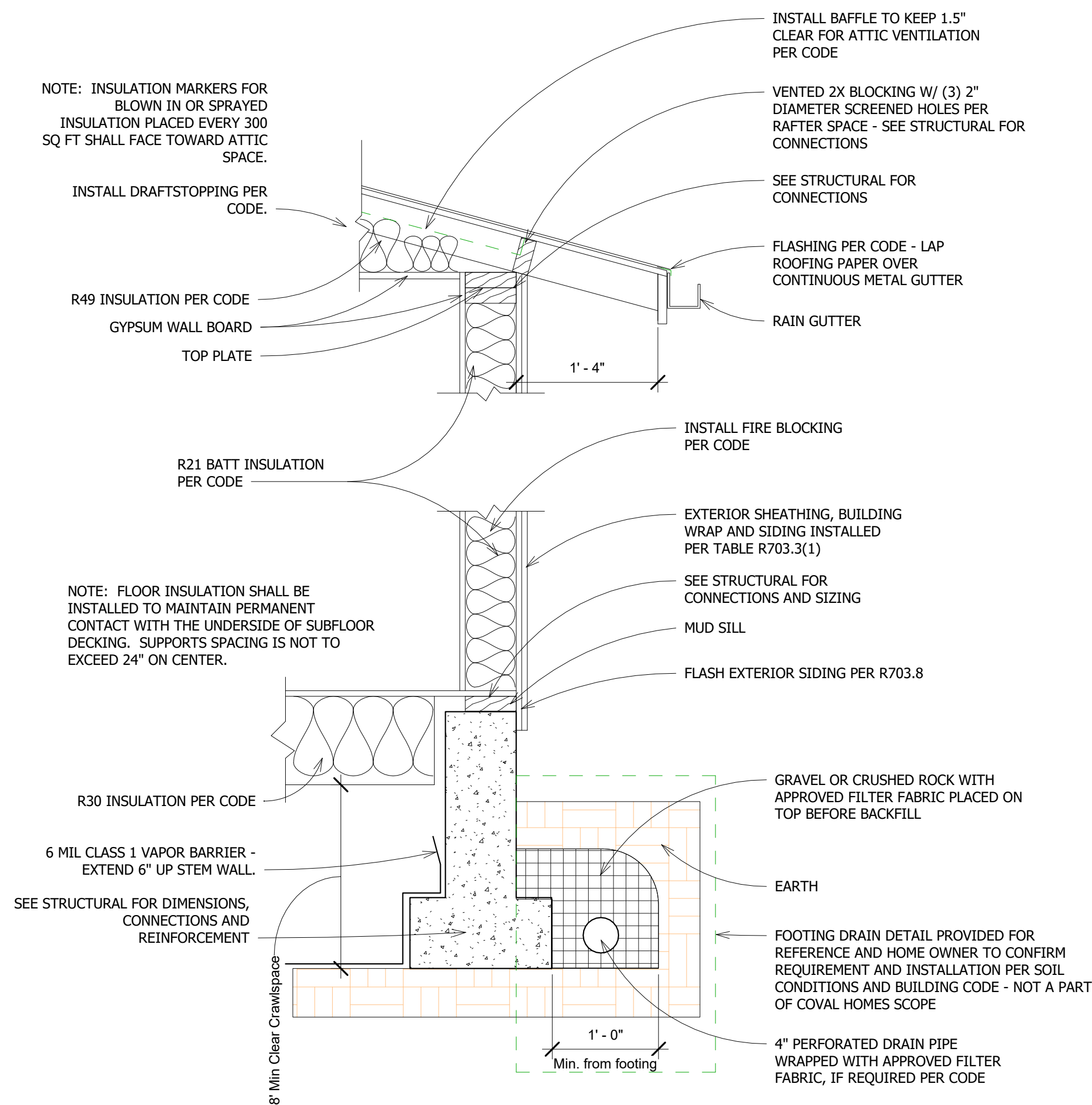


5 Section-7Foot9
1/4" = 1'-0"

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2 Typical Wall Section 1 Story
1" = 1'-0"

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No.	Description	Date

Alderwood L

Details

Project number	CH2006
Date	2020-02-14
Drawn by	TGC
Checked by	TGC

A-4.1

Scale As indicated

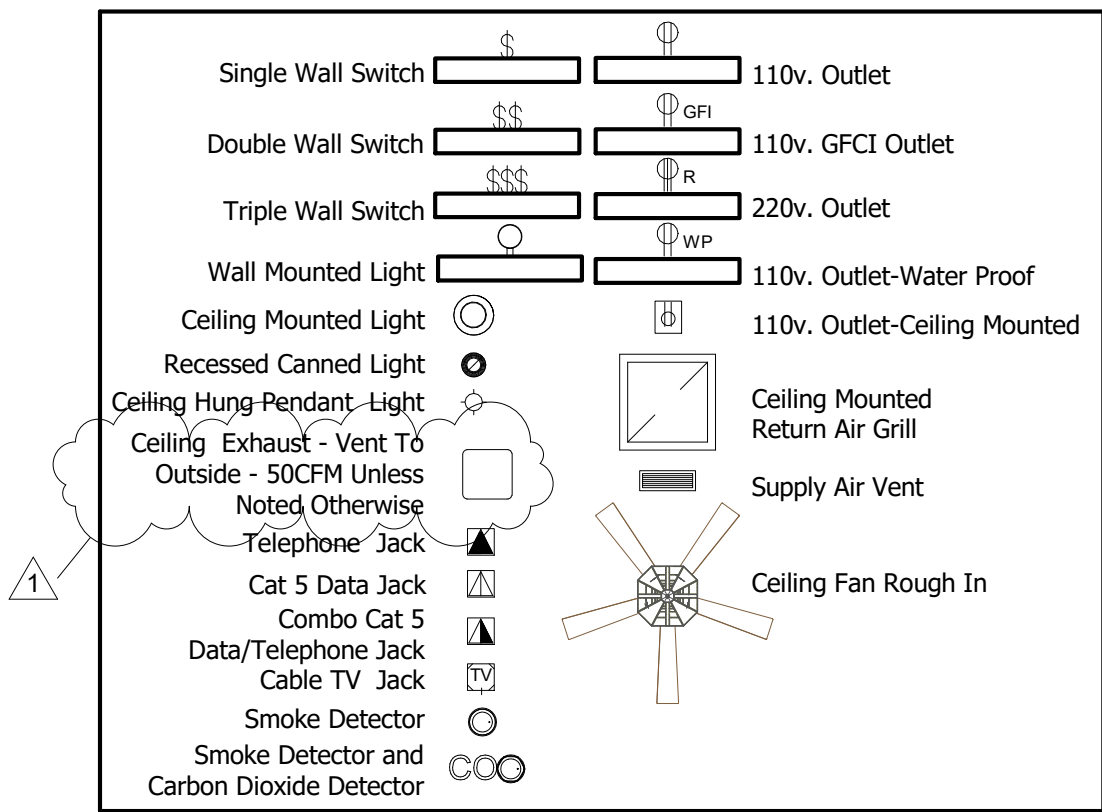
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Kitsap County Building Department
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05/20/2020

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NOTES:

1. ELECTRICAL PLACEMENTS SHOWN ARE MEANT AS A GUIDE. OUTLET AND FIXTURE PLACEMENT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
2. ALL ELECTRICAL WORK MUST MEET ALL STATE AND LOCAL CODES.
3. ARC FAULT INTERRUPTERS REQUIRED THROUGHOUT EXCEPT AT GARAGE AND BATHROOMS. GFCI AT BATHROOMS, KITCHEN, LAUNDRY RM AND EXTERIOR.
4. HVAC PLACEMENTS SHOWN ARE MEANT AS A GUIDE. ALL FIXTURE PLACEMENTS ARE THE RESPONSIBILITY OF THE HVAC CONTRACTOR.



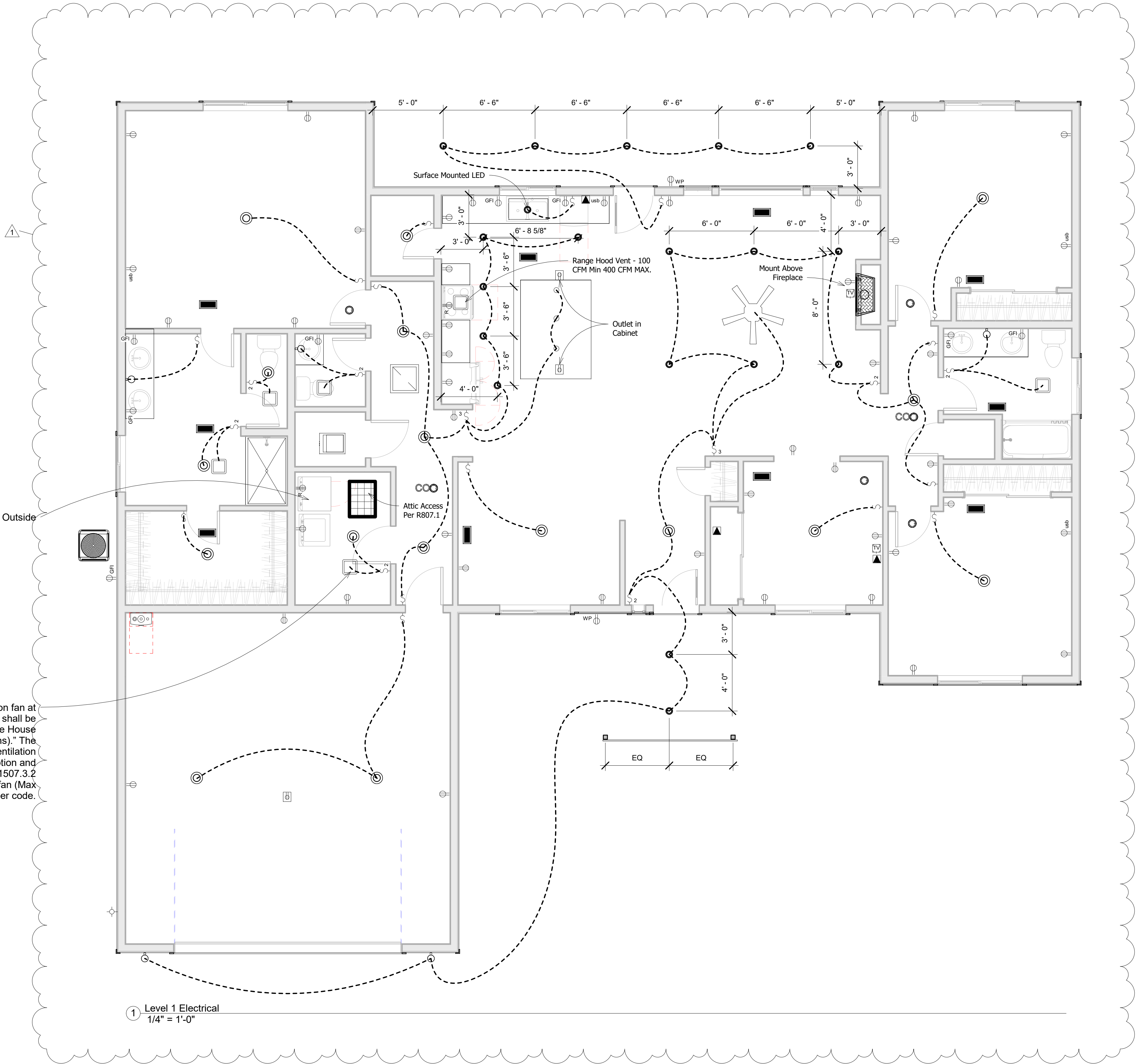
Electrical Legend
1/4" = 1'-0"

Code Notes:

- Smoke detectors shall be listed and tested, hardwired with a battery backup and interconnected so that the catuation of one alarm will activate all of the alarms per R314.1.

Continuous running whole house ventilation fan at 75 CFM per Table M1507.3.3(1). A label shall be affixed to the control that reads "Whole House Ventilation (See Operating Instructions)." The installer shall provide the whole house ventilation system manufacturer's operation description and operating instructions. IRC M1507.3.2 Whole house fan must be a high efficiency fan (Max 0.35 watt/cfm) as per code.

Dryer-Vent To Outside



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Alderwood L

Electrical Plans

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Date	2020-02-14
Drawn by	TGC
Checked by	TGC

E101

Scale 1/4" = 1'-0"

Foundation Notes

1. TYPICAL DIMENSIONS ARE TO FACE OF WALL OR TO CENTERLINE OF COLUMN OR FOOTING. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECT.

2. PROVIDE FOOTING AND SLAB SUBSTRATE PREPARATION PER THE SOILS REPORT.

3. TYPICAL ISOLATED FOOTINGS F-X SHALL BE CONSTRUCTED PER FOOTING SCHEDULE.

4. CONTINUOUS WALL FOOTING PER PLAN WITH REINFORCING PER SCHEDULE.

5. TYPICALLY MATCH FOOTING DOWELS WITH WALL VERTS UNLESS NOTED OTHERWISE.

6. GARAGE SLABS - 4" CONC. SLAB ON GRADE OPTIONAL REINF PER CONTRACTOR 6x6 - W1.4xW1.4 WWF @ CENTER-LINE OR FIBER MESH PER MANUFACTURER OVER SUBSTRATE PER SOILS ENGINEER.

7. PROVIDE CORNER BARS AT ALL WALL/FOOTING INTERSECTIONS TO MATCH ALL HORIZONTAL REINFORCEMENT.

8. DENOTES THE SHEARWALL TYPE, SEE THE SHEARWALL TABLE ON SHEET S1.0. INDICATES SHEARWALL LOCATION, THE CALLOUTS ON THE SHEARWALL TABLE APPLY ONLY ALONG THE LENGTH OF WALL SHOWN SHADED. PROVIDE SOLID BLOCKING IN FLOOR SPACE BELOW PERPENDICULAR SHEARWALLS. THE * ON THE PLAN ADJACENT TO SHEAR WALL CALL OUT INDICATES SHEAR WALL WITH OPENINGS. PROVIDE SHEATHING AROUND ALL OPENINGS AND ABOVE AND BELOW ALL OPENINGS. PROVIDE REINFORCING AT OPENINGS PER S1.0 TYP.

9. INDICATES HOLDOWN, SEE S1.0 FOR HOLDOWN TABLE.

10. SEE THE GENERAL STRUCTURAL NOTES ON SHEET S1.0 FOR ADDITIONAL INFORMATION.

Floor and Roof Framing Notes

1. ROOF AND FLOOR JOIST LOCATIONS ARE SCHEMATICALLY SHOWN ON THE PLANS. IT IS NOT THE INTENT OF THE STRUCTURAL PLANS TO GRAPHICALLY LOCATE ALL FRAMING MEMBERS. THE ARCHITECT SHALL VERIFY THE COMPATIBILITY OF JOIST LAYOUT AND FRAMING W/ MECHANICAL, ELECTRICAL & PLUMBING AND ARCHITECTURAL PLANS. THE CONTRACTOR IS RESPONSIBLE FOR SPACING FRAMING MEMBERS AS NOTED ON THE PLANS AND GENERATING MEMBER LAYOUT FOR SHOP DRAWINGS AND QUANTITY TAKEOFFS.

2. THE TRUSS AND JOIST MANUFACTURER SHALL VERIFY BEARING COMPATIBILITY (CRUSHING) WITH THE PLATE MATERIAL. TYPICALLY, COMPOSITE BEAMS SHALL BE FULLY BEARING ON 2x_ WALLS. I.E. BREAK RIM OR BLOCKING TO ALLOW FULL BEARING OVER PLATES.

3. PLACE LONG DIRECTION OF ALL OSB SHEETS PERPENDICULAR TO TRUSS/RAFTER OR JOIST DIRECTION, SEE DETAIL 2/S1.0. FLOOR SHEATHING IS TO BE CONTINUOUS FROM UNIT TO UNIT. TYPICAL NAILING AT FLOOR AND ROOF DIAPHRAGMS IS PROVIDED IN THE GENERAL STRUCTURAL NOTES ON SHEETS S1.0.

4. DENOTES THE SHEARWALL TYPE, SEE THE SHEARWALL TABLE ON SHEET S1.0. INDICATES SHEARWALL LOCATION, THE CALLOUTS ON THE SHEARWALL TABLE APPLY ONLY ALONG THE LENGTH OF WALL SHOWN SHADED. PROVIDE SOLID BLOCKING IN FLOOR SPACE BELOW PERPENDICULAR SHEARWALLS. THE "W-P" ON THE PLAN ADJACENT TO SHEAR WALL CALL OUT INDICATES SHEAR WALL WITH OPENINGS. PROVIDE SHEATHING AROUND ALL OPENINGS AND ABOVE AND BELOW ALL OPENINGS. PROVIDE REINFORCING AT OPENINGS PER S1.0 TYP.

5. THE DOUBLE TOP PLATE IS TO BE CONTINUOUS ALONG ALL EXTERIOR WALLS AND AT ALL WALL LINES CONTAINING SHEARWALLS. TYPICAL WALL TOP PLATE SPLICES SHALL BE PER DETAIL 3/S1.0 TYP.

6. WHERE COMPOSITE JOISTS AND BEAMS ARE USED AS DRAG STRUTS THE MANUFACTURER SHALL PROVIDE THE FRAMING MEMBERS WITH THE CAPACITY CALLED OUT ON THE PLANS.

7. TYPICAL FLOOR JOISTS SHALL BE 9'-1/2" T/J/110 @ 19.2" O.C. TYP. U.N.O. THE MANUFACTURER SHALL BE RESPONSIBLE FOR ALL JOIST AND BEAM HANGERS, WEB STIFFENERS, SOLID BLOCKING, AND ADDITIONAL RIM OR JOIST MATERIAL TO ACCOMMODATE FLUSH-FRAMED CONDITIONS (F.F.), CANTILEVERED CONDITIONS, CONCENTRATED BEARING LOADS AND NAILING FROM SHEARWALLS ABOVE AND BELOW.

8. ALL EXTERIOR AND INTERIOR 2x6 BEARING WALLS ARE 2x6 @ 16" O.C. ALL INTERIOR 2x4 NON-BEARING WALLS ARE 2x4 @ 16" O.C.

9. F.F. = FLUSH-FRAMED BEAM. VERIFY FLUSH OR DROPPED BEAM CONDITION PER ARCHITECT.

10. ALL NON BEARING BEAMS SHALL BE A MIN OF (2)2x8 U.N.O. ALL OTHER BEAMS ARE AS MARKED ON PLANS.

11. AT ALL BEAM BEARING/JAMB LOCATIONS, PROVIDE (1) 2x_ BEARING AND (1) 2x_ FULL HEIGHT STUD MINIMUM UNO.

12. EXPOSED FRAMING SHALL BE PRESSURE TREATED (P.T.) VERTICAL & HORIZONTAL FRAMING @ WATERPROOFED WALKWAYS AND PRIVATE DECKS. ALL EXPOSED BEAM HANGERS SHALL BE POST HOT-DIPPED GALVANIZED AND HAVE CONCEALED FLANGES, VERIFY W/ ARCHITECT.

13. FOR TYPICAL HOLDOWN ASSEMBLIES SEE THE HOLDOWN TABLE ON 4/S1.0

14. SEE ARCHITECTURAL PLANS FOR STAIR FRAMING DETAILS AND NOTES, CONTROL JOINTS IN CONCRETE FLOORING AND ROOF VENTILATION REQUIREMENTS AND DETAILS.

15. WINDOW SUPPLIER TO VERIFY THAT WINDOW AND WINDOW FRAMES TRANSFER WIND LOADS EVENLY TO STRUCTURAL FRAMING ON ALL 4 SIDES OF WINDOW. WINDOW SUPPLIER TO VERIFY MINIMUM .005"H STORY DRIFT TOLERANCE IN PLANE OF ALL WINDOWS AND ALLOW FOR 1/240 DEFLECTION (PERPENDICULAR) AT WINDOW MULLIONS.

16. SEE GENERAL STRUCTURAL NOTES ON S1.0 FOR ADDITIONAL INFORMATION.

17. LEGEND:

INDICATES BEAM / GIRDER TRUSS PER PLAN SEE FRAMING PLANS

INDICATES HANGER PER MANUFACTURER

INDICATES GIRDER TRUSS PER PLAN

INDICATES JOIST / TRUSS BEARING @ WALL / BEAM

INDICATES JOIST / TRUSS INTERMEDIATE BEARING @ WALL / BEAM

INDICATES TYPICAL TOILET, BATHTUB & SHOWER LAYOUT. CONTRACTOR TO COORDINATE JOIST LAYOUT WITH FIXTURE LOCATIONS TO AVOID PLUMBING & FRAMING CONFLICTS.

INDICATES ROOF OVERFRAMING - SEE DETAILS 4/S4.0

CHANGES
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Manufactured joist specs
shall be on-site for inspection

Reviewed for code compliance
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Kitsap County Building Department
GShapiro@co.kitsap.wa.us
05/20/2020

Foundation / Crawlspace Framing Plan

SCALE 1/4"=1'-0"

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2-10-20

Professional Engineer Stamp

STRUCTURAL ENGINEER

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(253) 984-2900

PROJECT ADDRESS

Hedstrom Residence
xxxx Lincoln Road
Poulsbo, Washington

No.	Description	Date

PLAN: Alderwood L

Foundation
Plan










Project number: 20.00044
Date: 2-10-20
Drawn by: AEL
Checked by: EE

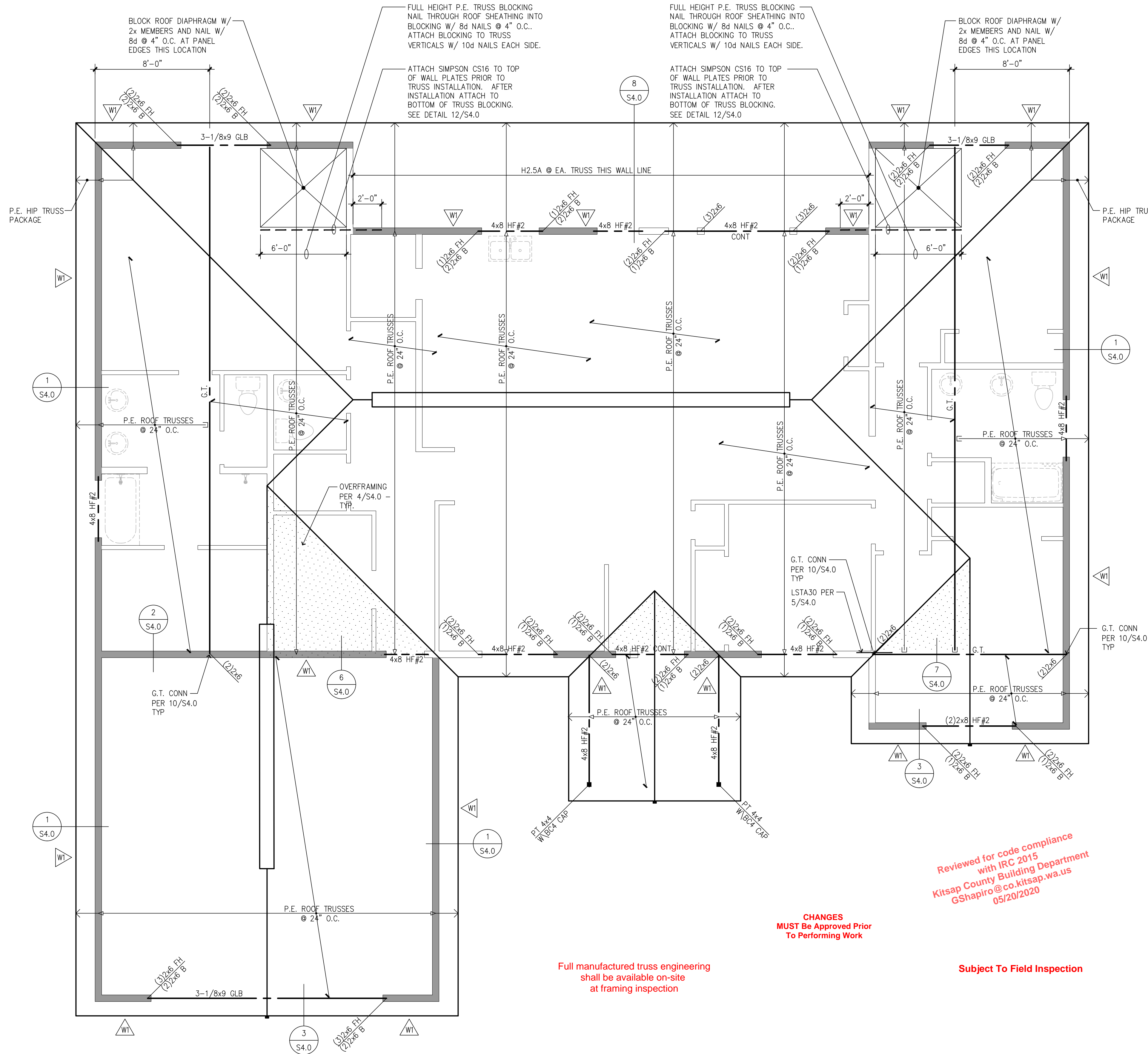
S2.0

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

Permit Number: 20-01074

Floor and Roof Framing Notes

1. ROOF AND FLOOR JOIST LOCATIONS ARE SCHEMATICALLY SHOWN ON THE PLANS. IT IS NOT THE INTENT OF THE STRUCTURAL PLANS TO GRAPHICALLY LOCATE ALL FRAMING MEMBERS. THE ARCHITECT SHALL VERIFY THE COMPATIBILITY OF JOIST LAYOUT AND FRAMING W/ MECHANICAL, ELECTRICAL & PLUMBING AND ARCHITECTURAL PLANS. THE CONTRACTOR IS RESPONSIBLE FOR SPACING FRAMING MEMBERS AS NOTED ON THE PLANS AND GENERATING MEMBER LAYOUT FOR SHOP DRAWINGS AND QUANTITY TAKEOFFS.
2. THE TRUSS AND JOIST MANUFACTURER SHALL VERIFY BEARING COMPATIBILITY (CRUSHING) WITH THE PLATE MATERIAL. TYPICALLY, COMPOSITE BEAMS SHALL BE FULLY BEARING ON 2x... WALLS. I.E. BREAK RM OR BLOCKING TO ALLOW FULL BEARING OVER PLATES.
3. PLACE LONG DIRECTION OF ALL OSB SHEETS PERPENDICULAR TO TRUSS/RAFTER OR JOIST DIRECTION. SEE DETAIL 2/S1.0. FLOOR SHEATHING IS TO BE CONTINUOUS FROM UNIT TO UNIT. TYPICAL NAILING AT FLOOR AND ROOF DIAPHRAGMS IS PROVIDED IN THE GENERAL STRUCTURAL NOTES ON SHEETS S1.0.
4.  DENOTES THE SHEARWALL TYPE. SEE THE SHEARWALL TABLE ON SHEET S1.0.  INDICATES SHEARWALL LOCATION, THE CALLOUTS ON THE SHEARWALL TABLE APPLY ONLY ALONG THE LENGTH OF WALL SHOWN SHADED. PROVIDE SOLID BLOCKING IN FLOOR SPACE BELOW PERPENDICULAR SHEARWALLS. THE "W-P" ON THE PLAN ADJACENT TO SHEAR WALL CALL OUT INDICATES SHEAR WALL WITH OPENINGS. PROVIDE SHEATHING AROUND ALL OPENINGS AND ABOVE AND BELOW ALL OPENINGS. PROVIDE REINFORCING AT OPENINGS PER 5/S1.0 TYP.
5. THE DOUBLE TOP PLATE IS TO BE CONTINUOUS ALONG ALL EXTERIOR WALLS AND AT ALL WALL LINES CONTAINING SHEARWALLS. TYPICAL WALL TOP PLATE SPLICES SHALL BE PER DETAIL 3/S1.0 TYP.
6. WHERE COMPOSITE JOISTS AND BEAMS ARE USED AS DRAG STRUTS THE MANUFACTURER SHALL PROVIDE THE FRAMING MEMBERS WITH THE CAPACITY CALLED OUT ON THE PLANS.
7. TYPICAL FLOOR JOISTS SHALL BE 9-1/2" TJ/110 @ 19.2" O.C. TYP U.N.O. THE MANUFACTURER SHALL BE RESPONSIBLE FOR ALL JOIST AND BEAM HANGERS, WEB STIFFENERS, SOLID BLOCKING, AND ADDITIONAL RM OR JOIST MATERIAL TO ACCOMMODATE FLUSH-FRAMED CONDITIONS (F.F.), CANTILEVERED CONDITIONS, CONCENTRATED BEARING LOADS AND NAILING FROM SHEARWALLS ABOVE AND BELOW.
8. ALL EXTERIOR AND INTERIOR 2x6 BEARING WALLS ARE 2x6 @ 16" O.C. ALL INTERIOR 2x4 NON-BEARING WALLS ARE 2x4 @ 16" O.C.
9. F.F. = FLUSH-FRAMED BEAM. VERIFY FLUSH OR DROPPED BEAM CONDITION PER ARCHITECT.
10. ALL NON BEARING BEAMS SHALL BE A MIN OF (2)2x8 U.N.O. ALL OTHER BEAMS ARE AS MARKED ON PLANS.
11. AT ALL BEAM BEARING/JAMB LOCATIONS, PROVIDE (1) 2x... BEARING AND (1) 2x... FULL HEIGHT STUD MINIMUM UNO.
12. EXPOSED FRAMING SHALL BE PRESSURE TREATED (P.T.) VERTICAL & HORIZONTAL FRAMING @ WATERPROOFED WALKWAYS AND PRIVATE DECKS. ALL EXPOSED BEAM HANGERS SHALL BE POST HOT-DIPPED GALVANIZED AND HAVE CONCEALED FLANGES, VERIFY W/ ARCHITECT.
13. FOR TYPICAL HOLDOWN ASSEMBLIES SEE THE HOLDOWN TABLE ON 4/S1.0
14. SEE ARCHITECTURAL PLANS FOR STAIR FRAMING DETAILS AND NOTES, CONTROL JOINTS IN CONCRETE FLOORING AND ROOF VENTILATION REQUIREMENTS AND DETAILS.
15. WINDOW SUPPLIER TO VERIFY THAT WINDOW AND WINDOW FRAMES TRANSFER WIND LOADS EVENLY TO STRUCTURAL FRAMING ON ALL 4 SIDES OF WINDOW. WINDOW SUPPLIER TO VERIFY MINIMUM .005"H STORY DRIFT TOLERANCE IN PLANE OF ALL WINDOWS AND ALLOW FOR L/240 DEFLECTION (PERPENDICULAR) AT WINDOW MULLIONS.
16. SEE GENERAL STRUCTURAL NOTES ON S1.0 FOR ADDITIONAL INFORMATION.
17. LEGEND:
 -  INDICATES BEAM / GIRDER TRUSS PER PLAN SEE FRAMING PLANS
 -  INDICATES HANGER PER MANUFACTURER
 -  INDICATES GIRDER TRUSS PER PLAN
 -  INDICATES JOIST / TRUSS BEARING @ WALL / BEAM
 -  INDICATES JOIST / TRUSS INTERMEDIATE BEARING @ WALL / BEAM
 -  INDICATES TYPICAL TOILET, BATHTUB & SHOWER LAYOUT. CONTRACTOR TO COORDINATE JOIST LAYOUT WITH FIXTURE LOCATIONS TO AVOID PLUMBING & FRAMING CONFLICTS.
18.  INDICATES ROOF OVERFRAMING - SEE DETAILS 4/S4.0



Full manufactured truss engineering shall be available on-site at framing inspection

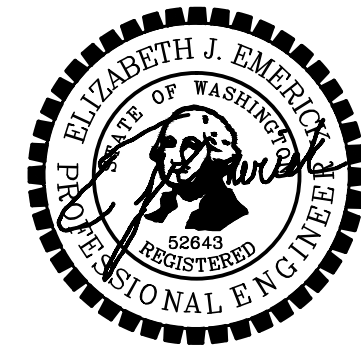
CHANGES MUST Be Approved Prior To Performing Work

Subject To Field Inspection

Reviewed for code compliance with IRC 2015
Kitsap County Building Department
GShapiro@co.kitsap.wa.us
05/20/2020

Roof Framing Plan

SCALE 1/4"=1'-0"



2-10-20

Professional Engineer Stamp

STRUCTURAL ENGINEER

BEYLER CONSULTING
5920 100TH St SW #25
Lakewood, WA 98499
(253) 984-2900

PROJECT ADDRESS

Hedstrom Residence
xxxx Lincoln Road
Poulsbo, Washington

No.	Description	Date

PLAN: Alderwood L

Roof Framing
Plan

Project number:	20.00044
Date:	2-10-20
Drawn by:	AEL
Checked by:	EE

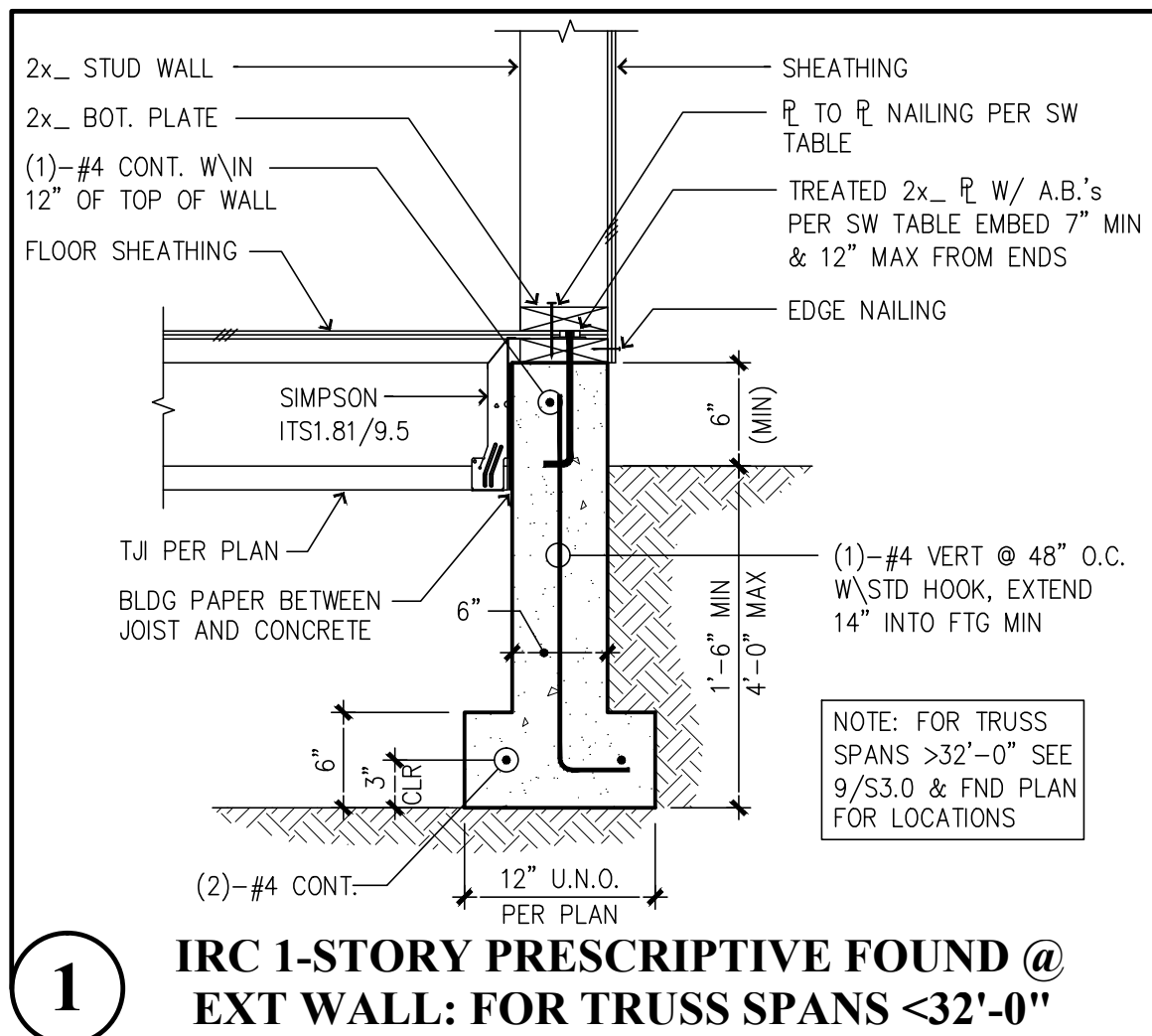
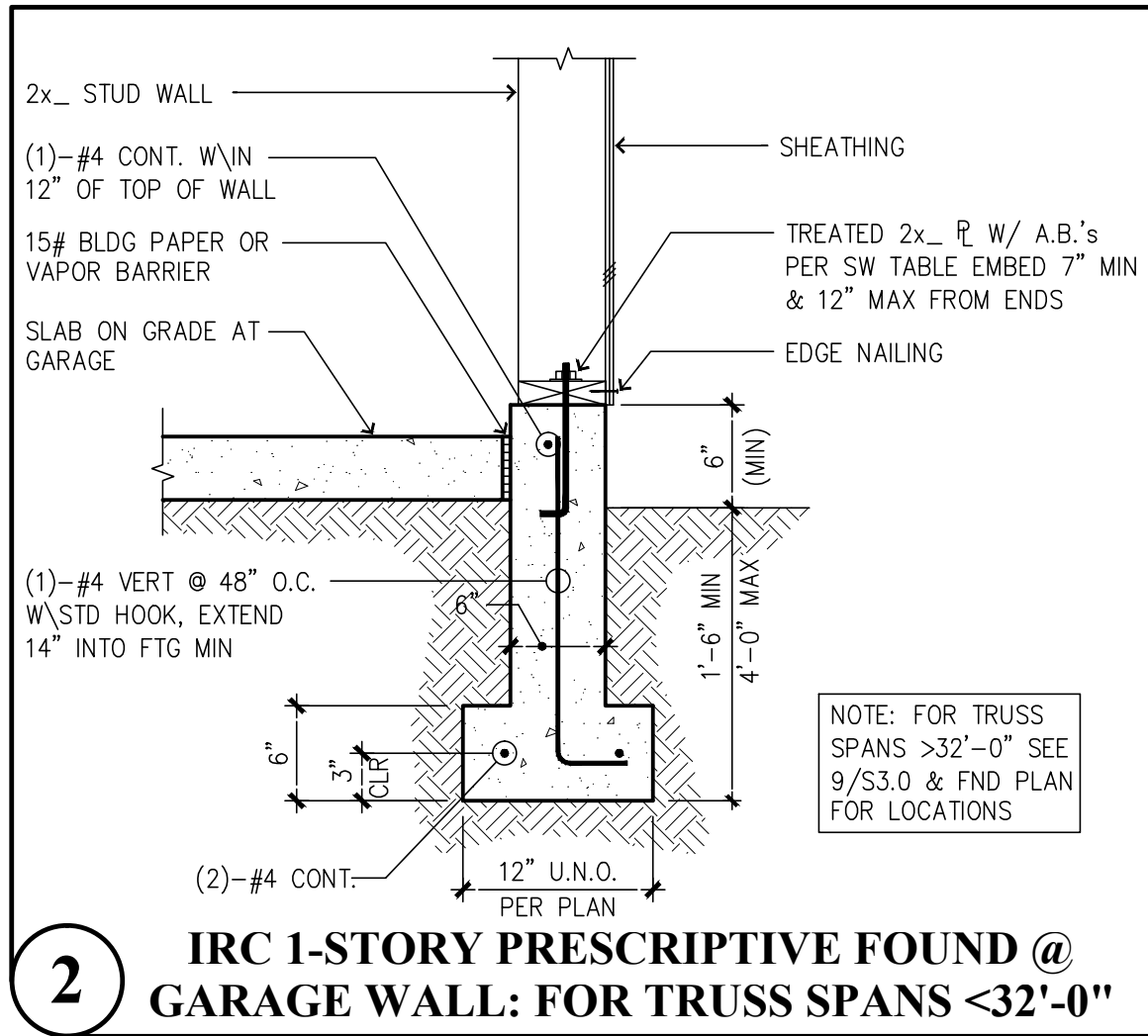
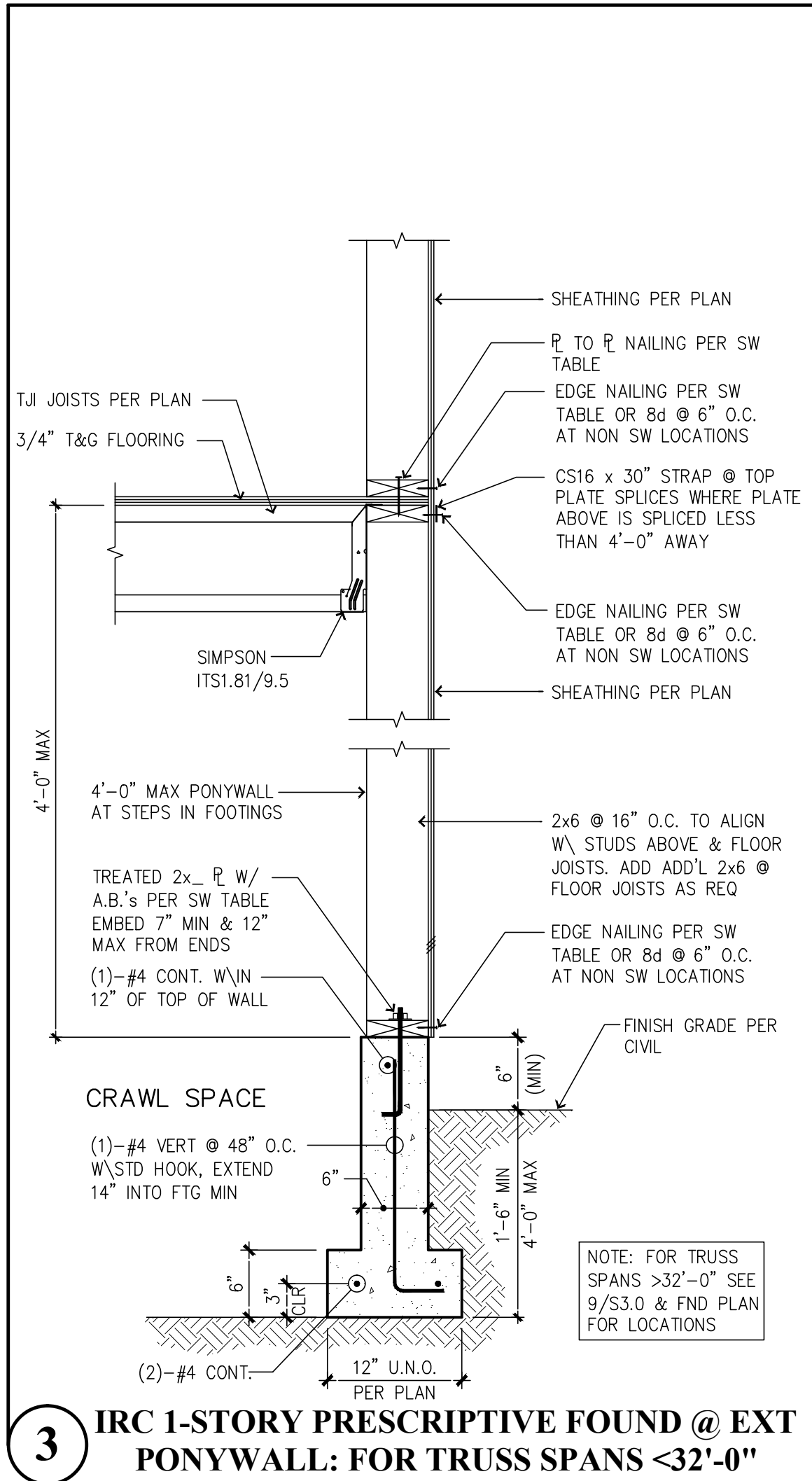
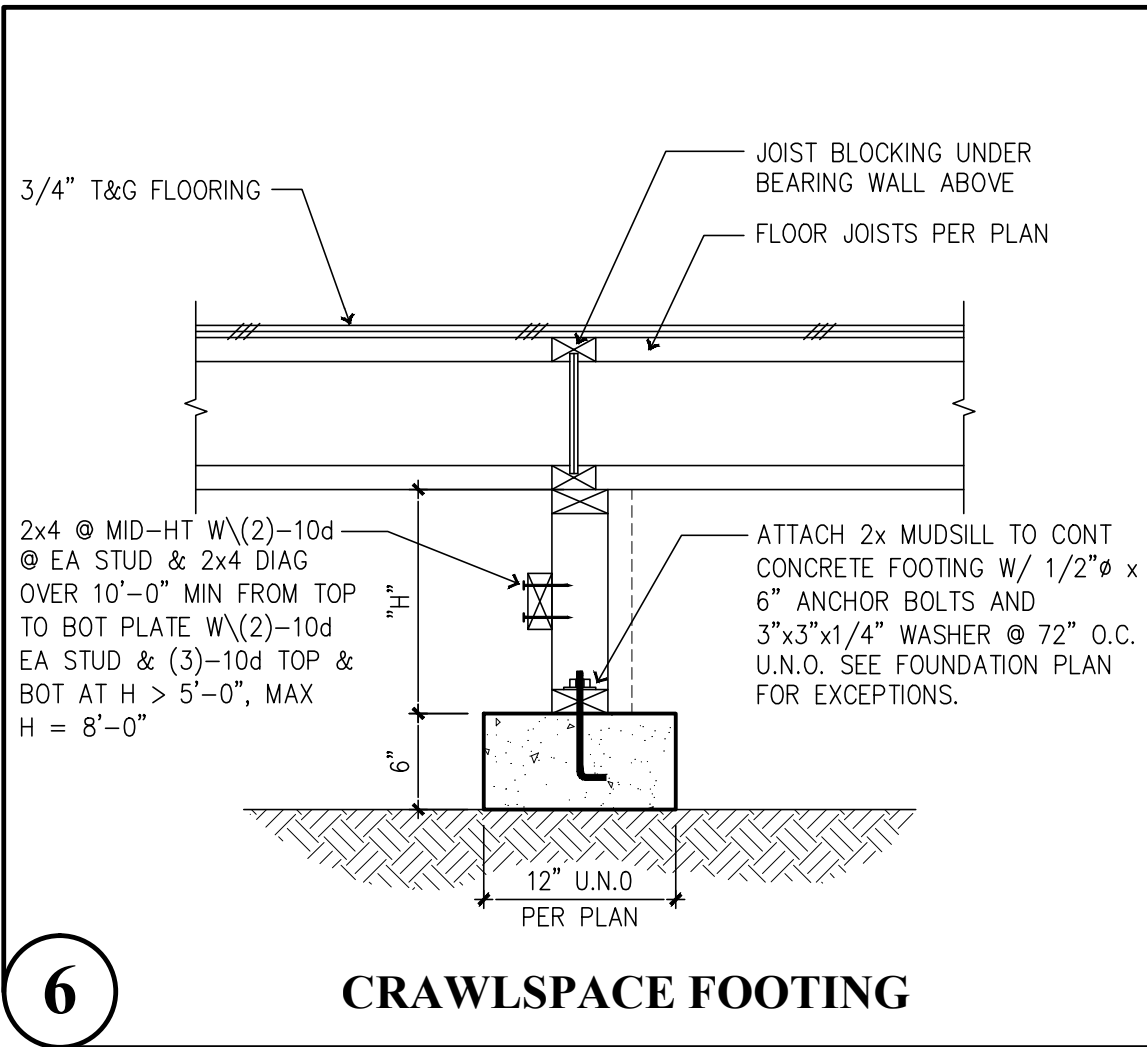
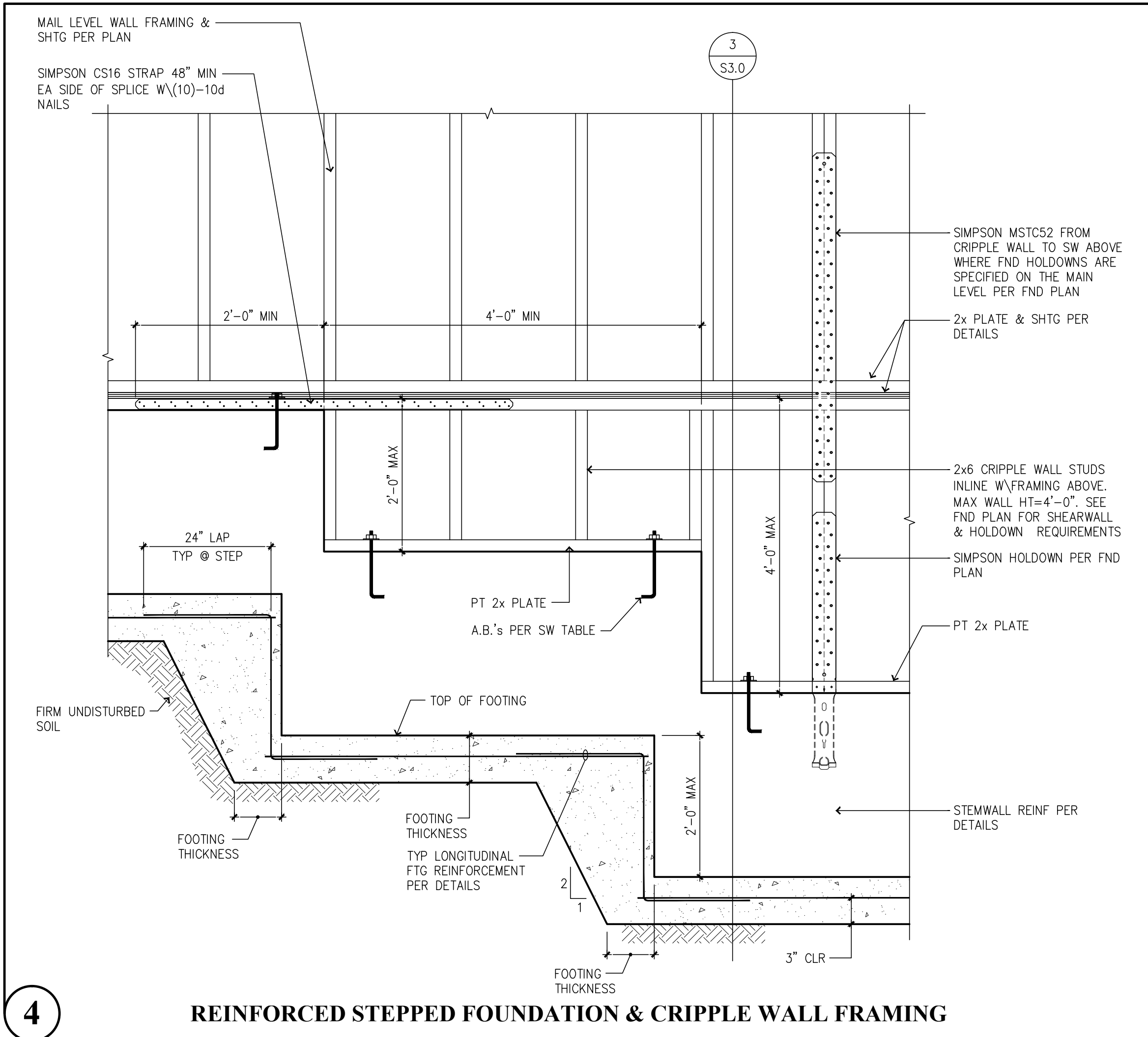
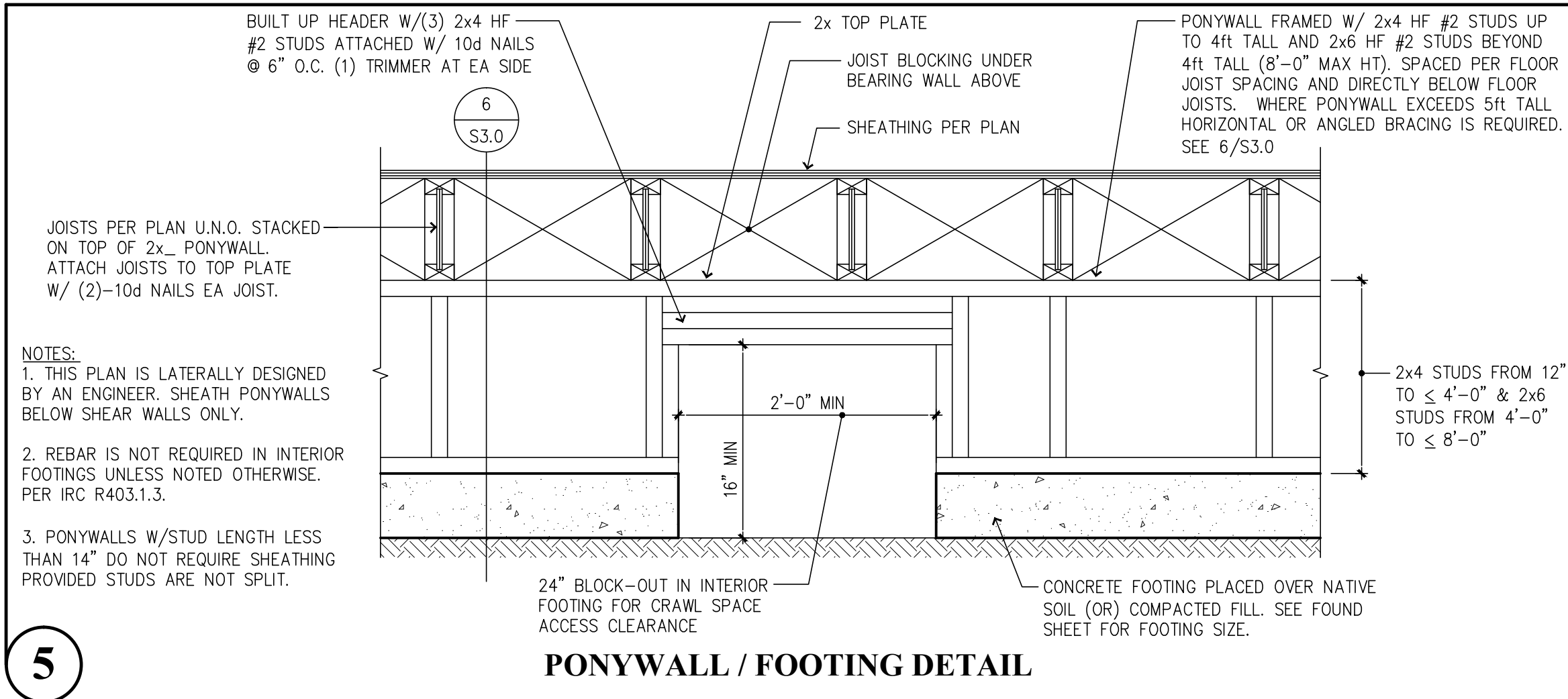
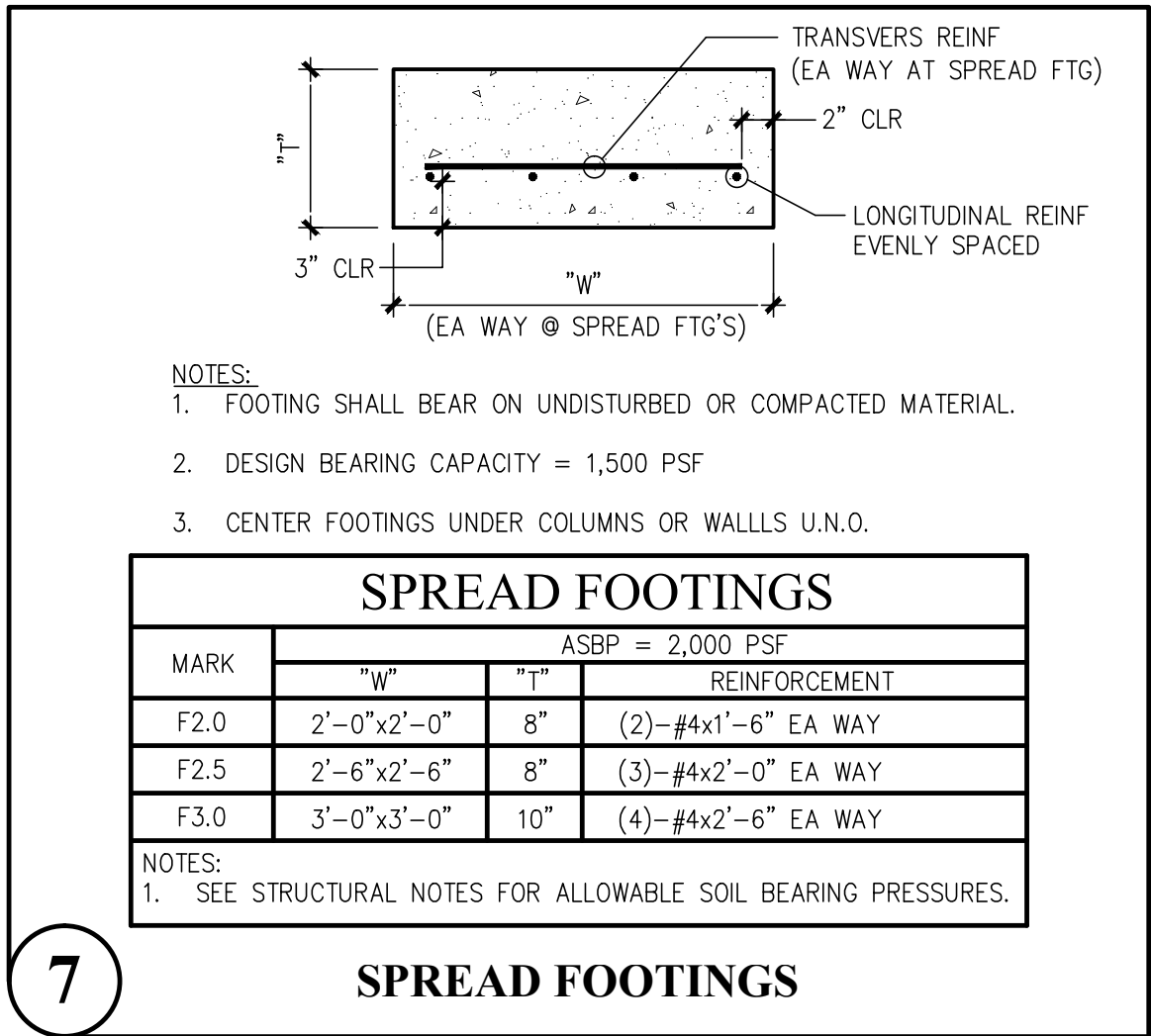
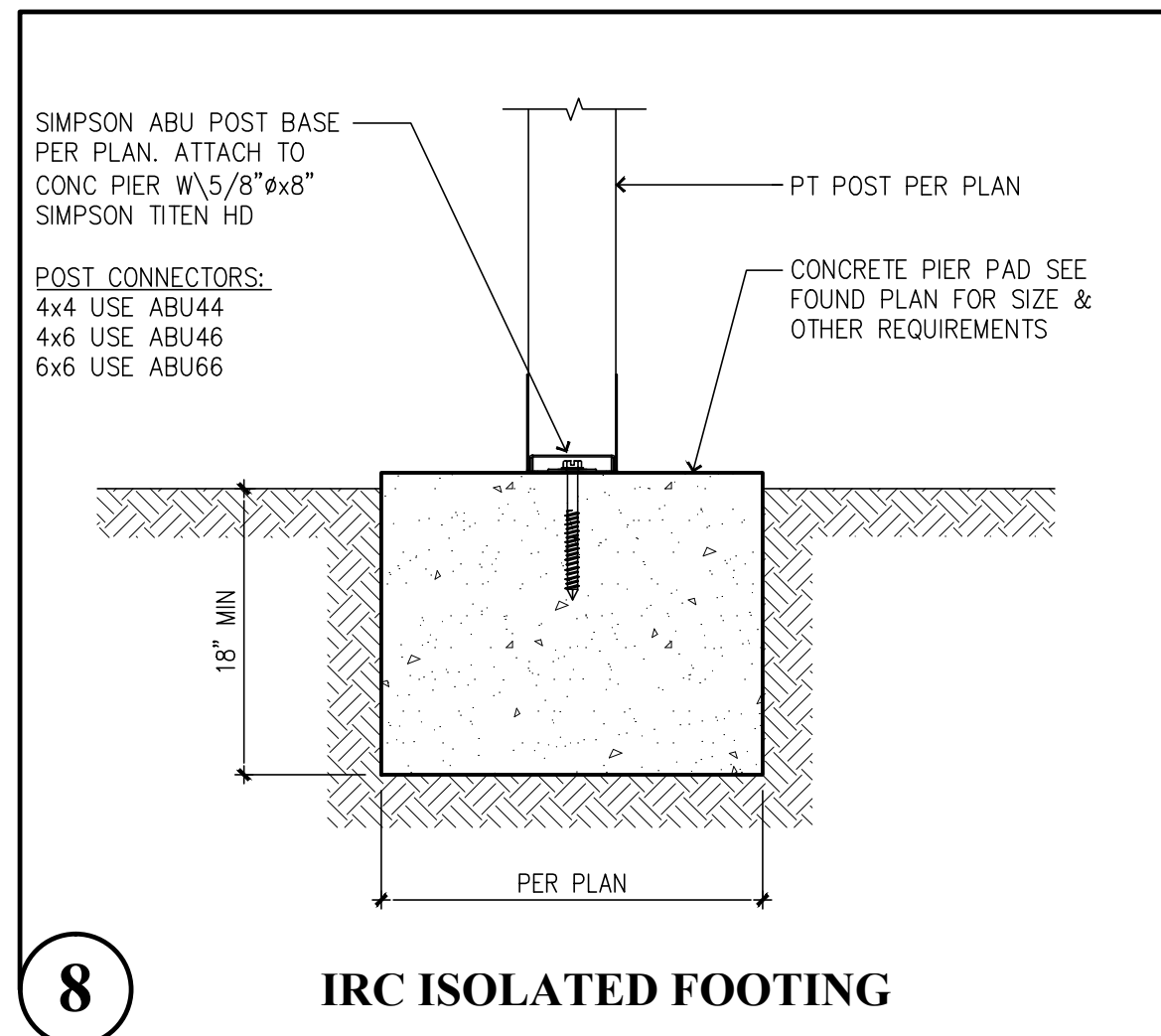
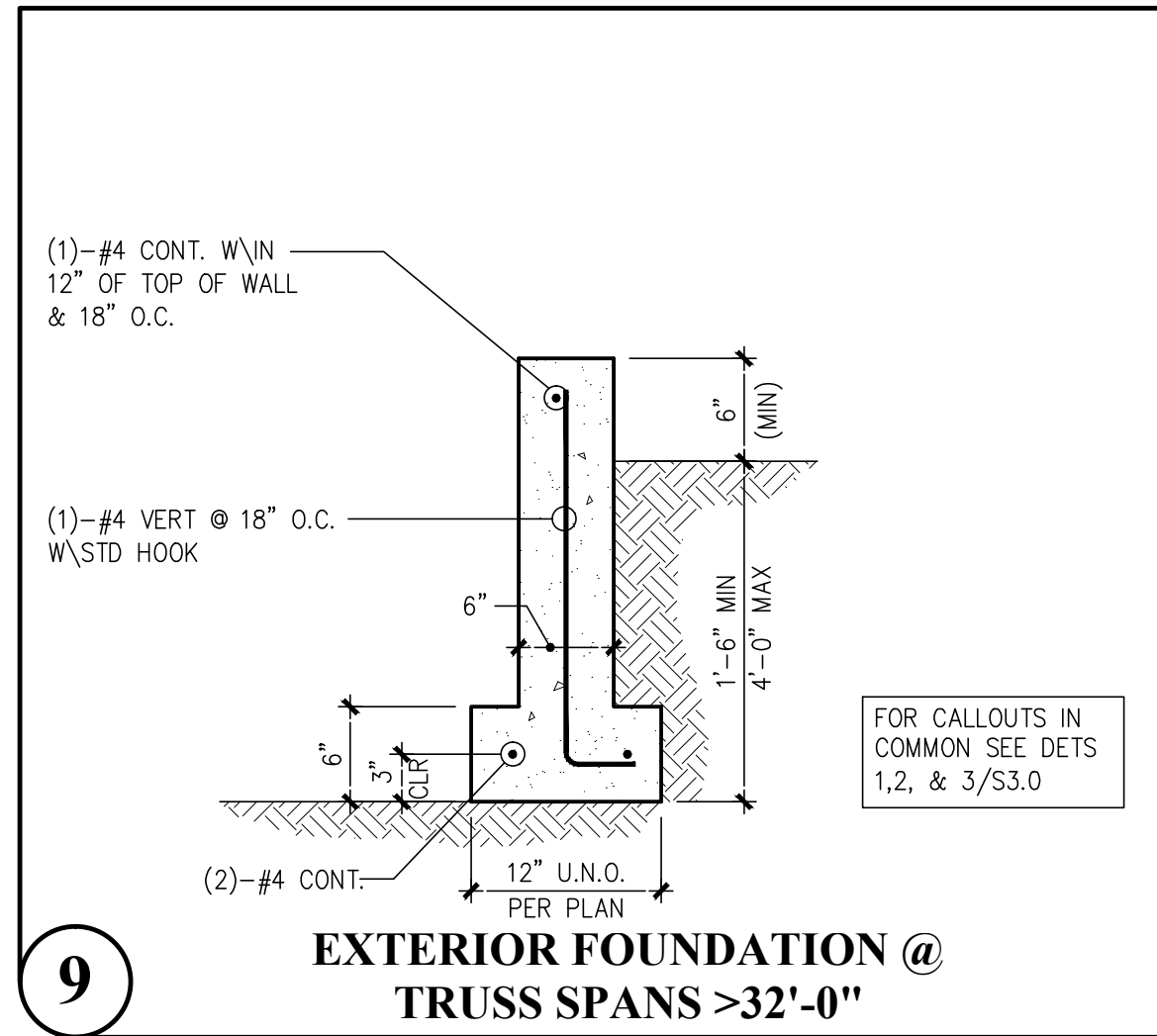
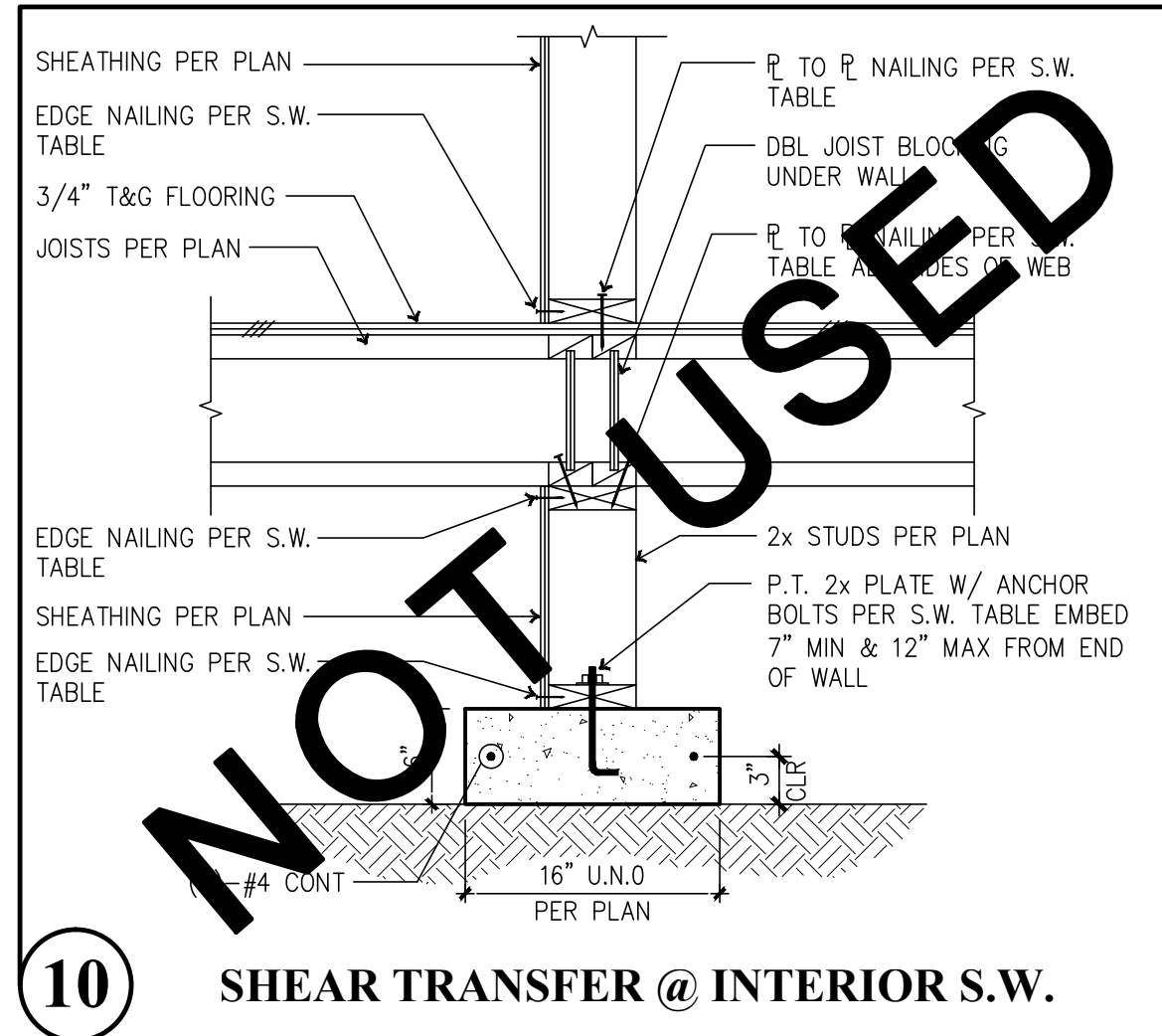
S2.1

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

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To Performing Work

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Kitsap County Building Department
GShapiro@co.kitsap.wa.us
05/20/2020

Subject To Field Inspection



COVAL
H O M E S

Coval Homes, LLC.
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STRUCTURAL ENGINEER

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5920 100TH St SW #25
Lakewood, WA 98499
(253) 984-2900

Hedstrom Residence
xxxx Lincoln Road
Poulsbo, Washington

No.	Description	Date

PLAN: Alderwood L

Foundation
Details

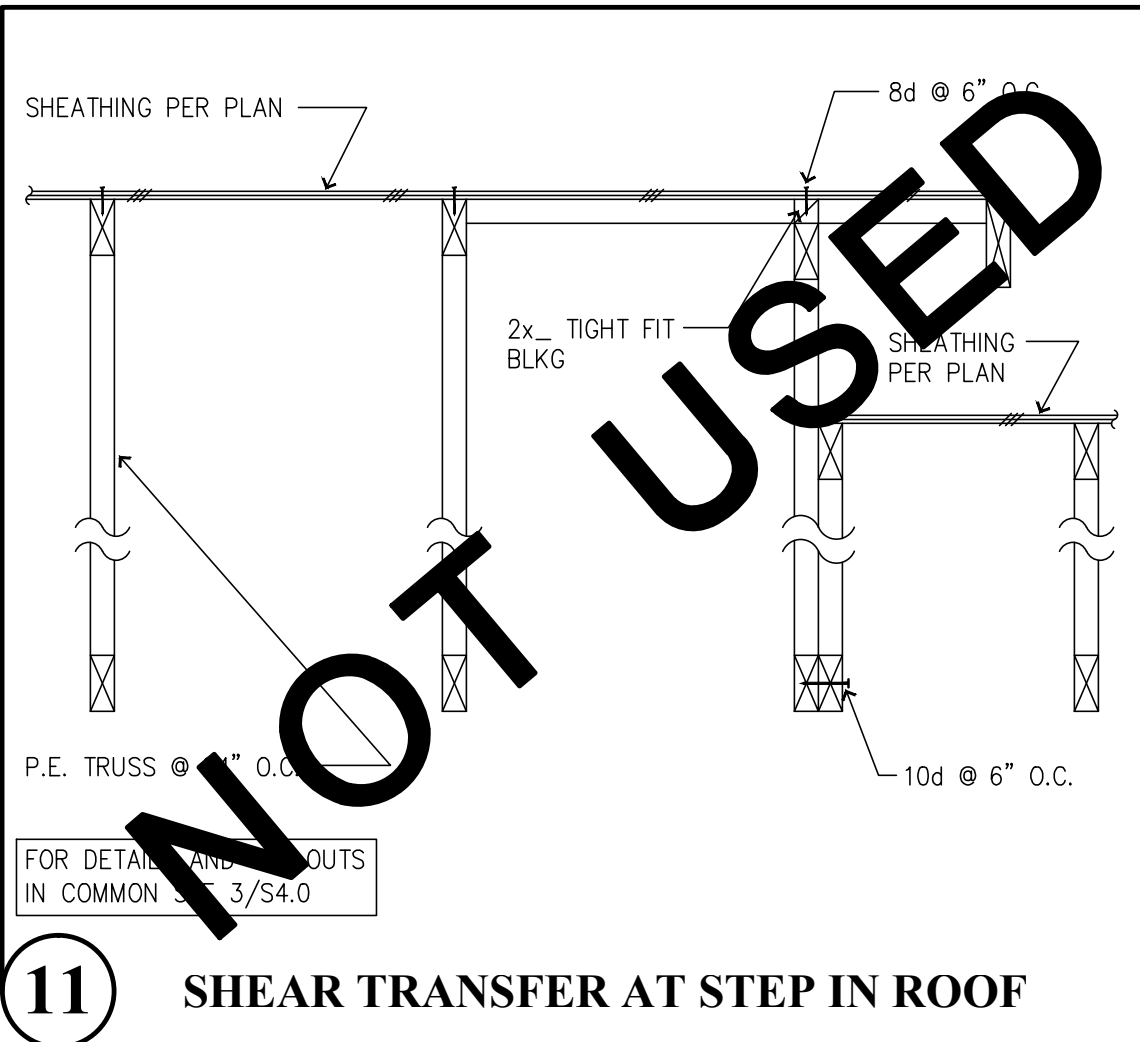
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Date: 2-10-20
Drawn by: AEL
Checked by: EE

S3.0
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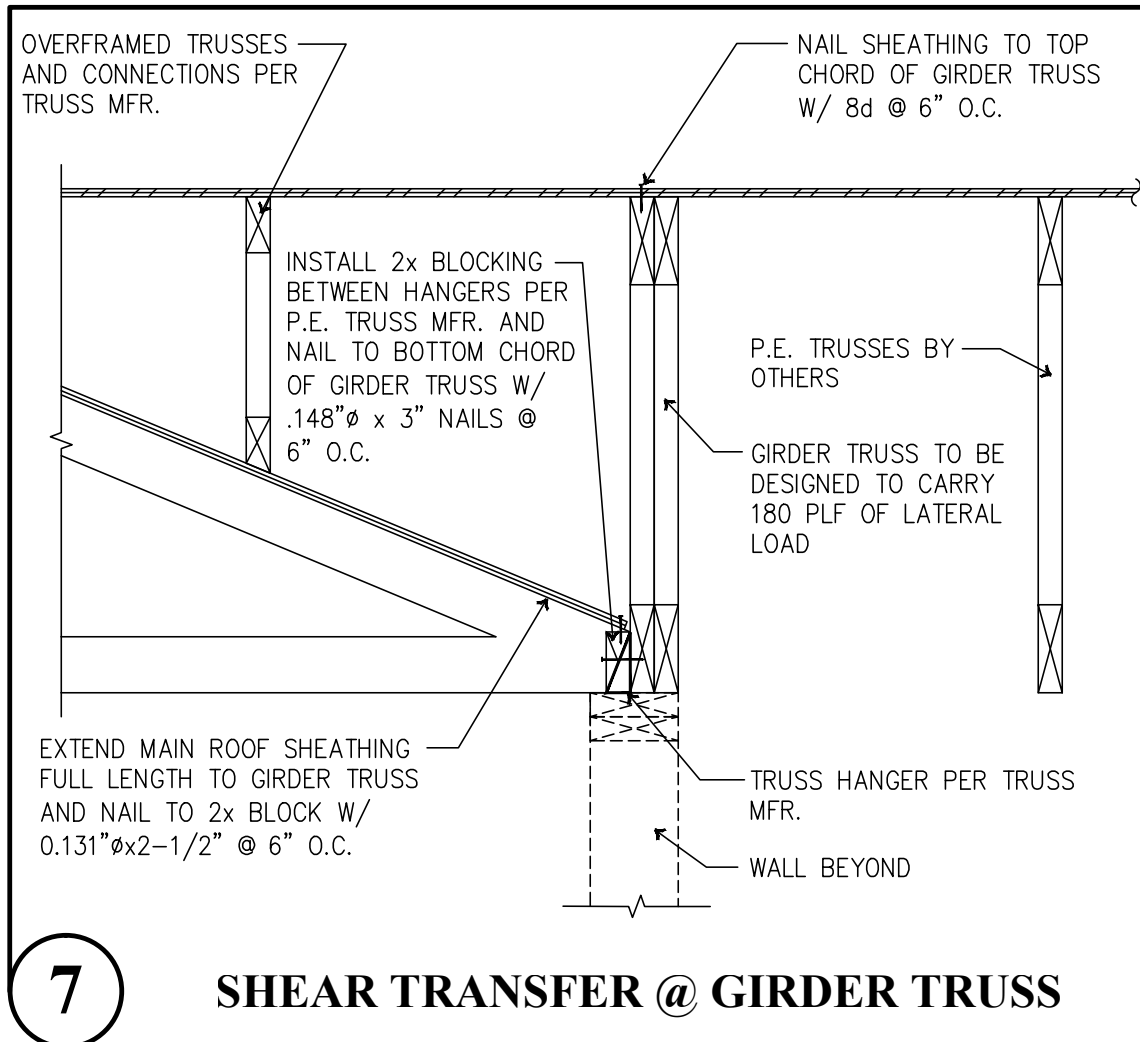
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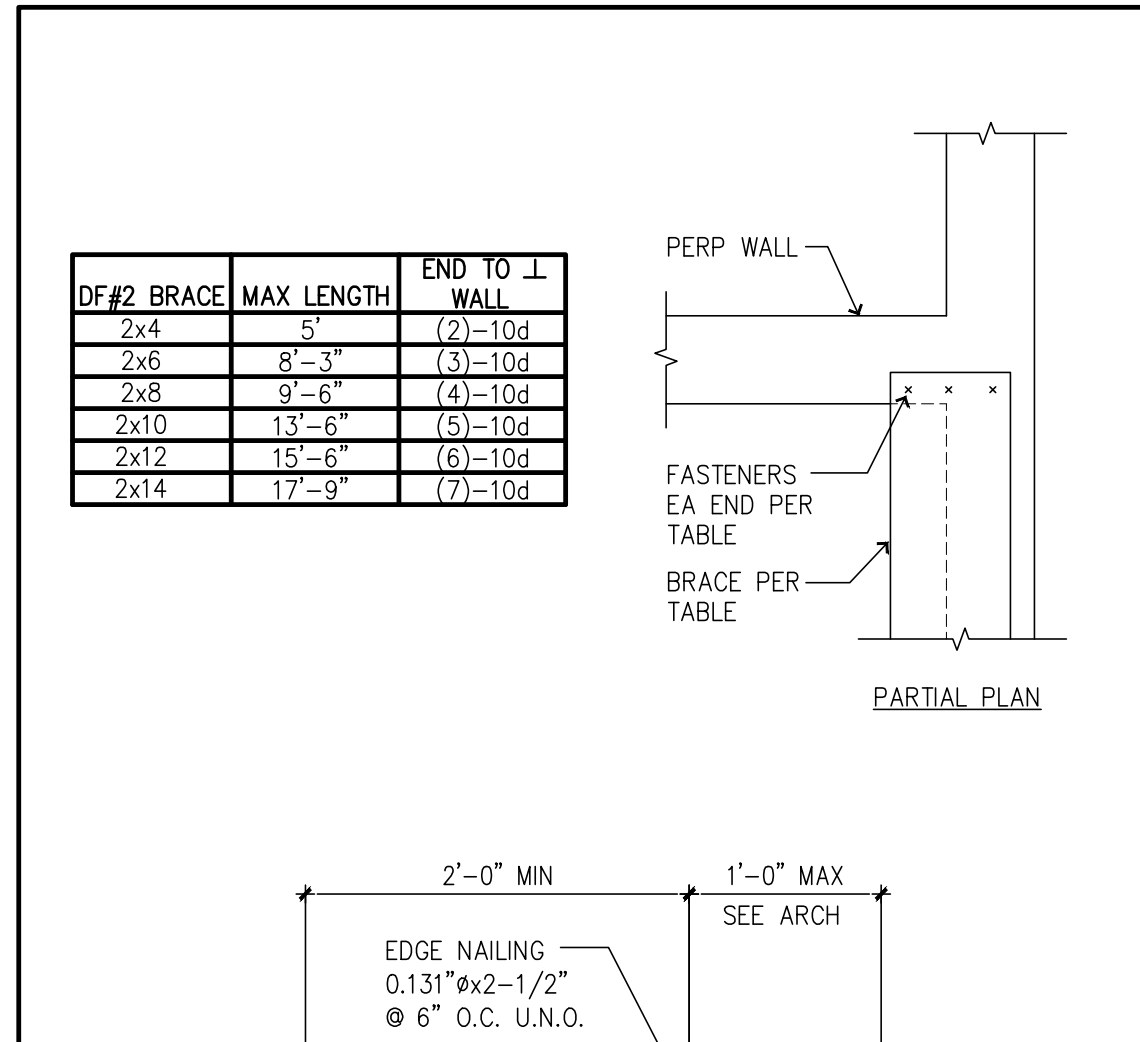
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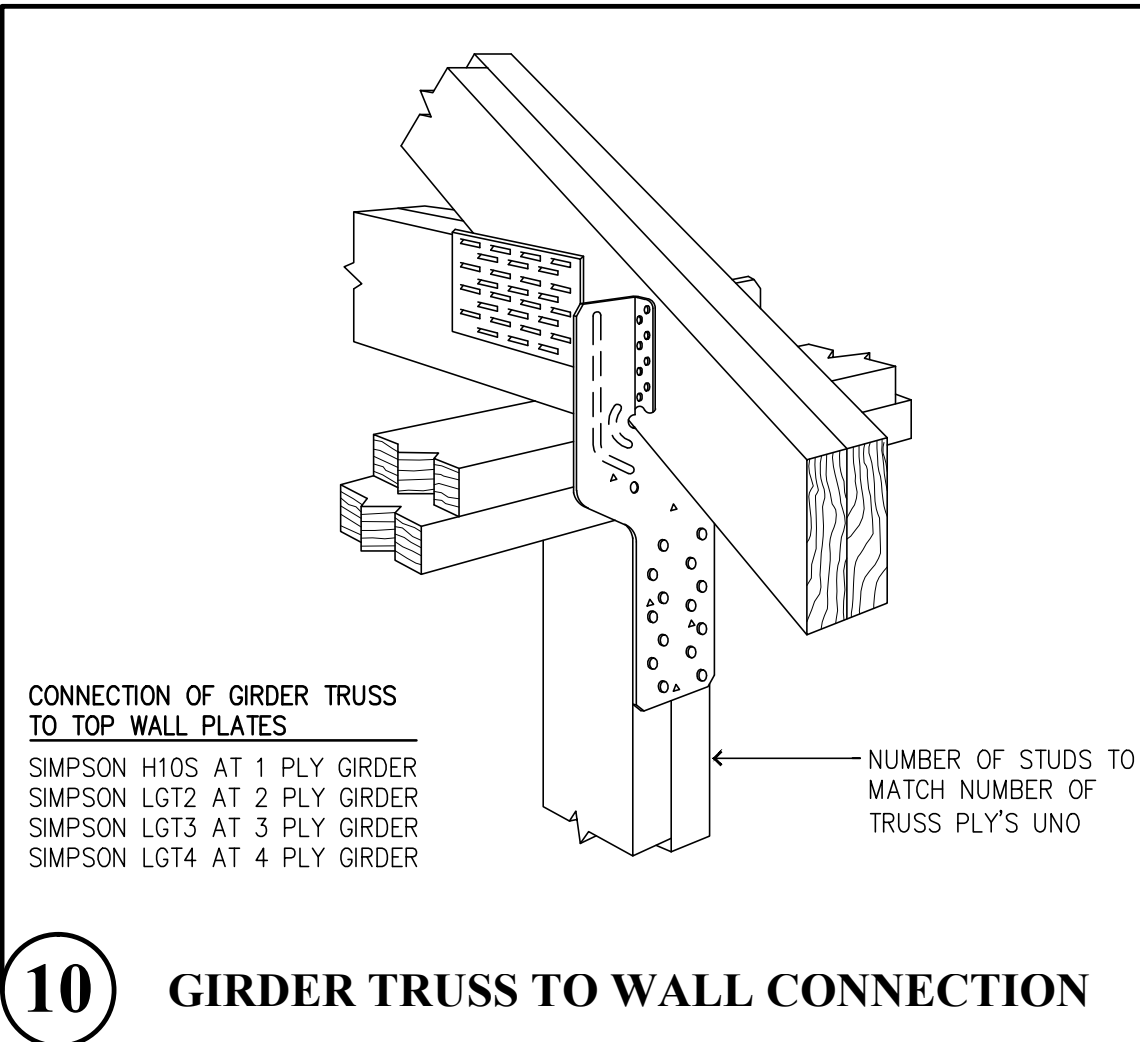
11 SHEAR TRANSFER AT STEP IN ROOF



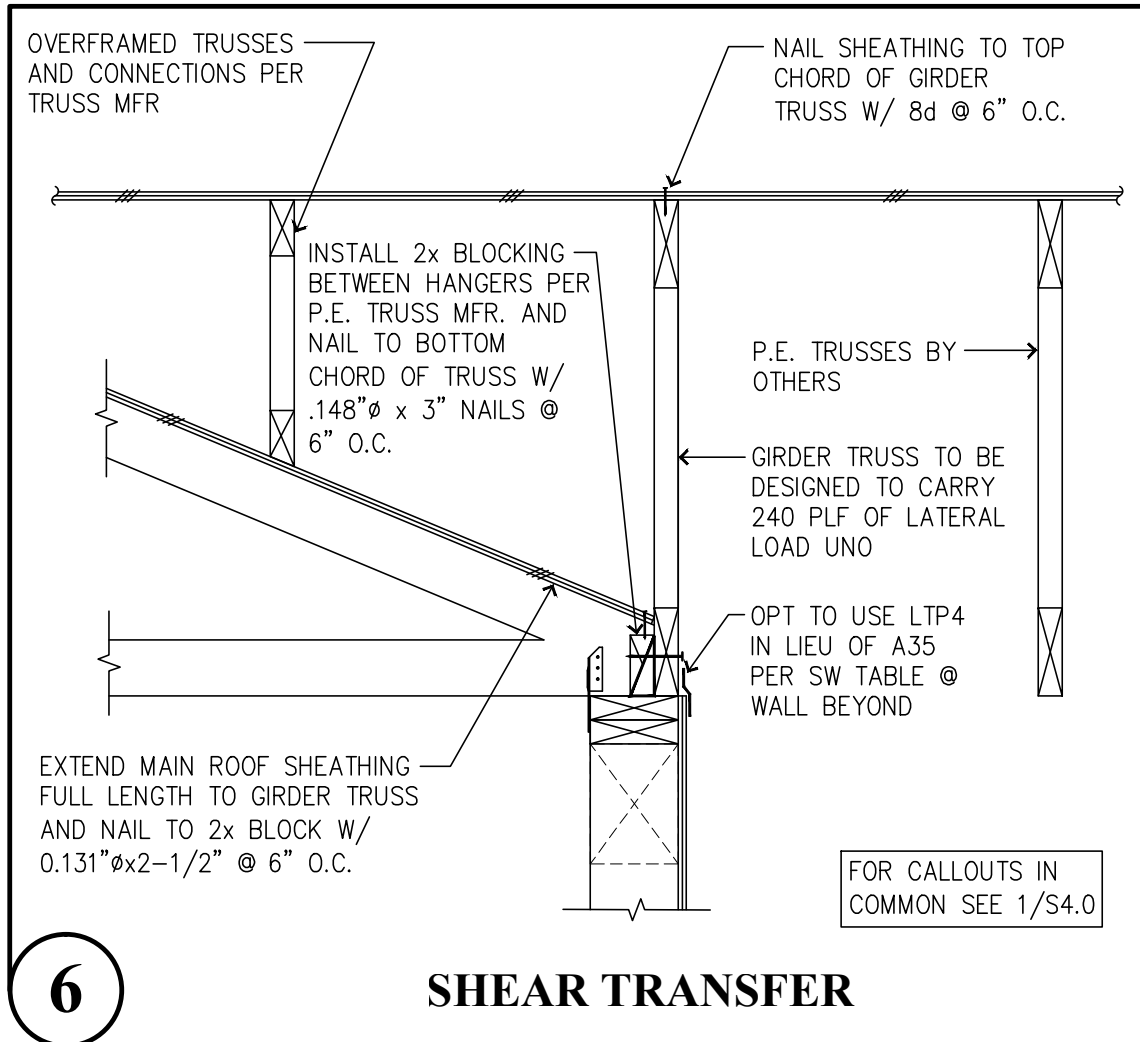
7 SHEAR TRANSFER @ GIRDER TRUSS



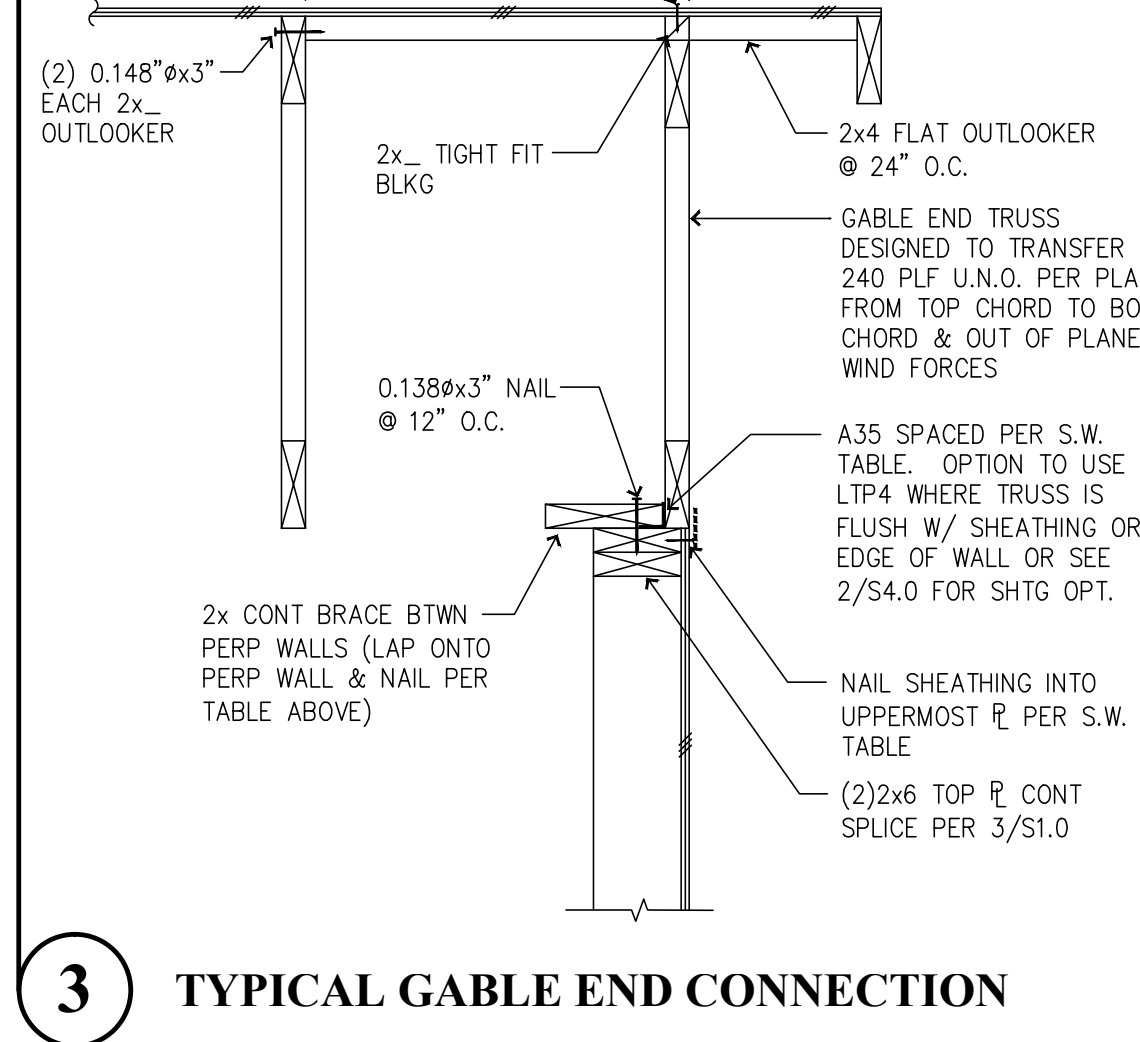
3 TYPICAL GABLE END CONNECTION



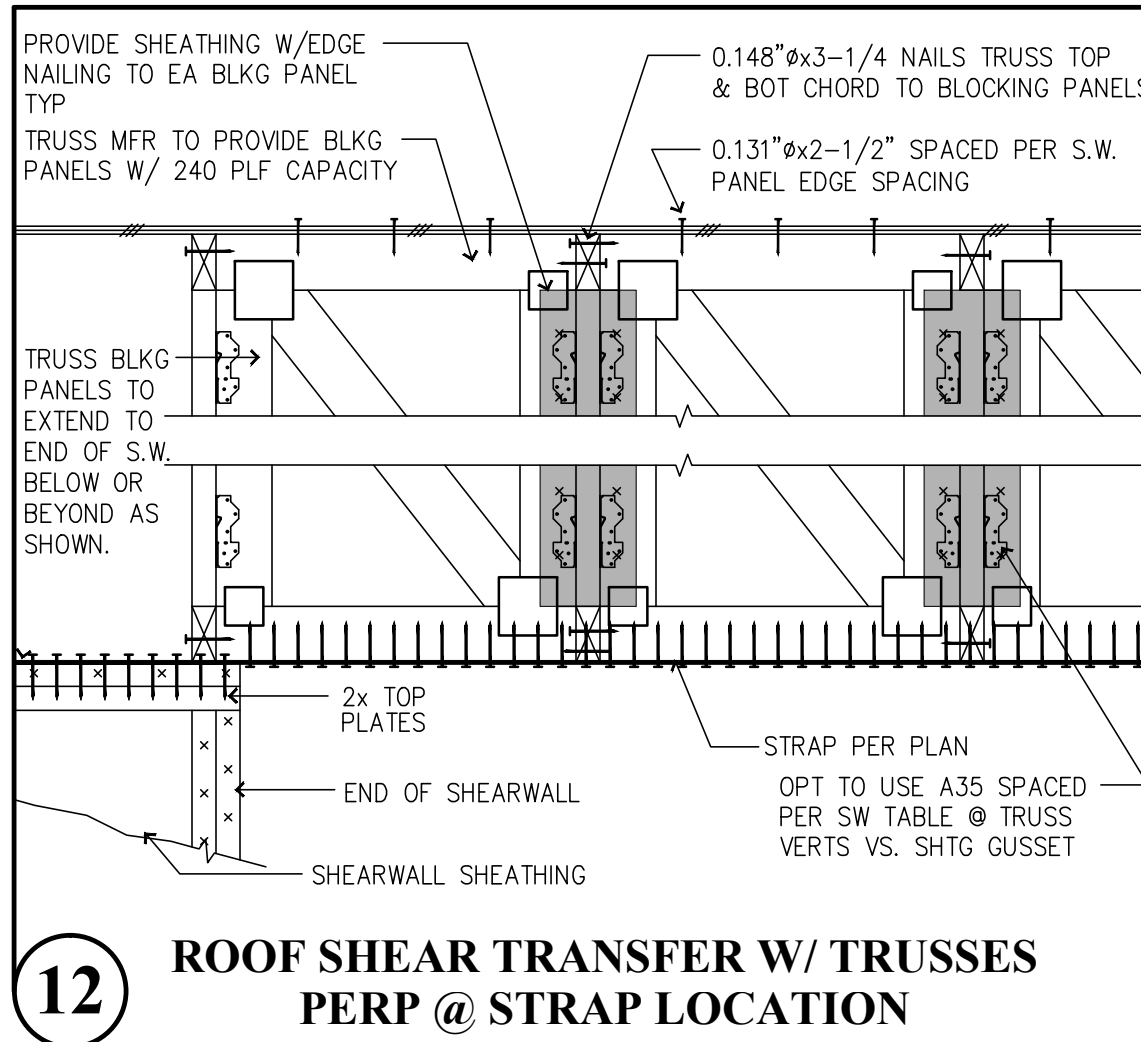
10 GIRDER TRUSS TO WALL CONNECTION



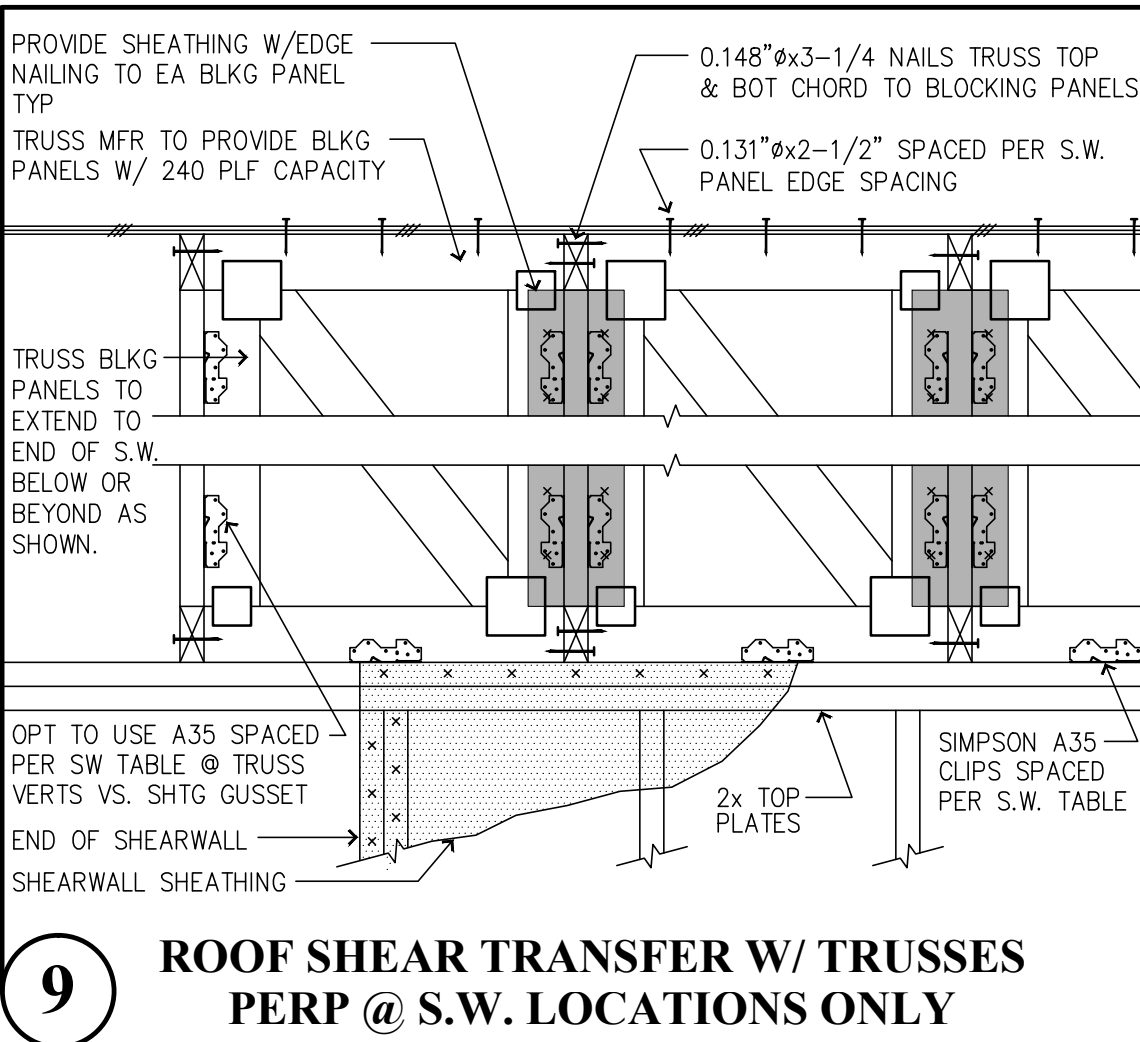
6 SHEAR TRANSFER



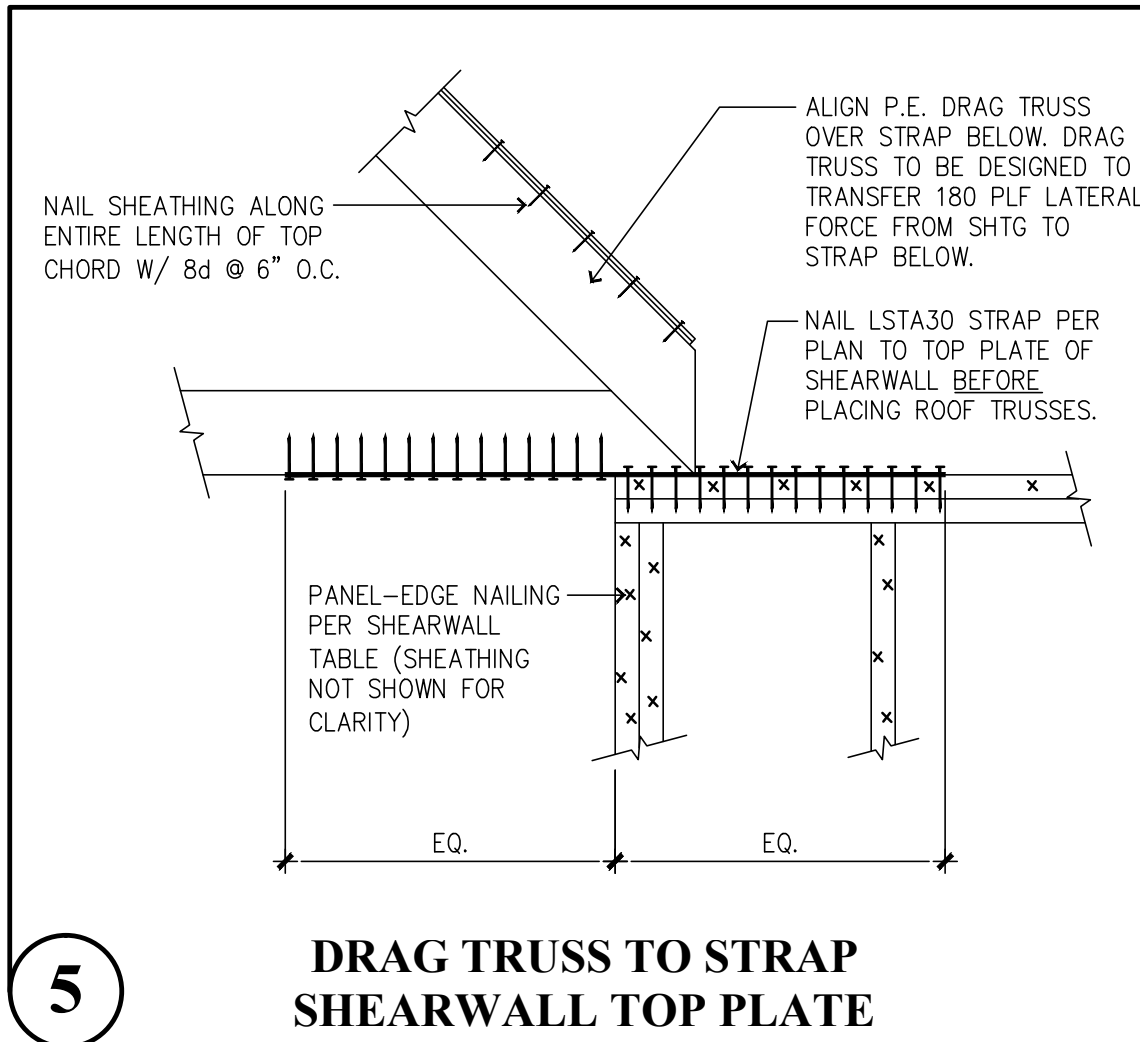
2 SHEAR TRANSFER @ INTERIOR W/ ALIGNED TRUSS



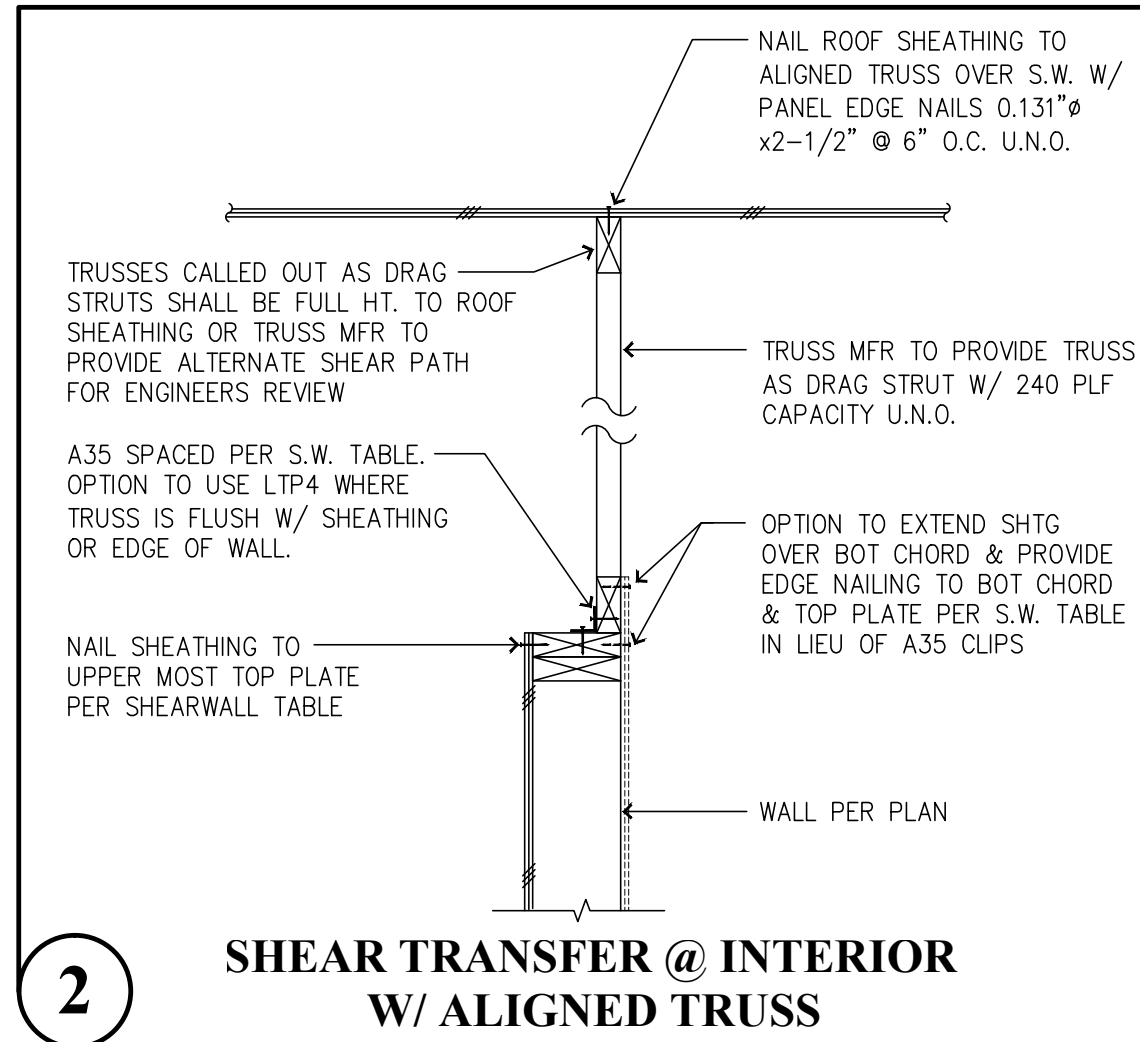
12 ROOF SHEAR TRANSFER W/ TRUSSES PERP @ STRAP LOCATION



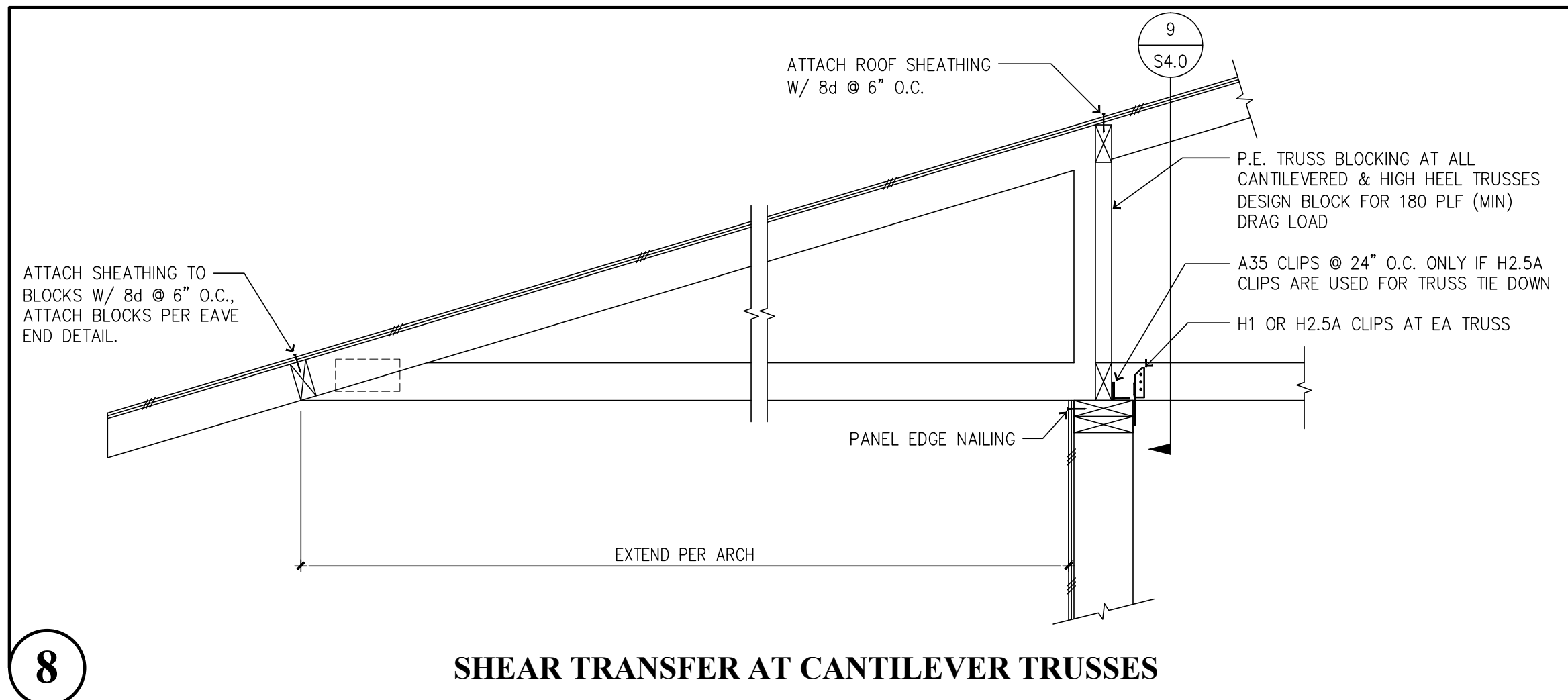
9 ROOF SHEAR TRANSFER W/ TRUSSES PERP @ S.W. LOCATIONS ONLY



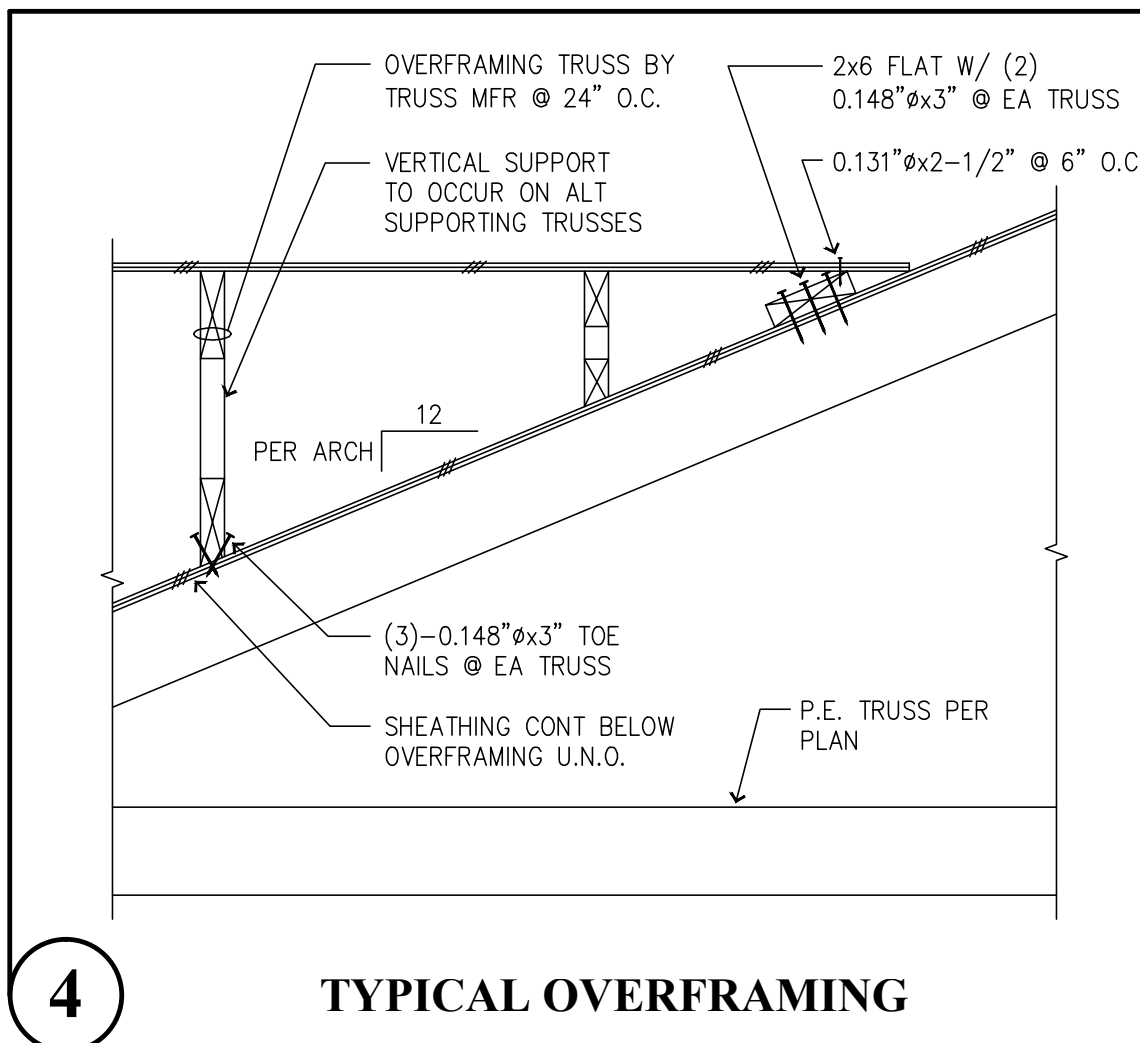
5 DRAG TRUSS TO STRAP SHEARWALL TOP PLATE



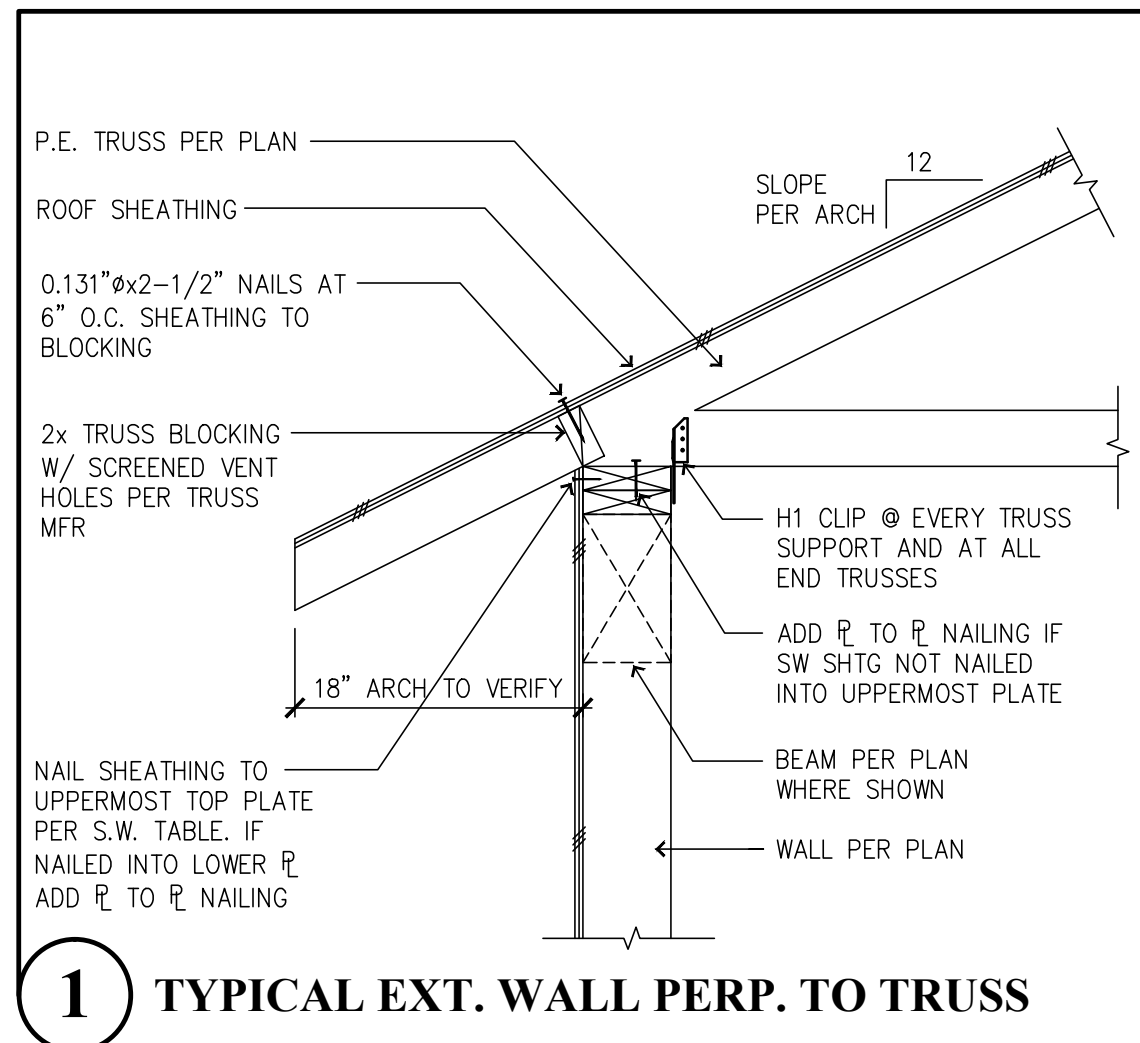
1 TYPICAL EXT. WALL PERP. TO TRUSS



8 SHEAR TRANSFER AT CANTILEVER TRUSSES



4 TYPICAL OVERFRAMING



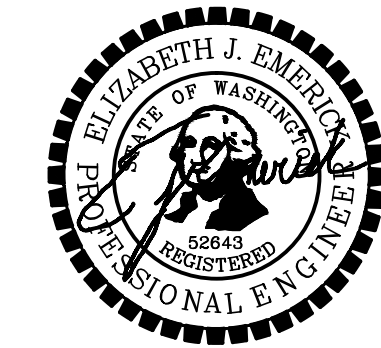
1 TYPICAL EXT. WALL PERP. TO TRUSS

COVAL
H O M E S

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**Roof Framing
Details**

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S4.0

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